

DATE: July 7, 2021

CAR #: 352

CASE #: 20-500-
00012



CITY COUNCIL ACTION REPORT

SUBJECT: PRELIMINARY PLAT FOR QUIKTRIP STORE #1417

STAFF PRESENTER(S): Jason Barr, Assistant Planner

OTHER PRESENTER(S): Jonathan Naut, QuikTrip Corporation

SUMMARY:

The request is for a Preliminary Plat subdividing 5.83 acres into three lots, which is intended to facilitate the development of a QuikTrip convenience store and fuel station.

RECOMMENDATION:

Approve the request for a Preliminary Plat for QuikTrip Store #1417.

STIPULATIONS:

1. The Property Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the city of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the city of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear's Engineering Design Standards and Policies. The easements shall be dedicated lien free and, unless otherwise agreed to by the city, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or designee, all dedications shall be made prior to or concurrent with recordation of a final plat that includes

the area in which the dedicated property is located as required by the City Engineer or designee;

2. Owner shall construct full half-street improvements required for a Major Arterial as set forth in the Engineering Design Standards in effect at the time the improvements are constructed, except for ½ median and ½ median landscaping, for the south half of W. McDowell Road along or adjacent to the frontage of the Property, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "W. McDowell Road Improvements").
3. Owner shall construct full half-street improvements required for a Major Arterial as set forth in the Engineering Design Standards in effect at the time the improvements are constructed, except for ½ median and ½ median landscaping, for the west half of N. Bullard Avenue along or adjacent to the frontage of the Property, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "N. Bullard Avenue Improvements").
4. In addition to the specific infrastructure identified in this Ordinance, the Property Owner shall construct all infrastructure improvements required by the city of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction;
5. Prior to the earlier of the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the city of Goodyear;
6. At the time of development, all new and existing utilities shall be placed underground except power lines 69kV or larger;

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is located within the C-2 (General Commercial) zoning district. The parcel was zoned AG (Agriculture) until it was rezoned to C-2 (General Commercial) on May 14, 2007 via ordinance 07-1070.

A Use Permit encompassing part of the subject property is being reviewed concurrently with this Preliminary Plat which will subdivide APN 500-10-709 into three parcels. The parcel closest to the corner of McDowell and Bullard will be the 2.5-acres for the QuikTrip site, to be known as Lot 1. To the west, on Lot 2, there is a use permit for a car wash use proposed that is currently under staff review. Lot 2 will be approximately 1.3 acres. Lot 3 is proposed to be approximately 2 acres and there is no development proposal for the lot at this time.

QuikTrip Corporation is initiating the preliminary plat which is anticipated to be completed prior to the proposed carwash receiving planning approval and entitlements. QuikTrip will be making street improvements such as sidewalks and landscaping along with creating the internal drives for the site. Improvements made will include all of new subdivision's frontage of McDowell Road.

This application for Preliminary Plat has not previously been before the Planning and Zoning Commission nor City Council.

STAFF ANALYSIS:

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. The preliminary plat presented herein, subject to the satisfaction of the conditions of approval and as discussed below, satisfies the foregoing requirements. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:

This is a request to subdivide 5.83 acres into three lots. The parcel closest to the corner of McDowell and Bullard will be the 2.5-acres for the QuikTrip site, to be known as Lot 1. To the west, on Lot 2, there is a use permit for a car wash use proposed that is currently under staff review. Lot 2 will be approximately 1.3 acres. Lot 3 is proposed to be approximately 2 acres and there is no development proposal for the lot at this time.

Evaluation Criteria:

The Preliminary Plat is consistent with the land use, development standards and density approved by the C-2 (General Commercial) zoning district. The Preliminary Plat is consistent with the technical requirements of the City's Subdivision Regulations and Engineering Design Standards. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Luke Air Force Base

The subject property is located within the vicinity of a military airport. Given the location of the property and the commercial nature of the proposed use, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport

The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Given the location of the property and the commercial nature of the proposed use, airport operations will not be adversely impacted by this development.

Fire Response

Nearest	Shortest	Longest	2nd	Shortest	Longest path
---------	----------	---------	-----	----------	--------------

Goodyear Fire Station	path		path		nearest Fire Station	path			
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#181	3.3	1.65	3.3	1.65	#183	4.95	2.48	4.95	2.48

Police Response

The property is located within an existing patrol beat and the current level of service within this beat can accommodate the development of the property.

Solid Waste

Solid waste service will be provided by a private company as bulk trash containers will be utilized.

Streets/Transportation

The public streets adjacent to the subject property are improved, and no additional street improvements are required as a result of this development. Landscaping and hardscape improvements within the right-of-way for Bullard Avenue and McDowell Road will be installed by the property owner with the first phase of development. All improvements will need to be completed prior to the issuance of a certificate of occupancy for the convenience use.

Water/Wastewater

Water and wastewater service will be provided by the City of Goodyear.

Planning and Zoning Commission

Only July 7, 2021 staff presented information on the preliminary plat to the Planning and Zoning Commission which was approved by a vote of (5-1). Commissioner Molony was the one vote against.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat