



Conditional Use Permit Project Narrative

QuikTrip #484 **SWC of 95th Avenue and Olive Avenue** **Peoria, Arizona**

1. Project Description

QuikTrip Corporation (“QT”) is developing approximately 2.70 net (4.11 gross) acres of real property located at the southwest corner of 95th Avenue and Olive Avenue in Peoria, Arizona (the “Site”). A Vicinity Map and Aerial Map of the Site are provided at **Exhibit 1** and **Exhibit 2**, respectively. QT requests a Conditional Use Permit (“CUP”) to allow the development of a new QT “Gen III” Convenience Store and Gas Station (“QT Store”) on this vacant, underutilized Site. An Aerial with QT’s Conceptual Site Plan shown is provided at **Exhibit 3**. The new QT Store will revitalize this vacant Site with QT’s new Gen III concept. The QT Store will serve a variety of fresh made foods and drinks from a “full service counter” including pizzas, flatbread sandwiches, quesadillas and kolaches. Specialty coffee drinks, espressos, shakes, smoothies, and ice cream cones will be offered as well.

2. Conformance with the General Plan

Below is a summary of several of the City of Peoria General Plan Goals and Policies that support QT’s CUP request:

Land Use Element, Policy 1.B.1: *Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.*

This CUP request allows QT to expand its business operations and product offerings with its new “Gen III” Store, which will further improve economic conditions in the area and provide a convenient place for residents within the area to stop for food and refreshments.

Land Use Element, Objective 1.H: *Encourage the development or redevelopment of vacant or underutilized infill sites within the City.*

Developing this vacant and underutilized infill Site with a QT “Gen III” Store will provide Peoria residents who live in the area and other regional visitors traveling along the Loop 101 a convenient option to stop for food, refreshments, and gas for their vehicles. Developing this Site will also clean up, provide beautiful landscaping, and provide a sustainable use on this underutilized vacant property.

Revitalization and Redevelopment, Goal 1: *Create an attractive, vibrant and sustainable community within mature areas of the City.*

The proposed QT Store will provide an attractive, vibrant and sustainable use on this vacant Site that is zoned for commercial uses. The QT Store will likely act as a catalyst for future development opportunities on this vacant corner.

3. Compliance with Site's Zoning

The Site is within the La Jolla Landing PAD. The La Jolla Landing PAD permits C-2 uses on the Site. The City's C-2 Zoning District allows gas stations with a CUP. This CUP request will permit the QT Store to be developed on the Site and the QT Store will comply with all the zoning regulations within the La Jolla Landing PAD.

4. QT's Compatibility with Surrounding Area

The Site is located at the southwest corner of 95th Avenue and Olive Avenue. See Aerial at **Exhibit 2**. The Site is surrounded on the west and south by the La Jolla Landing PAD property, which permits C-2 commercial uses. Existing residential homes border the south boundary of the La Jolla Landing PAD property, which are located a significant distance away from the south boundary of the QT Site. There is an existing outdoor storage facility located adjacent to the La Jolla Landing PAD property's west boundary, which is also a significant distance away from the west boundary of the QT Site. The existing outdoor storage facility is zoned C-3 for more intense commercial uses than the La Jolla Landing PAD allows. Olive Avenue is located north of the Site and there are C-2 (vacant) and RM-1 (existing townhouses) zoned properties located on the north side of Olive Avenue, across the street from the Site. 95th Avenue is located east of the Site and there are R-35 (existing residential homes) zoned properties located east of 95th Avenue, across the street from the Site.

5. Site Design

The proposed QT development will include the construction of a new 5,773 +/- square building with 10 fuel stations covered by a canopy. A Conceptual Site Plan is attached at **Exhibit 4**. Ingress and Egress to the Site will occur at three separate locations. There are two points of ingress/egress to and from Olive Avenue and one point of ingress/egress to and from 95th Avenue. Onsite circulation and parking has been designed to provide a safe and convenient customer experience. The QT Store faces north towards Olive Avenue, and the building is located on the west portion of the Site to provide the appropriate separation from the existing residential uses located east of 95th Avenue.

The customer parking experience is very important to QT. Parking is provided along three sides (north, south and east) adjacent to the building to allow easy access for customers. Parking is also available along the west and south perimeters of the Site and within an area on the east portion of the Site. Fuel deliveries will occur on the north side of the fuel station canopy, away from customer areas. The Vendor delivery area is located at the rear of the building, proximate to the south side of the Site. Locating the Vendor delivery area at the south side of the building places the delivery trucks away from the flow of customers. Further, screen walls have been placed along the north, west and east sides of the Site.

The Site has been designed with durable materials. Concrete will be used on all paved surfaces of the Site. QT prefers concrete to asphalt because it is a much more durable material and more appealing than asphalt. Further, compared to asphalt, concrete creates less of a “heat island effect.” The Site’s design is a direct result of QT’s commitment to a great customer experience and neighborhood compatibility.

6. Building Design

QT’s new Gen III Store provides architectural articulation on four sides of the building, adding character to the building and Site. Conceptual Elevations of the Building and Fuel Station Canopy are provided at **Exhibit 5**. The building and fuel station canopy include a variety of material types and earth tone colors to provide visual and textural contrast and appeal. The primary building materials consist of masonry, tile, and brushed aluminum cornice along the roof lines. The windows are shaded to reduce heat gain and increase energy efficiency within the QT Store.

The fuel station canopy is designed to match the architecture of the QT Store. The Fuel Station Canopy is supported by masonry columns and the solid face of the canopy fascia will be broken up by four offsets, providing horizontal articulation and enhanced architectural styling. QT button signs will be located on the north and west sides of the canopy.

7. Landscape Theme

The landscape theme incorporates various types of desert themed trees, shrubs and groundcovers. A Conceptual Landscape Plan is provided at **Exhibit 6**. The trees include Sissos, Chinese Pistache, Mesquite, and Live Oak Trees. The bushes and ground cover are various types of desert succulents and other low water usage plants. There is landscaping provided on all sides of the Site and within various parking lot islands.

8. Signage

One freestanding monument sign will be located proximate to the northeast corner of the Site and one freestanding monument sign will be located along Olive Avenue on the east side of the eastern most drive-way to the Site. A Comprehensive Sign Plan will be submitted separate from this CUP request.

9. Hours of Operation

The QT Store will operate 24 hours per day, Sunday through Saturday.

Our project team will consist of the following:

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