

Staff Summary Report



Development Review Commission Date: 09/28/2010

Agenda Item Number: ___

SUBJECT: Hold a public hearing for two Use Permit(s) and Development Plan Review for Quiktrip 460, located at 3300 South Price Road.

DOCUMENT NAME: DRCr_Quiktrip 460_092810

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **QUIK TRIP # 460 (PL100187)** (Celeste Robb, Price & Southern Properties LLC, property owner; Juan Romero, Quik Trip Corporation, applicant) for a 6,071 sf. convenience store with a 9,598 sf. fuel sales canopy on a +/- 2.52 acre site located at 3300 South Price Road in the PCC-1, Planned Commercial Center District. The request includes the following:

ZUP10080 – Use Permit for fuel sales and convenience store in the PCC-1 District.

ZUP10081 – Use Permit for vehicle parking quantity in excess of 125 percent of required parking quantity.

DPR10146 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

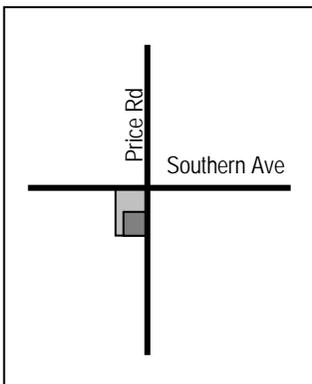
REVIEWED BY: Lisa Collins, Deputy Community Development Director - Planning (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	2.52 acres
Total Building area	15,699 s.f.
Lot Coverage	14% (50% maximum allowed)
Building Height	23 ft (40 ft maximum allowed)
Building setbacks	76 ' front, 105' side, 128 ' rear, 40' street side (0', 30', 30', 0' min.)
Landscape area	21% (15% minimum required)
Vehicle Parking	58 spaces provided (20 min. required, 25 max allowed)
Bicycle Parking	4 spaces (2 minimum required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-3. Comments/ Reason for Approval
 - 4-7. Conditions of Approval/
 - 8-9. Code Requirements/History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial
 - 3-4. Letter of Explanation
 5. Site plan
 6. Building Plan
 - 7-8. Building and Canopy Elevations
 9. Landscape Plan
 10. Preliminary Grading & Drainage Plan

COMMENTS:

This site is located on the south side of Southern Avenue, west of Price Road and is located adjacent to the Michael's Plaza Shopping Center. The site was previously occupied by Nita's Hideaway, Plumcreek Steakhouse and Piccadilly Cafeteria. In 2008, the Development Review Commission approved a commercial development consisting of retail shops and a mini warehouse building on this site. That project received planning entitlements but never applied for building permits. This request includes a Use Permit and a Development Plan Review for a one-story 19' tall, 6071 s.f. building with a 9,598 s.f. gas canopy on 2.52 net acres and a use permit to allow the provided parking to exceed 125% of the required parking. A Neighborhood meeting is not required for this request.

PROJECT ANALYSIS

The proposed project conforms to the General Plan Land Use Commercial designation and the Zoning and Development Code PCC-1 Commercial Center District standards. The use requires a use permit within this zoning district, to allow fuel sales with a convenience store. The property is surrounded by a commercial shopping center with the canopy for the fuel pumps being located approximately 650 feet away from the closest residence.

USE PERMIT

The applicant provided a letter of explanation for the requested Use Permits. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. Mature landscaping at the street will be maintained to minimize any heat gain from the abundance of parking spaces available on the site. The building configuration provides visibility to the gas pumps and to the street with a new Quiktrip prototype that provides access to the building on three (3) elevations. As part of the approval for the use permit; the applicant will be required to provide a security plan. Security cameras will be required on all four sides of the building to monitor the parking lots.

Section 6-308 E Approval criteria for Use Permit:

- a. *The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.* The fuel facility will not be detrimental to the surrounding area and will enhance the services available at this commercial corner. The use is in conformity with the requirements and standards of the Zoning and Development Code.
- b. *Any significant increase in vehicular or pedestrian traffic.* The proposed use on this site is a convenience use; primarily serving on-site customers of the shopping center or normal traffic along Southern Ave and Price Road, it is not anticipated to produce any significant increase in vehicular or pedestrian traffic.
- c. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The fuel center is located a substantial distance from residential and will not create a nuisance from odor, dust, gas, noise, vibration, smoke, heat or glare.
- d. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* There are no foreseen contributions to the deterioration of the neighborhood or to the downgrading of property values; the proposed use is not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
- e. *Compatibility with existing surrounding structures and uses.* The proposed use and design is compatible with existing surrounding structures and uses.
- f. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The addition of a fuel center will enhance natural surveillance and activity support to the surrounding area to mitigate potential nuisances.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed fuel facility and c-store building will be located in the center of the site with continuous circulation around the building. The convenience store has a three sided access design. The canopy is setback 40' from Southern Avenue and 76' from Price Road Ave. There is a driveway entrance to fuel facility from both arterial streets. All maneuvering to the gas pumps will be from on site drive aisles. The applicant is providing a pedestrian link from the convenience store to the Price Road frontage. The canopy is lengthwise parallel to Southern Avenue and covers ten (10) fuel pumps.

Building Elevations

The building elevations represent a new standard QuikTrip design utilizing three entrances to the building. This structure will be constructed primarily of split face block. A brown scored-face block will be applied to the front and side entrances of the building. This stair-stepped and punched-out entry features create a recessed door for the building entrances. The fascia is an EIFS surface with a red acrylic accent band. The color palette utilizes darker browns for the masonry and Amarillo White for the EIFS. The canopy elevations are an EIFS finish similar to the building fascia with an illuminated red accent band. The columns are split face block with the same color as the base of the building.

Landscape Plan

The landscape plan is a low water use concept using Sissoo and Mesquite trees, and a combination of flowering shrubs and ground cover. The mature landscape material will remain along the street frontages.

Based on the approval criteria for Development Plan Reviews located in Section 6-306 D the project achieves the following:

1. The placement of building maximizes natural surveillance and visibility of pedestrian areas.
2. Materials are compatible with the surroundings
3. Buildings and landscape elements have proper scale with the site and surroundings
4. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
6. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
7. Lighting is compatible with the proposed building(s) and adjoining buildings and uses.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
9. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
10. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Use Permit(s) and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for a Use Permit
4. The project meets the approval criteria for a Development Plan Review.

ZUP08181

CONDITIONS OF APPROVAL EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS

1. Any intensification of the site beyond what is approved within this request will require a new application the use permit.
2. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
3. A security plan is required for this request.

DPR08269

CONDITIONS OF APPROVAL

4. Your drawings must be submitted to the Development Services Building Safety Division for building permit by September 28, 2011 or Development Plan approval will expire.

Site Plan

5. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Locate air and water station at northern-most end of the site, away from residences.
8. Locate pay phones within the line of site of the store entrance or inside the store.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

10. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side

Building Elevations

11. The materials and colors are approved as presented:
Split face CMU – Tierra Brown
Cut face CMU- Autumn Brown
Stucco system– painted Amarillo White
Red acrylic accent bands

12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

13. Conceal roof drainage system within the interior of the building.
14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
15. Locate the electrical service entrance section (S.E.S.) inside the building, recessed flush to the building elevation, or inside a secure yard that is concealed from public view.
16. Do not use upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations. Do not install landscaping, screen walls or any equipment that conceals the area around lower windows.
17. Any vending machines, money disbursement boxes or donation boxes shall be located inside the building, except water and ice machines and propane storage may be located outside.

Lighting

18. Illuminate building entrance and pay phone area from dusk to dawn.
19. Limit light on paving surface under canopy to a maximum of 30 foot-candles.
20. Fixtures underneath the fuel service canopy shall be fully recessed with the lamp cover flush with underside of canopy (fully shielded), and enclosed within screened fascia.
21. Coordinate lighting and landscape to minimize conflicts with parking lights.

Landscape

22. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
23. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
24. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

26. Provide address signs on all four building elevations.
 - a. Conform to the following for building address signs:

- 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standard

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The use permit shall commence within twelve months from the date granted, on or before September 28, 2011 or the use permit approval will expire.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated June 30, 2010. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
 - The Owner is required to prepare a security plan for the convenience store with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process

- approximately eight weeks prior to receipt of certificate of occupancy.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground overhead utilities excluding high-voltage transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation Division (480-350-8131) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Refuse enclosure gates shall be provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Follow requirements of ZDC Part 4 chapter 8
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in

order to maintain illumination levels for exterior lighting.

- **SIGNS:** Obtain sign permit for any identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

January 9, 1975	City Council approved a zoning amendment for 12.6 acres from R1-6 to PCC-1
April 6, 1977	Design Review Board approved site plan, building elevations and landscape plan.
June 23, 1977	City Council approved the Final Plan of Development for Piccadilly Cafeteria.
July 20, 1977	Design Review Board approved a request for fascia material.
October 18, 1988	Hearing Officer approved a request for parking and landscape variances due to right-of-way acquisition by ADOT.
April 5, 1995	Design Review Board approved a request by Plum Creek Ranch for building elevations, site plan and landscape plan.
July 6, 1995	City Council approved a request by Plum Creek Ranch for an Amended Final Plan of Development consisting of 14,250 s.f. building on 2.52 net acres, and a use permit to allow entertainment as an accessory use to a restaurant.
November 19, 1998	City Council approved a request by Run of the Mill Steakhouse for a use permit time extension and change of business ownership.
September 5, 2000	Board of Adjustment approved a request for Red Mountain Steakhouse for a variance to increase the maximum allowable sign area from 80 s.f. to 102.7 s.f.
April – May 14, 2002	Series of neighborhood meetings and Planning and Zoning Commission meetings resulting in denial of a use permit and parking variance for Nita's Hideaway.
June 6, 2002	City Council approved an appeal of the Planning and Zoning Commission denial of Nita's Hideaway for a use permit for a 14,250 s.f. bar/restaurant and a parking variance to reduce the required number of parking spaces from 285-190.
October 17, 2002	City Council approved the request by Nita's Hideaway for an Amended General and Final Plan of Development for Michael's Plaza consisting of 93,790 s.f. on 7.8 net acres, in the PCC-1 Zoning District, to apply the Tempe Standard Shared Parking Model, with a use permit for parking to be provided on demand (shared parking) and a variance to waive the requirement of parking by demand for sites of at least 100,000 s.f. of gross floor area.
October 23, 2002	Board of Adjustment approved a request for Nita's Hideaway for a Use permit to allow a 675 s.f. outdoor dining/drinking patio and a variance to waive any additional required parking spaces related to the dining/drinking patio.
August 2003	Nita's Hideaway closed.
April 14, 2008	Demolition permits issued and existing vacant restaurant building demolished.

May 27, 2008

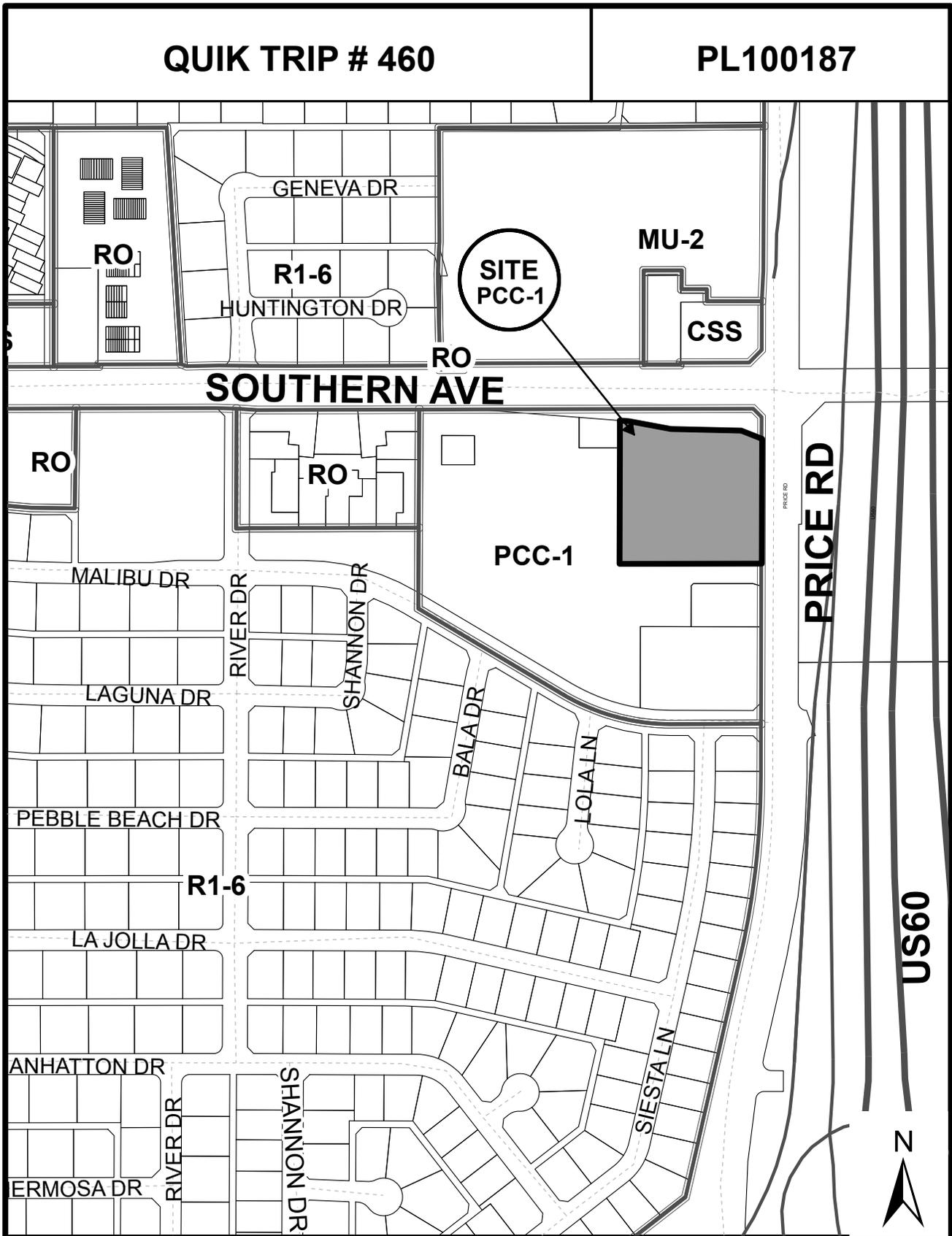
The Development Review Commission approved a development plan review and use permit for new commercial development consisting of two new commercial buildings, a 10,588 retail shop with spec tenant space, including restaurant uses, and a 98,972 s.f. self-storage building.

ZONING AND DEVELOPMENT CODE REFERENCE:

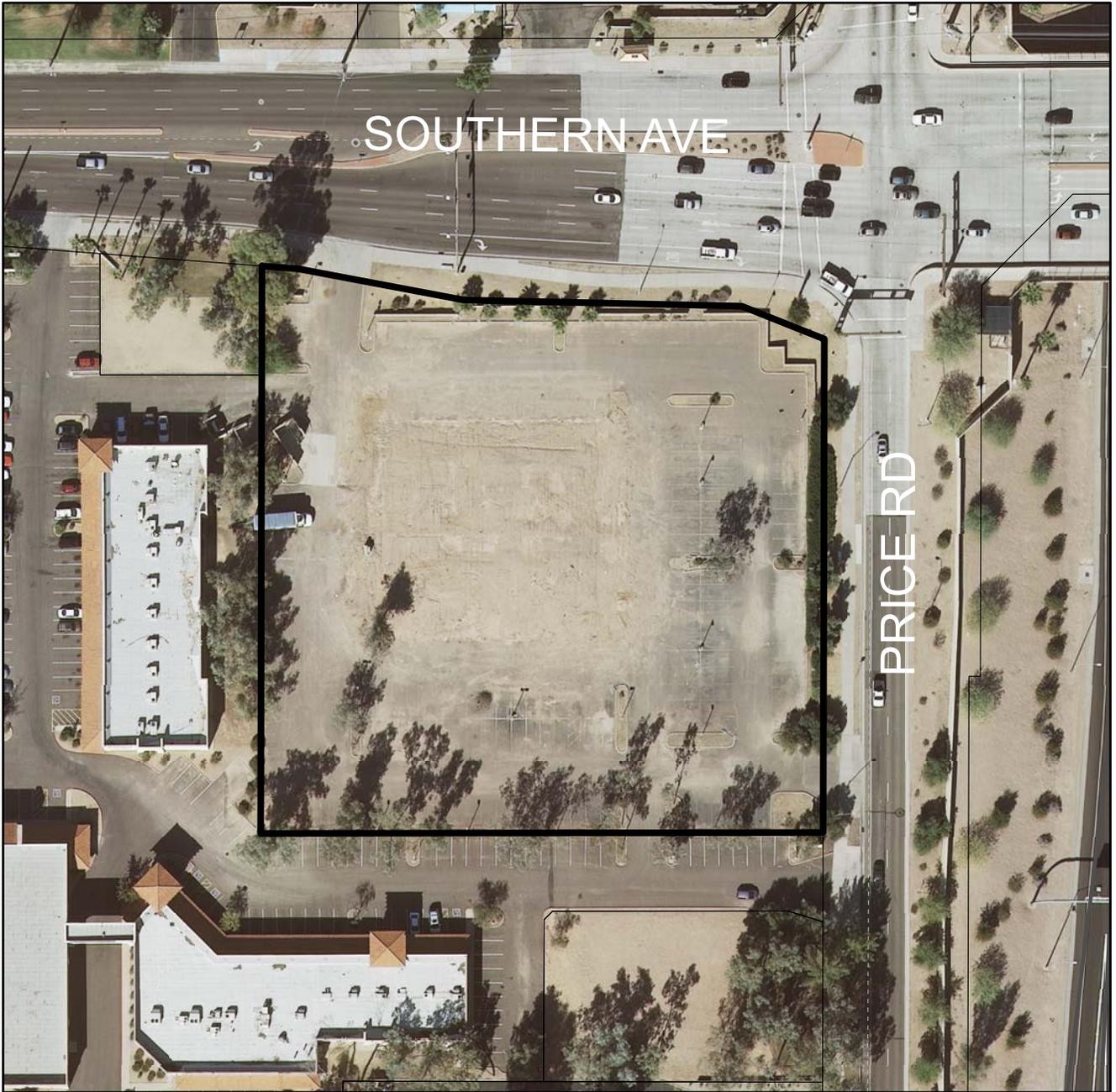
Section 6-306, Development Plan Review
Section 6-308, Use Permit

QUICK TRIP # 460

PL100187



Location Map



QUIK TRIP # 460 (PL100187)



QuikTrip PROJECT NARRATIVE

Proposed QuikTrip #460 3300 S. Price Road Tempe, Arizona

Introduction

The QuikTrip proposed for the southwest corner of Southern Ave and Price Road is a 2.5+/- acre site. The site is part of a commercial strip center and is zoned PCC-1. The lot in development is vacant but directly adjacent to the commercial strip center. The center has few active commercial entities as it has been hit hard by the economic down turn. This area along Southern Avenue consists of a mixed use of commercial retail, office and residential uses. The QuikTrip would replace the abandoned lot at the arterial corner and perhaps bring some rejuvenation to the overall commercial center by generating some customer flow to the area.

We seek approval of a Development Plan Review and a Use Permit for gasoline/convenience sales and a Use Permit for parking.

Development Plan Review

QuikTrip proposes to develop a retail convenience grocery store with gasoline and diesel fuel capabilities on this property.

As with other existing locations, QuikTrip's conceptual design applies high quality contemporary commercial design and materials. The building will be orientated toward the north and the ground level windows provide a visual interest and increase security of the outdoor spaces by maximizing natural surveillance and visibility. The materials used for the building and canopy will be of superior quality and the entire lot will be made up of concrete which has a much lower rate of deterioration than asphalt and will reduce the amount of heat gain as opposed to the asphalt that exists on the site today.

This particular location will be part of an existing commercial strip center and care has been taken to provide connectivity within the site for pedestrians and automobiles. Pedestrian connectivity will be provided from both Southern and Price Roads, and the Price Road connection will serve as an accessibility route; this route provides access to and from the bus stop located on Price Road. Uncongested automobile circulation is a high priority for QuikTrip and we provide significant space around our pumps and store front that allow for easy mobility and accessibility to the ingress and egress points.



QuikTrip

PROJECT NARRATIVE

The landscaping pallet takes care to make use of the existing tenured mature landscaping along Southern Ave and Price Road. Leaving the more mature landscape will provide more shade to limit the heat island effect as well as give the site a more compatible looking pallet with the overall commercial center development. The remainder of the site will be landscaped according to the City of Tempe's ordinances. QuikTrip also prides itself on working with the Crime Prevention through Environmental Design office as well as directly with the Tempe Police to provide a safe and secure facility. The lighting of the QuikTrip will be designed in accordance with the other various ordinances that would pertain to the site.

Use Permits

Per the City of Tempe ordinances a Use Permit is required for the convenience use. The proposed QuikTrip development will include the construction of a new 5,600 +/- square foot retail convenience grocery store oriented toward Southern Avenue with 8 gasoline and 2 diesel dispensing pumps with a canopy above the fueling stations. QuikTrip also provides a significant offering of consumer products inside our stores.

We also seek a Use Permit for parking. QuikTrip is asking for the ability to provide more parking than the amount of spaces allowed as the maximum under the code. This will allow QuikTrip to be able to provide employee parking on site without hindering the upfront parking that is provided for the customers. Our stores could have as many as 8 people working at a given time. The additional parking count that we seek is fitting with the upgraded QuikTrip store design proposed on this site. Based on our research and experience, the additional parking is needed to meet the high demand of the offerings. The extra spaces will not cause additional traffic to the site.

Uses Adjacent to the Site

The area to the immediate east is currently Price Road and the 101 freeway.

The property to the west is the commercial strip center and is zoned PCC-1.

The property immediately to the north is zoned CCS and is part of a strip center with various commercial entities.

The property to the south is part of the same commercial strip center as to the west and is zoned PCC-1 and is currently vacant.



ATWELL
ARCHITECTS

STORE NO.: 460
2199 E SOUTHERN AVE
TEMPE, AZ



QuikTrip

PRELIMINARY SITE PLAN
SHEET TITLE
ORIGINAL ISSUE DATE

SITE LEGEND

- CONCRET DRIVE AND CURBS
- HORIZONTAL CURB WALKER
- HORIZONTAL DRIVE WALKER
- AREA SIGN
- METAL SIGN PRODUCT
- SIGN MOUNTING BRACKET
- TRANSPARENT SIGN
- POLE SYSTEM ACCESS MOUNT

SITE DATA (QUIKTRIP STORE)

PROPOSED STORE NUMBER: 460

PROPOSED SITE: 2199 E SOUTHERN AVE

PROPOSED LOT: 2199 E SOUTHERN AVE

PROPOSED AREA: 2,222 AC

PROPOSED PERMITS: 2,222 AC

PROPOSED QUANTITIES: 144 (B.C.C. & SANDPIT)

PROPOSED MATERIALS: 144 (B.C.C. & SANDPIT)

PROPOSED FINISHES: 144 (B.C.C. & SANDPIT)

PROPOSED UTILITIES: 144 (B.C.C. & SANDPIT)

PROPOSED SIGNAGE: 144 (B.C.C. & SANDPIT)

PROPOSED LIGHTING: 144 (B.C.C. & SANDPIT)

PROPOSED FURNITURE: 144 (B.C.C. & SANDPIT)

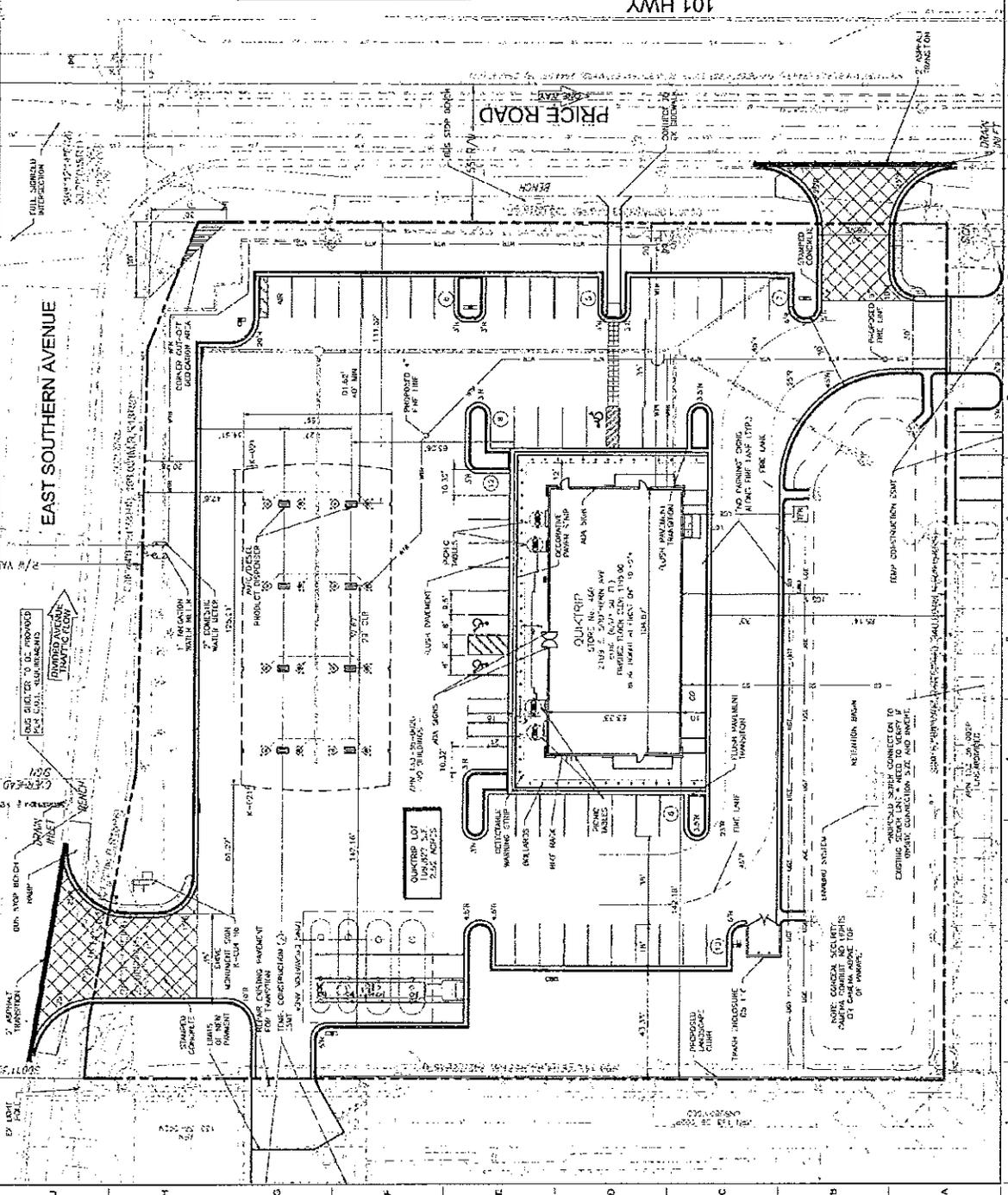
PROPOSED LANDSCAPE: 144 (B.C.C. & SANDPIT)

PROPOSED PARKING: 144 (B.C.C. & SANDPIT)

PROPOSED TRASH: 144 (B.C.C. & SANDPIT)

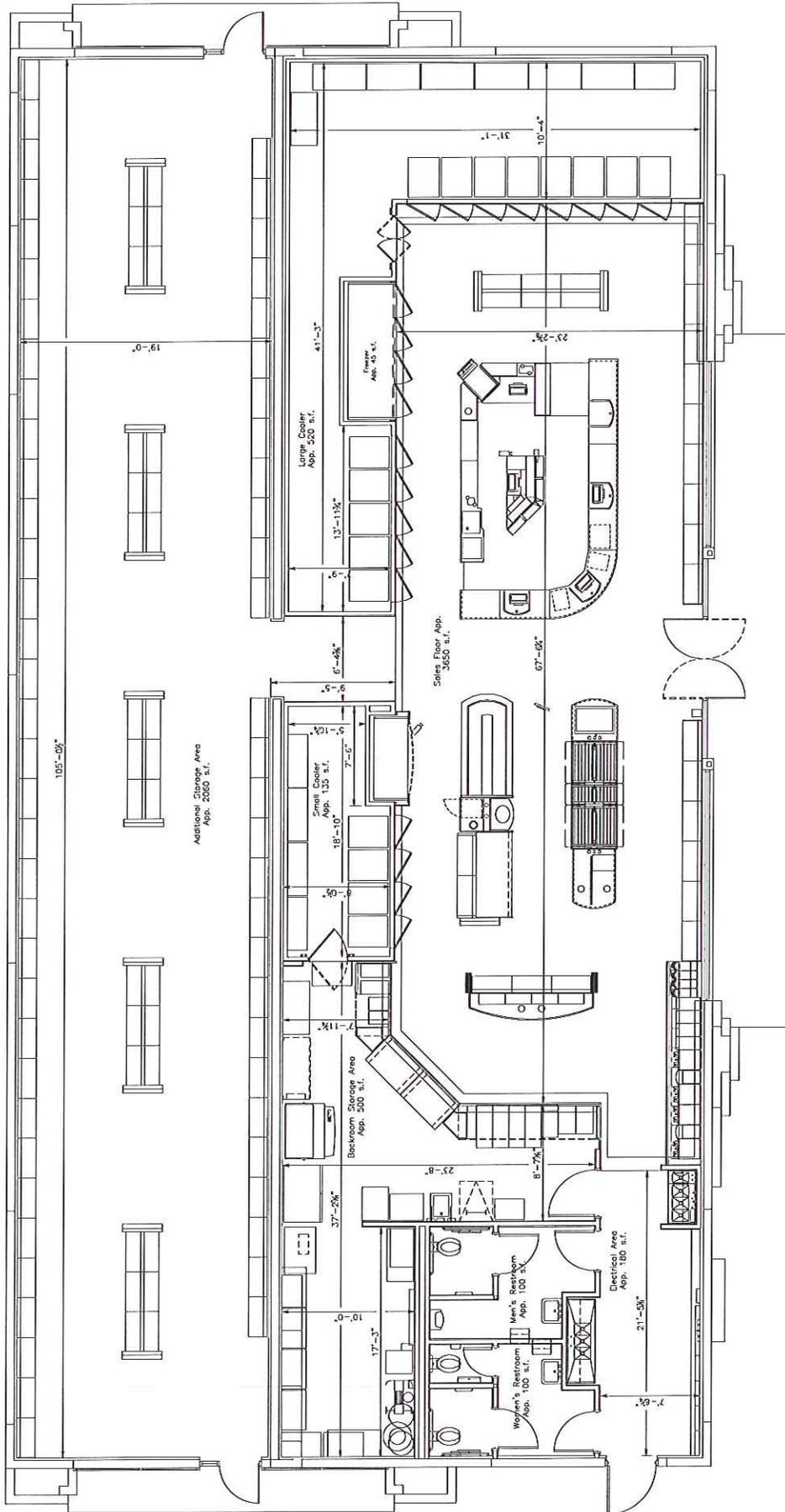
PROPOSED SECURITY: 144 (B.C.C. & SANDPIT)

PROPOSED ACCESS: 144 (B.C.C. & SANDPIT)



20' 0" 10' 0" 20' 0" 40' 0"

1 11 12



ATTACHMENT 6



QuikTrip.
 4700 N. Loop West, Suite 200
 Irving, TX 75038
 (972) 251-7700
 (918) 615-7700

Building Plan

QuikTrip Store No. :460

3300 S Price Rd.
 Tempe, AZ

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