



NARRATIVE

**QT #1417 – SWC Bullard & McDowell
Goodyear, AZ**



**APPLICANT:
QuikTrip Corporation
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SITE PLAN, USE PERMIT AND PLAT REQUEST

QuikTrip is submitting a Site Plan, Use Permit and Plat application following the pre-application meeting with the City held April 30th, 2020.

DESCRIPTION OF SITE AND SCOPE OF DEVELOPMENT

The site sits at the SWC of Bullard & McDowell and is currently part of City of Goodyear within Community Facilities District – McDowell Road Commercial Corridor Assessment District and is already zoned C-2 (General Commercial). This site currently is undeveloped.



The scope of QuikTrip's development will include two structures: a 5,000 square foot convenience store building and related 7,300 square foot fuel canopy. Additionally, parking and landscaping will be provided per City of Goodyear requirements.

West of the proposed QuikTrip, two surplus lots are currently being planned. Immediately west of the QuikTrip, a car wash has been proposed, which will act as a great supplemental use for this development. West of the car wash, no real plans have been set, but potentially a hotel user may come along or other commercial use. The conceptual master site plan has been included with these two uses shown.

BUILDING AND SITE DESIGN

The proposed store is approximately 5,000 square feet. The building will be predominantly brick construction in “Bronzestone” – a traditional red color – with accent bands of contrasting “Midnight” and Sonoma Stone columns. Pedestrian shading is provided by metal awnings with red components. The store will also feature large windows with steel framing, creating a sleek juxtaposition to the brick elements.

Inside, this QuikTrip will feature a full-service counter which will provide a large variety of products to our customers including ice cream cones, pizza, warm pretzels, toasted sandwiches and now full sub sandwiches. Smoothies and shakes are also served at the full-service counter.

Outside the store, the fuel canopy has been designed to complement the architecture of the store and contains the same metal elements in the fascia for site cohesiveness. The canopy will be a double stack eight, to serve up to 16 automobiles at a time. Lighting has been provided to ensure adequate site lighting matching the hotel developments to the south to create a unified design throughout this entire corridor.

QuikTrip’s store will be open 24 hours a day, 7 days a week. This store will employ dozens of individuals, and the number of employees present will vary depending on demand. However, QT expects anywhere from 2-6 employees on site at any given time.

The site surrounding the store and fuel canopy has been designed to be harmonious with the existing development adjacent to the site. Utilizing the existing driveway cuts, great care was placed in ensuring ease of ingress and egress and interconnectivity of both projects. Additionally, a conceptual master site plan has been provided with potential additional commercial uses to highlight the ingress and egress of the overall development.

Using a landscape palette consisting of drought tolerant vegetation, the QuikTrip site will enhance the look of this corner while being consistent with the surrounding development. At the intersection, a corner feature and landscaping will be provided along the future underground RID channel. Through conversations with Stantec, RID’s 3rd party engineer, the proposed landscaping can be installed without conflict, ensuring adequate landscape is provided.

COMPLIANCE WITH EXISTING GENERAL PLAN AND ZONING

The Goodyear 2025 General Plan dictates this area as Business and Commerce land use districts. Section 3-3-3 of the Goodyear Zoning Ordinance outlines the allowed uses within C-2 General Commercial zoning districts. Article 4 of the Ordinance further outlines the use requirements for convenience uses, which applies to QuikTrip. As part of the project request, QuikTrip is applying for a Use Permit to be allowed to operate on this corner.

The proposed project will not negatively impact anyone working or living within this area of Goodyear. By utilizing existing driveway cuts, the project will not negatively impact the safety of drivers nor generate new traffic to the area. As seen in many studies, gas station and convenience stores capture the existing traffic in the area.

Residents of Goodyear will enjoy the convenience offered by a new QuikTrip at this location. The granting of the use permit is in line with the adjacent commercial uses as well as the previous approval of the use permit on Pebble Creek Parkway & McDowell for a similar use.

ENVIRONMENTAL IMPACTS

In order to mitigate impacts to the environment, QuikTrip has taken many steps to design and build a more sustainable product. The landscape palette has been chosen to utilize low water usage plants that are also drought tolerant. Additionally, a controlled irrigation system is used to monitor the delivery of water usage. Further, by minimizing the concrete areas, a total of 30% of the site will be landscaped to reduce the heat island effect.

In terms of energy usage, QuikTrip installs LED as the primary light source inside and outside of the building. The refrigeration spec used on all new stores since 2015 have introduced highly efficient fan motors and compressors, allowing a 20% reduction in energy used. SRP recently recognized QuikTrip's outstanding efficiency due to a savings of 965,000 kilowatt-hours and reduced peak demand by 136 kilowatts.