

Use Permit for Convenience Use QuickTrip 1541



Location

Southwest Corner of MC 85 and South Estrella Parkway

- 5.13 Acre Eastern portion of a 15.19 Acre Lot
- C-2 w/ PAD overlay

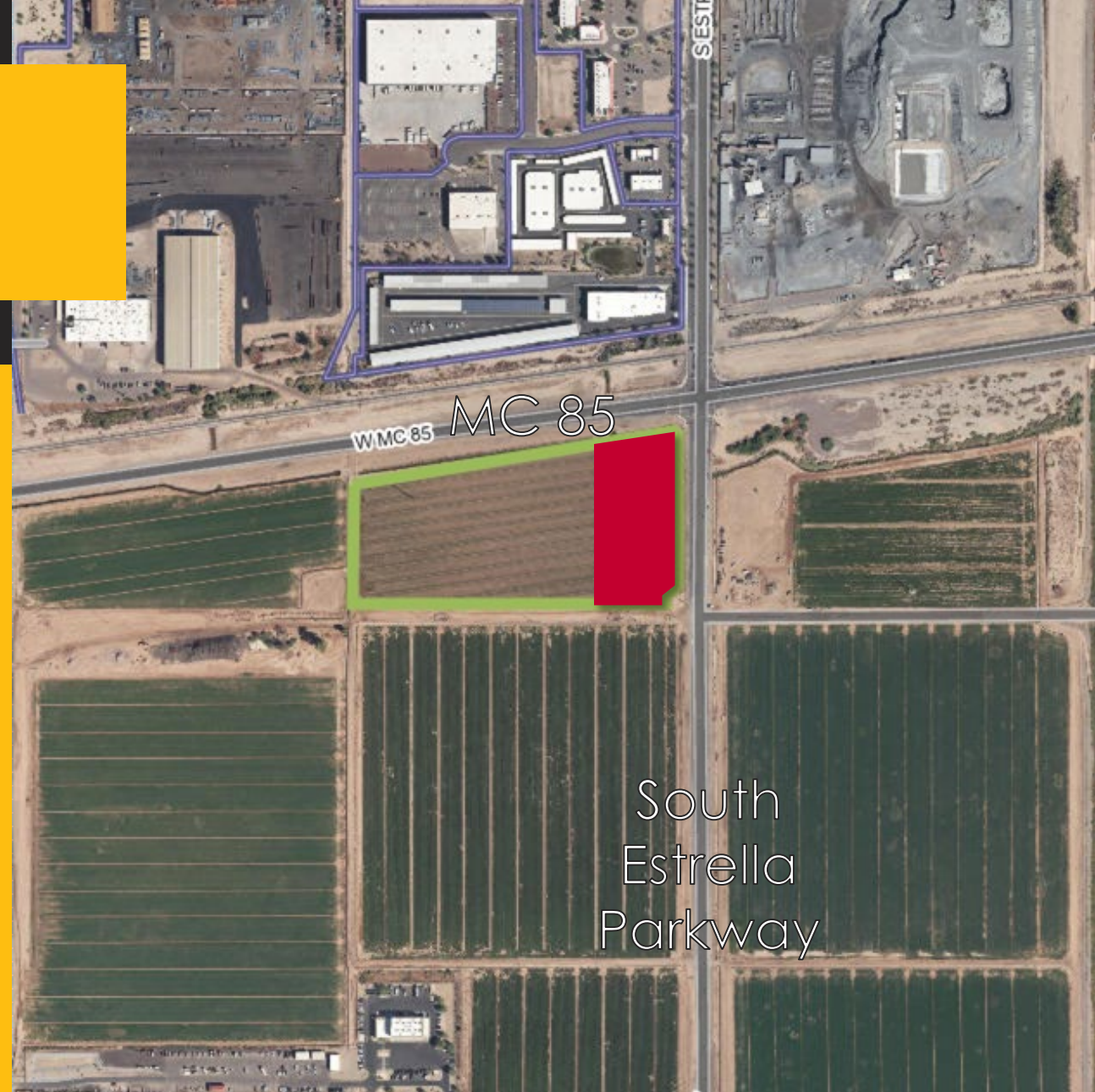


Surrounding Area

Estrella Commerce Park PAD Overlay

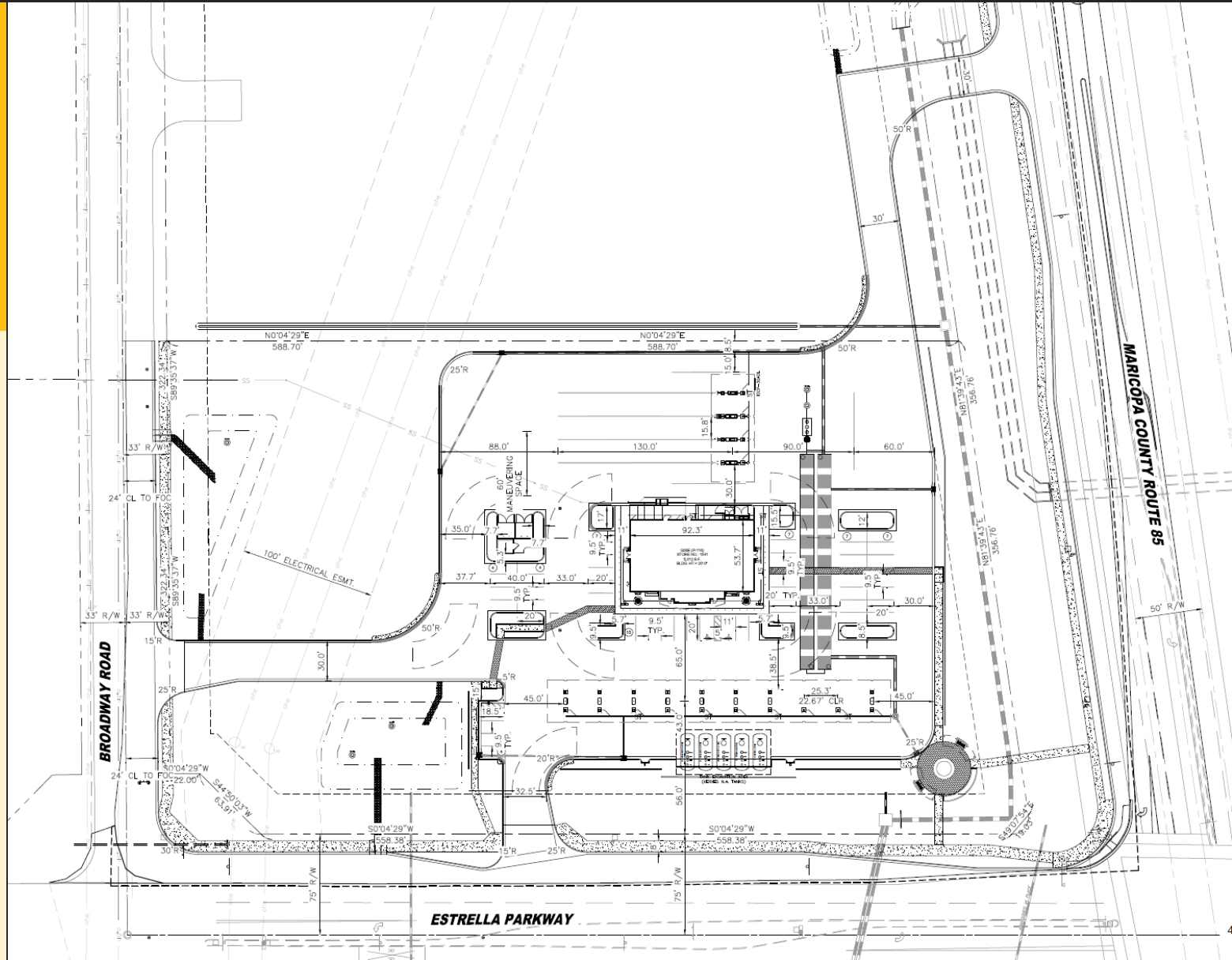
Surrounding Uses

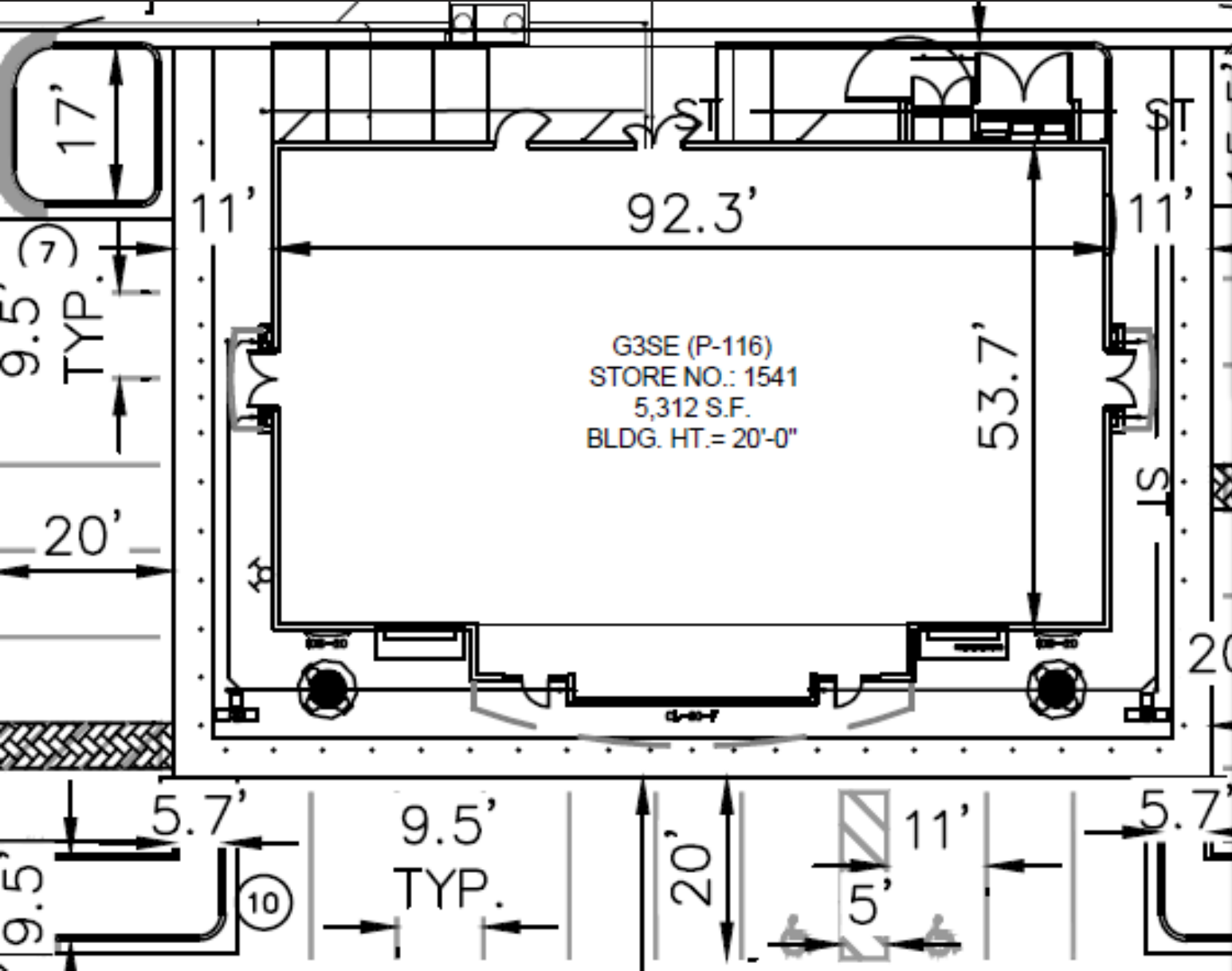
- North:
 - Budget Mini Storage
- East, South, & West:
 - Vacant Land that is also a part of the Estrella Commerce Park Planned Area Development Overlay



Site Layout

- Main Building
- Vehicle fuel pumps
- Truck fuel pumps
- Corner feature





Main Building

- 5,312 Sqft Building
- 49 Parking Spaces
- 7 Bicycle Spaces

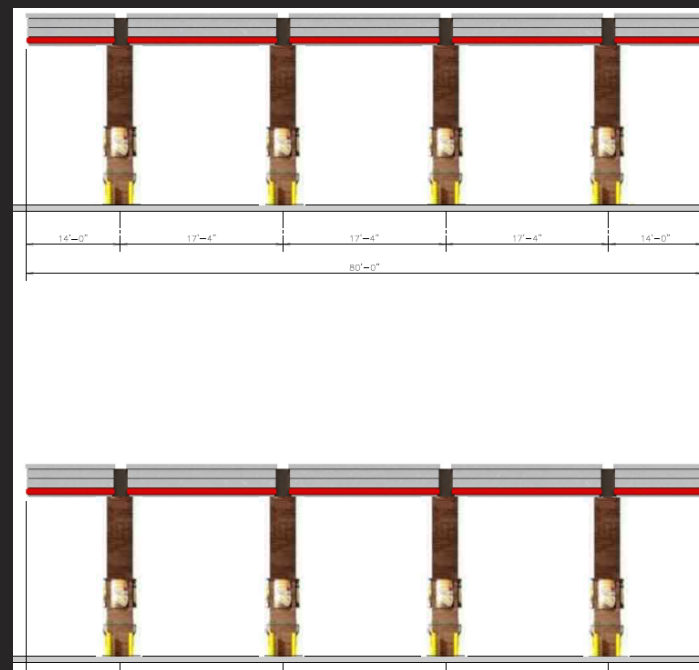
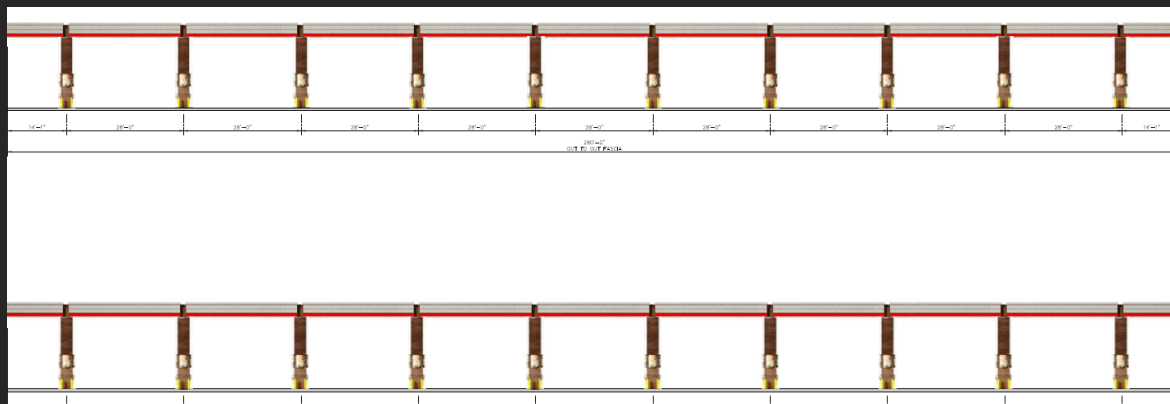
Building Aesthetic

- 4-sided architecture



Fuel Pumps

- 8,176 Sqft auto fuel canopy w/ 10 pumps to serve up to 20 cars
- 2,554 sqft Truck fueling area w/ 3 semi-truck fueling bays to serve up to 3 semi-trucks

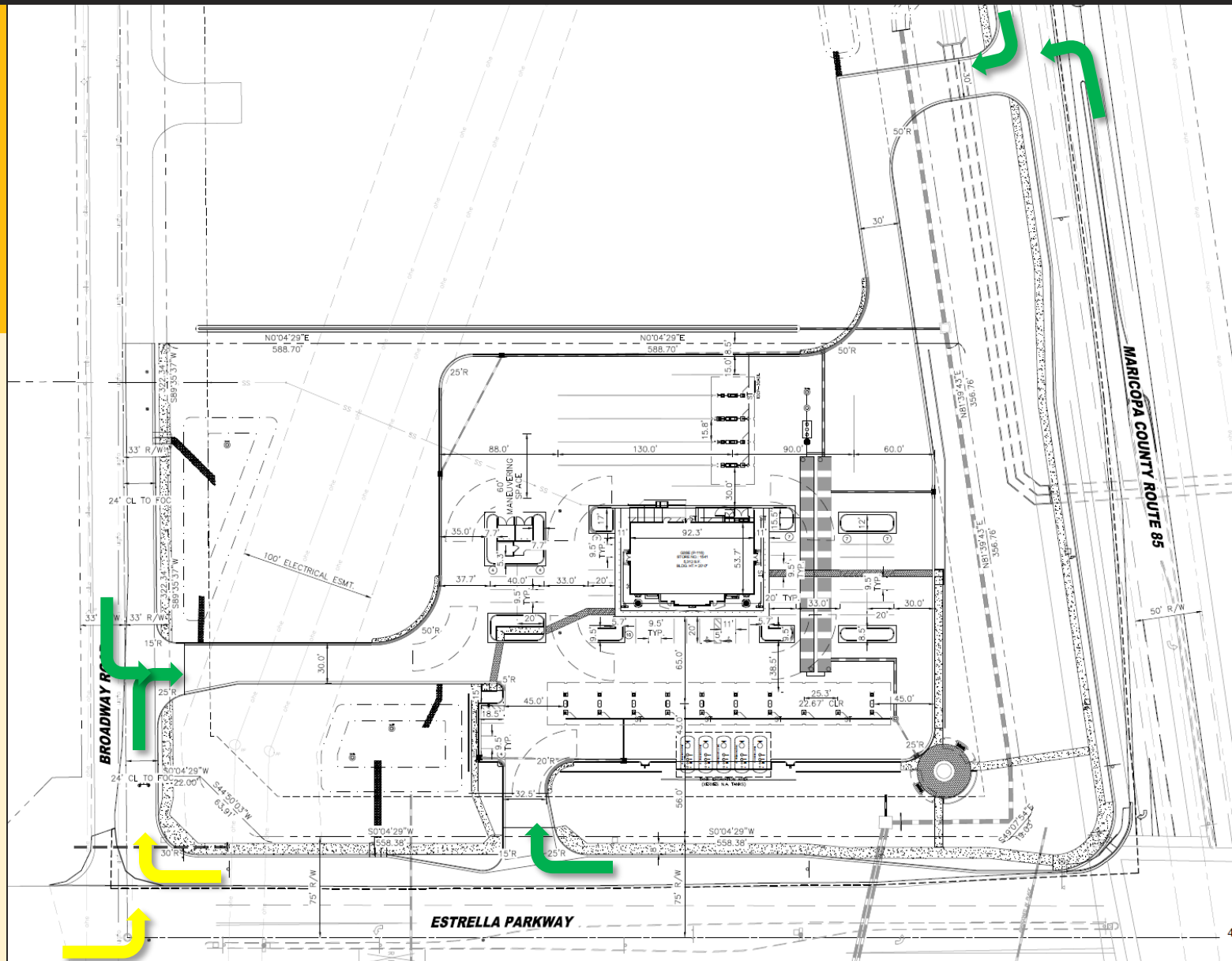


Corner Feature



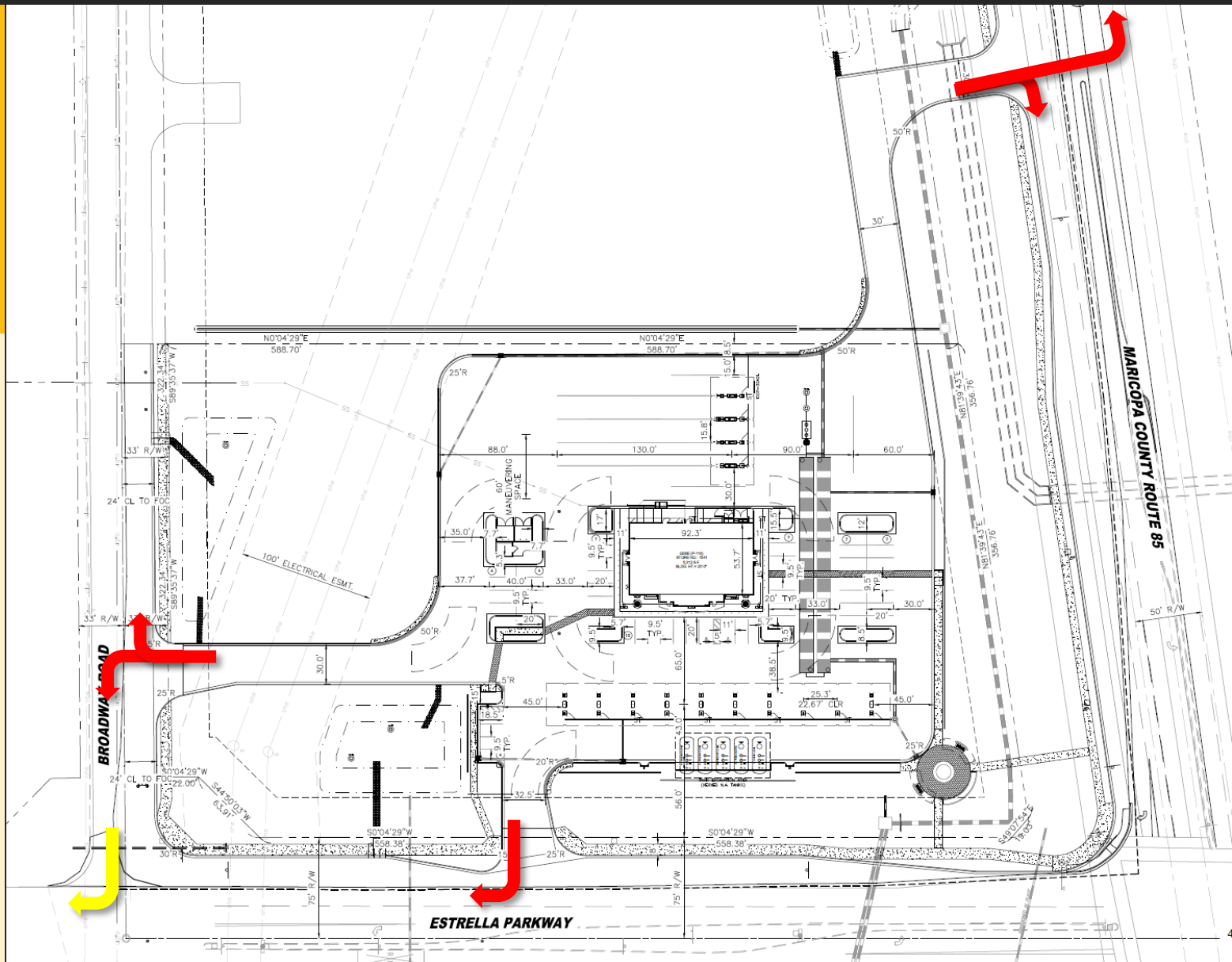
Site Access

- 3 Points of Access
 1. MC-85
 2. Estrella Parkway
 3. Broadway Road
- Broadway-Estrella Intersection



Site Access

- 3 Points of exit
 1. MC-85
 2. Estrella Parkway
 3. Broadway Road
- Broadway-Estrella Intersection





QuickTrip1541

Public Participation

- Alternative Citizen Review
- No questions, comments, or concerns





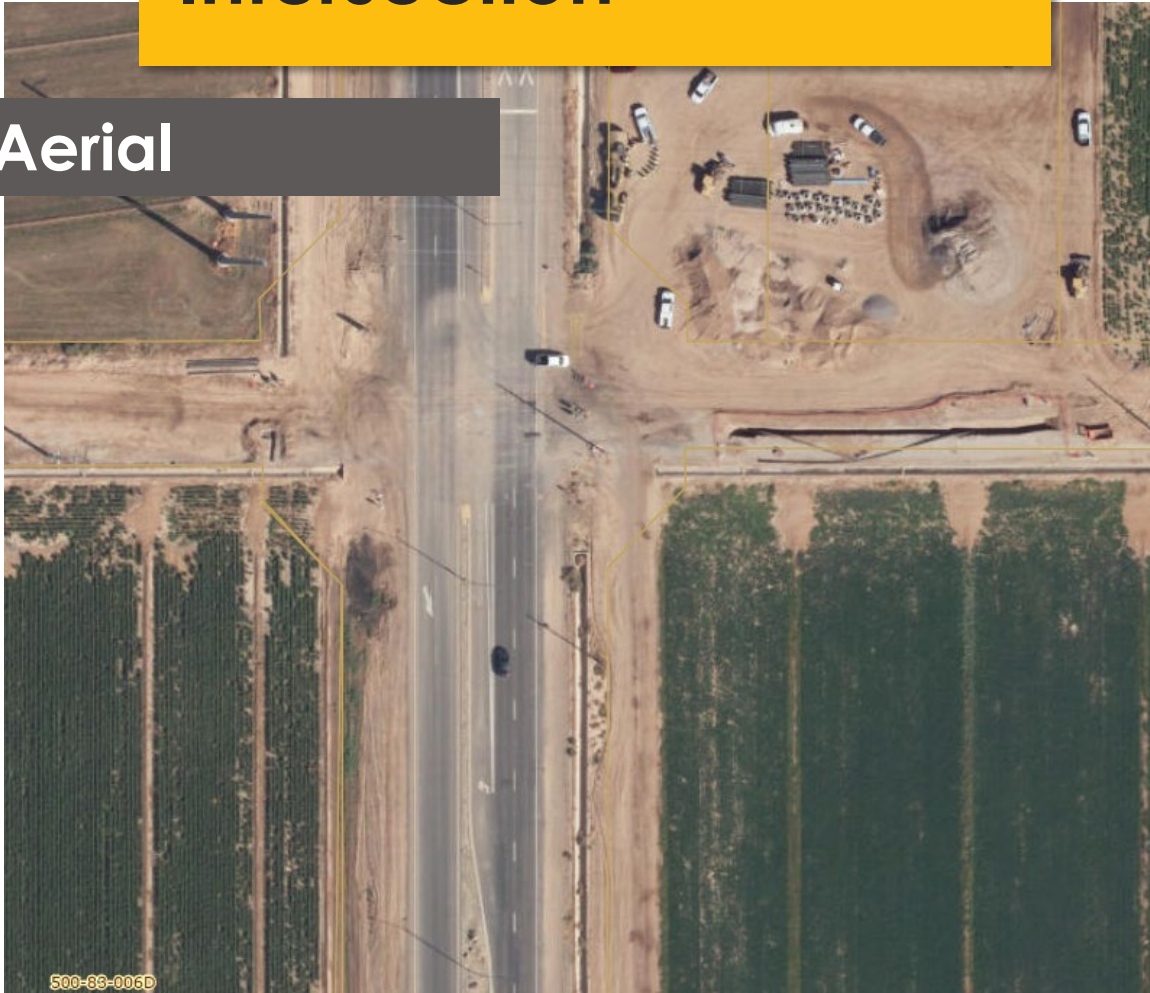
Recommendation **QuickTrip 1541**

Recommend approval subject to staff stipulations

- Application complies with city requirements
- Stipulations
 - Prohibit truck stop/travel center facilities and services
 - Prohibit on-site semi-truck parking and overnight parking accommodations

Broadway-Estrella Intersection

Aerial



Street View



Estrella Widening

- CIP Project
- Widening From MC 85-Vineyard

