



Costco Fuel Facility #691

Conditional Use Permit
Application PL-19-0199

Purpose

Review a Conditional Use Permit (CUP) application request to operate a gas station in the (Planned Area Development) zoning district, conduct a public hearing, and adopt an Ordinance approving the application





Aerial Photograph



 Project Location



Zoning Vicinity



 Project Location



Background

- 17.9 gross acres
- Annexed in 1981
- Existing gas station constructed in 2002 with 12 pumps
- Freeway Commercial GP Land Use Designation
- Located in the Freeway Corridor Specific Plan area
- Zoned Planned Area Development, part of 79-acre Gateway Pavilions PAD, in 1985
- CUP required for gas station use in Gateway Pavilions PAD/C-2 zoning

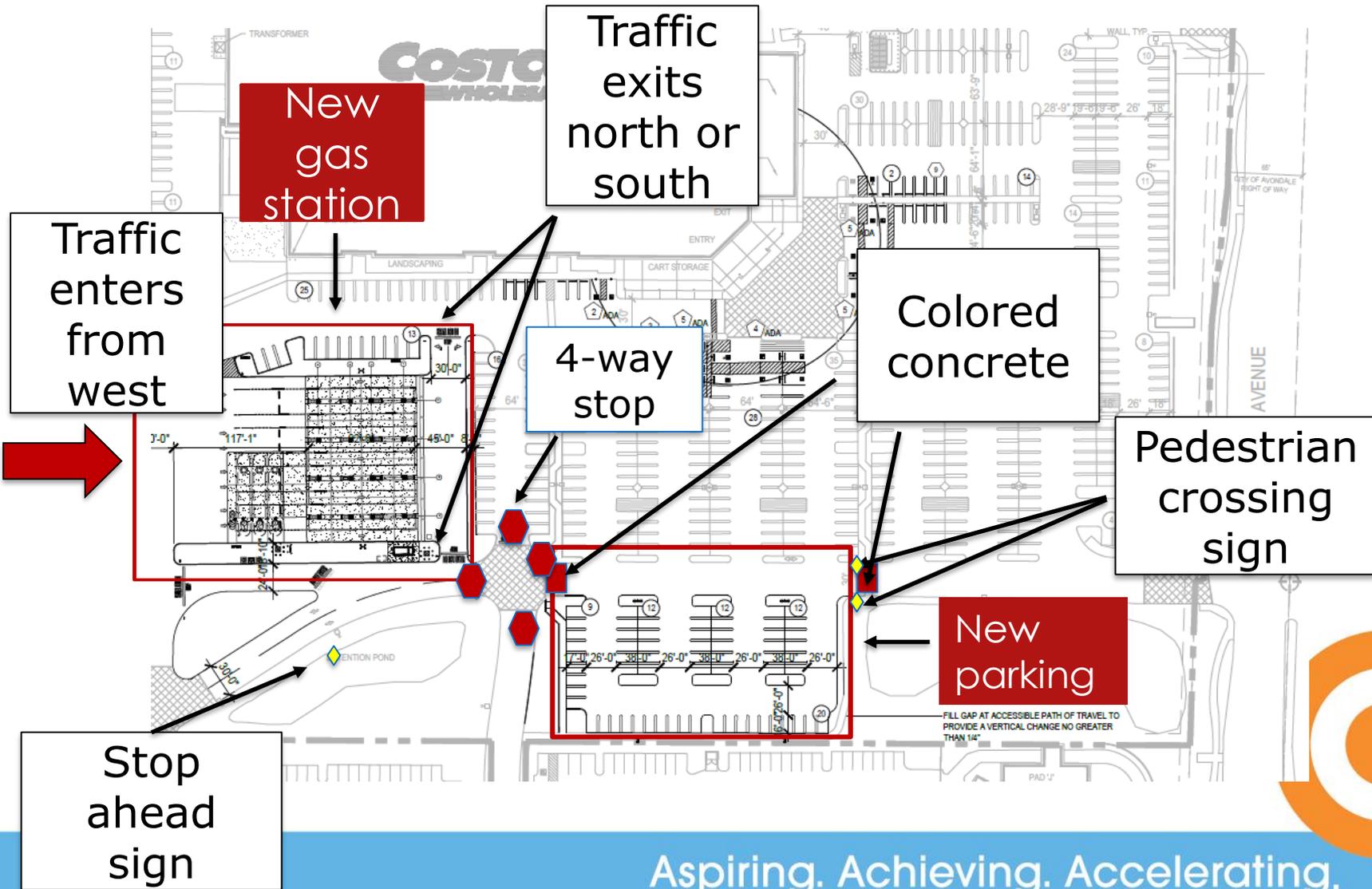


Request

- Construction of 11,650 sf canopy, 32 pumps
- Continue to operate Mon-Fri 6 a.m. to 10 p.m., and Sat-Sun 7 a.m. to 10 p.m.
- 1st phase: gas station construction
- 2nd phase: demolition and decommission of existing gas station, develop area as parking
- New gas station has 20 more pumps, wider lanes, & more spacing between dispensers
- Will reduce wait times and queuing
- Reduces traffic conflicts by locating station further from the main drive aisle



Request (Cont'd)



Elevation



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



Public Participation/Notice

- All required notifications completed
- Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting – January 14, 2020
 - No attendees
- Planning Commission – recommended approval 7-0 on January 15, 2020; no speakers during public hearing
- aVOICE: 9 viewers; 0 comments



Analysis

- Consistent with GP Land Use Map
- Furthers objectives for development in the Freeway Corridor
- Compatible with and not detrimental to surrounding uses
- Proposed site plan meets all City requirements (parking, setbacks, landscaping, etc.)
- Adverse effects mitigated through conditions of approval
- Site has appropriate access to streets



Staff Recommendation

Approval of Application PL-19-0199

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Conditional Use Permit

Subject to three (3) recommended conditions

