



CITY COUNCIL COMMUNICATION

August 12, 2008

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Mike Collins, Director of Planning and Development
REFERENCE NO: 08-04-SP

ACTION REQUESTED:

Motion to approve a request for a Site Plan for Commercial Development proposed to be located on Westpark Central Addition, portion of Lots 2AR and 2BR, 105 Westpark Way and 2205 W. Airport Freeway, concurring with the Planning and Zoning Commission's 7-0 recommendation on August 5, 2008.

ALTERNATIVES:

- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, the QuikTrip Corporation, represented by Mr. JD Dudley, is seeking approval of a Site Plan for a Gas Station and Convenience Store on a 1.5 acre site located on the Westpark Central Addition, a portion of Lots 2AR and 2BR, 105 Westpark Way and 2205 W. Airport Freeway. The subject property is zoned "C-2" Community Business District with the proposed land use being permitted by right.

Specifically, the applicant would propose to construct a 4,902 S.F., single story QuikTrip gas station and convenience store with five (5) pump island bays. This is their latest generation store with pedestrian access into the store provided from both the side of the building facing Westpark Drive and from the eastside as well for those that want to avoid the gas island traffic. The structure would feature 100% masonry construction through a combination of brick and stone. Signage would include a sixty (60') foot tall pole sign along the Airport Freeway frontage road near the eastern boundary of the property, a sixteen (16) foot monument sign along the Westpark Way frontage and façade mounted logo signs. Ingress/egress to the site would be provided off of the eastbound Airport Freeway frontage

road via two (2) drive approaches, with the eastern most drive constructed as an exit only. The drive approach off of the frontage road closest to the intersection is approximately 140' from Westpark Way. This site will also be accessed from a single new drive approach to be constructed off of Westpark Way approximately 275' from the frontage road. The proposed site would encompass the existing, vacant, former Jumpin Johns gas station site as well as the existing, vacant, former Aladdin Car Wash, both of which had been served by four (4) drive approaches off of the Airport Freeway frontage road. The proposed site landscaping exceeds all city requirements.

The applicant is requesting no variances from any of the "C-2" district development standards.

The Planning and Zoning Commission recommends approval of the site plan. The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements and recommends approval.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Exhibit
- Draft Minutes – P&Z
- Application
- Building Elevations
- Gas Canopy Elevations
- Photometric
- Map1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office