



City of Prescott

Planning & Zoning Commission

February 29, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Don Michelman - Chair
Thomas Reilly - Vice Chair
Susan Graham - Member
Thomas Hutchison - Member
James Kleczewski - Member
James Whiting - Member
Thomas Davis – Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the December 14, 2023 Planning & Zoning Commission Meeting Minutes.

Approve as amended Reilly seconded by Whiting (6-0) with Graham abstaining

- 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.

Ms. Nunez stated that the site plan review was triggered by the City's Water Service Policy.

Ms. Nunez presented an aerial map as well as a zoning map showing that the parcel is zoned Business Regional. In the Land Development Code (LDC), Business Regional zoning is described as a high intensity business district. The LDC provides specific standards for the development of a large variety of business, office, or service uses.

Ms. Nunez presented an aerial map with the site plan overlayed to show the scale and location of the store and the fuel pumps. She then presented a close up of the site plan and stated that they will have a right-in off of Highway 69 and the egress is to the northeast which will connect to the Lowe's exit which is Holiday Drive. She also presented a landscaping plan and stated that they provided landscaping beyond what is required in the Land Development Code.

Summary of the Project:

- Proposed store is 5312 square feet.
- Building primarily tan stucco with stone accents and traditional, red "Quik Trip" signage.
- Canopy will be 7,287 square feet and designed to match building. There will be eight double pumps, capable of serving up to sixteen automobiles at a time.
- Enhanced landscaping to provide buffering to the north as well as reducing heat island effects in summer.
- The store will be open 24 hours a day 7 days a week with approximately 2-6 employees on site at any given time.
- Proposed site plan meets all required building setbacks.
- Proposed site plan meets required parking spaces.
- Ingress taken via right-only off of Highway 69, egress to be taken via Holiday Drive.

Review Criteria Applied per LDC 9.8.5

- **9.8.5.B. Building lot and setback requirements**
Exceeds setback requirements, low lot coverage %, landscape buffer on north end.
- **9.8.5.F. Internal Circulation, public, private, or emergency**
Site ingress via right-only off of Highway 69, site egress via Lowe's entrance. Double stack pumps aim to minimize wait time/queue lengths. Comprehensive review by all applicable departments will occur at permit submittal.
- **9.8.5.G. Landscaping, screening, and buffering**
Proposed landscaping exceeds LDC requirements. Three to four foot landscaping wall along majority of northern portion of parcel. Comprehensive review by all applicable departments will occur at permit submittal.
- **9.8.5.J. Outdoor lighting standards of Sec. 6**
Lighting will be reviewed at permitting to verify dark sky compliance. Pole light heights have been indicated to meet light trespass standards.
- **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 againse
- **9.8.5.R Traffic Control and Handling**

Ms. Nunez stated that all criteria were met. She stated that the in depth site plan review will be done during the permitting process.

Commissioner Jim Kleczewski asked the height of the building.

Ms. Nunez stated that they have not received elevations yet so they do not have the height. She stated that when permits are submitted, building height will be reviewed and the applicant will have to be in conformance with the district standards.

Commissioner Tom Davis asked if a road that was discussed in the recent Board of Adjustment meeting is part of the site plan review.

Ms. Nunez stated that the road has been a discussion between Quik Trip and the HOA and staff did not receive a revised site plan showing the road.

Commissioner Davis expressed his concern that the north side of the property be preserved.

Ms. Nunez stated that the Commission can tie the approval to the site plan so that if the applicant wanted to make any changes, they would have to go through the process again.

Daniel Chambers, Representative for Quik Trip stated that the building will be 22 feet tall. He stated that the road is still being negotiated with the HOA. He stated that they are okay with the Commission putting a stipulation that if they want to expand their facility they would have to go back through the process.

Commissioner Hutchison asked if fewer gas stations equals less competition and higher gas prices.

Mr. Chambers stated that generally the more competition there is, it shifts the economic curve to the right which lowers prices.

Commissioner Jim Kleczewski asked the height of the canopies.

Mr. Chambers stated that they are approximately 21 feet.

Commissioner Kleczewski stated that there are utility lines that run slightly behind where the store will be and asked if it is the intention of the applicant that the store will be south of the lines.

Mr. Chambers stated that they would like to keep the site as close to Highway 69 as possible for constructability and to keep a buffer for the nearby community.

Commissioner Kleczewski asked if the applicant thinks their business model necessitates a 24 hour store.

Mr. Chambers stated that he believes it will be justified but that they are always looking at operations to see what is most appropriate for the area. He stated that as of now the intent is for it to be 24 hours.

Commissioner Tom Reilly stated that he does not believe the operations are in the purview of the Commission as they are here to review the site plan.

Commissioner Hutchison asked if there would be an electric vehicle charging bank.

Mr. Chambers stated that he does not believe there is enough market demand for that at this time but that they would be able to adapt their facility to accommodate if needed in the future.

Commissioner Hutchison asked about motorhome clearance height.

Mr. Chambers stated that the drive aisles are wider than most municipalities require as it is set up for a fire truck to be able to go under the canopy if needed. He stated that he believes a motorhome would be able to successfully navigate through the site without any issues.

Commissioner Hutchison stated that he did not see a propane filling station on the site plan.

Mr. Chambers replied that is correct that is not something they include in their business model.

Commissioner Hutchison asked if there was any consideration given to an RV dump.

Mr. Chambers stated no that their site is not set up to service RVs.

Commissioner Hutchison asked if there is extended length parking for RVs and trailers.

Mr. Chambers stated that they do not have dedicated parking but that they can park along the curb at the sides of the site.

Commissioner Kleczewski asked if they considered making the three or four foot buffer wall higher to possibly an eight foot masonry wall to create more of a buffer.

Mr. Chambers stated that the wall is a retaining wall and that there will be landscaping on it. He stated that he has spoken with the HOA about adding more landscaping, but they will not be extending the wall past what it is retaining.

Commissioner Susan Graham stated that she is concerned about an increase in traffic making it difficult for the residents of the nearby community to get out onto Highway 69.

Mr. Chambers stated that they were not able to come up with an agreement with Prescott Canyon Estates to use Prescott Canyon Drive. He stated that they then worked with ADOT to come up with the site plan. He stated that they have done a full traffic study where they went through the full approval process with ADOT to ensure that their project will not affect Prescott Canyon Drive. He stated that they have a deceleration lane and they will be building curb to help create that

deceleration lane for Prescott Canyon Drive.

Chairman Michelman if the lighting will be maintained within the site plan and not extend out past what they see.

Mr. Chambers stated that they will do a photometric and that they will put a shield on the back of the lights. He stated that they run full cut off LED lights so that there isn't bleed over.

Ten members of the public spoke, all in opposition with the main concerns being:

- Noise pollution
- Damage to properties
- Open 24 hours
- Increased traffic
- Fumes from gasoline

Mr. Chambers stated that they have tried to take as many of the comments into consideration as possible with the site layout and design. He stated they are trying to work with Prescott Canyon Estates to give them access to Holiday Drive as Prescott Canyon Drive is currently a right in, right out only. He stated that Quik Trip takes runoff and fuel leaks very seriously in that they put a lot of into the design so that they don't have those issues. He stated that everything is double walled and rigid piped.

Commissioner Davis asked about the landscaping and retaining wall.

Mr. Chambers pointed out where the wall is on the site plan and stated that there will be a culvert box at the creek that the road will go over which was intended to help with the grade transition. He stated that they cannot have trees there because the root system can cause the wall to fail. He stated that the HOA asked them to add more trees behind the wall and if the trees will make an impact, they are willing to add them.

Commissioner Davis stated that in the submission it stated the wall is a landscape screen wall not a retaining wall.

Mr. Chambers stated that it is intended to be a retaining wall.

Commissioner Davis asked if there is an opportunity to place the wall all along the back of the site.

Mr. Chambers stated that they are doing heavy landscaping as a buffer and they have found that it absorbs more sound.

Commissioner Hutchison asked how close the closest house is from the site.

Mr. Chambers stated that it is approximately 350 feet.

Ms. Nunez stated that the distance from the northern boundary of the site plan to

the southern boundary of Prescott Canyon Estates is over 300 feet and she stated that if you measure to the closest home, it is approximately another 40 to 50 feet. She stated that the difference between the site plan process and the conditional use permit process is that with the site plan they are not evaluating the off-site impacts but they are with the conditional use permit. She stated that the hearing is to evaluate the functionality of the site plan.

Mr. Chambers stated that the HOA president stated the nearest home is 305 feet.

Commissioner Reilly asked if the Business Regional zoning allows 24-hour operation.

Ms. Nunez stated that there are no stipulations about hours of operation.

Commissioner Reilly asked what the current General Plan says about the project.

Ms. Nunez stated that it is in line with the General Plan. She stated that the project is in a commercial corridor overlay. Ms. Nunez stated that in regards to raising the wall height, the maximum height allowed in Business Regional is six feet and anything beyond that would need a variance.

Commissioner James Whiting stated that the site is going to be challenging to develop. He also stated that it is difficult to know what it will look like from residents' perspective as there are no elevations and the lot is not flat. He stated that he does not know if he can approve it without having a better perspective.

Commissioner Davis asked for clarification on the process for site plan approval.

Ms. Nunez stated that if approved at Planning & Zoning Commission, it will go to Water Issues Subcommittee and then City Council for final approval. She stated that the Board of Adjustment meeting was deferred to the March 21st meeting.

Commissioner Kleczewski stated that landscaping takes years to develop and asked what size trees they are planning on using. He also stated that he is not comfortable with the site plan without a buffer wall in addition to the retaining wall.

Mr. Chambers stated that they have been speaking with the HOA about putting in more mature trees so that they are more established on day one.

Commissioner Kleczewski asked if Quik Trip would be opposed to adding a six foot buffer wall to mitigate noise.

Mr. Chambers stated that the wall is something they are willing to look at but there could be some challenges with the grade of the site.

Commissioner Reilly stated that development will happen and people who live adjacent to development usually oppose it. He stated that the location along the highway is a good location for the project. He stated that he appreciates that the applicant is open to having the remainder of the site between them and the community remain open space.

MOTION BY COMMISSIONER REILLY TO APPROVE SITE23-015: SITE PLAN REVIEW FOR QUIK TRIP FUELING PER THE SITE PLAN WITH A PROVISION TO PRESERVE THE UNDISTURBED PORTION OF THE PROPERTY NORTH OF THE DEVELOPED SITE AND TO REQUIRE A SIX FOOT RETAINING WALL NORTH OF THE SITE; SECONDED BY COMMISSIONER HUTCHISON: (6 - 1).

Commissioner Graham expressed her concern with the increase in traffic making it difficult for the residents to get out of the subdivision and with the store being open 24 hours a day seven days a week. She stated that her preference is to delay a decision until after the Board of Adjustment meets.

Commissioner Davis stated that he believes there is confusion between the conditional use permit and the site plan review. He stated that the decision was for the site plan but there is more discussion to be had regarding the use under the conditional use permit.

4. STAFF UPDATES

No updates

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:07 A.M.


DON MICHELMAN, Chairman

ATTEST:

SARAH HILTON, Recording Secretary