

1 **Case:** **FS16-278**
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3 **Project Name:** Quik Trip # 494 Final Plat
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5 **Council District:** 4
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7 **City Council Date:** **December 20, 2016**
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10 **Planner:** Robert H. Kuhfuss, AICP
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13 **Owner:** Hurd Corporation
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15 **Applicant:** David Wanders of Hurd Corporation
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17 **Request:** Final Plat
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19 **Site Location:** Northeast corner of 115th Avenue and Bell Road
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21 **Site Size:** Approx. 4.3 Ac.
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23 **Density:** N/A
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25 **Findings:**
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27 • The proposed Final Plat is consistent with the Surprise General Plan 2035.
28 • The proposed Final Plat is consistent with the Quik Trip Site Plan.
29 • The proposed Final Plat is consistent with the SUDC.
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31 **Alternative Actions:** **Approval** of the requested Final Plat will allow the applicant to
32 proceed with the site improvements in a manner that is consistent
33 with City of Surprise requirements and the approved Site Plan.
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35 **Denial** of the requested Final Plat will deny the applicant the
36 opportunity to proceed with proposed site improvements.

37 **PROJECT DESCRIPTION:**

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39 David Wanders of Hurd Corporation seeks approval of a Final Plat covering approximately 4.3 acres
40 located along the north side of Bell Road, between Avenue of the Arts and 115th Avenue. The Final
41 Plat encompasses both the existing Quik Trip market and the adjacent vacant property to the west.

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43 **Background:**

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

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

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

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55 **June 15, 2016:** The applicant filed a request for a Major Site Plan and Final Plat for Quik Trip # 494
56 under case FS16-278, the subject case.

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58 **November 3, 2016:** The Planning and Zoning Commission approved the requested Major Site Plan
59 subject to stipulations “a” through “c”.

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61 **REVIEWING AGENCIES:**

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63 The subject plat was routed to the standard city reviewing agencies, who indicate no objections to
64 the requests.

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66 **SUMMARY:**

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68 The proposed final plat will allow the applicant to proceed with the site improvements in a manner
69 that is consistent with City of Surprise requirements and the approved PAD.

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71 **FINDINGS:**

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 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Quik Trip Site Plan.
 - The proposed Final Plat is consistent with the SUDC.

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- 81 **ATTACHMENTS:**
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83 01 – Vicinity Map (1 page)
84 02 – Case Map (1 page)
85 03 – Final Plat (2 pages)