

**MEMO**

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Manager

Date: May 12, 2025

RE: **DRP25-04: Circle K Stonegate – Informational Report to the Planning and Zoning Commission**

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The applicant has submitted a request for DRP approval for a proposed gas station and convenience store located at the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Gretchen Schroeder of Westwood Professional Services, on behalf of Circle K, to develop a gas station with convenience store on an approximately 1.83 ac. site on APN # 510-12-0360. The site is located at the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd.
2. The development will consist of the following elements:
  - a. 16-pump fuel station with canopy.
  - b. Approx. 5,200 square foot convenience store.
  - c. Parking for 24 vehicles.
  - d. Internal and external pedestrian connection to surrounding streets and the Maricopa-Casa Grande Hwy. trail.
3. The development as shown on Exhibit B – Site Plan will be developed in a single phase.
4. Access to the site will be via a private drive accessed off N. Stonegate Rd.
5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. Notification for this project included the following:
  - a. April 25, 2025 – Notices mailed to property owners within 600 feet of the site.
  - b. April 25, 2025 – Sign posting of the site.

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With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

