

Use Permit for Convenience Use (Convenience Store with Gas Station)

QuikTrip at the Triangle



Location



SEC OF N 166TH AVENUE AND W INDIAN SCHOOL ROAD

- Business and Commerce General Plan designation
- Zoned PAD (Planned Area Development), underlying C-2 (General Commercial)
- Within Luke AFB 65 DNL

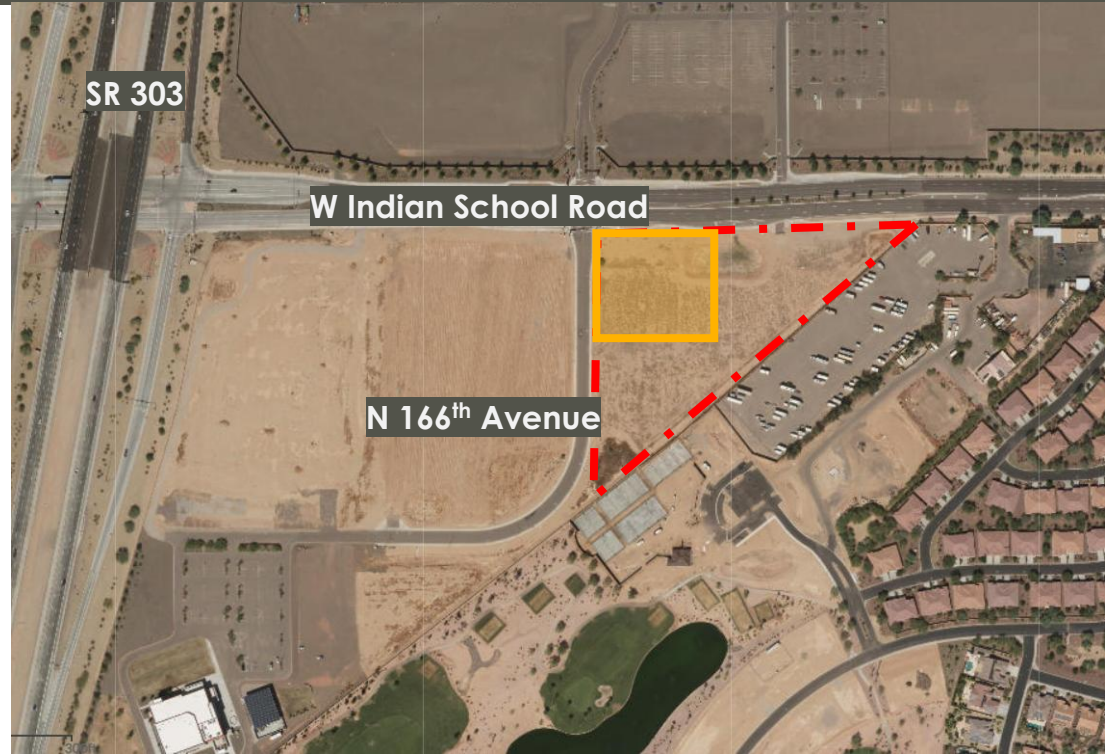


Location



SEC OF N 166TH AVENUE AND W INDIAN SCHOOL ROAD

- Approx. 1.82-acre site
- Approved Master Site Plan
– The Triangle





W. INDIAN SCHOOL RD.

PROP. MONUMENT
SIGN

SIGHT DISTANCE
TRIANGLE PER
COG DET G-448

PROP. DRIVEWAY PER
COG STD DET G-3236

ENHANCED
INTERSECTION
HARDSCAPE
FLATIR
BENCH, TYP.

PROP. 6" CURB
AND GUTTER, TYP.

UTILITY EMT
2018-1002096

FUELING
CANOPY
7,287 S.F.

FUEL CANOPY TO BE
SPRINKLED UNDER
SEPARATE RISER

PROP. AIR STATION

TEMP DRAINAGE EMT.
PER BK 1370 PG 10

EXIST. FIRE
HYDRANT, 7"
CLEAR MIN., TYP.

N. 166TH AVE.

PROP. BOLLARD, TYP.
PAINTED QT. BROWN
RE: F1-SP4

PROP. DINING
TABLE

PROP. BIKES BACK
LOCATION
RE: A6-SP4

PROP. ADA
SIGNAGE
RE: A1-SP4

PROP. KNOX
BOX LOCATION

PROP. FDC
LOCATION

PROP. SITE
LIGHT, TYP.

PROP. BOLLARD, TYP.
PAINTED QT. BROWN
RE: F1-SP4

SE3
LOCATION

PROP. FIRE
RISER ROOM

PROP. FIRE HYDRANT,
7" CLEAR MIN., TYP.

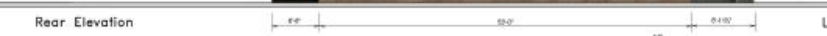
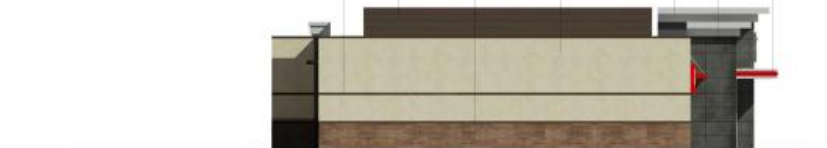
PARCEL 5 PVS03 (PART 2 PHASE 1)
APN 501-02-930
INDIAN SCHOOL 166TH LLC

PROP. TRASH
ENCLOSURE PER
COG STD DET
G-3160

UNOBSTRUCTED AREA PER
COG STD DET G-3160

PROP. DRIVEWAY
PER COG STD
DET G-3236

SIGHT DISTANCE
TRIANGLE PER
COG DET G-448

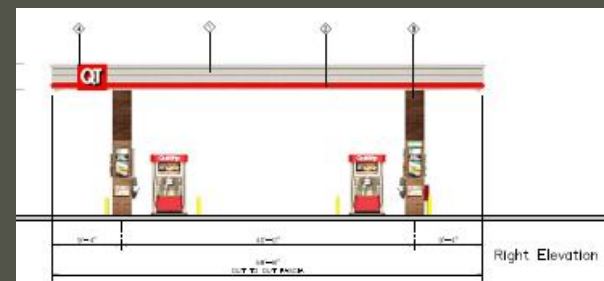
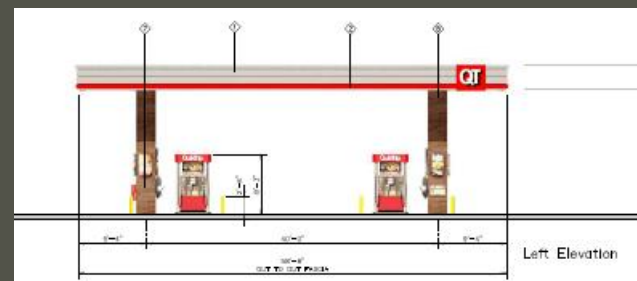
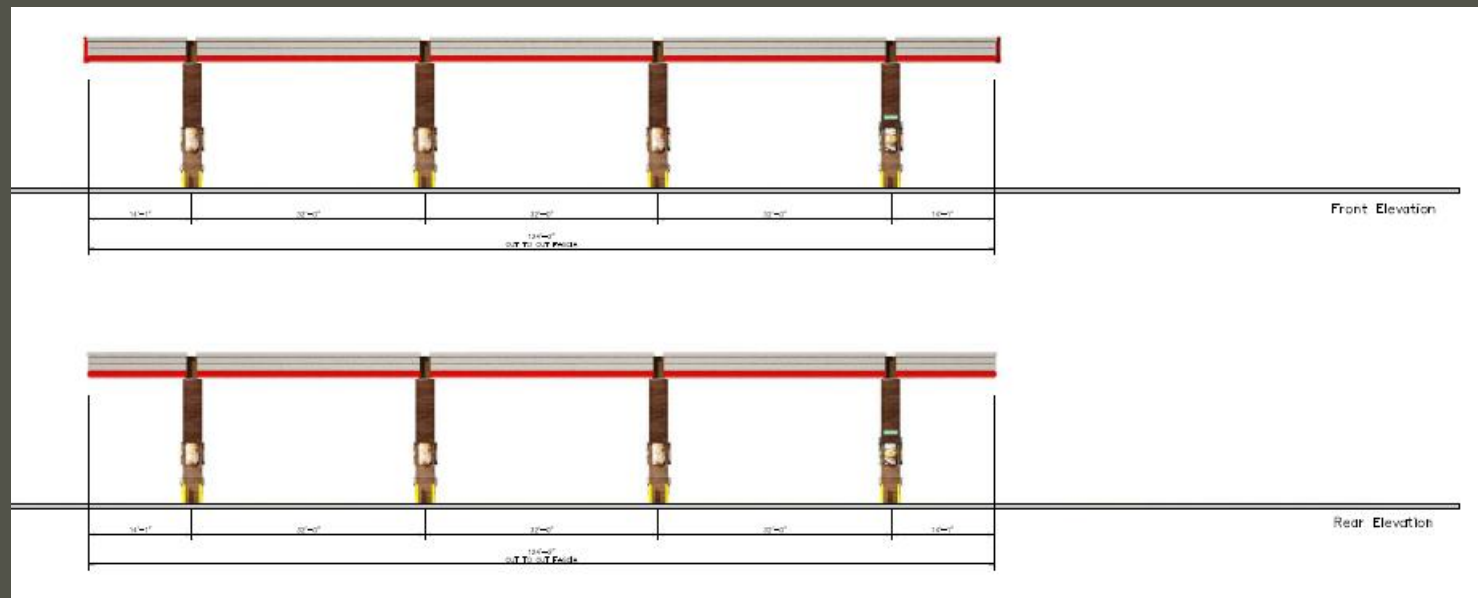


Front Elevation

Right Elevation

Rear Elevation

Left Elevation





Public Participation

CITIZEN REVIEW AND PUBLIC HEARINGS

- Citizen Review and Public Hearing processes were followed
 - Applicant neighborhood meeting – May 22nd
 - Approx. 100 attendees
 - Citizen Review Meeting – May 29th
 - Approx. 26 attendees
- To date, staff has received 16 emails from residents
 - In Favor – 4
 - In Opposition – 12
- Concerns: Lighting, noise, traffic, crime, environmental, health, hours of operation, truck stop/ semi-truck services expansion

C-2 General Commercial Zoning



PERMITTED USES

- Automotive repair and upholstery
- Banks
- Bus terminals
- Business and professional offices
- Funeral homes
- Retail
- Restaurants w/out drive through (Use Permit required if within 500 ft. of residential)
- Massage/ tattoo/ body piercing establishment
- Parking lots
- Pawn shops

W Indian School Road

proposed QT

Filiberto's

N 166th Avenue

Approx. 240 feet

Approx. 700 feet

Recommendation

APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- Planning and Zoning recommended approval (6-1)
- Stipulations
 - Prohibit truck stop/travel center facilities and services
 - Prohibit on-site semi-truck parking and overnight parking accommodations



