

QuikTrip

Use Permit



- Canyon Trails Phase 2
Planned Area
Development (PAD)/
C-2 General
Commercial

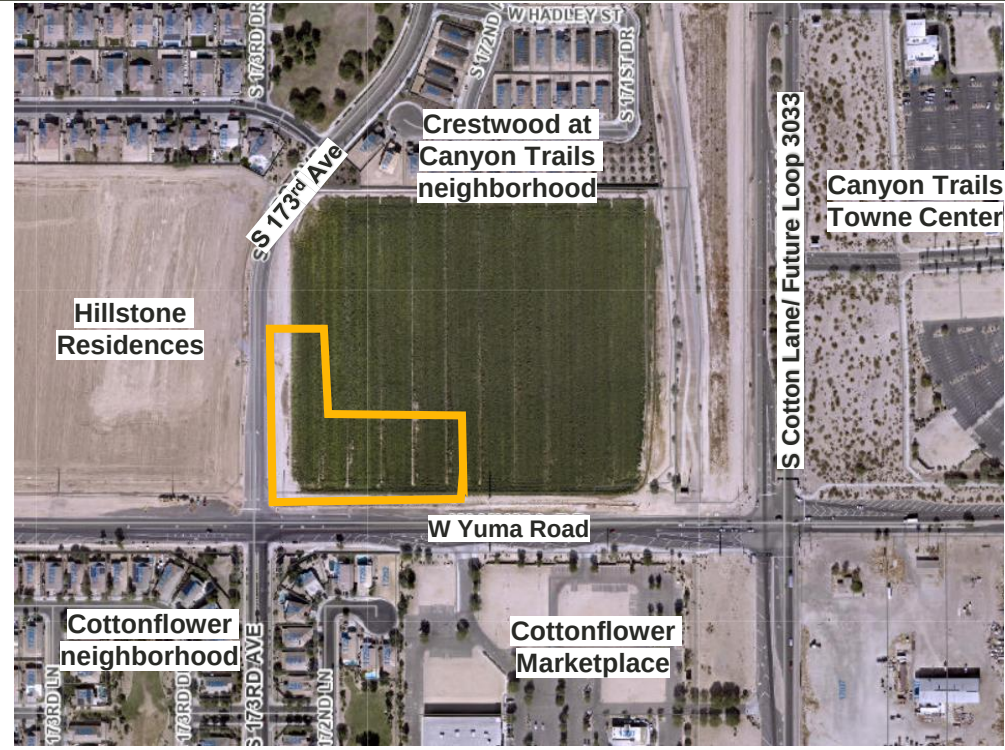


Location

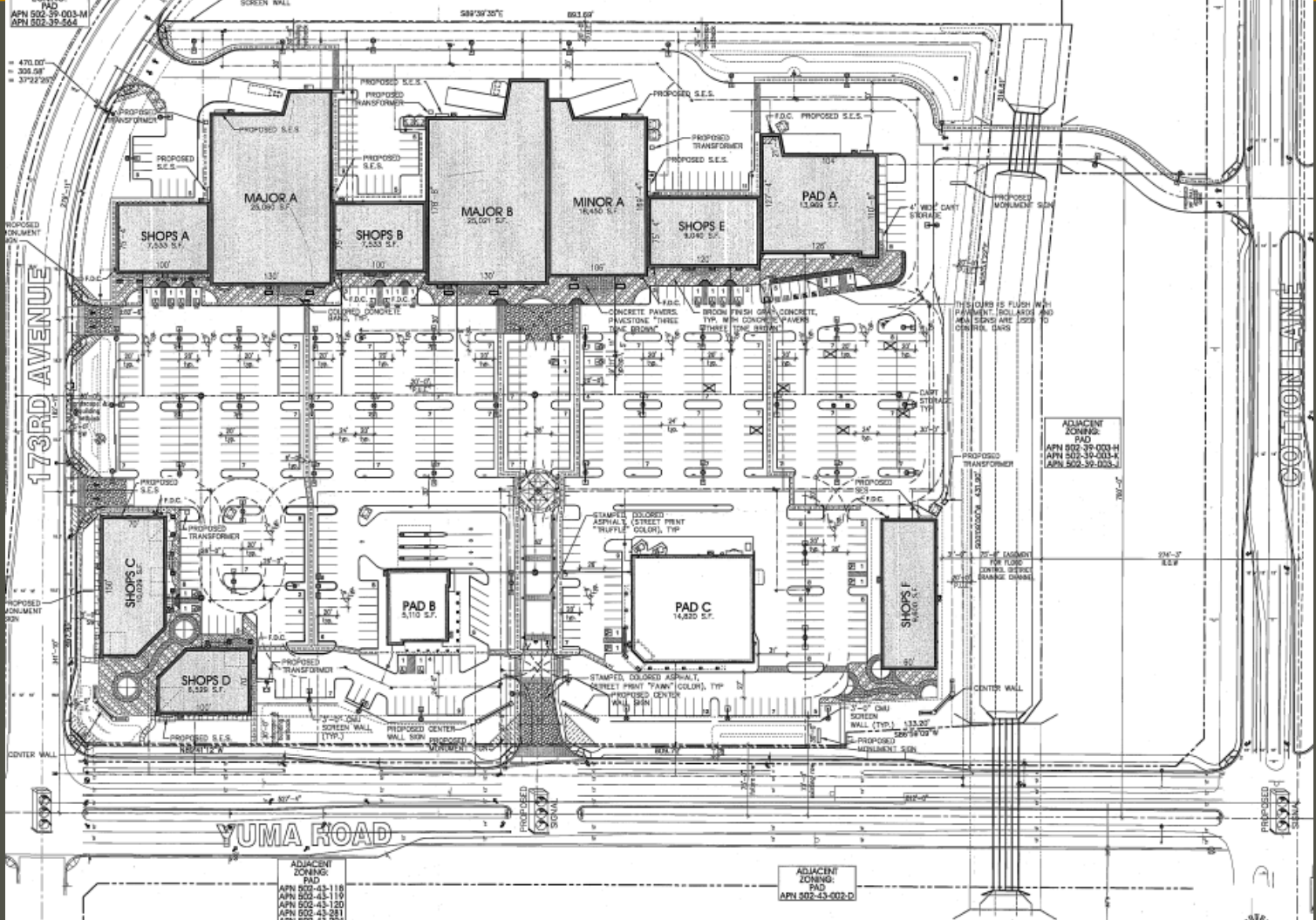


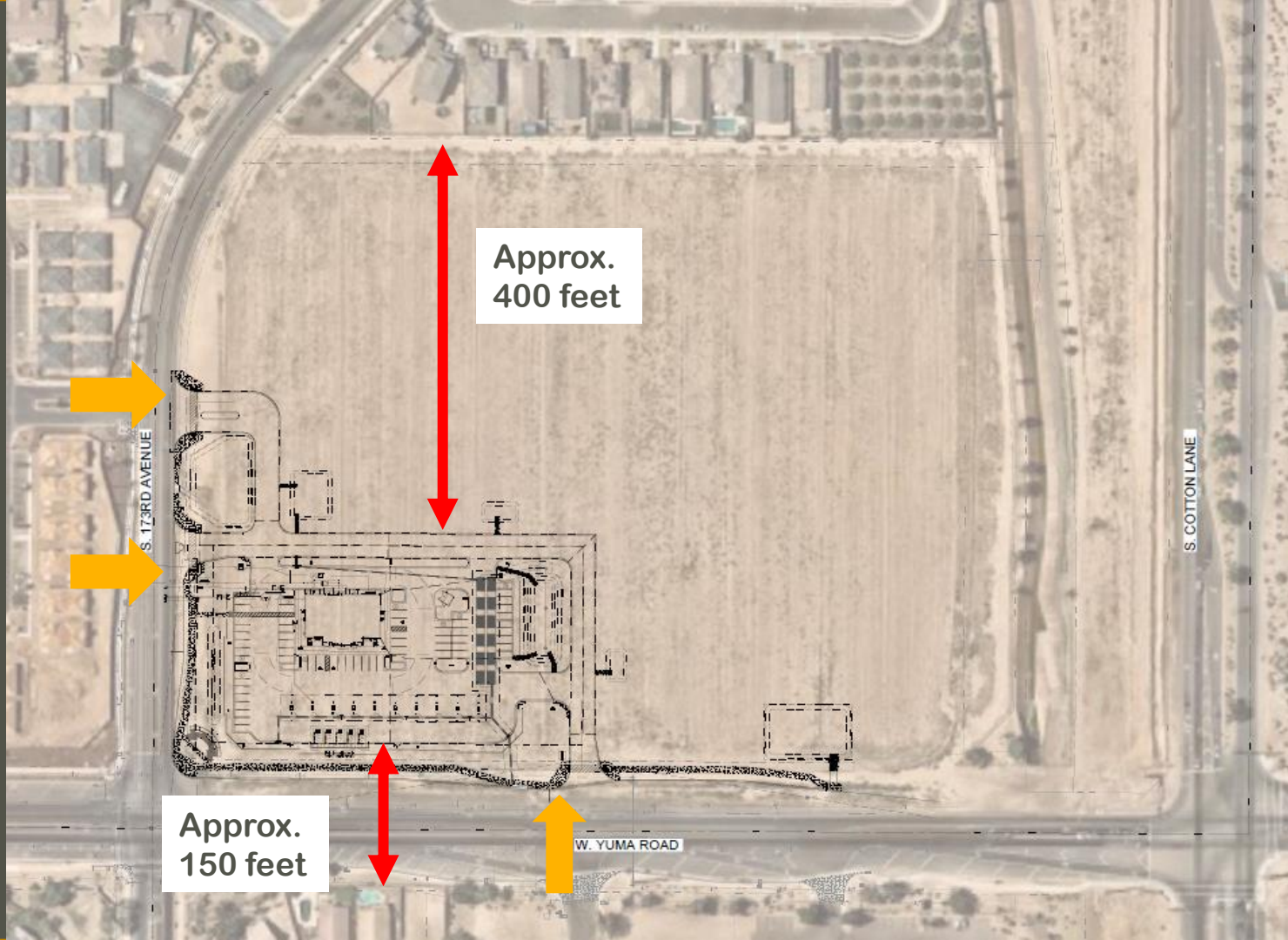
NEC OF W YUMA ROAD AND S 173RD AVENUE

- Canyon Trails Phase 2 PAD
- Approx. 3-acre site



SITE PLAN





Approx.
400 feet

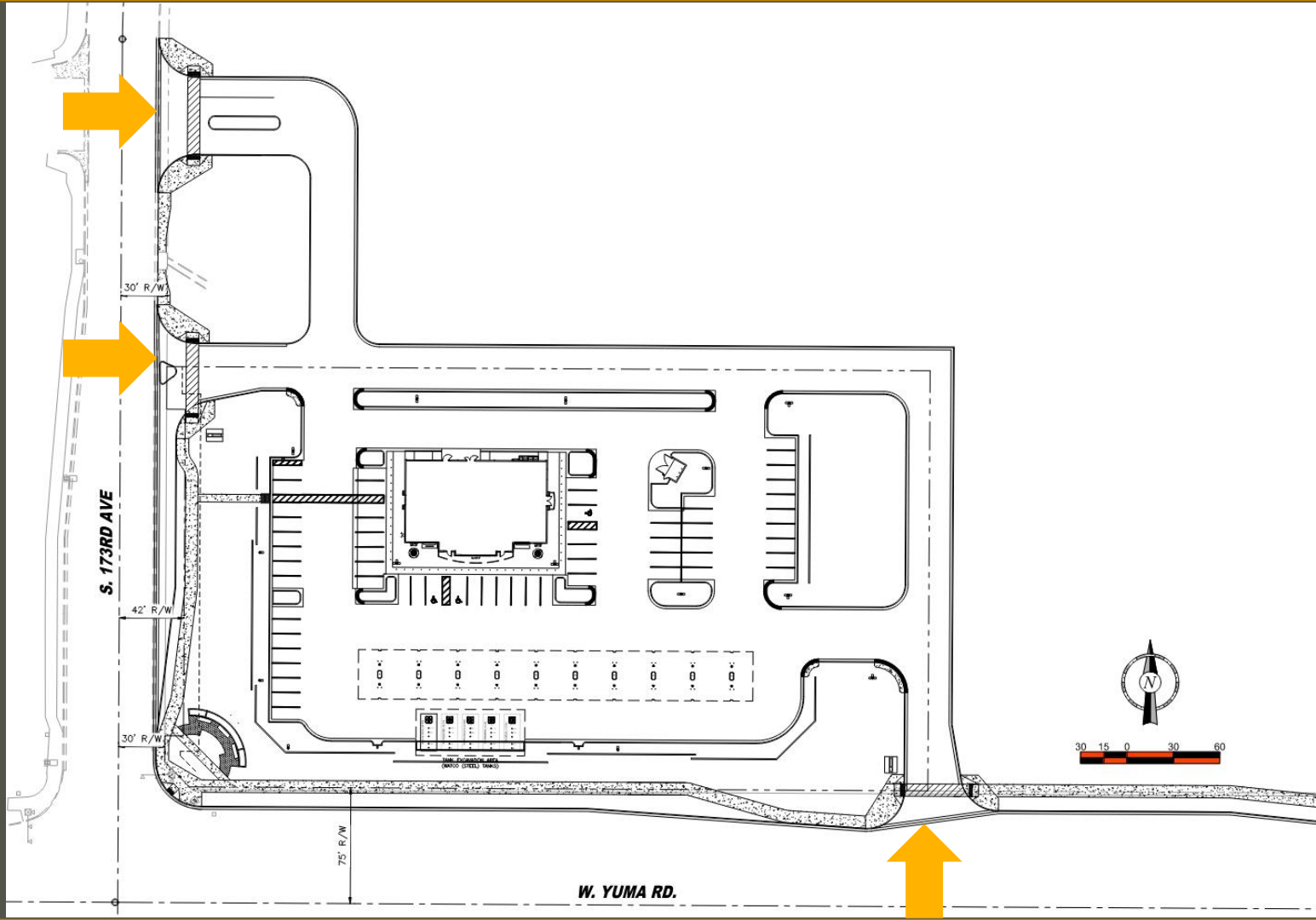
Approx.
150 feet

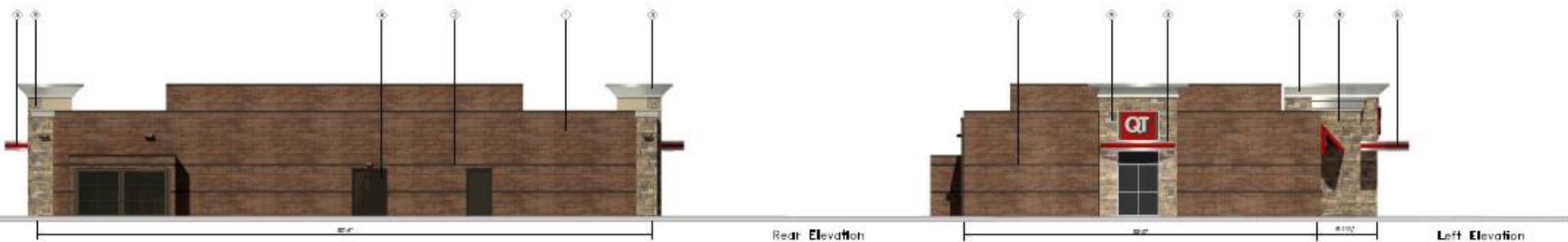
S. 173RD AVENUE

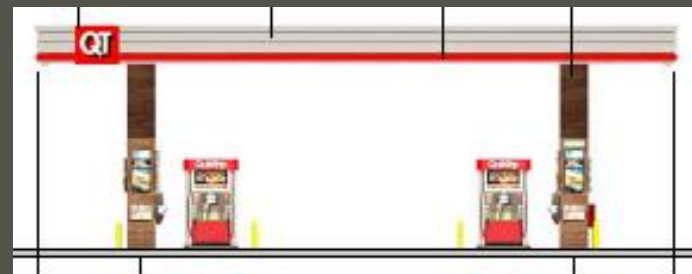
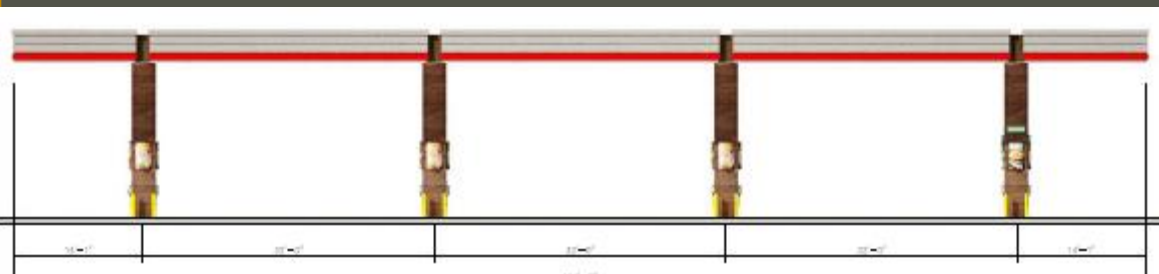
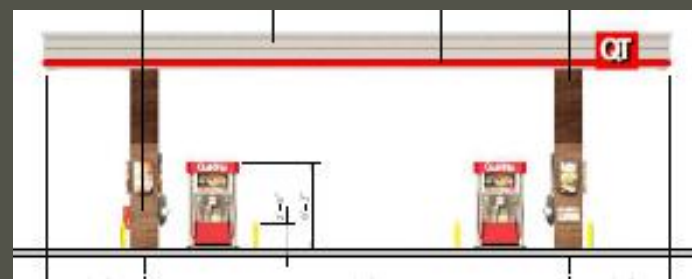
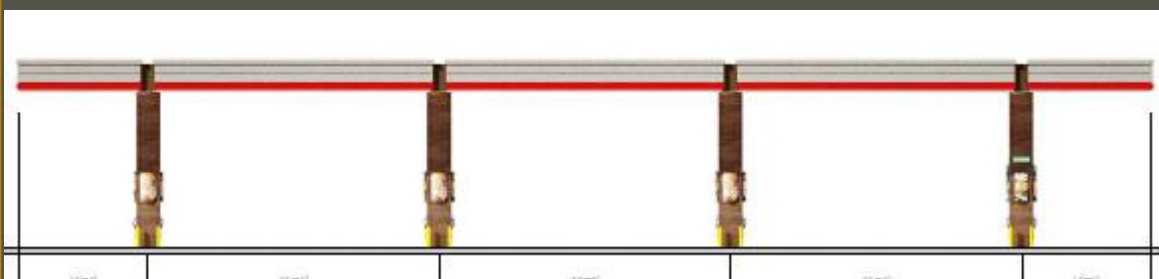
W. YUMA ROAD

S. COTTON LANE











Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
- Neighborhood meeting held on April 19, 2023
- Opposition – One resident
- Support – One resident

Recommendation



APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- Planning and Zoning Commission recommended approval



