

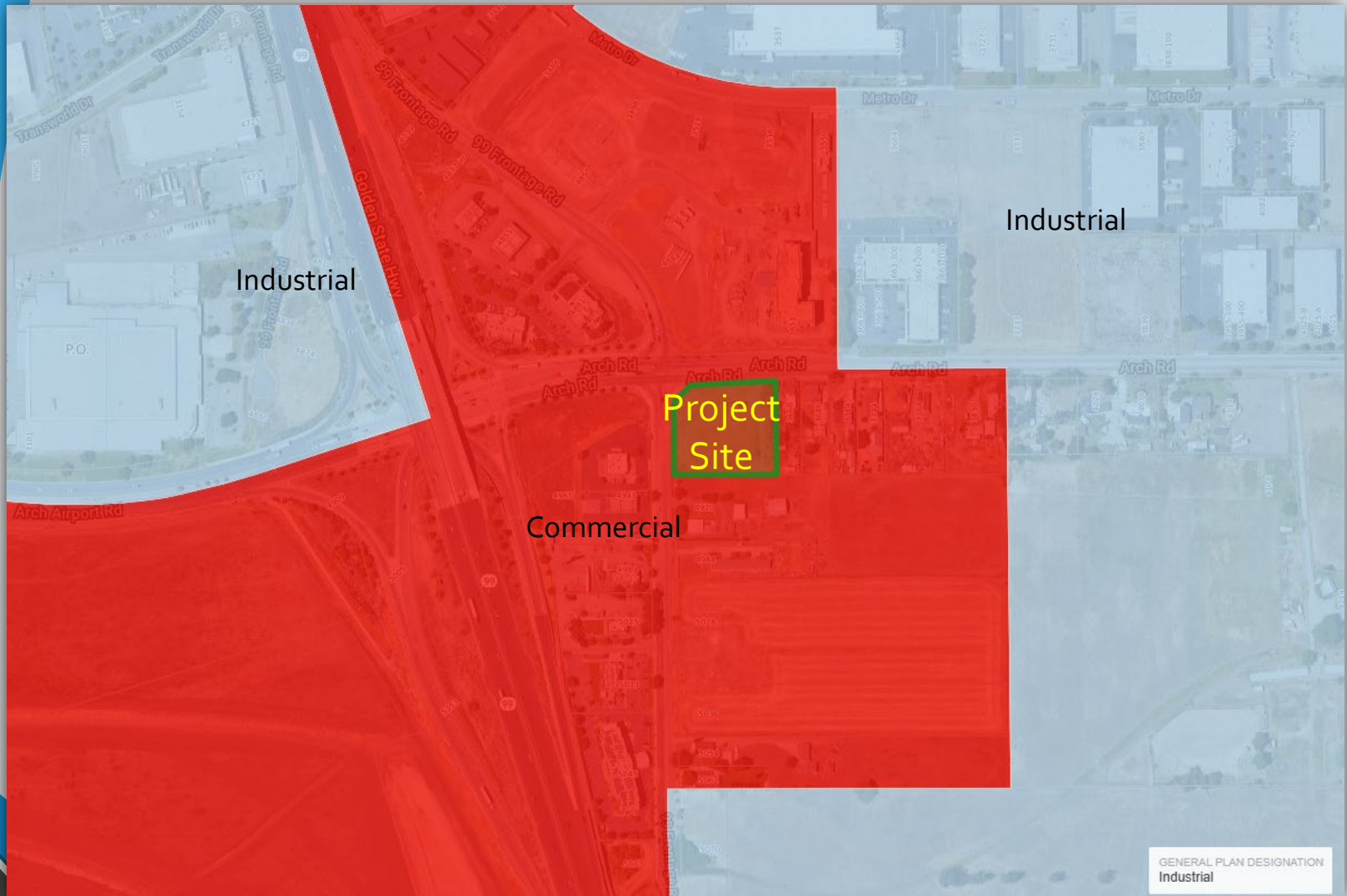
**REQUEST TO ADOPT AN ORDINANCE FOR PRE-ZONING
AND ADOPT A RESOLUTION AUTHORIZING ANNEXATION,
TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE
STORE WITH OFF-SALE OF BEER AND WINE, GENERAL
MERCHANDISE, FUELING STATION, AND TWO QUICK-
SERVE RESTAURANTS AT 3568 ARCH ROAD(P20-0011)**

**Agenda Item 16.2
Stockton City Council
March 12, 2024**

Location



General Plan



Zoning Map



Project Entitlements



Prezoning of Site

PC Recommendation to City Council

- PC recommendation to Council for Prezoning parcel to Commercial, General (CG) zoning

Consistency with General Plan (GP)

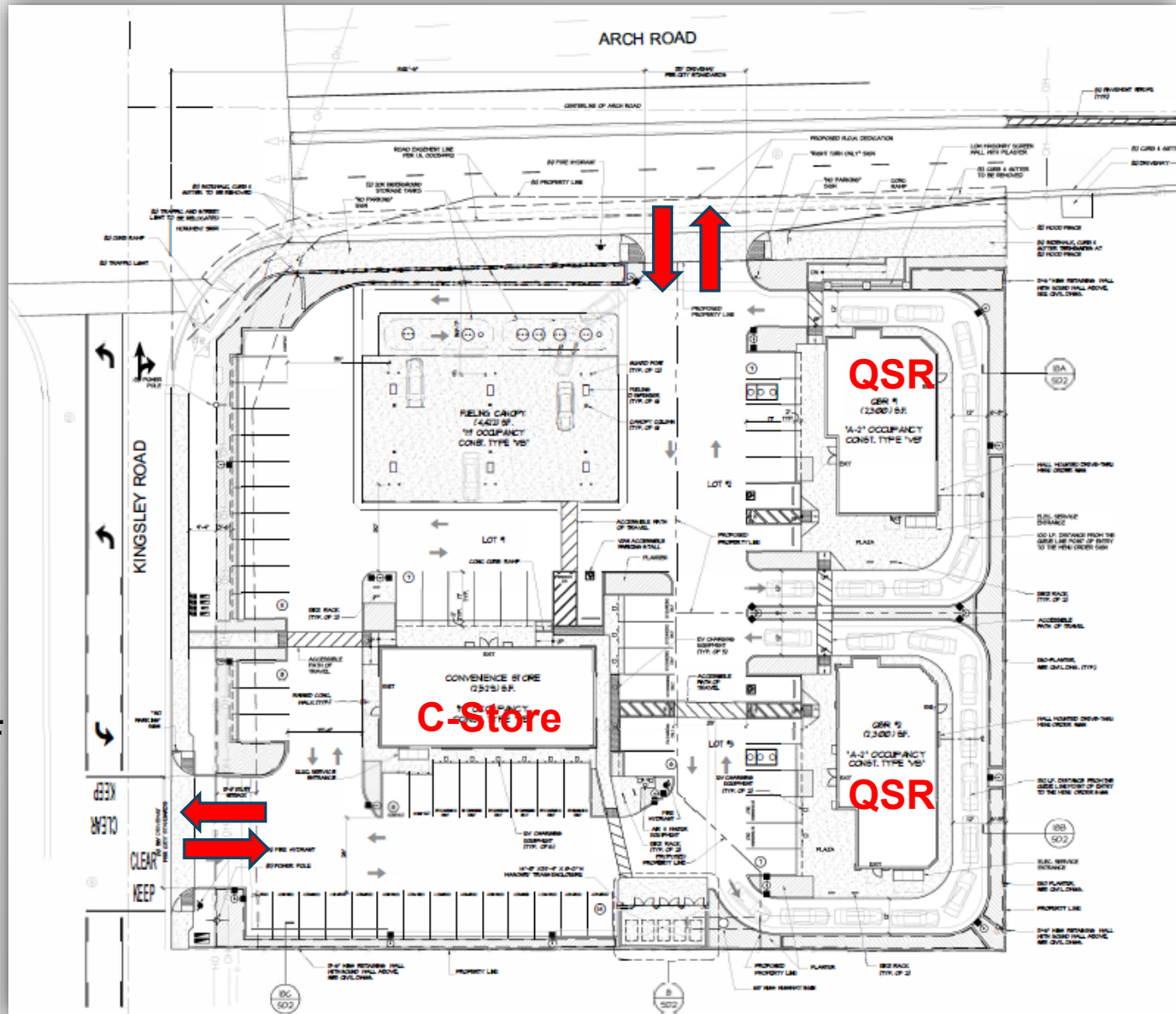
- GP Land Use designation is Commercial

PC Recommendation to City Council

- PC recommendation to Council for filing annexation application with the San Joaquin Local Agency Formation Commission (LAFCo)

Site Plan

- 2,529 SF Convenience Store
- 4,422 SF Fueling Canopy
- Six Fueling Stations
- Two 2,300 SF Quick-Serve Restaurants



Building Elevations – C Store



CONVENIENCE STORE NORTH ELEVATION



CONVENIENCE STORE WEST ELEVATION



CONVENIENCE STORE EAST ELEVATION



CONVENIENCE STORE SOUTH ELEVATION

Building Elevations - QSRs



QSR-2 WEST ELEVATION



QSR-2 NORTH ELEVATION



QSR-2 SOUTH ELEVATION



QSR-2 EAST ELEVATION

Corner Perspective



VIEW FROM ARCH ROAD and KINGSLEY ROAD CORNER

Recommendation

It is recommended that the City Council :

1. Find that the proposed project is exempt from CEQA in accordance with the provisions of CEQA Guidelines Section 15183.
2. Adopt an Ordinance for Rezoning of APN 181-120-01 to Commercial, General.
3. Adopt a Resolution authorizing the filing of annexation application with the San Joaquin Local Agency Formation Commission.
4. Authorize the City Manager to take appropriate and necessary actions.