



Use Permit Narrative

**QT #1541 – SWC MC-85 & Estrella
Parkway
Goodyear, AZ**

Case No:
Submitted: May 16, 2024

I. Introduction

QuikTrip Corporation (“QT”) is seeking to develop approximately 5.12 net acres located at the southwest corner of the MC-85 and Estrella Parkway, a portion of APN 500-06-040B (the “Site”). QT requests a Use Permit in order to allow the development of the Site as a new QT Convenience Store and Gas Station (“QT Store”) on this underutilized Site. This QT Store is more than just a gas station and will serve a variety of freshly made foods and drinks from a “full-service counter.” Customers can choose from a large selection of food items including: ice cream cones, pizza, warm pretzels, toasted sandwiches—and now full sub sandwiches. Specialty coffee drinks, espressos, shakes, smoothies, and more will be offered. QT is excited about the prospect of this new QT Store that will bring jobs and necessary goods and services to the area. The QT Store will be open 24 hours a day, 7 days a week. This location is anticipated to employ dozens of workers. The number of staff present at any one time will vary, but QT anticipates staffing the store with 2-6 employees at a time.

As is described below, the proposal is consistent with the General Plan and surrounding area and will be an asset to the City while making good use of this underutilized Site.

II. Site, Surrounding Area, Existing Zoning & General Plan Conformance

The Site is currently vacant and is zoned C-2 (General Commercial). The Site is bounded by MC-85 on the north and Estrella Parkway on the east. The Site is within a larger area anticipated to be developed by Lincoln Property Company with industrial, business park, and commercial uses. Additionally, ADOT is in the process of acquiring property by eminent domain to build the SR-30 adjacent to the Site, with a full interchange at Estrella Parkway. This proposed QT Store will be appropriate for the area, future surrounding development, and current and future freeway proximity. The Site is designated as Business and Commerce on the General Plan. The Business and Commerce designation is designed to include community-level retail and service-oriented businesses. This proposed QT Store complies with the General Plan designation and is supported by the following goals and policies of the General Plan.

- **Goal GD-2.** Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- **Goal ED-1.** A resilient and diversified economy.
- **Objective ED-1-1.** Encourage development to attract businesses to Goodyear that offer good wages and benefits and positively contribute to the community and economy.

This proposed QT will make good use of a vacant site, provide jobs, and valuable goods and services in an appropriate location that will benefit the community. A QT Store will benefit this area and is a sustainable solution for this vacant site.

III. Use Permit Criteria

QT requests a Use Permit to allow a “convenience use.” A QT Store will be an exciting, compatible development in this area that meets and exceeds the requirements for a Use Permit found in Section 1-3-2 of the Goodyear Zoning Ordinance as follows.

1. The proposed QT 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.

This proposed QT Store will be beneficial to the area and is fitting with the adjacent freeway and surrounding uses (both existing and future). This attractive, well-designed QT Store will be appropriate for this commercial Site and will have no negative impacts to the area. The Site is surrounded by Lincoln's future development on the east, south, and west. To the north, across MC-85, exists a variety of industrial and commercial uses including an aluminum supplier and self-storage. To the northeast exists the Phoenix-Goodyear airport. A QT store is well suited for this area and will have no negative impacts on the area or public welfare. Rather, this QT Store will be an asset to the area, is less intensive than many surrounding uses, and will provide necessary services in an appropriate area. Additionally, while some semi-fueling will be provided, this QT Store is not a truck stop. No showers or other truck stop services will be provided and overnight parking is prohibited.

Regarding traffic, a QT Store is a relatively low traffic-generating use compared to other C-2 permitted uses. A large amount (approximately 75%) of convenience store trips are "pass by" in nature, meaning most of the traffic visiting a QT Store is already on the road. Overall, this proposed QT Store will generate approximately 141 new trips in the morning peak hour, and 125 new trips in the evening trip hour. A Traffic Impact Analysis is included with our Use Permit Application submittal.

QT has also taken thoughtful steps to mitigate impacts to the environment and build a more sustainable product. The landscape palette will be designed 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.

Overall, this proposed QT will be a benefit to the area, is located on an appropriate Site, and will make good use of this vacant commercial site.

2. The proposed QT is compatible with the uses permitted in the surrounding area.

The Site is surrounded by I-2, I-1, and C-2 zoning designations and uses. QT's proposed use is compatible with surrounding uses and will not have any negative impacts on nearby existing or future developments. This proposed QT Store is well-designed, attractive, and will not have any negative impacts on nearby existing or future developments. QT's proposed development is the exact type of development that is appropriate for this location when considering surrounding zoning, freeway proximity, and airport proximity.

IV. **Building and Site Design**

QT's proposed development is designed as a high quality and attractive commercial development that will create employment opportunities and will be in harmony with the area. The proposed store is planned to be approximately 5,312 square feet. The store building has been designed with a variety of colors and materials to create an attractive presence and break up building monotony.

Outside the store, the fuel canopies have been designed to complement the architecture of the store and contains the same metal elements in the fascia for site cohesiveness. Two fuel canopies are planned; a 10-dispenser auto-fuel canopy and a 3-bay semi-truck diesel canopy with 2 auto-diesel handles at both ends for boats, RVs, and other smaller diesel engine vehicles. Importantly, this QT Store is not a truck stop.

The Site will also be designed with ample landscaping both within the Site and along the streetscapes. Landscaping will also be used near parking to reduce heat island effect and provide shading. Around the store, planters will be used to tie into other landscaping and enhance the overall design. This proposed QT will be amply and attractively landscaped and will meet and/or exceed all City landscaping requirements.

Access is provided off of Estrella Parkway, MC-85, and Broadway Road, ensuring easy access to customers visiting this QT Store from many locations, and preventing unsafe turning movements.

Easy and convenient customer parking is also a priority for QT. 55 parking spaces are provided, where only 18 spaces are required.

V. Conclusion

QT's proposed development will be high-quality and suitable for the area while providing, jobs, tax dollars, and necessary goods and services. This QT Store will benefit the area and will be an exciting addition. QT looks forward to the opportunity to further invest in Goodyear. We request your approval.

VI. Project Team

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