

## Kowalski, Matthew

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**From:** Shazia Iftkhar [siftkhar@gmail.com]  
**Sent:** Friday, March 11, 2016 3:25 AM  
**To:** Planning  
**Cc:** Kowalski, Matthew  
**Subject:** Citizen comments on Circle K proposed site plan at Packard and Stadium

Dear Members of the Planning Commission:

My name is Shazia Iftkhar. I live at 1425 Iroquois Place, behind the Circle K gas station site, on the corner of Packard and Iroquois. I appreciate my proximity to the businesses at this intersection, and I routinely buy my gas at the Circle K. I look forward to improvements to this site. However, the currently proposed site plan raises significant concerns.

In line with the concerns my neighbors have raised, I want to address issues of safety, security, and noise/light that the currently proposed site plan exacerbates.

- (1) The building placement pushes the driveway entrance closer to the intersection than in previous plans. Moving the curb cuts as far as possible from the intersection (and closing the curb cuts near the intersection) was a positive aspect of previous site plans. In the current design, the proximity of the entrance/exit on the Packard side to the intersection is dangerous for drivers and pedestrians alike. For traffic and pedestrian safety, using a site design that returns the curb cuts to farther away from the intersection would be far better and would improve traffic flow as well.
- (2) Already, the site draws a fair amount of late-night traffic, with the attendant concerns of security, people hanging out (sometimes with alcohol) late at night, and related nuisance noise and disturbance. The new site plan proposes to cut into the 30-foot setback — the buffer zone that protects the residents of Iroquois a bit from these issues. Also, the currently proposed site plan places the building close to residences, and into that setback, creating a pocket of space 15 feet wide between the building and the residential fence line. This creates a narrow “room” of sorts that may invite some people to linger in a semi-hidden space, creating a significant security problem and exacerbating noise and disturbance — and with the setback reduced, the noise and risk are closer to the houses.

Also, a bigger store footprint would likely increase traffic volume, worsening the concerns raised in points (1) and (2), and adding more noise/exhaust fumes.

- (3) Given the proposed reduction in the buffer zone, the above concerns and also the concern of visible light in backyards are significant issues. The building may block light for some, but will create the security issue mentioned above. The visible 14-foot-plus lighted canopies will create light nuisance for others. Either way, the combination of factors raises significant concerns for residents.

I agree with others that the requested variance to the 30-foot setback will set a problematic precedent, along with the concerns I mention above. I respectfully request careful scrutiny of this request, and ask that a site plan address the concerns of driver and pedestrian safety, light and noise issues, security, and traffic. We all want our communities *and* local businesses to do well. I ask for the planning commission’s support in

requesting a redevelopment plan that is appropriate to the scale of this residential community and that is responsive to community needs. Thank you for considering these issues.

best regards,

Shazia Iftkhar  
1425 Iroquois Place.