

From: Garrett Scott: Bookseller
Sent: Thursday, April 27, 2017 12:09 PM
To: Planning <Planning@a2gov.org>
Cc: Kowalski, Matthew <MKowalski@a2gov.org>; Betsy Davis
Subject: Circle K site plan (1420 Stadium) neighbor letter of support

Dear Planning Commission,

We write once again as adjacent neighbors to express our support of this latest proposed site plan for the redevelopment of the Circle K at 1420 E. Stadium Boulevard on the agenda for your May 2 meeting.

While this latest proposal will require a zoning variance to build into the residential buffer along its south end, we believe this plan will better fit the needs of the neighborhood — in part through pushing the light, noise, and commercial traffic of the new convenience store and gas pumps further from the adjacent residential properties than would be the case with the earlier, “by-right” plan brought to Planning Commission on March 7.

We also argue that the setback of the storefront from Stadium Boulevard in this alternative site plan — with the flow of gas station traffic and commercial traffic placed further from the adjacent residential properties, with the building acting as a screen — makes better use of the tight layout of the parcel than the nominal pedestrian engagement of a blank masonry wall running the length of Packard as a nod to AHP guidelines as seen in earlier plans.

We also believe the curb cut on Packard will, under this latest plan, provide more visibility for exiting motorists and may prove less dangerous for the neighborhood pedestrians and non-motorized transportation along the busy Packard corridor.

Aspects of the plan remain less than ideal, though we appreciate staff input on making certain the lights in the canopy are not too bright; we welcome further accommodations in that direction. But we DO think this “alternative site plan” in front of you on May 2 — variances and all — is a good workable compromise.

We hope the Planning Commission will take the support of the neighbors into consideration in its deliberations over this latest site plan and we urge approval of a version of this site plan by Planning Commission for consideration by the ZBA and the City Council.

We hope to have at least one member of our family at the Planning Commission meeting on May 2 to voice our support for this plan. Thank you as always for your thoughtful consideration.

Sincerely,

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