

Project Narrative

**Circle K Store
NEC Ellsworth Road & University Drive
Mesa, Arizona**

The property, which is the subject of this Planning & Zoning application is located at the northeast corner of Ellsworth Road and University as shown in the aerial photo below and more specifically identified as APN #220-21-003L. The property is vacant land and is zoned LC, Limited Commercial.



Project Description

The proposed Circle K project will include the construction of a new 5,187 square foot building and 6,428’-6” square foot canopy. The parking lot contains ample room for customer parking and vehicle maneuvering and the development will be well landscaped. Access to the Circle K store will be provided by the proposed drives on University Drive and Ellsworth Drive, respectively.

Circle K believes the proposed project will bring a new enhanced service to the City of Mesa. As with all new Circle K facilities, this project will include masonry construction of the building to match Circle K standards.

Required Findings

Proposed project will advance the goals and objectives of and is consistent with policies of General plan and any other applicable City plan and/or policies.

The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with nay other applicable City plan or policies.

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

Adequate public services, public facilities, and public infrastructure are available to serve the proposed project.



October 21, 2019

Evan Balmer
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

Re: Proposed Circle K
ZON19-00691

Mr. Balmer,

Per Section 11-31-25(I), below please find the information that is required for the “Plan of Operation” portion of the review for a Special Use Permit for a Service Station:

The site’s General Plan character are is Neighborhood Village and its proposed use is consistent with the goals and guidelines for the district. The site is also zoned Limited Commercial (LC) and requires a Special Use Permit, which will be obtained upon approval. The project will be in compliance with all zoning, building, and fire safety regulations.



October 21, 2019

Evan Balmer
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

Re: Proposed Circle K
ZON19-00691

Mr. Balmer,

Per Section 11-31-25(I), below please find the information that is required for the “Good Neighbor Policy” portion of the review for a Special Use Permit for a Service Station:

The Site will be constructed and maintained in general conformance to the City of Mesa approved Building plans including, but not limited to, the following: sound attenuation, lighting control measures, vehicular access and traffic control.

The person responsible for the operation of the facility, complaint response procedures (including investigation, remedial action and follow-up, litter control measures, etc.) is:

Scott Lurth
Market Manager
Circle K Stores Inc.
480-406-7508

Please don't hesitate to contact Will Goff or myself with any questions or concerns.

Sincerely,

Michael E. Scarbrough
602-684-5210