



Circle K at Ellsworth and Ocotillo Rezone, CUP & Site Plan (P23-0079, P23-0078, & P23-0080)

Town Council
January 17, 2024



Request

1. Rezone approximately 0.64 acres from R1-43 to C-2
2. Site Plan and Conditional Use Permit approval for the expansion and redevelopment of an existing fuel station and convenience store for a new 5,200 square foot convenience store and 3,264 square foot fuel station



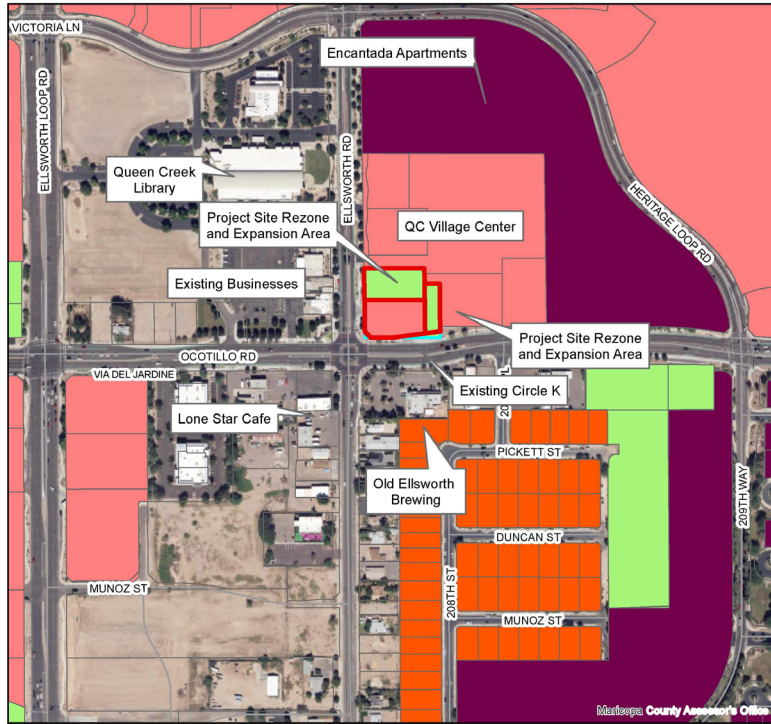
Aerial:

Rezone: 0.64 acres

Site Plan & CUP: 1.21 acres



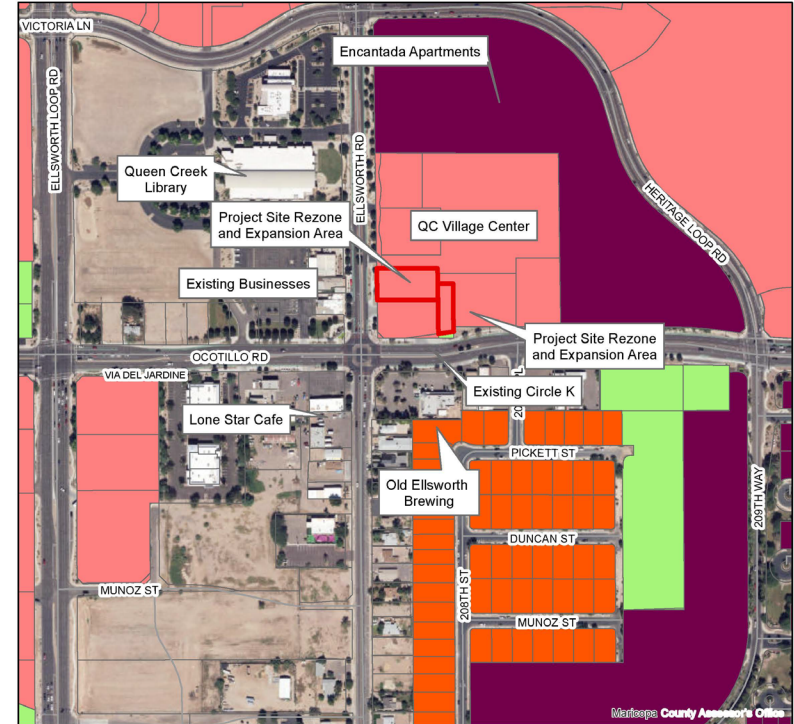
Current Zoning:



Zoning Districts



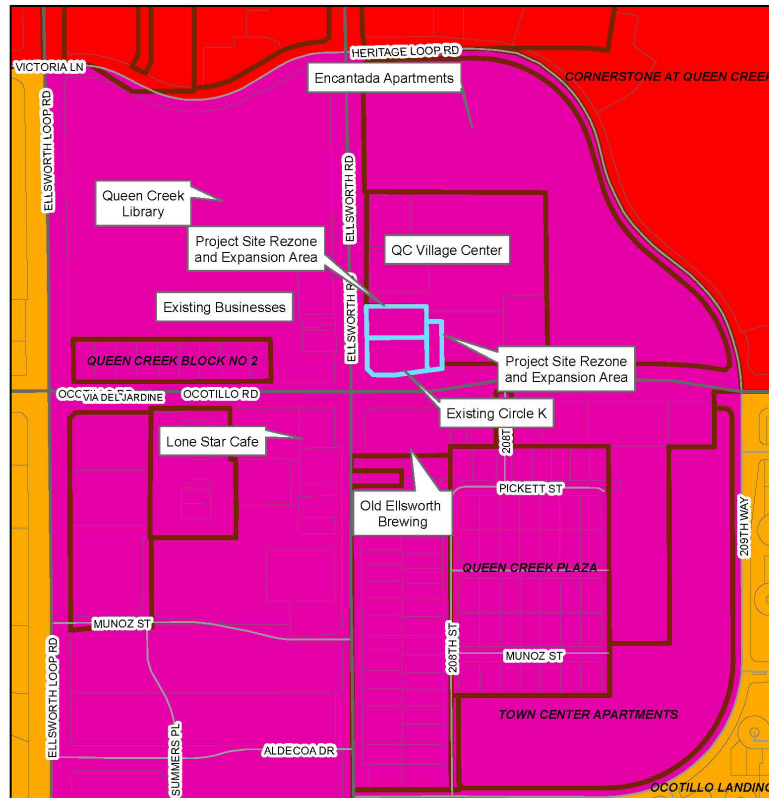
Proposed Zoning:



Zoning Districts



General Plan: Urban



General Plan Land Use

- Special District 1: Agritainment
- Urban
- Open Space
- Rural
- Commercial
- Special District 2
- Neighborhood
- Industrial
- Special District 3



Site Plan and CUP

Redevelop existing fuel station and convenience store for a new 5,200 square foot convenience store and 3,264 square foot fuel station

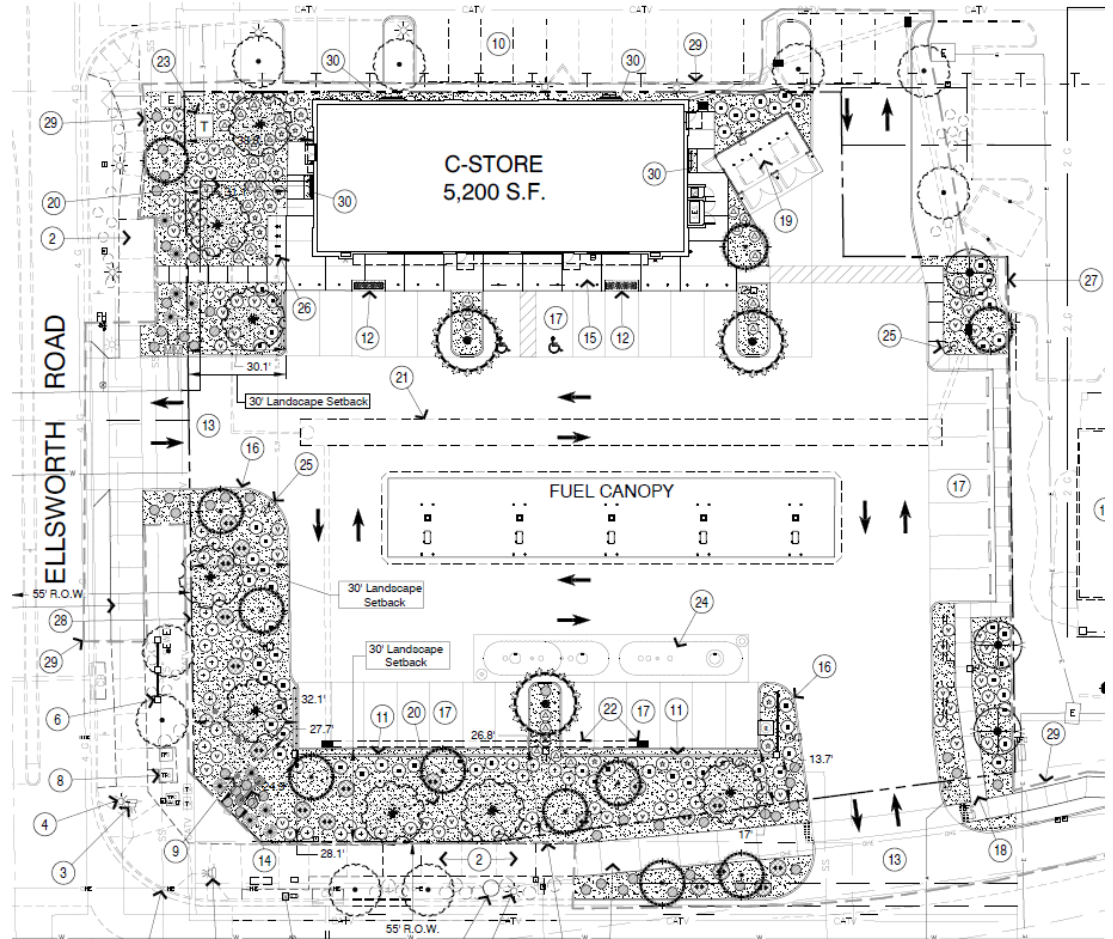
24/7

3 employees at all times

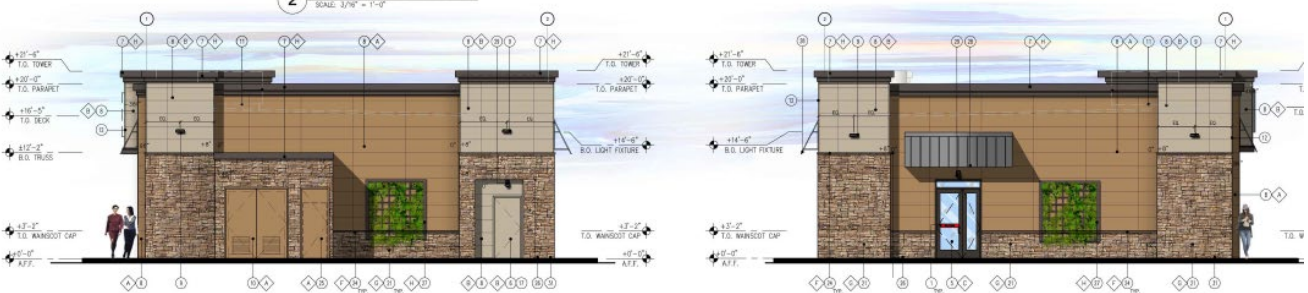
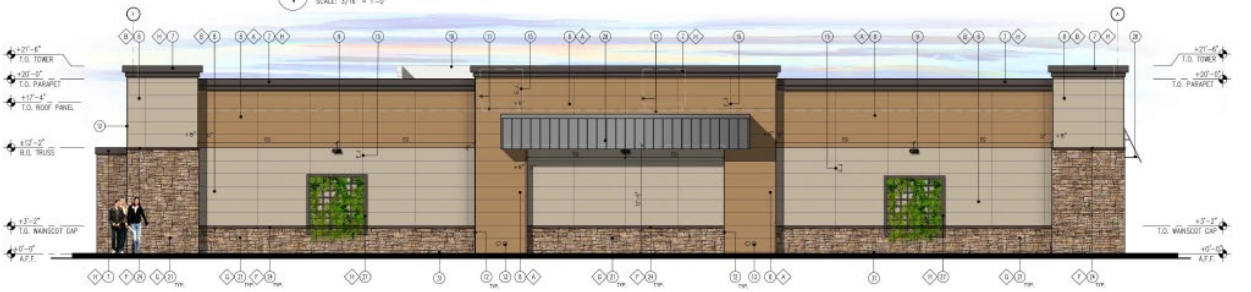
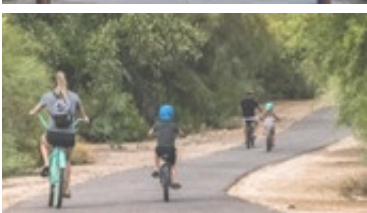
Existing sign to be removed

Landscape buffer

Access



Elevations



Elevations



3 "SIDE" WEST ELEVATION - STREET VIEW
SCALE: 3/16" = 1'-0"

4 "SIDE" EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 "FRONT" NORTH ELEVATION
SCALE: 3/16" = 1'-0"



Public Outreach

(1) neighborhood meeting held on October 26, 2023. (2) members of the public participated in the meeting with no opposition, but asked general questions related to the following:

- Development proposal
- Architecture
- Improvements to the site to accommodate pedestrian traffic

Staff has not received any comments or inquiries





Questions?
Thank you!