



Project Narrative

QuikTrip #494 11420 West Bell Road

1. Project Description

QuikTrip Corporation, a Fortune 500 company, has purchased approximately .43 ± acres of undeveloped land adjacent to the existing and operating QuikTrip #494, located at the northwest corner of 114th Avenue and Bell Road. QuikTrip proposes to develop this property with a wing road traveling east and west thus providing access to the existing parcel from 115th Avenue as well as a new monument sign adjacent to 115th Ave. The development of this site will allow for additional access for QT patrons that travel eastward on Bell Road, and would otherwise be median bound, giving the option of patronizing QuikTrip from northward travel on 115th Avenue. Additionally travelers heading west on Union Hills Drive, skipping 99th Avenue for a southern route, would have the wing road option coming south on 115th Avenue. The construction of the road will incorporate specifications provided by Maricopa County Flood Control indicating size and type of box culverts. Additionally construction will meet City of Surprise standards for safety, access, landscaping, and monument sign size and setback.

2. Site Use

The property is zoned PAD. It currently sits as open desert. High voltage transmission lines, lying within a large easement, run north and south through this area. Also, this undeveloped land serves as drainage for the areas to the north, and is part of the upcoming Maricopa County Flood Control District improvements. The proposed QuikTrip development of a wing road constructed east and west across this site required the parcel to be rezoned to commercial, then platted to the existing QT parcel to facilitate the monument sign on 115th Avenue. The property has very limited development potential thus is well suited for the proposed project.

3. Uses Adjacent to the Site

- The property to the west is zoned PAD. The use is open/undeveloped desert.
- The property to the north is zoned PAD. The use is open/undeveloped desert.
- The property to the east is the existing QuikTrip and is zoned commercial.
- The property to the south is zoned county C-3. The use consists of retail recreational vehicle sales.

4. Occupancy

Currently the property is only occupied by electrical transmission lines and flood control district improvements.



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Our project team will consist of the following:

<p><u>Developer</u> QuikTrip Corporation Attn: David Wanders, Real Estate Project Manager 1116 E. Broadway Road Tempe, AZ 85282 (480) 446-6376 (602) 317-0174 - mobile (480) 921-1927 – fax</p>	<p><u>Architect</u> KDF Architectural Group, LLC Attn: Kim Filuk 300 W. Clarendon, Suite 320 Phoenix, AZ 85013 (602) 234-1868 (602) 234-1413</p>
<p><u>Civil Engineer</u> The WLB Group Attn: Chuk Gideon 1600 W. Broadway Rd. Suite 150 Tempe, AZ. 85282 (480) 736-1600</p>	<p><u>Zoning Attorney</u> Burch & Cracchiolo, P.A. Attn: Brian Greathouse 702 E. Osborn, Suite 200 Phoenix, AZ 85014 (602) 274-7611</p>
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