



Application

Narrative

Cash Transmittal

Development Standards

# Development Application



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: **QuikTrip #1418**

Property's Address: **8780 E. McDowell Rd., Scottsdale, AZ 85257**

Property's Current Zoning District Designation: **C-4**

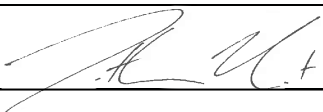
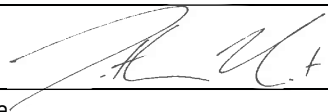
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <b>QuikTrip Corporation</b>	Agent/Applicant:
Company: <b>QuikTrip Corporation</b>	Company: <b>QuikTrip Corporation</b>
Address: <b>1116 E. Broadway Rd., Tempe, AZ 85282</b>	Address: <b>1116 E. Broadway Rd., Tempe, AZ 85282</b>
Phone: <b>480-446-6318</b> Fax:	Phone: <b>480-446-6318</b> Fax:
E-mail: <b>jnaut@quiktrip.com</b>	E-mail: <b>jnaut@quiktrip.com</b>
Designer: <b>Erin Jicha</b>	Engineer: <b>Jim Williams</b>
Company: <b>KDF Architectural Group</b>	Company: <b>The WLB Group, Inc.</b>
Address: <b>300 W. Clarendon Ave #320</b>	Address: <b>4444 E. Broadway Blvd., Tucson, AZ 85711</b>
Phone: <b>602-234-1868</b> Fax: <b>602-234-1413</b>	Phone: <b>520-881-7480</b> Fax: <b>520-881-7492</b>
E-mail: <b>erin@kdf-architects.com</b>	E-mail: <b>jwilliams@wlbgroup.com</b>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> <b>Enhanced Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> <b>Standard Application Review:</b>	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature 	Agent/Applicant Signature 
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Official Use Only

Submittal Date:

Development Application No.:

## Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 www.ScottsdaleAZ.gov

# Project Narrative

## QuikTrip #1418



### APPLICANT:



Jonathan Naut

QuikTrip Corporation

1116 East Broadway Road

Tempe, AZ 85282

(480) 446-6318

[jnaut@quiktrip.com](mailto:jnaut@quiktrip.com)

## **Project Overview**

QuikTrip intends to develop approximately 2 acres at the NWC of Pima and McDowell. QuikTrip proposes to develop a retail convenience grocery store with gasoline sales on the subject 2-acre site. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this Scottsdale gateway location.

The property is zoned C-4 and is currently vacant. C-4 is one of the City's most intense zoning districts and historically the site has been used to provide overflow parking for the auto dealers on along McDowell Road. The proposed QuikTrip development will include the construction of a new 5,100 +/- square foot retail convenience grocery store oriented toward McDowell Road with 8 gasoline dispensing pumps covered by a canopy structure. The entire site will be extensively landscaped in keeping with the City of Scottsdale Gas Station and Convenience Store Design Guidelines. The proposed QuikTrip facility will be operated 24 hours a day, 7 days a week and be occupied by a minimum of two employees at all times. An estimated construction start date would be January 2020.

## **Uses Adjacent to the Site**

- The property to the east across Pima is vacant and is part of the Salt River Indian Reservation
- The property to the south is a C-4 zoned complex
- The property to the north contains townhomes and is zoned R-5
- The property to the west is a small convenience market zoned C-3

## **South Scottsdale Character Area Plan**

The South Scottsdale Character Area Plan was adopted by City Council in October 2010. The Plan designates the property as a Regional Center and a Regional Corridor. Following are applicable policies of the South Scottsdale Character Area Plan.

## **Development Review Board**

### **Sec. 1.904 – Criteria**

The following criteria are applicable to the proposed QuikTrip:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design standards and Policies Manual, master plans, character plan and General Plan.**

Response: QuikTrip has begun the process for the Design Review Board official review with the submittal sent in on July 30<sup>th</sup>, 2019. With comments received September 9<sup>th</sup>, 2019, QuikTrip will revise plans accordingly and resubmit to confirm compliance with all comments through the Design Review Board items.

- 2. The architectural character, landscaping and site design of the proposed development shall:**

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

Response: The layout of the site harmonizes the open space on site and in the surround neighborhood by providing separation between the store building and fueling canopy. Further, the fueling canopy was designed to minimize the amount of internal columns to maximize sight distances throughout the site to maintain the eye's focus on surrounding open space areas.

- b. Avoid excessive variety and monotonous repetition;**

Response: Building colors and materials were specifically chosen to break up the building design from brick to stacked to EIFS to create a modern Sonoran design while avoiding excessive variety in building materials/colors.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: The materials used for the building and canopy design were chosen specifically to match the Sonoran Desert environment. In place of traditional red brick, a "bronzestone" color was chosen for its warmth and more natural tones. Sonoma styled stacked stones were chosen to break up the building design while also providing architectural interest in a complimentary way to the Desert environment. Finally, in place of steel cornices on the building and canopy, a Tan EIFS was chosen to finalize the building forms in a very natural and unobtrusive way.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**

Response: This site is not located in the ESL Overlay District.

- e. Incorporate unique or characteristic building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: This site is not located in the Historic Property Overlay District.

- 3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.***

Response: Safety of our customers and employees is our highest priority while designing sites. In our 50 years of designing gas stations, we have found that separating the building and the fueling canopy approximately 60ft allows the best sight conditions onsite. Additionally, we have redesigned our fueling canopies to minimize the amount of columns required, further opening line of sight. Our driveways are spaced in a manner that provides the most separation allowed to maximize sight visibility for pedestrians and employees. The loading zone is located at the rear of the store with an adjacent pass through lane to ensure site circulation is not hindered during deliveries.

- 4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.***

Response: Rooftop equipment and all appurtenances are screened using similar building materials. Brick will be used along the screen wall with a separate EIFS cornice to match the building.

- 5. *Within the Downtown Area, building and site design shall:***

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located;*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 areas and existing development outside the Downtown Area.*

Response: This site is not within the Downtown Area.

6. ***The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:***
- a. Accessibility to the public;***
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;***
  - c. Location near the primary pedestrian or vehicular entrance of a development;***
  - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and***
  - e. Location in conformance to standards for public safety***

Response: Artwork will not be included with this proposed development.

### **Land Use Policies**

#### ***LU 2.1***

***Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:***

- ◇ Connect Regional Centers;***
- ◇ Be bordered exclusively by a mixed-use neighborhood land use designation;***
- ◇ Contain vertical and horizontal mixed-use development; and***
- ◇ Support greater residential density to complement Regional Center land uses.***

Response: Pima Road is designated as a Regional Corridor in the South Scottsdale Character Area Plan. The surrounding area provides a mixture of residential and retail land uses along this corridor. This proposal for retail convenience grocery store with gasoline sales on the subject 2-acre site will integrate well with the mix of uses provided along McDowell Road and provide desirable support retail services to the surrounding community and to vehicles that access the Loop 101.

#### ***LU 3.3***

***Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.***

Response: This site is one of the larger development opportunities along McDowell Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner.

### **LU 5.1**

***Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.***

Response: The QuikTrip site is designated as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road.

### **LU 5.2**

***Regional Centers will accommodate one or more large-scale users such as major employment, retail, office, research, resort, restaurant, entertainment, and/or cultural facilities. The development located at these new centers is characterized as higher density and intensity, vertically mixed land uses. As illustrated in the “Conceptual Regional Centers, Activity Areas, and Corridors” map, Southern Scottsdale’s Regional Center designations consist of:***

#### **LU 5.2.3**

***The Pima Regional Center (located west of the intersection of McDowell and Pima Roads and in close proximity to the recreational opportunities of the Indian Bend Wash) should focus on the General Dynamics regional employment cluster along with supportive technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.***

Response: This commercial land use will provide retail support services to the surrounding residential, employment, medical and educational uses.

### **LU 5.5**

***Regional Centers and Activity Areas will act as catalysts for the development and redevelopment of associated corridors within the character area.***

Response: The proposal is for a retail convenience grocery store with gasoline sales on a currently vacant 2-acre site. The balance of the site (4 acres) is conceptually planned for office/retail mixed use development. Development of this property will not only act as a catalyst for future development but also provide services to the surrounding community and to regional vehicular travel.



## **Character & Design Policies**

### **CD 2.1**

***Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.***

Response: The pedestrian/bike path along Pima Road will be maintained with direct sidewalk connections provided into the site from both Pima and McDowell Road. The site plan for QuikTrip and the adjoining 4-acre (future development parcel) was designed with special consideration for the pedestrian with sidewalk connectivity and shaded building entrances. QuikTrip also plans to incorporate seating tables along the building frontage.

### **CD 2.2**

***Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.***

Response: The architectural design was enhanced to provide an appropriate character and design for this location. The use of materials was selected to complement the surrounding development and includes: CMU, brick, metal fascia, standing seam awnings, and steel accent canopies. The building was designed with a variety of building planes to create visual interest, character and pedestrian scale elements.

### **CD 3.3**

***Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.***

Response: See CD 2.2

### **CD 4.1**

***Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.***

Response: The building design incorporates window canopies and awnings to address passive solar cooling opportunities. Additionally, high performance window glazing will be utilized.

#### **CD 4.2**

***Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.***

Response: See CD 2.2

#### **CD 4.3**

***Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.***

Response: The landscape plan will include a variety of indigenous drought tolerant plant materials in keeping with the surrounding development, McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

#### **CD 5.4**

***Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.***

Response: The landscaping will be designed to maximize shade opportunities for the pedestrian and to provide shade for vehicles wherever possible. The design will adhere to the McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

#### **CD 7.3**

***Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.***

Response: The architectural character provides an appropriate, contemporary design for this Scottsdale gateway location. The variety of materials was selected to complement the surrounding development and the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

## **CD 9.2**

***Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.***

Response: See CD 2.1

## **Economic Vitality Policies**

### **EV 1.1**

***Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.***

Response: The QuikTrip site is designated as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner and 4 acres of office and/or retail uses that may be developed at a later date.

### **EV 2.1**

***Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.***

Response: The new QuikTrip proposed on the subject site will generate substantial retail taxes for Scottsdale on a property that has historically been vacant. Further, additional tax opportunities will be created when the balance of the site develops (north 4-acres).

## **Preservation & environmental Planning Policies**

### **PE 1.1**

***Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.***

Response: QuikTrip currently utilize the Emerson Energy Management System which remotely monitors all energy consumption at the stores and alerts them as soon as something is not operating within acceptable parameters. The HVAC system utilizes latest modulating technology; reducing energy use for compressors and supply fans. QuikTrip has incorporated

extensive LED lighting in all the new stores which consumes substantially less energy than traditional light bulbs. Additionally, high performance window glazing will be installed.

#### **PE 2.1**

***Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.***

Response: QuikTrip emphasizes the use of drought tolerant desert trees, shrubs and groundcover versus the use of turf in order to conserve water usage. Paved areas will be surfaced with concrete versus asphalt to minimize heat retention. In addition to the abundant landscaping, the gas pump canopy will shade a significant portion of the site minimizing the heat island effect.

#### **PE 5.4**

***Encourage onsite building development to include solar and other renewable energy generation capabilities.***

Response: See PE 1.1

#### **Design Guidelines**

##### **McDowell Corridor Improvements – Streetscape Guidelines ( 2003)**

The landscape plans will embody a “Desert Oasis” theme as identified in the McDowell Corridor Streetscape Design Guidelines along the McDowell Road right-of-way. The Desert Oasis theme is characterized by groupings of tall trees including but not limited to Ghost Gum and Sweet Acacia at intervals that serve to define space. Lush desert shrubs and groundcover should be defined by the intermixing of lush green vegetation in combination with vibrant blooms, and textured accents consistent with the McDowell Corridor Streetscape Design Guidelines. The balance of the QuikTrip site will be landscaped complementary desert vegetation.

##### **Pima Road Design Concept Report (2009)**

No changes are being proposed to the existing Pima Road improvements. However, the applicant agrees to comply with guidelines set for in the Pima Road Design Concept Report.

## **Gas Station & Convenience Store Design Guidelines**

### **Architecture:**

The following guidelines are applicable to the proposed QuikTrip.

#### ***1. Building design should take into consideration the unique qualities and character of the surrounding area (refer to the City's Character Area Plans for additional information).***

As mentioned above, the architectural design was enhanced to provide an appropriate character and design for this Scottsdale gateway location. The use of materials and textures was selected to complement the surrounding development and includes the use of CMU, brick, metal fascia standing seam awnings and steel accent canopies.

#### ***2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.***

The proposed architecture provides an appropriate, contemporary character and design with a variety of materials selected to complement the surrounding development. Additionally, the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

#### ***3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.***

The proposed QuikTrip utilizes a variety of materials, textures and design features that establish individuality and building character consistent with the surrounding architecture and Southern Scottsdale Character Area. Applied treatments are not the main theme, rather the use of quality building materials and pedestrian scale elements. The use of red is kept to a minimum and only used as a subtle accent on the building canopies and signage. This will be a unique QuikTrip design solely for this Scottsdale location.

***4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood.***

***This can be accomplished through the use of similar forms, materials and colors.***

See 1, 2 and 3 above.

***5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.***

Not applicable.

***6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or “stuck on” to the building.***

Not applicable.

***7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.***

The building architectural detail and character is consistent with the gas pump canopy design. The canopy columns are faced with brick on all four sides and the canopy fascia is a stainless steel metal consistent with the building design.

***8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.***

The building was designed with a variety of horizontal and vertical building planes to create visual interest and pedestrian scale elements while minimizing the building massing. The roof line has a series of heights and is finished with a stainless steel cornice treatment.

***9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.***

The building entrances are shaded with the large canopy overhangs and the windows are shaded with awning. Walkways and vegetation around the building were designed with consideration to the customers.

**10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:**

- **Low-scale planters and site walls.** Landscape islands are integrated near the building.
- **Wainscot treatment.** A variety of materials and accent banding is provided.
- **Reveals and or projections of building massing.** Projections and variation in building elements are provided.
- **Clearly pronounced eaves or cornices.** Cornice detailing is incorporated with the building design.
- **Subtle changes in material color and texture.** A variety of material colors and textures are provided.
- **Variation in roof forms.** A series of roof heights and building forms are provided.
- **Covered pedestrian frontages and recessed entries.** Shaded recessed entries are provided.

**11. Storefronts should be broken into smaller individual windows or groupings of windows.**

The windows are broken into sections with mullions to avoid sterile expanses of glass. The building design incorporates window canopies and awnings to address passive solar cooling opportunities.

**12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.**

A variety of building materials are proposed and include CMU, brick, metal fascia, standing seam awnings and steel accent canopies.

**13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.**

The building materials and colors selected embody a warm earth tone palette.

#### **14. Canopy:**

***• Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.***

QuikTrip has elected to provide a canopy which is separated from the convenience retail store building due the range of heights and limited maneuverability of the vehicles anticipated to utilize this facility. The separation of these two structures helps create different architectural massing on site.

***• Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'- 9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.***

The proposed canopy meets the allowed heights.

***• Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.***

The canopy ceiling will be designed with a finish to prevent light glare and reflectivity.

***• Lighted bands or tubes or applied bands of corporate color are discouraged.***

Illumination of red accents on the building and the illumination of the red band on the canopy have been excluded per this guideline.

***15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.***

Display items will be contained within the main building and/or designated areas that are screened from public streets.

***16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.***

The gas tank vents will be integrated with the building design. Additionally, pump islands, landscaping and lighting will be designed in conformance with the Gas Stations and



Convenience Store Design Guidelines and shall be subject to review and approval by the Development Review Board.

### **Site Design**

The site has been designed to promote safety and convenience to our customers, employees, and adjacent neighbors. Two points of ingress and egress have been designed onto McDowell Road and Pima Road from the site. The drive aisles have been designed to encourage maximum sightlines for vehicular traffic coming or leaving the site to promote safety of pedestrians traveling along the sidewalks. The same design of the drive aisles carries over for on-site circulation ensuring safety of all customers and employees and preserves sightlines into and out of the building windows and entrances. The store orientation also maximizes the efficiency of loading zones by providing a space behind the building for unloading of items to be sold away from the majority of customers vehicles.

### **Conclusion**

QuikTrip intends to develop approximately 2 acres at the hard corner of Pima and McDowell Road with a retail convenience grocery store with gasoline sales. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this location. Additionally, the design was strongly influenced by the Southern Scottsdale Character Area Plan and Gas Station and Convenience Store Design Guidelines. Streetscapes will conform to both the McDowell Road Streetscape Design Guidelines and Pima Road Design Concept Report. QuikTrip is proud to be making an investment in Scottsdale on this long dormant and vacant infill parcel.

# Request for Site Visits and/or Inspections

## Construction Document Application



This request concerns all property identified in the construction document (plan review) application.

Project Name: QuikTrip #1418

Project Address: 8780 E. McDowell Rd., Scottsdale, AZ 85257

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the construction document in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner /Property owner's agent: Jonathan Naut

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)