

April 25, 2025

Planning & Community Development  
City of Peoria  
9875 North 85<sup>th</sup> Avenue  
Peoria, Arizona 85345

Regarding: **Project Narrative – Conditional Use Permit**  
Grand Fuel Station  
West of Grand Ave and N 85<sup>th</sup> Ave  
Peoria, Arizona

City of Peoria,

Esencia, LLC and Grand & 85<sup>th</sup> Fuels, LLC would like to submit the following package for a conditional use permit approval for a new convenience store with drive thru and fuel station located at the west corner of Grand Avenue and N 85<sup>th</sup> Ave. The 1.52-acre parcel is identified by the Maricopa County Assessor's office as APN 142-45-947 and is currently zoned C-2, Intermediate Commercial District. The property lies within a commercial retail shopping center extending north along Grand Avenue. The main tenant for this shopping center is a recently completed Goodwill Retail Store located to the west of our parcel and smaller vacant in-line shops to the north. A vacant C-2 parcel is located to the south, Grand Avenue is located to the north, with Peoria High School located across Grand Avenue to the east. 85<sup>th</sup> Avenue is southeast of the parcel and an existing vacant restaurant building is located at the south corner of 85<sup>th</sup> Avenue.

This property is located within the City of Peoria's General Plan 2040, which has planned designations for commercial development along Grand Avenue to help increase the availability of amenities to the local community. Our proposal is in conformance with the city's general plan and will provide services to the surrounding community. This Conditional Use Permit is required per City of Peoria Ordinance for our proposed use within the C-2 zoning district. A separate site plan application is being submitted concurrently with this site plan project.

We are proposing a single level convenience store with a drive thru and fuel canopy with six fuel dispensers. The hours of operation will be 24 hours / 7 days a week with two or three employees working at a time. The property is surrounded by commercial property and Peoria High School across Grand Avenue with no access to Grand Avenue from the High School property. The nearest residential property is over 313 feet to the south and 415 feet to the west behind the neighboring commercial development. No direct access to the commercial center.

This project will not be detrimental to the properties in the area. The well managed property will bring stability to the area with full time surveillance to the area and along Grand Avenue. Noise level will be within the City of Peoria standards and will not exceed the current noise level of Grand Avenue and the existing shopping center. The site allows for ample space for expected traffic volumes both on the site and within the drive thru queuing lane. A safe and comfortable internal traffic flow

around the property and neighboring properties will be maintained. There are two existing shared driveways, one located on Grand Avenue and one located on 85<sup>th</sup> Avenue that will remain and be utilized for the overall shopping center. This project will be fully screened from any distant residential properties by current and future commercial developments as well as there is not direct vehicle or pedestrian traffic connections to residential or school properties in the area.

The convenience store will be a valued addition to this area and will fit nicely within the surrounding C-2 zoned property. The neighboring properties have similar commercial zoning and the general services along Grand Avenue are similar in nature. This addition will be a welcome addition to the Grand Avenue corridor and the overall general area.

The convenience store is approximate 5,048 square foot located at the southern edge of the property with the building entry located on the north side. The floor plan of the convenience store includes an area for coffee or small food offering to be offered to customers. No internal seating or dining room is provided as well as no separate entry is planned. The exact food offering is not confirmed at this time. A drive -thru will be provided for customers with the entry from the north and extending along the west side of the building circling the building to the customer window on the south side of the building. The Traffic Impact Analysis does provide an evaluation of the drive thru and expected traffic flow. The evaluation was based on a coffee type offering (Dunkin Donuts style) since we felt that this type of food offering would be the highest demand. The drive thru length from the entry point to the menu board is 85 feet and a total length of 103 feet from the entry to the delivery window. The menu board will be located on the west side of the building and the speaker will comply with City of Peoria noise standards. This speaker will not affect or be heard by any residential properties in the area.

No future phases are planned for the parcel. The project timing would be to have the facility open to the community within the next 12 months. We are excited about this project and feel that this location will serve the surrounding community.

Sincerely,

Esencia, llc