

## Attachment F

**From:** [Annie Lopez](#)  
**To:** [Nick Klimek](#)  
**Subject:** Opposition To Circle K Expansion Z-60-19-4  
**Date:** Thursday, April 30, 2020 9:23:19 PM

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Mr. Klimek:

Please send my comments to the Encanto Planning Committee for their consideration at the May 4th meeting. Thank you so much!

Annie Lopez

RE:Z-60-19-4

To The Encanto Village Planning Committee:

15th Avenue and Indian School Road is not a major intersection. Each corner has commercial property, but it is nothing like its nearest intersections-7th Avenue or 19th Avenue and Indian School. There is currently a Circle K on the Northwest corner of 15th Avenue and Indian School. It is the size you see on many corners in Phoenix. The store has two double-sided gas pumps allowing for four cars to get gas at one time. Circle K has purchased the property north of them on 15th Avenue. I am assuming they want to expand the store and add gas pumps like the larger stores they built at 27th Avenue and Camelback or 21st Avenue and Northern.

Here is the problem I see with this plan, and why I oppose it: I live on 16th Drive. 16th Drive is the first street north of Indian School. It intersects with 15th Avenue. The angle of the property that Circle K wants to expand onto is bordered by 16th Drive. There is currently a driveway from that property onto 16th Drive, which is a quiet, residential street.

It is important to know that 15th Avenue is one lane each way. I have experienced what happens when traffic backs up on 15th Avenue. The cars cut through the neighborhood. Now, add in a large gas station. Where can Circle K direct their customers' cars to go when they leave their property? If they are not exiting onto Indian School heading west, they will be forced onto 15th Avenue, or 16th Drive.

15th Avenue cannot hold much more traffic. It is commonly used as an alternative route downtown for workers who don't want to take 7th Avenue. Again, it is a single lane each way, with a marked bike lane making it even more dangerous to consider adding more traffic. I don't want to be unreasonable and suggest they not be allowed to expand at all. The corner is quiet compared to other, busier intersections and a larger store would produce more sound and light pollution into a nice neighborhood. I bought my house because of the calm nature of the Bel Air area. I just want there to be more consideration for the neighborhood that must live with the end result. I ask that you not allow Circle K to expand onto this lot unless they have firm plans for a safe way for their customers to enter 15th Avenue, not add to the traffic issues, and more specifically, not allow a vehicle exit directly into the surrounding neighborhood.

Thank you. I appreciate your time.

Sincerely,

Annie Lopez

**From:** [Tristan Whitaker](#)  
**To:** [Nick Klimek](#)  
**Subject:** Zoning case Z-60-19-4  
**Date:** Friday, May 1, 2020 10:46:31 PM

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To whom it may concern,  
As a resident and home owner living within one quarter mile of the subject property. I wholeheartedly ask that you reject the rezoning request Z-60-19-4.

The expansion of the existing Circle K will cause increased traffic, and decrease the quality of life for residents in the Belair neighborhood and Woodlea Historic District. The expansion will also tear down four small retail fronts that help anchor the walkable feel of the area. The newly created gas pumps will be directly adjacent to the "Tiny Treasures Preschool" on 15th Avenue, exposing young children to gasoline fumes.

In the City of Phoenix Staff Report Z-60-19-4 dated March 23rd 2020 the headings:

"CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods"

And

"CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding."

are almost laughable, when you consider the project is adding a 20 pump gas station adjacent to two mixed single-multi family residential neighborhoods.

The current and future economic prosperity of the Indian School-15th Ave. intersection and the greater Melrose district relies on maintaining the walk-ability of the area.

Furthermore Circle K Stores Inc. has historically failed to maintain the existing storefront. Until recent months the outside the was dirty and disheveled, and the interior matched. The company has not reached out to surrounding neighbors about the project and doesn't have a vested interest in the community.

In conclusion I ask that you reject this rezoning request Z-60-19-4 because it is actively detrimental to the health of the children in the preschool and the residents of the surrounding neighborhoods. It is a poor use of land in the densest part of the city, and is a duplication of amenities with the large QT gas station under a mile away.

Thank you for your time,  
Tristan Whitaker