



NARRATIVE

QT #0403 – NEC 173rd & Yuma
Goodyear, AZ

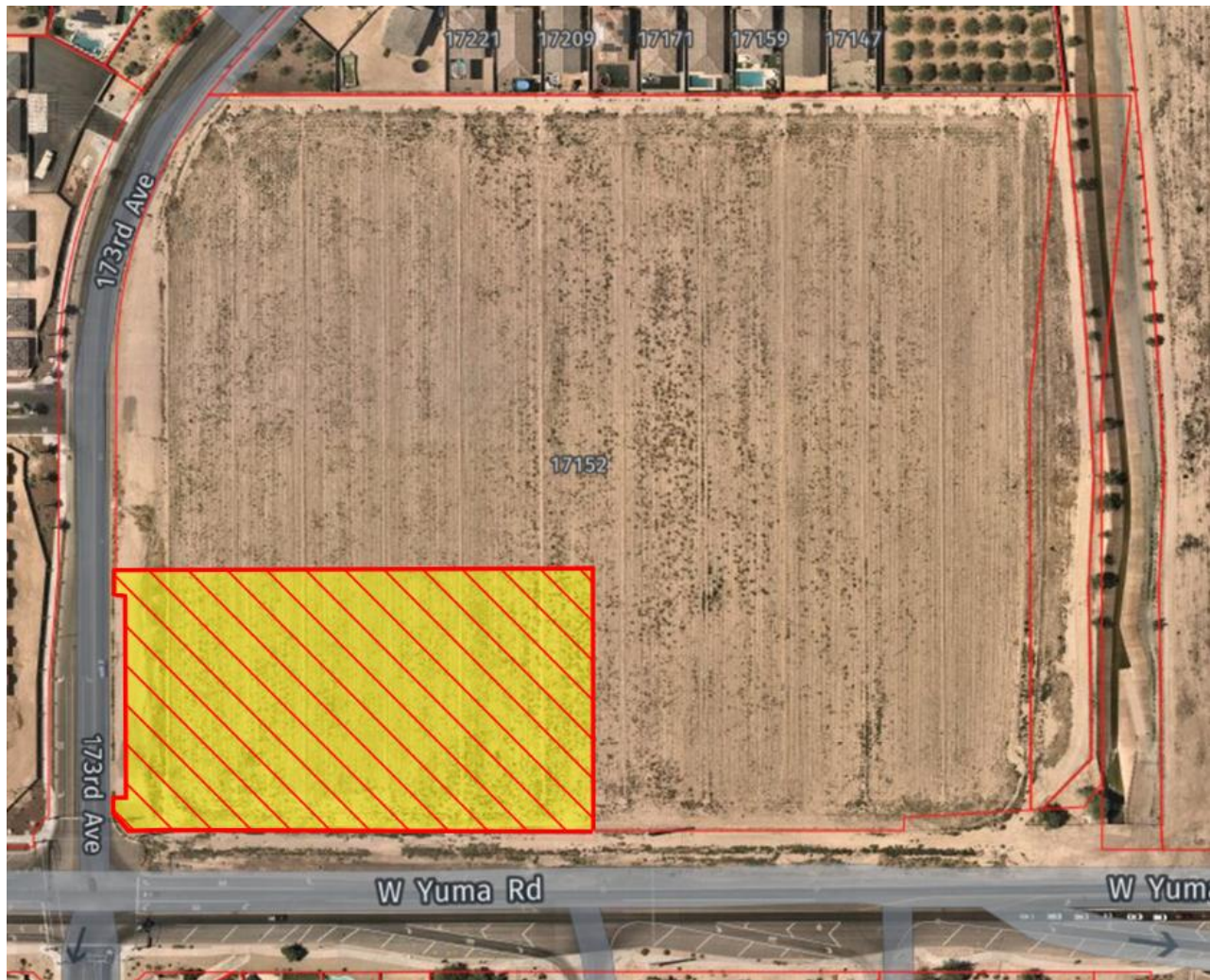
APPLICANT:
QuikTrip Corporation
Daniel Chambers
1116 E. Broadway Rd., Tempe, AZ 85282
480-446-6321
dchamber@quiktrip.com

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 September 8th, 2020.

DESCRIPTION OF SITE AND SCOPE OF DEVELOPMENT

The site sits at the NEC of 173rd & Yuma and is currently part of City of Goodyear within Canyon Trails Phase 2 and is already zoned PAD with underlying C-2 (General Commercial) zoning. This site currently is undeveloped.



The proposed QuikTrip development is a 3.03-acre site that will be split off from APN 502-39-003R. The approximate site boundary is shown above. The scope of QuikTrip's development will include two structures: a 5,312 square foot convenience store building and related 8,156 square foot fuel canopy. Based on City of Goodyear requirements, auto service stations require 1 parking space per 300 s.f. of floor area which equates to 18 spaces for this site. The proposed site provides 62 parking spaces, including 3 ADA stalls. The provided parking count is based on historical data from nearby QuikTrip stores.

BUILDING AND SITE DESIGN

The proposed store is approximately 5,312 square feet. The building will be predominantly brick construction in “Bronzestone” – a traditional red color – with accent bands of contrasting “Midnight” and “Granite” 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 single stack ten, to serve up to 20 automobiles at a time.

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.

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.

COMPLIANCE WITH EXISTING GENERAL PLAN AND ZONING

The Goodyear 2025 General Plan dictates this area as Neighborhood 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. 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, more than 28% 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.