

City of Prescott

Planning & Zoning Commission



February 8, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** at their meeting to be held **February 8, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [Live Prescott City Council Videos](#)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the December 14, 2023 Planning & Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **SITE23-015:** Site Plan Review for Quik Trip Fueling Station & Convenience Store. Zoning: BR (Business Regional). Location: APN 112-05-058b, 2280 E State Route 69, Prescott, AZ 86301. Property Owner: Sarti Properties Limited. Applicant: Kimley Horn and Associates.
Recommended Action: MOVE to recommend approval of SITE23-015 per the site plan submitted
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding

contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));

(5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 1/29/24 at 2:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: February 8 Planning & Zoning Commission Meeting
DATE: February 8, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the December 14, 2023 Planning & Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the December 14, 2023 Planning & Zoning Commission meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. December 14, 2023 P&Z Minutes



City of Prescott

Planning & Zoning Commission

December 14, 2023 | 9:00 AM

201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Don Michelman called the meeting to order at 9:00 A.M.

2. ROLL CALL

Don Michelman, Chairman
Thomas Reilly, Vice Chairman
Susan Graham, Commissioner, Absent
Thomas Hutchison, Commissioner
James Kleczewski, Commissioner
James Whiting, Commissioner
Thomas Davis, Commissioner

3. DISCUSSION & ACTION ITEMS

- A. Approval of the November 9, 2023 Planning & Zoning Commission Meeting Minutes.

**MOTION BY COMMISSIONER REILLY TO APPROVE THE MINUTES AS PRESENTED;
SECONDED BY COMMISSIONER KLECZEWSKI: PASSED (5 - 0) COMMISSIONER
DAVIS ABSTAINING**

- B. **SUP23-002:** Special Use Permit to Allow for the Construction of an 80-foot Wireless Tower Next to the Existing Water Tank, Which is a Request to Exceed the Allowed Height Limitation for the Zoning District of 35-feet. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.

Community Planner Tammy DeWitt presented a map of the subject property which is a 204-acre parcel owned by the Arizona State Land Trust. She stated that there is Arizona State Land Trust property to the north and west and Bureau of Land Management property to the East.

Ms. DeWitt presented a map showing where the letters and petitions from the public came from with 61 people representing 48 parcels in the Southview subdivision.

Ms. DeWitt stated that the November 9th meeting was deferred to address three items:

- RF coverage maps for different heights: 100 feet, 80 feet, 60 feet, and 40'

feet (Staff asked for 35' instead since that is the allowed height per the zoning code).

- Height of existing tower and tank. Ms. DeWitt stated that the existing tower is 60 feet to the top of the lattice with a whip on top extending the height approximately 15 feet. The water tank is 30 feet to the highest point.
- How many homes can see the tower in Southview? Ms. DeWitt stated that this is hard to accomplish as the applicant cannot go to every property and they cannot trespass. The applicant did submit renderings showing the view from different points in the area.

She presented an aerial photo and photo sims for a 100 foot monopole, 60 foot monopole, and 40 foot monopole. She then presented a map showing existing coverage and pointed out the areas that the applicant is trying to create coverage.

Ms. DeWitt stated that they would like to connect to a tower to the north. She then presented coverage maps for 100 feet, 60 feet, and 35 feet and stated that as the tower gets lower, there is less coverage in the north area which is the area they are trying to cover.

Ms. DeWitt stated that the Special Use Permit process allows for City Council to approve tower heights in excess of the district allowance. In this instance, the RE-2 district has a height limit of 35 feet.

Commissioner Tom Hutchison asked what the target coverage for the tower is. He also asked if there is any detail on the service road that will lead to the proposed tower.

Ms. DeWitt stated that there is an existing 20 foot easement off of Williamson Valley Road leading to the water tank. She stated that the applicant will improve the road in order to get equipment to the site.

Commissioner Hutchison asked Ms. DeWitt to show him where the road is on the map.

Ms. DeWitt presented an aerial view of the site and stated that the road runs north along the subdivision and goes along Williamson Valley Road to the north and along Pioneer Parkway to the north and then comes up to the site.

Commissioner Hutchison stated that he went to the site and could not locate the road.

Ms. DeWitt stated that there is an existing road but that it is not maintained at this time.

Deputy City Attorney Matt Podracky gave an overview of what the City can regulate in regards to cell towers. He stated that the Federal Telecommunications Act of 1996 (FTA) states that there are 2 specific purposes regarding the regulation of cell towers:

1. “[T]o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.”
2. “[T]o preserve the authority of state and local governments over zoning and land use matters except in limited circumstances...”

Mr. Podracky stated that the limited circumstances referenced in the FTA are the five exceptions under the Telecommunications Act which is a federal law that preempts certain parts of local law. There are 5 federally imposed limitations on the City’s ability to regulate cell towers:

1. The regulation, placement, construction and/or modification of telecom facilities may not unreasonably discriminate among providers of functionally equivalent services (cannot favor one provider over another).

Mr. Podracky stated that a significant gap in service, which can be, in effect, a prohibition of service, exists when a provider is prevented from filling a significant gap in its own service coverage. The provider’s application should show how the proposed site would close the gaps, supported by data, showing coverage afforded by other sites. Under the least intrusive means standard, the provider has the burden of showing the lack of available and technologically feasible alternatives. The provider must make a meaningful comparison of alternative sites or designs and choose the least intrusive site or design. A provider must ultimately identify the best available and technologically feasible solution for the community.

2. The regulation of the placement, construction, and/or modification of telecom facilities shall not have the effect of prohibiting the provision of wireless services.

Mr. Podracky stated that a governmental decision that has the intent or effect of banning personal wireless services or facilities violates the act.

3. The local jurisdiction (City of Prescott) must act in a reasonable period of time in approving or denying a cell tower application.

Mr. Podracky stated that he received some inquiries regarding the shot clock discussion from the previous meeting. He stated that there are federal rules that talk about a presumption of 150 days to act. Mr. Podracky stated that this is a legal presumption that can be overcome by the City. Should the applicant desire to file a case that argues that the City is not acting in a reasonable period of time, the City has the ability to come back and defend that. He stated that at a previous meeting, the applicant stated that they are willing to take this to City Council and get a substantive decision and they are not looking at any time frame.

Commissioner Hutchison asked who the timekeeper is.

Mr. Podracky stated that the applicant is the timekeeper. He stated that the shot

clock provides 150 days as a reasonable period of time for processing of siting applications and if the applicant argues that the City has failed to act within a reasonable time they can file a lawsuit. Mr. Podracky stated that there was a 2014 report that clarified that the time within which the local government must begin to act runs upon the date the application was first submitted not when it is deemed complete. Local governments may toll the running of the shot clock if they notify the applicant within 30 days of the submission that the application is incomplete.

4. The local jurisdiction (City of Prescott) may not regulate the placement and/or modification of telecom facilities on the basis of environmental effects of radio frequency emissions to the extent such emissions comply with FCC regulations.

Mr. Podracky stated that at the previous meeting, there were members of the public who were worried about the effects of radiofrequencies on their health. He stated that to the extent that the applicant meets the FCC regulations, the government cannot consider the environmental or health effects.

5. Any decision to deny an application to place, construct, and/or modify telecom facilities must be in writing and justified by substantial evidence.

Mr. Podracky stated that substantial evidence in this case means more than a mere scintilla. Relevant evidence so that reasonable minds can accept that a legal conclusion was made.

Mr. Podracky stated that the Land Development Code (LDC) section 2.4.49 gives a list of what the commission can consider. He stated that the commission will use evidence presented in the meetings as well as the LDC guidelines to make their decision. If the determination is supported by the evidence and the law, then the decision will be upheld.

Commissioner Whiting asked who would be responsible for writing a possible denial letter.

Mr. Podracky stated that it would be signed by the mayor. City legal will prepare a letter and attach all evidence and minutes to suggest that a reasonable decision was made.

Commissioner Whiting asked if the letter would be written based on the result of the City Councils decision not the Commission's decision.

Mr. Podracky stated that is correct, City Council makes the final decision. He stated that the Planning & Zoning Commission is a recommending body to the Council.

Commissioner Kleczewski asked if a denial can be made based on impact of real estate values.

Mr. Podracky stated that it would not be improper but should not be the whole

reason for denial.

Marck Sawyer with SmartLink stated that they have provided everything that is required by the LDC 2.4.49 for a Special Use Permit.

Commissioner Hutchison asked who the target customer is.

Mr. Sawyer stated that their target customers are AT&T customers.

Commissioner Whiting asked if the applicant's only connection with AT&T is that they are building the pole for them.

Mr. Sawyer stated not exactly that they are a vendor to AT&T specifically to find a property, lease said property, come before the commission and council, and submit permits. He stated that after they will hand it off to a pole builder.

Commissioner Whiting asked if the FCC has to approve the tower.

Mr. Sawyer stated that it does not have to be approved but is registered with the FCC on the ASR registration FCC website where people can see a list of every tower that is registered with the FCC.

Commissioner Whiting stated that if the FCC has to approve the tower the applicant would have to provide them with hard data.

Mr. Sawyer responded that they do have to supply the data.

Commissioner Whiting stated that the Commission has never received hard data from the applicant. He stated that all the Commission has seen is the maps and that does not qualify under what he read is hard data.

Mr. Sawyer stated that they would not register it with the FCC until it has gone through the whole process.

Commissioner Hutchison asked if AT&T is targeting Deep Well Ranch.

Anil Cheruvu, RF engineer stated that they are targeting any AT&T customers as well as FirstNet customers.

Commissioner Hutchison stated that AT&T is targeting Deep Well Ranch and that is the customer base they are going after.

Mr. Cheruvu stated that Deep Well Ranch is one of them, but they are not the only ones.

Commissioner Whiting asked what the diameter of the pole is.

Mr. Cheruvu stated that once they get approval, they will engineer the pole.

Commissioner Whiting asked what a typical diameter would be. He stated that he

found tables that show the average diameter of the pole depending on the height and what they are going to hold.

Mr. Cheruvu stated that the height is one of the criteria along with how much wind load and how deep they need to go in the ground based on the soil.

Commissioner Whiting stated that he feels it has been mis-represented how big the pole is. He stated that the photos show the tower being as big as the existing tower and the existing tower is approximately six to eight feet on the side. He stated that an 80' pole is typically 3 feet in diameter at the base and 2 feet in diameter at the top. He stated that he would like to know how the photos are representative of the pole size.

Mr. Cheruvu stated that the existing tower is a different type and is very wide at the bottom. He stated that is not the tower they are proposing. Their tower is going to be much slimmer, closer to three feet at the bottom.

Commissioner Thomas Davis asked if he could see the coverage area difference between what is existing and what is proposed.

Ms. DeWitt presented the coverage map without the proposed tower as well as the coverage maps for 100 foot, 80 foot, 60 foot, and 35 foot towers.

Commissioner Kleczewski stated that they requested to see alternative sites and what the coverage from those sites would be.

Mr. Sawyer stated that they looked at alternative sites previously, but they do not have coverage maps because they cannot use those sites. He stated that they looked at several sites and none of them would work from a coverage standpoint. Mr. Sawyer stated that this site works so well because it is on a hill and is surrounded by nonresidential land except to the south.

Chairman Michelman asked how many alternate sites they looked at.

Mr. Sawyer said they looked at approximately eight. They gave three of those sites to their RF engineer to run propagation and none of them would work as they were too far from the coverage objective.

Chairman Michelman asked if they are building more road or widening the road.

Mr. Sawyer stated that they are just smoothing out the road.

Commissioner Hutchison asked what kind of traffic will be on the road.

Mr. Sawyer stated that they will use it maybe once a month to service the site. He stated it may even be every two months.

Commissioner Hutchison stated that there is a diesel generator and asked how often they need to refill the gas tank.

Mr. Cheruvu stated that it is only for backup, but they will check it every 6 months to a year.

Commissioner Kleczewski stated that the alternate sites were all to the southeast of the proposed property but the coverage they are trying to achieve is to the north. He asked if there were no options to the north.

Mr. Cheruvu stated that there were not.

Commissioner Kleczewski asked if when they look at a site if it is owned by another carrier or if there is a possibility for land lease somewhere else.

Mr. Cheruvu stated that they look at all possible sites. They look at existing towers first then move to other alternatives. He stated that building a new tower is their last resort as it is less cost effective.

Commissioner Kleczewski stated that the community just north of Outer Loop Road has several towers in the area. He stated he assumes that some of them are cell towers.

Ms. DeWitt stated that the tower that looks like a pine tree is an AT&T tower and that is what they are trying to connect the new tower to.

Commissioner Hutchison asked to see the 60 foot coverage map again. He asked if 35 feet is actually 55 feet because the applicant can choose to change the height of the tower by 20 feet at any time.

Ms. DeWitt stated that they can increase the height by 20 feet.

Commissioner Hutchison stated that a 35 foot tower is actually 55 feet.

Ms. DeWitt stated that 35 feet is allowed by right but right now they are asking for an 80 foot tower. She stated that in her years of working with cell towers in the area she has never seen anyone increase the height because the engineering required would be significant.

Mr. Cheruvu stated that the height that is approved is the height they will build. He stated that if a different carrier wanted to use the tower and could not go below AT&T it is possible that they would add height.

Commissioner Reilly stated that if the tower were to be located at the top of the hill but 35 feet, that would be the type of coverage they are looking for. He asked if they would have brought it before the Commission if that was the case. He asked if a 35 foot tower on the hilltop is allowed by right.

Ms. DeWitt stated no they would not have brought it before the Commission and that it would be allowed by right.

12 members of the public spoke, all in opposition. Their main concerns were:

- Not enough data from the applicant
- Photos not accurate
- Not harmonious with area
- Possible artifacts on property
- Effect on property values

Commissioner Whiting stated that while he respects the residents in the area, there is a two million gallon water tank and existing tower on the property and he doesn't believe that the tower will make much more of an imprint. He stated that he used the contour map to find the elevations of the towers. The proposed tower would be twelve feet taller than the existing tower and the existing tower is wider than the new tower would be. He stated that the road that has been referenced is a twenty foot right of way. It is there to provide access to the existing tower and water tank. He stated that the concerns from the community are not things the Commission is allowed to consider.

Commissioner Davis stated that he agrees with Commissioner Whiting. The land is state land and is zoned residential. He stated that the potential for development is still there.

Commissioner Reilly stated that he is viewing this through the lens of explaining to a judge why he voted against a tower when there is already a tower and water tank on the same property. He stated that the goal of building a tower is to co-locate to other towers. He stated that he cannot vote no on the tower.

Commissioner Hutchison stated that the special use permit is not about whether there is a tower already. He stated that it is about the incremental height that is required to improve AT&T's business. He stated that they are looking to get height for better coverage. Commissioner Hutchison stated that there is a lack of directly observable data. He also stated that AT&T wants more than what they need. He stated that he is inclined to go with the existing zoning for the area.

Commissioner Kleczewski asked if when they update the road they would add asphalt or concrete and would it blend in.

Mr. Sawyer stated that he is unsure, but they do not typically add asphalt or concrete. They just improve the existing dirt road.

Commissioner Kleczewski stated that the Commission was not provided with coverage maps for the alternative sites so they are unable to compare the alternative sites with the proposed site. He stated that he does not see a significant difference in coverage between a sixty foot and eighty foot tower. Commissioner Kleczewski also stated that he is worried if the Commission gives them 80 feet that they will change it to 100 feet. He stated that he has concerns about impacts to the community and the potential impact on property values. He stated that at this time he is not in favor.

Chairman Michelman stated that the Commission is limited on what they can consider. He stated that this is something he would approve because of what they are allowed to look at.

**MOTION BY COMMISSIONER REILLY TO APPROVE SUP23-002; SECONDED BY
COMMISSIONER WHITING: (4 - 2)**

4. STAFF UPDATES

No staff updates at this time.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:32 A.M.



TO: MAYOR AND CITY COUNCIL
AGENDA: February 8 Planning & Zoning Commission Meeting
DATE: February 8, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **SITE23-015:** Site Plan Review for Quik Trip Fueling Station & Convenience Store. Zoning: BR (Business Regional). Location: APN 112-05-058b, 2280 E State Route 69, Prescott, AZ 86301. Property Owner: Sarti Properties Limited. Applicant: Kimley Horn and Associates.

ITEM SUMMARY

The project site is approximately 5-1/2 acres, is currently vacant and is bordered by [Yavapai] County land to the north. The project proposes a new, 5213 square foot convenience store and a 7287 square foot fueling canopy with eight double stack pumps.

A landscaping buffer/wall will be provided along the majority of the northern end of the parcel, which will be 3'-4' tall and constructed of block to match the main building. The outdoor light poles will not exceed 14' tall when within 100' of the residential [County] zoning district to the north. Full landscaping and photometric plans will be required at time of building permit and will need to comply with the Land Development Code (LDC) Sections 6.5 and 6.11, respectively. A preliminary landscape plan has been provided that meets City requirements.

The proposed total number of parking spaces for the building is 42 parking spaces, including two standard handicap spaces and one van accessible space. This does not include parking at pumps/queueing. Ingress will be taken by a right off Highway 69, with egress occurring through the Lowe's entrance immediately adjacent to the east.

BACKGROUND

Background

This site has remained vacant due to vehicular and utility access challenges, despite Frontier Village being well-developed to the South of it. Through the Pre-Application Conference process and additional discussions with City staff, the applicant was able to find a solution to these obstacles by obtaining egress and a sewer easement through Lowes' property (APN 112-05-060A).

Per the City of Prescott Water Policy, any application that requires a Water Service Agreement application also requires a Site Plan Application to be reviewed by the Planning and Zoning Commission. The intent of the Site Plan Review is to ensure that all developments have functional, well-designed and user-oriented special requirements.

Site Plan Review Criteria

Per Land Development Code (LDC) section 9.8.5/Site Plan Review Criteria, the following criteria are applicable to the proposed project.

9.8.5.B. Building lot and setback requirements

The proposed convenience store and fuel canopy locations provide more than adequate setbacks

from nearby property lines. There is no maximum lot coverage in BR zoning for commercial uses, however, the proposed lot coverage is low at approximately 5%. A landscape buffer is required and provided along the northern property line to protect the adjacent residences in Prescott Canyon Estates. The application indicates that the design submitted will be consistent with the building design and colors required in the Commercial Corridor Overlay district, though more specific recommendations can be made at time of building permit review.

9.8.5.F. Internal Circulation, public, private or emergency

Site ingress will be taken by a right only off Highway 69, egress will occur to the east via the existing Lowe's entrance (which is signalized). The installation of double stack pumps aims to minimize customer wait times and shorten queue lines. Engineering and Building permit review by all applicable City staff will ensure compliance with all circulation regulations and standards.

9.8.5.G. Landscaping, screening and buffering

Landscaping is proposed around the entire periphery of the site, meeting and, in many cases, exceeding City planting requirements. A 3'-4' landscape screen wall will also be built along the majority of the northern border of the parcel. The vegetation and wall will provide a visual buffer for the adjacent residential neighborhood as well as surrounding commercial sites.

At the time of building and engineering permit application submittals, the landscaping, site layout, circulation, and structure dimensions and setbacks will be reviewed in detail by staff for compliance with all codes and standards.

9.8.5.J. Outdoor lighting standards of Sec. 6.11

Lighting will be reviewed at permitting to verify dark sky compliance. Pole light heights have been indicated to meet light trespass standards, particularly in regard to adjacent residential areas.

9.8.5.K. Parking and maneuvering areas

Parking and stacking areas proposed on the site plan meet all requirements of LDC Section 6.2

9.8.5.N Residential Protection Standards of Sec. [6.13](#)

Site and landscaping plans provided appear to meet all requirements for buffering & screening set forth by LDC Section 6.13.4.

9.8.5.Q Sign location, size and design

Full signage details including dimensions, colors, types and locations will be required at time of building permit submittal and will be reviewed against requirements set forth by LDC Section 6.12.

9.8.5.R Traffic Control and Handling

The applicant has had a Traffic Impact Analysis performed, which was submitted with the Site Plan application and has been reviewed by the City's Traffic Engineer; it has been approved contingent upon ADOT's approval and will be re-reviewed at time of building permit submittal.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to recommend approval of SITE23-015 per the site plan submitted

ATTACHMENTS

1. 1 Narrative
2. 2 Aerial Map
3. 3 Zoning Map
4. 4 Site Plan
5. 5 Landscape Plan

SITE PLAN/CUP NARRATIVE

QT #1548 – NEC of State Route 69 and Prescott Canyon Drive



APPLICANT:



Daniel Chambers

QuikTrip Corporation

1116 East Broadway Road

Tempe, AZ 85282

(480) 446-6321

dchamber@quiktrip.com

DESCRIPTION OF REQUEST

QuikTrip Corporation would like to begin the Site Plan Application process for our newest store in Prescott. We are excited to begin development on this project.

DESIGN & LANDSCAPING

QuikTrip's proposed store features a number of upgraded architectural features to the exterior aesthetics of its buildings, as well as significantly expanded offerings inside its stores. This proposed building utilizes high-quality materials.

The proposed store is 5,312 square feet and is our new, more efficient version of our successful Gen III. The building will predominantly feature stucco construction in "Tan" with accent bands of contrasting "Midnight". Additionally, the front of the store façade has Stacked Stone accents in "Sonoma" to provide variation between the materials. Pedestrian shading is provided by metal awnings with "QT Red" components. The store also prominently features large windows with steel framing, creating a sleek juxtaposition to the stone elements.

Inside, this QuikTrip will feature a newly designed full service counter. This new addition to QT provides a larger 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 out of the full service counter.

Site layout is another area QuikTrip has been working to make more efficient. Our new building design, the additional services and the multiple entrances have added a need for sufficient parking on the site. This store will be able to provide the ultimate level of customer service to patrons with our new food and drink offerings, many of which will enjoy while on our premises. While these customers enjoy our products, it is vital to have parking available for other customers as well.

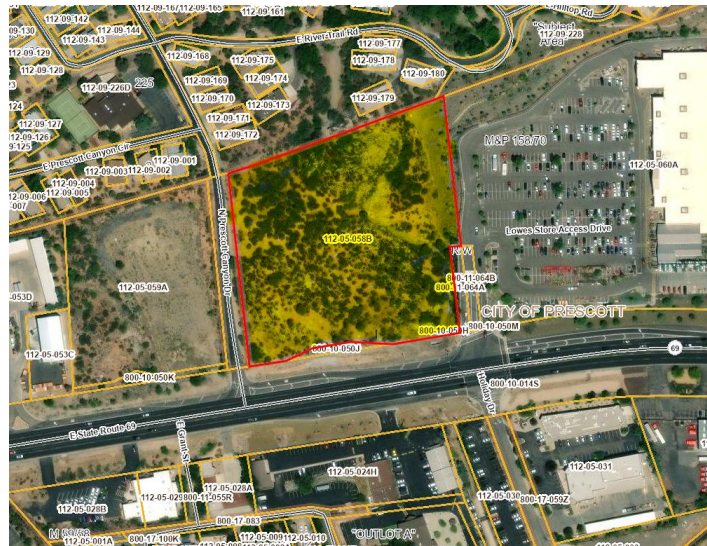
In conjunction with our site layout, QuikTrip strives to landscape our premises in a way that enhances our customers' experience. On our lot, landscaping islands are used to break up rows of parking spaces to reduce the heat island effect, as well as provide on-site shade. Around our building, at-grade planters will be used to tie the landscaping into our overall store design.

The fuel canopy has been designed to complement the design of the store and contains the same brick and metal elements for site cohesiveness. The canopy will be a double stack eight, to serve up to 16 automobiles at a time.

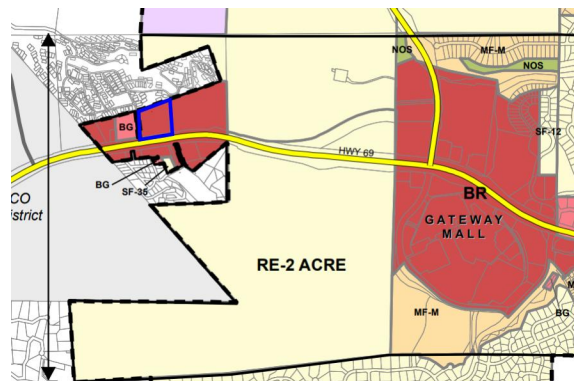
QuikTrip's store will be open 24 hours a day, 7 days a week. This store will employ dozens of individuals, and the number of staff present varies depending on demand. However, we expect that during the day there will be anywhere from 2-6 employees on site at a given time.

CURRENT & PROPOSED SITE CONDITIONS

QuikTrip is currently in discussions to purchase a 5.58 acre parcel on the NEC of State Route 69 and Prescott Canyon Drive (APN 112-05-058B), as shown in the image below,



QuikTrip Corporation is proposing to redevelop this parcel to construct a new fueling center with convenience and food offerings. The entire site is currently zoned Business Regional (BR) and is in the city of Prescott, as shown in the zoning map below. A Conditional Use Permit to allow a gas station use is requested.



As pictured above, adjacent zoning is also a mix of BG and BR with mostly commercial uses being adjacent.

Parcel Report for APN: **112-05-058B**

Site Address: **2280 E STATE ROUTE 69**

Owner:
**SARTI PROPERTIES LIMITED PARTNERSHIP
310 SUNSET PARK DR
PRESCOTT AZ 863033430**

Subdivision Name:

Max. Lot Coverage: **60%**

Max. Bldg Height: **50 ft**

Setbacks

Front: **15 ft**

Side: **5-12 ft**

Rear: **10 ft**

Corner: **8 ft**

Acres: **5.0 acres**

Square Ft: **sq.ft.**

TRS: **T14 R2 S36**

DOR Usage Code: **Vacant**

Description: **0021-VACANT COMMERCIAL**

Zoning Information

Zoning: **BR**

Flood Zone: **-**

FIRM Panel: **-**

Overlay District Information

HPD District: **Outside**

NR District: **Outside**

Willow Creek District: **-**

Wipple-Zuma District: **-**

Hwy 69 District: **-**

Prescott East Area Plan: **-**

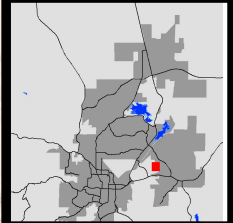
Prescott Enterprise: **Outside**

Airport Noise District: **-**

Wildlife Urban Interface: **Inside**

Planner's Actions:

-

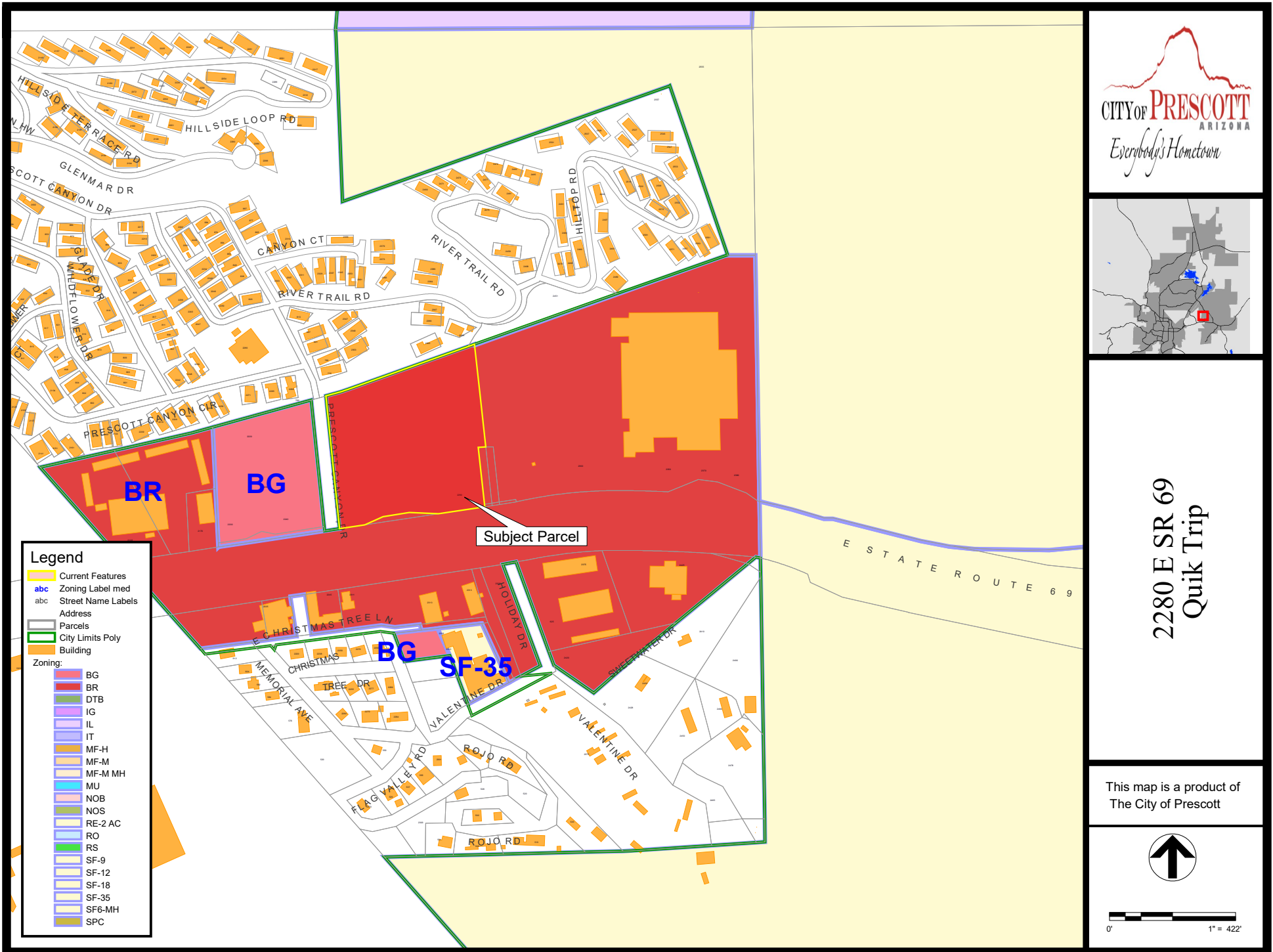


Start View
2280 E STATE ROUTE 69

This map is a product
of
The City of Prescott



0' 1" = 196'



PER COBB FENDLEY, THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA BEING S89°43'26"W A DISTANCE OF 2787.78 FEET BETWEEN THE COMMON CORNER OF SECTIONS 25, 26, 35, & 36 SOF SAID TOWNSHIP BEING A 1927 GENERAL LAND OFFICE BRASS CAP AND THE COMMON QUARTER CORNER TO SAID SECTIONS 25 AND 36 BEING A 1926 GENERAL LAND OFFICE BRASS CAP

PER COBB FENDLEY, BENCHMARK DATUM: CITY OF PRESCOTT
CLOSING CORNER AT THE INTERSECTION OF THE NORTH LINE OF FRACTIONAL SECTION 35
TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI
COUNTY, ARIZONA AND THE EAST LINE OF THE YAVAPAI - PRESCOTT INDIAN RESERVATION
BEING A 1927 GENERAL LAND OFFICE BRASS CAP WITH AN ELEVATION = 5320.09' "NAVD 88"

1. EXISTING/PROPOSED ZONING: BR
APN: 112-05-058B
ADDRESS: 2280 E STATE ROUTE 69
EXISTING USE: VACANT
PROPOSED USE: GAS STATION/CONV. STORE
2. PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 5,312 SQ. FT.
AUTO FUEL CANOPY AREA: 7,416 SQ. FT.
PROPOSED FUEL CANOPY HEIGHT: 17'-0"
3. PARKING SPACES REQUIRED: 27 SPACES
(5,312 S.F. X 1 SPACE/200 S.F. FLOOR AREA)
PARKING SPACES PROVIDED: 45 SPACES (3 ADA PARKING SPACES)
4. GROSS SITE AREA: 295,856 SQ. FT. (6.79 ACRES)
5. NET AREA: 243,142 SQ. FT. (5.58 ACRES)
6. TOTAL LOT COVERAGE: 13,488 SQ. FT. (0.31 ACRES)
13,488 S.F. / 243,142 S.F. = .55% LOT COVERAGE



ACCORDING TO THE FLOOD INSURANCE RATE MAP #04025C2070G, DATED SEPTEMBER 3, 2010, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREA OF MINIMAL FLOOD HAZARD.

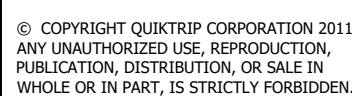
SURVEYOR OF RECORD
COBB FENDLEY
TONY P. ELLEY, R.L.S. 43994
1121 WEST WARNER ROAD, STE 108
TEMPE, AZ, 85284
TEL: (480) 307-6923

ENGINEER OF RECORD
KIMLEY-HORN AND ASSOCIATES, INC.
ROBERT HANNEN, P.E.
7740 N. 16TH STREET, STE 300
PHOENIX, AZ, 85020
TEL: (602) 216-1259
ROBERT.HANNEN@KIMLEY-HORN.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
JULIE MORREALE
4705 SOUTH 129TH EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7167
J MORREAL@QUIKTRIP.COM



QuikTrip No. 1548
2280 EAST STATE ROUTE 69
PRESCOTT, AZ



PROTOTYPE: P-111 (08/01/22)
DIVISION:
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: MHH
REVIEWED BY: CGF

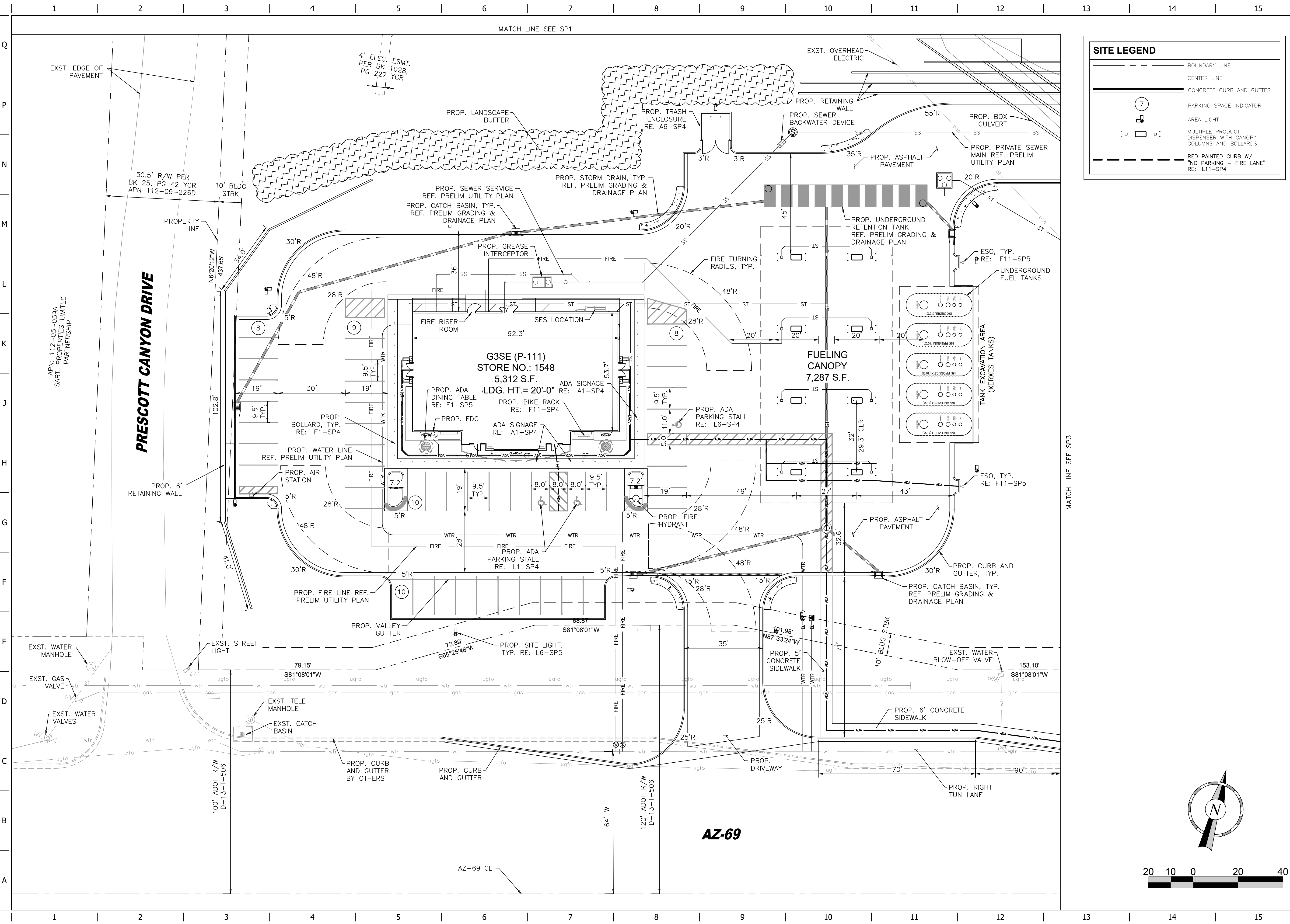
[illegible]

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER

SP1



SITE LEGEND

- BOUNDARY LINE
- CENTER LINE
- CONCRETE CURB AND GUTTER
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- RED PAINTED CURB W/ "NO PARKING - FIRE LANE" RE: L11-SP4

Professional Engineer
Certificate No. 76339
ROBERT HANNEN
Arizona, USA
Project No.: 291443026

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85021 (602) 944-5200

QuikTrip No. 1548
2280 EAST STATE ROUTE 69
PRESCOTT, AZ

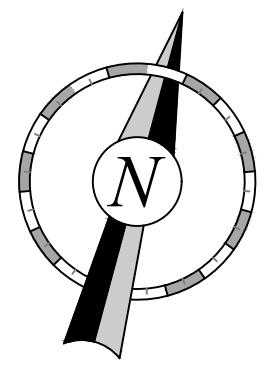
QT
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85021 (602) 944-5200

PROTOTYPE: P-111 (08/01/22)
DIVISION:
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: MHH
REVIEWED BY: CGF

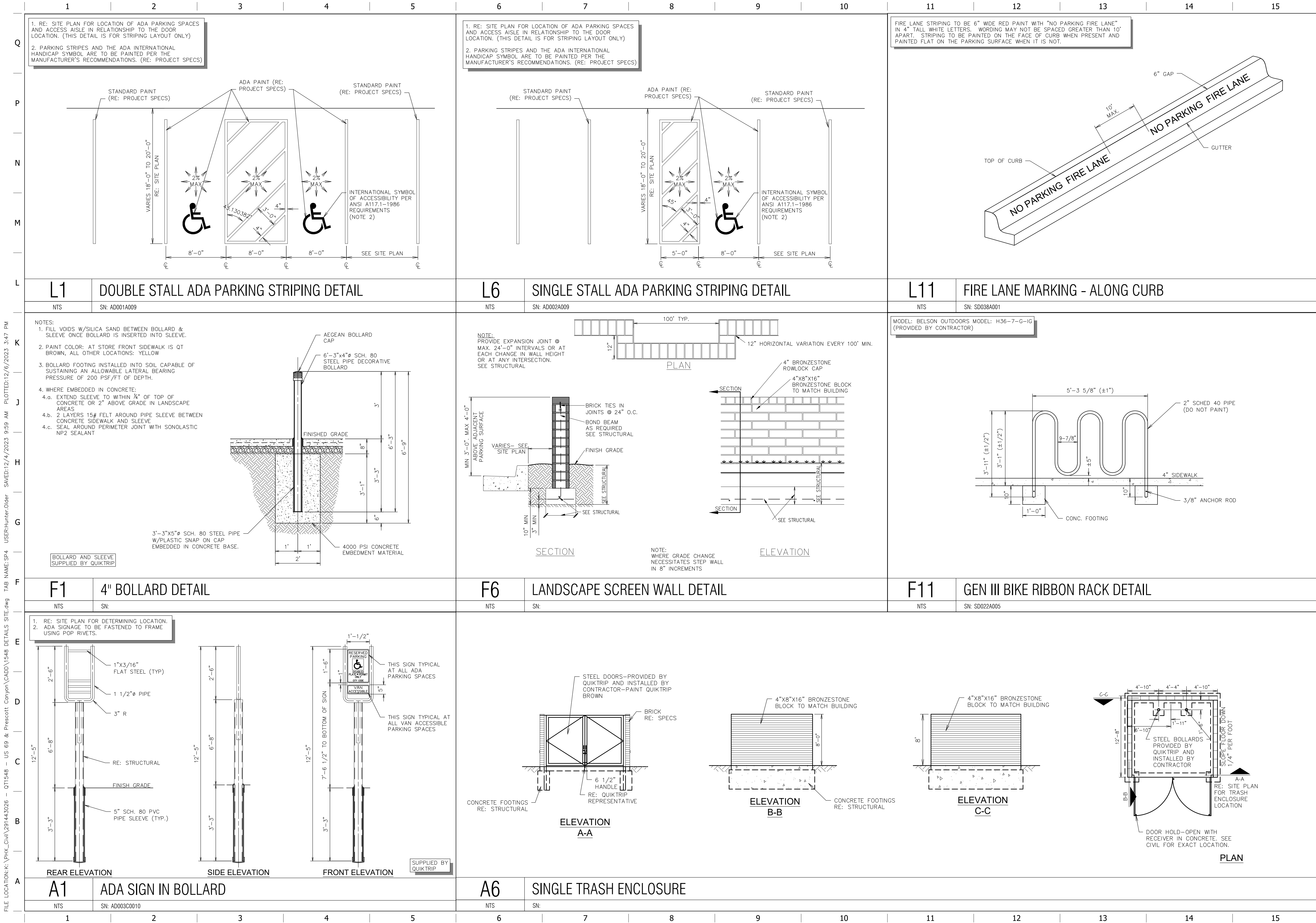
REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP2



FILE LOCATION: K:\PHX_Civil\291443026 - Q11548 - US 69 & Prescott Canyon\CAD\1548 DETAILS SITE.dwg
TAB NAME: SP4
USER: Hunter.Older
SAVED: 12/14/2023 9:59 AM
PLOTTED: 12/16/2023 3:47 PM



Registered Professional Engineer
Certificate No. 76339
ROBERT HANNEN
Exp. Signed: 12/09/23
ARIZONA, USA
Robert Hannen

PROJECT NO.: 291443026

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85021 (602) 944-0500

QuikTrip No. 1548

2280 EAST STATE ROUTE 69
PRESCOTT, AZ

QT

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-111 (08/01/22)

DIVISION:

VERSION: 001

DESIGNED BY: RMH

DRAWN BY: MHH

REVIEWED BY: CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/12/2023

SHEET TITLE:

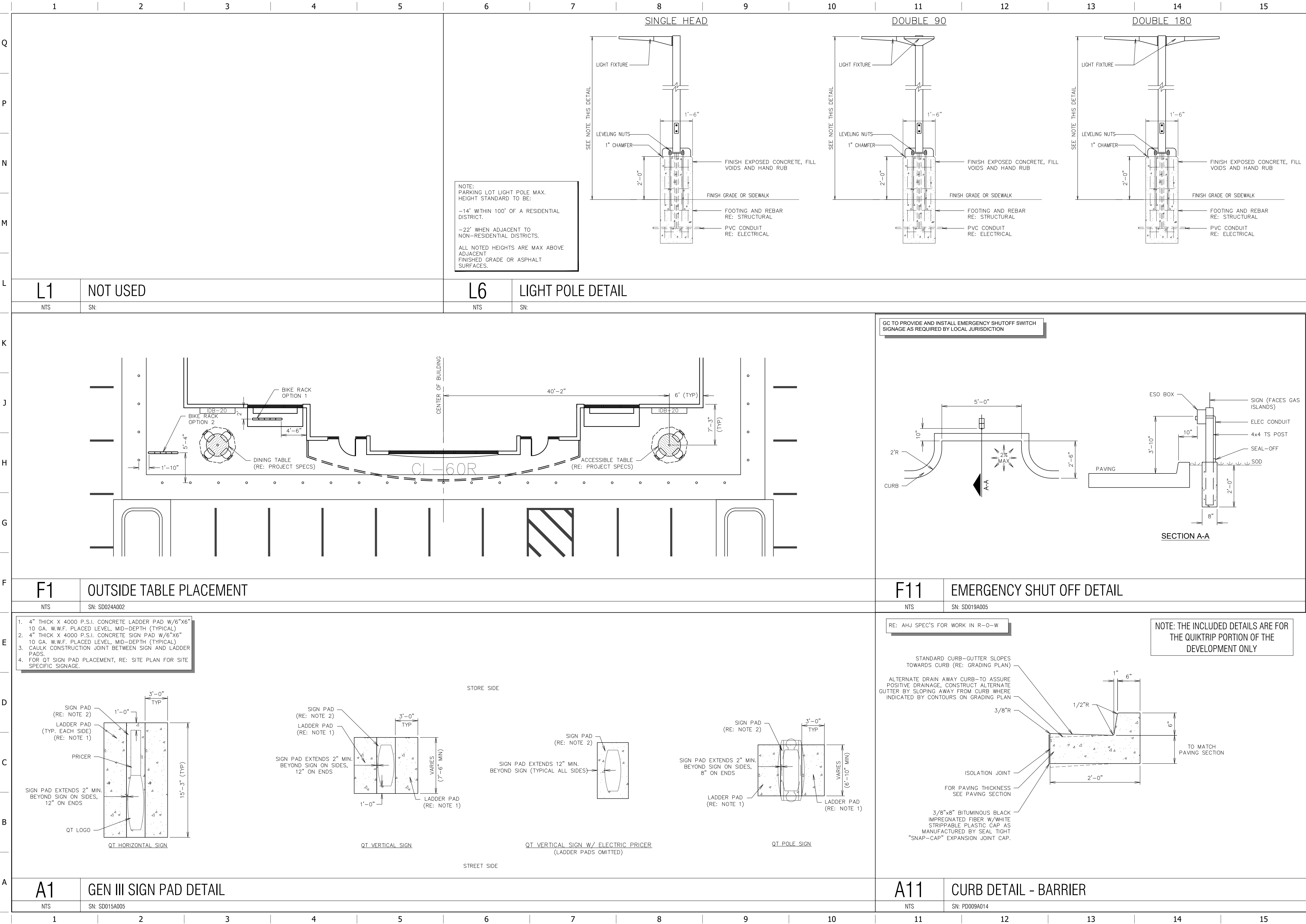
PRELIMINARY SITE DETAILS

SHEET NUMBER:

SP4

Page 24 of 28

FILE LOCATION: K:\PHX_Civil\291443026 - Q11548 - US 69 & Prescott Canyon\CAADD\1548 DETAILS SITE.dwg TAB NAME: SP5 USER: Hunter.Older PLOTTED: 12/6/2023 3:47 PM



Registered Professional Engineer
CERTIFICATE NO.
76339
ROBERT
HANNEN
Exp. 12/06/23
ARIZONA, USA

Robert Hannen

PROJECT NO.: 291443026

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 1548

2280 EAST STATE ROUTE 69
PRESCOTT, AZ

QT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-111 (08/01/22)
DIVISION:
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: MHH
REVIEWED BY: CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/12/2023

SHEET TITLE:
PRELIMINARY SITE DETAILS

SHEET NUMBER:
SP5

Page 25 of 28

