



PRE-APPLICATION NARRATIVE

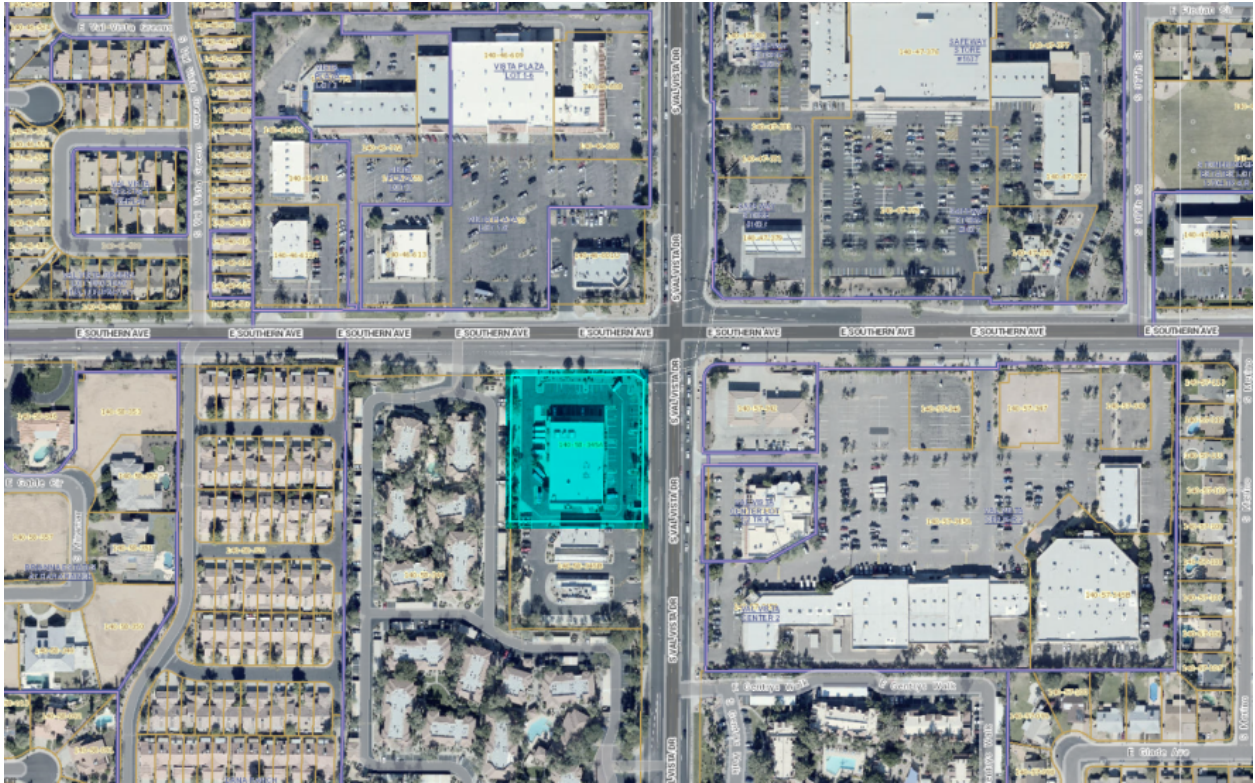
**QT #1427 – SWC of Val Vista Dr. & Southern Ave.
1956 E. Southern Ave., Mesa AZ 85023**



APPLICANT:
QuikTrip Corporation
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DESCRIPTION OF REQUEST

QuikTrip has begun the Site Plan Modification process for their newest location and is currently in Site Plan Review, Design Review and a Special Use Permit consideration to construct and operate a new store with convenience and fuel options located at the southwest corner of Val Vista Drive and Southern Avenue. The subject site is highlighted in blue below:



The site is currently an old furniture sales store. In order to construct a new store, QuikTrip is requesting a Site Plan Modification, Design Review and a Special Use Permit to allow a service station with fuel in the Limited Commercial (LC) zoning district. QuikTrip plans to demolish the existing furniture sales store to construct its newest store at this location featuring upgraded materials and an improved design.

EXISTING CONDITIONS

The site currently an existing furniture sales store at the southwest corner of Val Vista & Southern. Directly to the south is a Wholegrain bakery. A Sonic is located further south in the development. Vista Grove apartments are located immediately west of this proposed location. The subject site is zoned Limited Commercial with the General Plan 2040 Mixed Use Activity District.

BUILDING DESIGN

Our proposed building, a QuikTrip, has been upgraded and redesigned in accordance with the recently adopted Quality Design Standards. The building features several upgraded architectural enhancements from the existing building and ties into the adjacent development to compliment and strengthen the existing community and character.

The proposed store is approximately 5,000 square feet. The building will be predominantly brick construction in “Bronzestone” – a traditional red color – with accent bands of contrasting “Midnight”. Additionally, tan and brown EIFS pilasters have been incorporated to create architectural interest through façade articulation, break up large planes of space, and complement adjacent development with natural earth tones on all four elevations of the building. Brown EIFS has been used at the base of the building with a transition to tan EIFS to create a single material band change at the base of the building. The traditional QuikTrip cornice has also been replaced with a more modern and appropriate design. 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 and EIFS elements and providing abundant transparency. All building entrances have been designed to incorporate overhangs above them with display windows surrounding them.

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. Hot and cold specialty coffees, 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 double stack eight, to serve up to 16 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.

COMPLIANCE WITH ZONING ORDINANCE SECTION 11-31-25

The proposed QT meets the requirements of the City of Mesa Zoning Ordinance, Section 11-31-25: Service Stations in the following ways:

- A. Constructing the proposed QuikTrip will increase the number of fuel options at the arterial intersection of Southern Avenue and Val Vista Drive from one to two and meets this Code restriction.
- B. The site features approximately 245' of frontage along Southern Avenue and 280' along Val Vista Drive, exceeding the minimum street frontage of 100 feet set forth in this Code provision.
- C. The proposed store will feature fuel canopies that cover the pump islands and whose architectural features compliment the design of the main structure.
- D. The proposed QT site will provide approximately 25% landscape coverage with a permanent below grade irrigation system using automatic timing controls, exceeding the 10% minimum required in this Code provision.
- E. The proposed QT features a 36-inch masonry screen wall in accordance with this provision of the Code.
- F. Lighting on the exterior of the site will comply with the requirements of this provision of the Code.
- G. Trash receptacles are proposed at every pump island consistent with the requirements of this provision of the Code.
- H. This provision does not apply to the subject site as it is not located within a "-U" designated district.
- I. Criteria for Special Use Permit is detailed further in the following section.

SPECIAL USE PERMIT

We believe that the proposed QuikTrip service station at the southwest corner of Val Vista Drive and Southern Avenue will conform to the criteria for a Special Use Permit, per Section 11-31-25.I of the Mesa Zoning Code:

1. The use is found to be in compliance with the General Plan, applicable Sub Area Plans, and other recognized development plans or policies, and will be compatible with surrounding uses; and

The site has a General Plan designation of Mixed-Use Activity District and zoned Limited Commercial. The use is in compliance with the General plan and Sub Area Plan and is compatible with surrounding planned uses.

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

The plan for the new QuikTrip store included in this submittal meets the current zoning code.

3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

Please see the section below referencing the "good neighbor policy".

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

The proposed Site Plan is in conformance with the Development Standards in the Mesa Zoning Code, Table 11-6-3A for Commercial Districts (GC):

	General Commercial (GC)	Proposed QuikTrip
Minimum Lot Area	5,000 sq. ft.	75,561 sq. ft. (Net)
Minimum Lot Width	50 ft.	245.05 ft.
Minimum Lot Depth	100 ft.	277.83 ft.
Maximum Height	30 ft.	20 ft.
Minimum Front Setback	15 ft.	57.5 ft.
Minimum Street Setback	15 ft.	84.89 ft.
Interior Setback (South)	15 ft.	42.63 ft.
Minimum Rear Setback	15 ft.	42.41 ft.
Minimum Landscape %	10%	~25.8%

Additionally, the proposed development standards are shown on the site plan for the QuikTrip store.

5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

The site has been designed to provide harmonious pedestrian and vehicular use of the site. The site will have two separate direct entrances: one driveway to Val Vista Drive, one driveway to Southern Avenue. Additionally, a cross access easement is in place for use of an additional south driveway along Val Vista as a full access point for the future CIP median project. QuikTrip has assured that adequate parking is provided on site to minimize the stores impact on the adjacent uses and will request an Administrative Use Permit to allow parking in excess of 125% of the minimum Code requirement. Finally, the site will not create dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites of more than ambient conditions and those that exist with the current use.

GOOD NEIGHBOR POLICY

QuikTrip will be sure to conduct business under the proposed “good neighbor policy” described below.

A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures;

QuikTrip’s store will be open 24 hours a day, 7 days a week and a manager will be present during those hours. This store will employ dozens of individuals, and the number of employees present varies depending on demand. However, we expect that during the day there will be anywhere from 2-6 employees on site at any given time. Given the number of employees on site at all times, the site will be maintained per the City of Mesa code.

QUIKTRIP CONTACT

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COMPLAINT RESPONSE PROCEDURES

QuikTrip’s top priority is providing the best customer service in the retail industry. A team of Training Managers are used to collect responses from both customers and City Inspectors to remedy any situation. The Division Office can be reached at 480-446-6300 where someone can quickly route any call to the appropriate agent for quick and professional resolution. Alternatively, www.quiktrip.com offers a ‘Contact Us’ portal where customers can enter feedback 24/7.

LITTER CONTROL MEASURES

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for QuikTrip employees to continuously monitor onsite activities. Per policy, Managers are to perform a shift walk upon arrival prior to relieving the previous Manager. This shift walk includes patrolling the property to pick up any trash or debris on site. Additionally, every hour, an Employee is to perform outside upkeeps to sweep the site and check landscape areas for debris.

PLAN OF OPERATION

QuikTrip prides itself on operating high-quality service stations with convenience markets in the City of Mesa and looks forward to the uniquely designed Cadence store.

As QuikTrip goes through the design and construction process, we work with all of the applicable City departments to ensure compliance with zoning, building and fire safety regulations. These departments are involved early on in the process, beginning with our pre-application meeting on November 5, 2019.

QuikTrip will continue to work with the Mesa Police Department on providing stores that comply with CPTED principles and are designed with safety principles in mind. This includes maintaining staffing levels to ensure visibility inside and outside of our stores as well as designing lighting to keep the exterior adequately lit.

We will continue to work with the City to ensure compliance with zoning through the planning process and building/fire safety compliance when we work through the construction document phase with staff.