

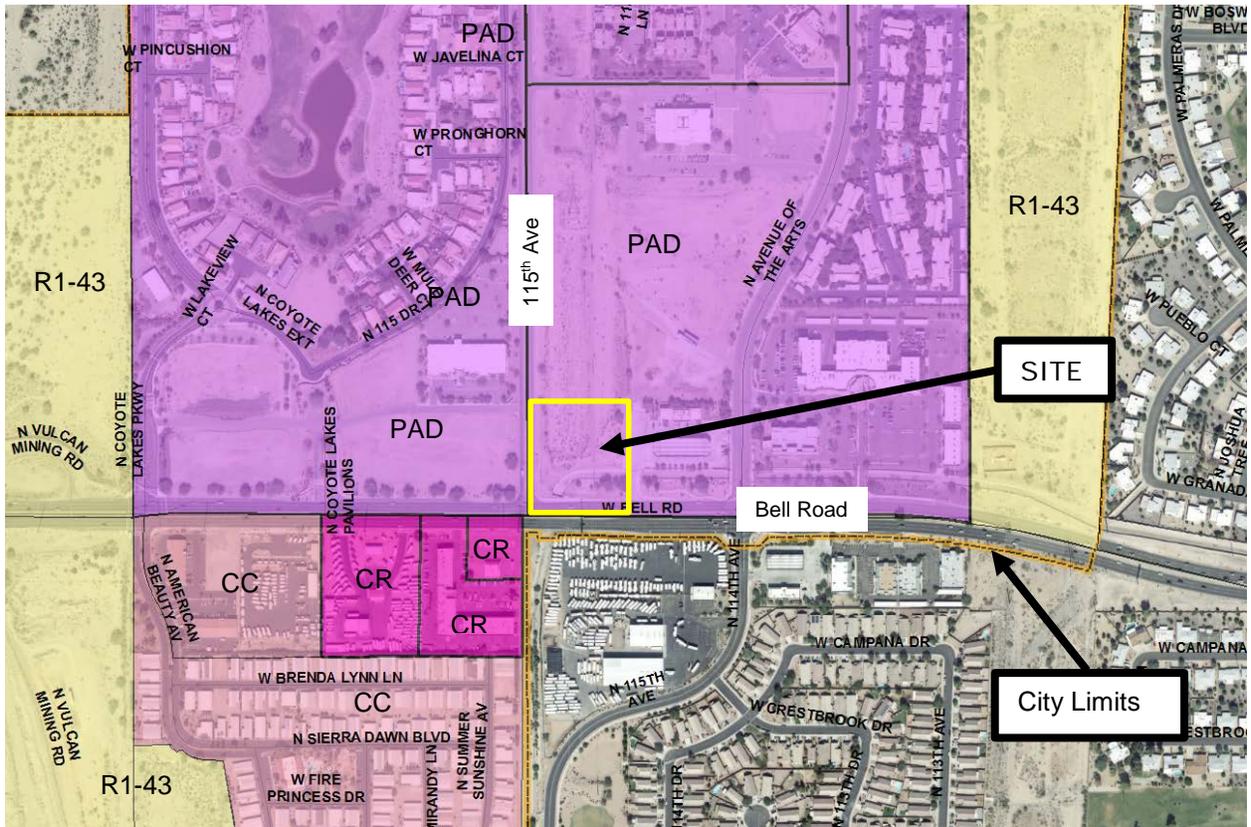


30 **Project Description:**

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 32 David Wanders of Quik Trip Corporation seeks approval of a Site Plan covering a currently vacant  
 33 property located immediately west of the existing Quik Trip facility located at the northwest corner  
 34 of Bell Road and Avenue of the Arts. The Site Plan encompasses a new paved driveway extending in  
 35 a westerly direction from the existing Quik Trip facility to 115<sup>th</sup> Avenue, a new monument sign  
 36 located along 115<sup>th</sup> Avenue, a pedestrian sidewalk located along the north side of the new  
 37 driveway, pedestrian path lighting, and landscaping. The Site Plan also anticipates a new box  
 38 culvert to accommodate regional drainage.

39  
 40 **Existing Zoning:**

41  
 42 The following chart and associated map depict the existing zoning of the subject site and its  
 43 surrounds.



44

PAD (Commercial)	PAD (Medium Density Residential)	PAD (Medium Density Residential)
PAD (Commercial)	<b>PAD (Commercial)</b>	PAD (Commercial)
Regional Commercial (CR)	C-3 (County)	C-3 (County)

45 **Background:**  
46

47 **August 28, 1997:** The City Council approved the original Canyon Ridge PAD under case PAD97-006.  
48

49 **September 27, 2007:** The City Council approved a Major PAD Amendment for the purpose of  
50 changing the land use of the subject property from Community Commercial to High Density  
51 Residential to accommodate The Seasons at Surprise Apartments under case PADA07-118.  
52

53 **March 16, 2015:** The City Council approved a Major PAD Amendment / Rezone Quik Trip for the  
54 purpose of changing the land use of the subject property from High Density Residential to  
55 Community Commercial under case FS15-506.  
56

57 **June 15, 2016:** The applicant filed a request for a Major Site Plan for Quik Trip under case FS16-278,  
58 the subject case.  
59

60 **Analysis and Discussion:**  
61

62 The subject property is located immediately to the west of the existing Quik Trip located near the  
63 northeast corner of Bell Road and 115<sup>th</sup> Avenue, and is currently undeveloped except for certain  
64 infrastructure relating to regional drainage as well as several power lines. In addition, the site is  
65 significantly encumbered by a number of electrical and drainage easements.  
66

67 Since the site lies between the existing Quik Trip and 115<sup>th</sup> Avenue, and is otherwise unsuited for  
68 most development, an opportunity exists to extend access from the existing Quik Trip to 115<sup>th</sup>  
69 Avenue in order to capture some of the southbound traffic present on 115<sup>th</sup> Avenue. The applicant  
70 would also like to erect a freestanding monument sign where the new driveway meets 115<sup>th</sup>  
71 Avenue.  
72

73 Landscaping will consist of a number of trees located along either side of the proposed driveway  
74 east of the box culvert, along with small shrubs and ground covers located at either side of the  
75 driveway where it intersects 115<sup>th</sup> Avenue. The site plan shows a strip of landscaping to be located  
76 between the northern edge of the future sidewalk and the northern property line. The western end  
77 of that landscape strip is approximately 7' wide; however, the driveway sweeps to the south in  
78 order to increase the distance between the driveway and the newly-platted Lot 23 of the Southgate  
79 at Canyon Ridge subdivision. Therefore, the eastern end of the landscape strip will be nearly 12'  
80 wide. This was added in order to provide a buffer between the driveway and the adjacent lot.  
81

82 Lighting will consist of a number of 12' tall fully cut-off light fixtures located along the proposed  
83 pedestrian sidewalk. While staff would prefer bollard lighting, the SUDC will allow 12' tall poles in  
84 this circumstance. That said, the poles should be powder-coated and the bases mortar-washed for  
85 longevity and aesthetic reasons. Stipulation a.1 addresses this issue.  
86

87 The cities of Surprise, El Mirage, Peoria and Maricopa County are in the process of finalizing their  
 88 design for a regional drainage feature that will bisect the subject site. Of particular concern to the  
 89 City Council during the rezoning of the property is how the box culvert associated with the  
 90 proposed driveway will integrate aesthetically with the FCD improvements. The applicant has  
 91 agreed to compliment the aesthetics of the FCD. To that end, the applicant included a note on  
 92 Sheet C120 of the civil improvement plans regarding the wing walls of the box culvert; however,  
 93 said plans are silent with regard to the actual box culvert itself. In order to provide clarity, staff  
 94 recommends a stipulation requiring the color and texture of the box culvert and associated  
 95 concrete work match the FCD plans, which are illustrated in the attachments to this report.  
 96 Stipulation a.2 addresses this issue.

97  
 98 The applicant also proposes one (1) small monument sign to be located where the proposed  
 99 driveway intersects 115<sup>th</sup> Avenue. As currently configured, any signs erected on the property would  
 100 essentially be considered off-premise signage, which is not permitted within the City of Surprise. To  
 101 remedy this situation, the applicant is processing a Final Plat with the subject case, which is  
 102 scheduled for review by the City Council on November 15, 2016. The approval of the subject site  
 103 plan anticipates the subsequent approval of said final plat, which is reflected in stipulation “c”.

104  
 105 **Utility and Services Table:**

Electric:	APS
Water:	EPCOR
Wastewater:	EPCOR
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

106 **Conformance with Adopted Plans:**

107  
 108 **Surprise General Plan 2035:** The Surprise General Plan 2035, as recently amended, shows the  
 109 subject property as lying within the Neighborhood Character Area, which supports convenience  
 110 uses such as what exists to the east of the site and reinforced by the subject proposal. The subject  
 111 property also lies within the Transit Oriented Development Sub Area. Although the proposed site  
 112 plan does little to enhance the goals and policies of the Sub Area, the proposed site plan does not  
 113 conflict with those goals and policies.

114  
 115 **Reviewing Agencies:**

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 117 The subject request was routed to the standard city reviewing agencies who indicate no objections  
 118 to the requests.

120 **Summary:**

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122 Staff believes the proposed Major Site Plan will allow the adjacent convenience market access to  
123 115<sup>th</sup> Avenue in manner that does not interfere with proposed regional drainage improvements to  
124 occur on said property, while providing a buffer between the future driveway and future residential  
125 development top the north.

126  
127 **Findings:**

- 128  
129 • The proposed Major Site Plan is consistent with the Canyon Ridge PAD as amended by case  
130 FS15-506.  
131 • The reviewing agencies have indicated no objections to the request.  
132

133 **Recommendation:**

134  
135 Based on the findings noted above, staff recommends the Commission **approve** the Major Site Plan  
136 proposed under case **FS16-278**, subject to stipulations ‘a’ through ‘c’ as outlined below:  
137

- 138 a. The site plan prepared by Welch & Sandon Design, LLC, date received  
139 September 16, 2016 will be revised and submitted for review to include the  
140 following modifications:  
141  
142 1. All site lighting standards will be powder coated and the concrete basses  
143 treated with a mortar washed finish.  
144  
145 2. Color and texture of any exposed concrete associated with the box  
146 culvert to match flood control plans.  
147  
148 b. Non-compliance with the stipulations of approval for this case will be treated as  
149 a violation in accordance with the provisions of Article XIV of the Surprise Unified  
150 Development Code.  
151  
152 c. The approval of this site plan will be considered not approved until such time as  
153 the Final Plat for the subject site is approved by the Mayor and City Council.  
154

155 However, should the Commission wish to deny the request, the Commission should make its own  
156 findings and base its decision on those alternative findings.  
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158  
159  
160  
161  
162  
163

164	<b><u>Attachments:</u></b>
165	
166	01 – Vicinity Map (1 page)
167	02 – Case Map (1 page)
168	03 – Narrative (2 pages)
169	04 – Site Plan (1 page)
170	05 – Landscape Plan (1 page)
171	06 – Sign Exhibit (1 page)
172	07 – 115 <sup>th</sup> Avenue & Bell Road Drainage Project Aesthetics (1 page)
173	08 – Western Basalt Example (1 page)