



CUP22-02 QuikTrip

Planning Commission Hearing – May 26, 2022

George Gehlert
Senior Planner





QuikTrip Gas/Conv. Store

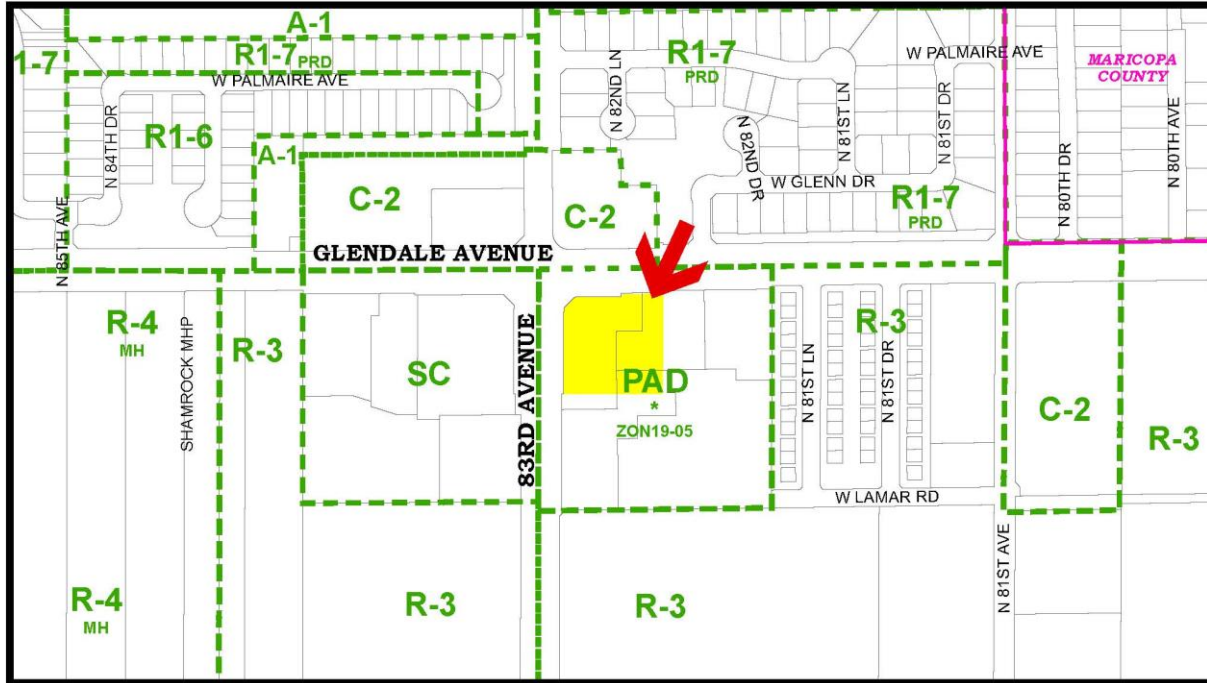
Request: Conditional Use Permit for Gas Sales and Convenience Store in a PAD zone.


Project Size: 2.79 Acres

Applicant: Brian Greathouse / Burch & Caracchiolo PA, representing Fortis/Glendale LLC (owner).



Zoning



 <p>QUIKTRIP GAS STATION CONDITIONAL USE PERMIT (CUP22-02)</p>	<p>REQUEST A CONDITIONAL USE PERMIT TO ALLOW FOR A CONVENIENCE STORE IN A PAD (PLANNED AREA DEVELOPMENT) DISTRICT.</p>
<p>LOCATION SEC OF 83RD AVENUE & GLENDALE AVENUE</p>	



Aerial Photograph



Aerial Date: October 2020



**QUIKTRIP GAS STATION
CONDITIONAL USE PERMIT
(CUP22-02)**





Site Photo





Conceptual Elevations





Public Involvement

Mailed Notice: Dec. 1, 2022

Hearing Notices:

- Arizona Republic May 4, 2022
- Site posted by May 5, 2022
- Mailed May 9, 2022

CPP Final Report: Attached for review.
No responses have been received.



Staff Findings

- Consistent with General Plan / zoning.
- Not detrimental to health/safety/welfare to City or surrounding properties.
- Adequate size to accommodate use, and required development standards
- Adequate access to streets, provides for necessary parking, loading, etc.
- Adequate stipulations to mitigate issues.



Analysis

- Conforms to General Plan and PAD, which allows proposal subject to CUP.
- Site reviewed by staff, found to be adequate and observes safety standards.
- Meets development standards of PAD.
- Provides for all G83 traffic and frontage improvements, also enabling those projects.
- Stipulates site plan and improvements.



Recommendation

Staff is recommending approval subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated 4-13-22; and project narrative, dated 1-23-22, subject to Design Review.
2. All required right-of-way dedications shall be made prior to issuing any building permits.



Recommendation

3. Required half street improvements adjacent to the site shall be completed before a Certificate of Occupancy is issued.



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