



QUIKTRIP PRELIMINARY DEVELOPMENT PLAN

PL2024 - 135
CITY COUNCIL

AUGUST 20, 2024



Applicant's Request

Approval of a Preliminary Development Plan for redevelopment of an existing QuikTrip and car wash site with a new QuikTrip.

Proposed development includes two modification requests.



Area/Zoning Map

1001 SW Blue Pkwy

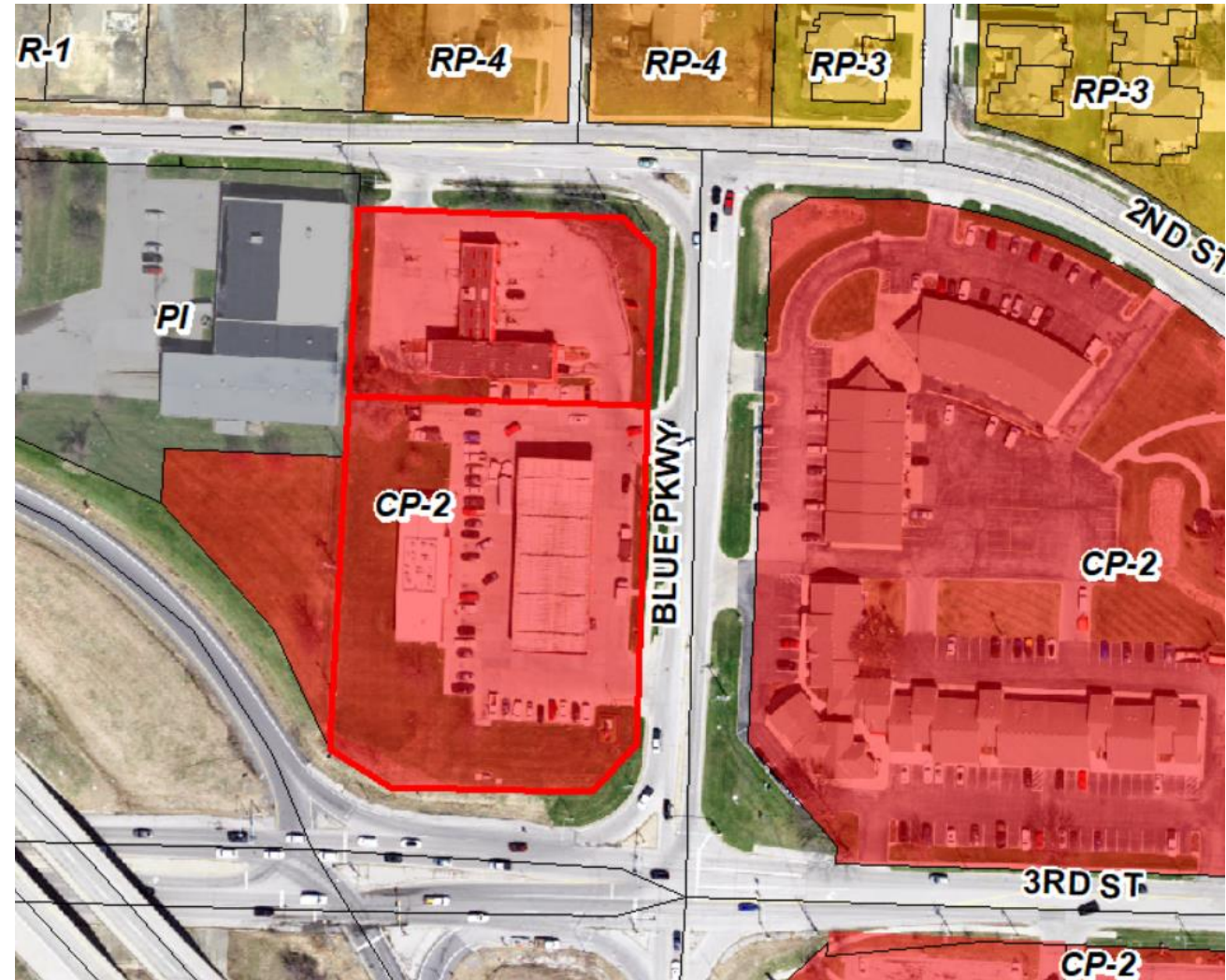
CP-2 Zoning District

West – Industrial/Commercial

South – SW 3rd St/US 50 Hwy

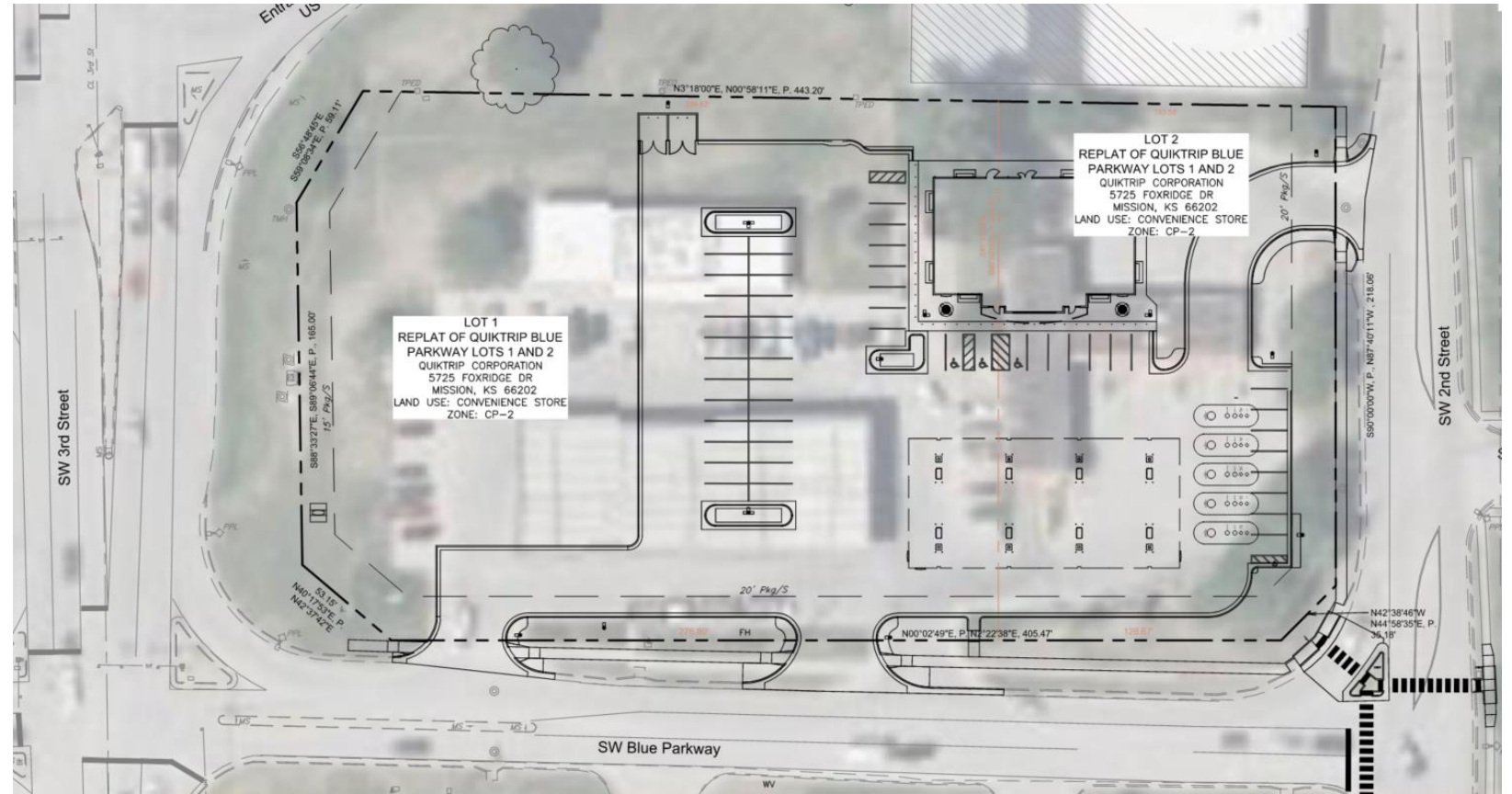
East – Commercial

North – Residential



Project Information

Specification	Proposed
# of Buildings	1
# of Stories	1
Building Height	20'
Floor Area Ratio	0.05
Building Size	5,312 sq. ft.
Parking	50 (27 req.)
Land Coverage	56.4% Impervious



Application Information

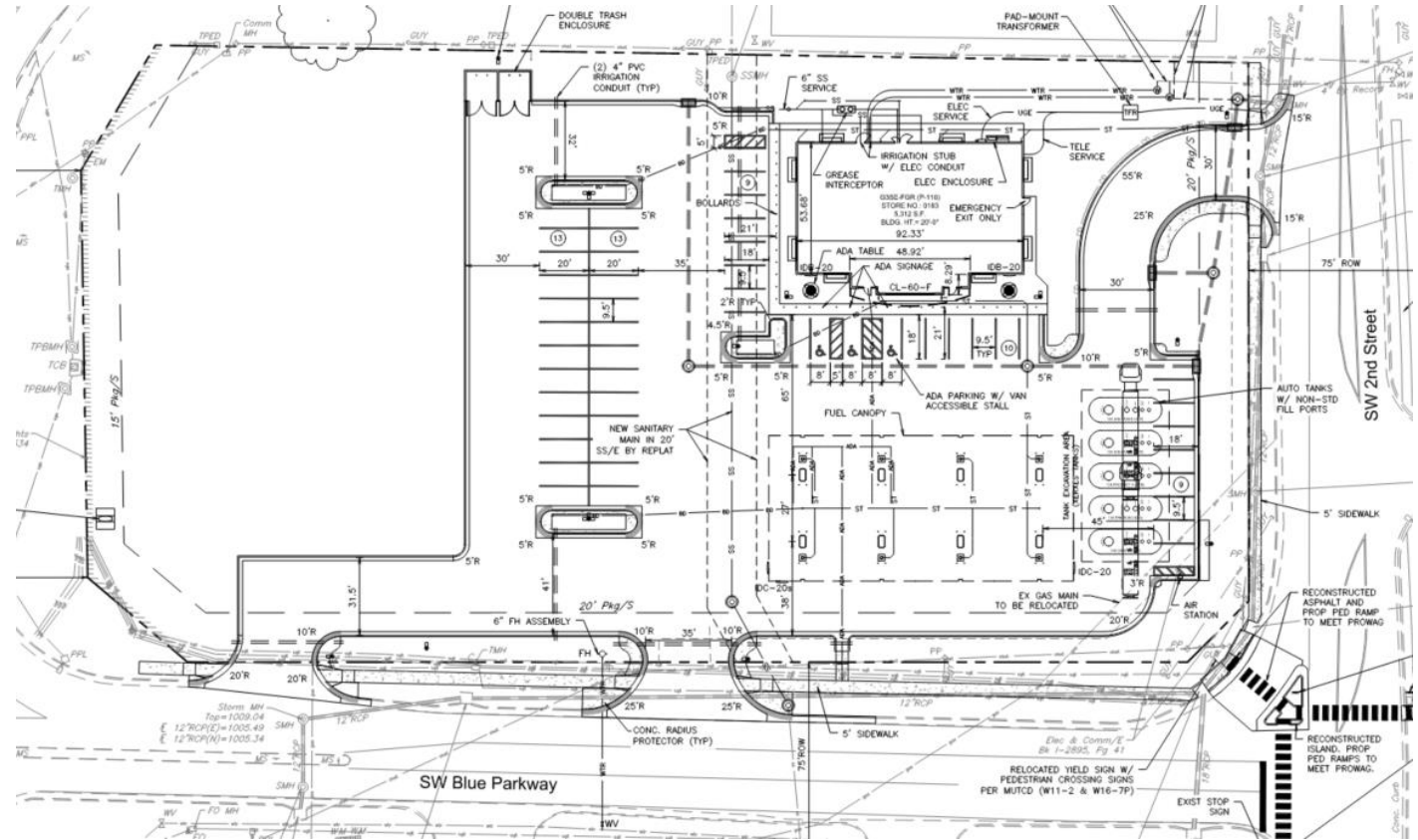
Neighborhood meeting held on June 18, 2024

Four (4) members of the public attended the meeting, who discussed site layout, access, road improvements, landscaping and construction timeline. No objects to the project were expressed.

Staff has received no comments from the public regarding this application.

Modifications are being requested for:

- Parking setback
- Curbing

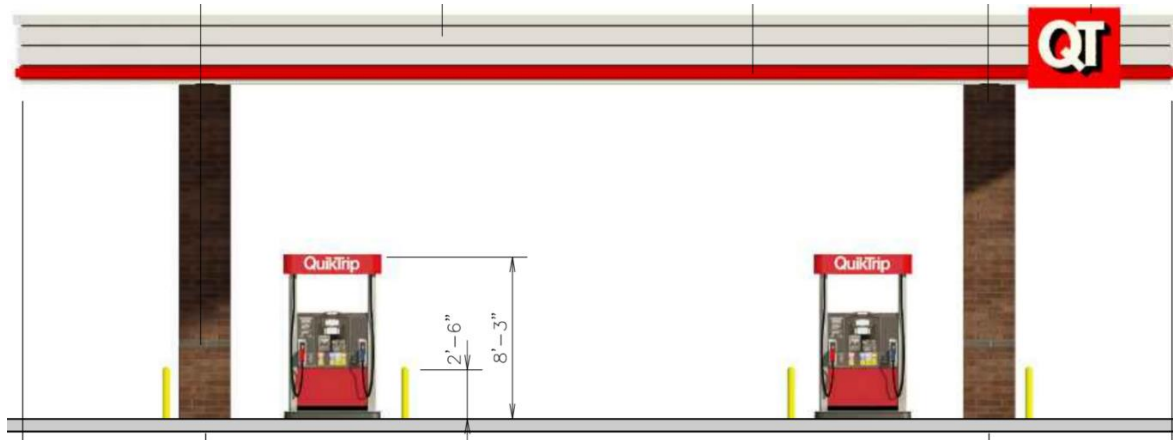


Elevations



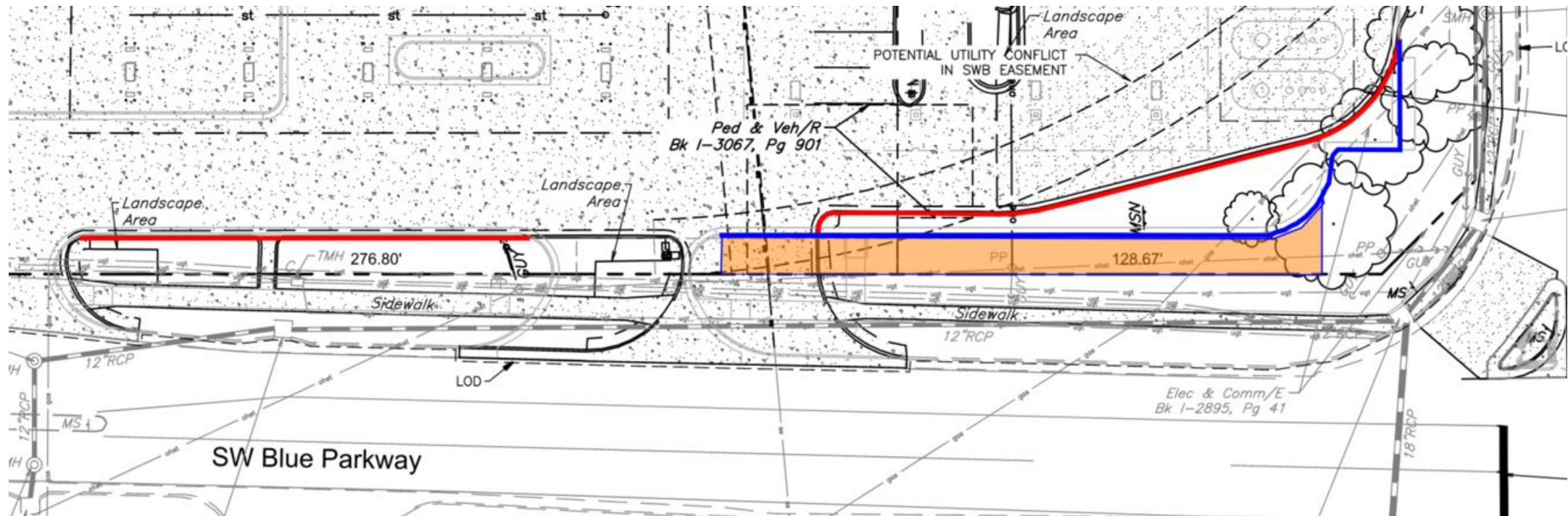
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Elevations



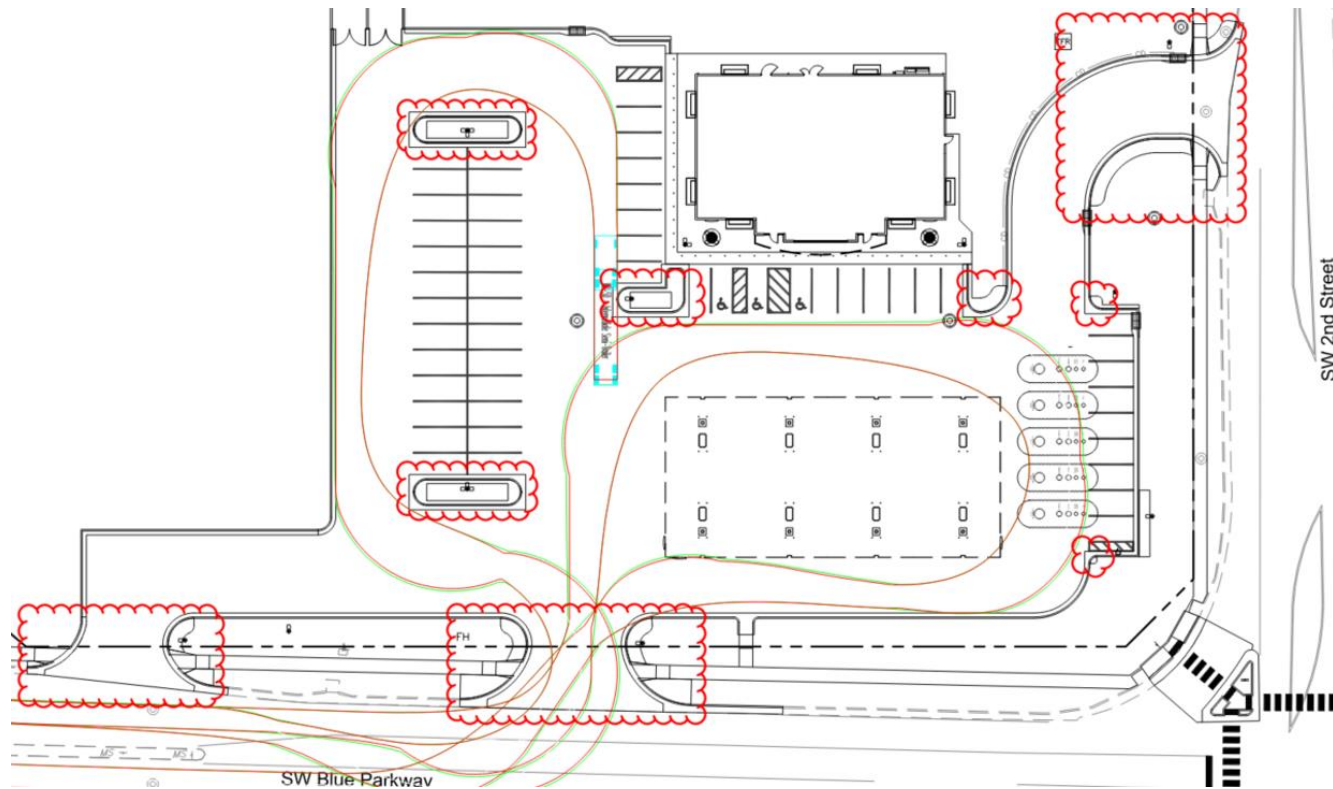
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Modification



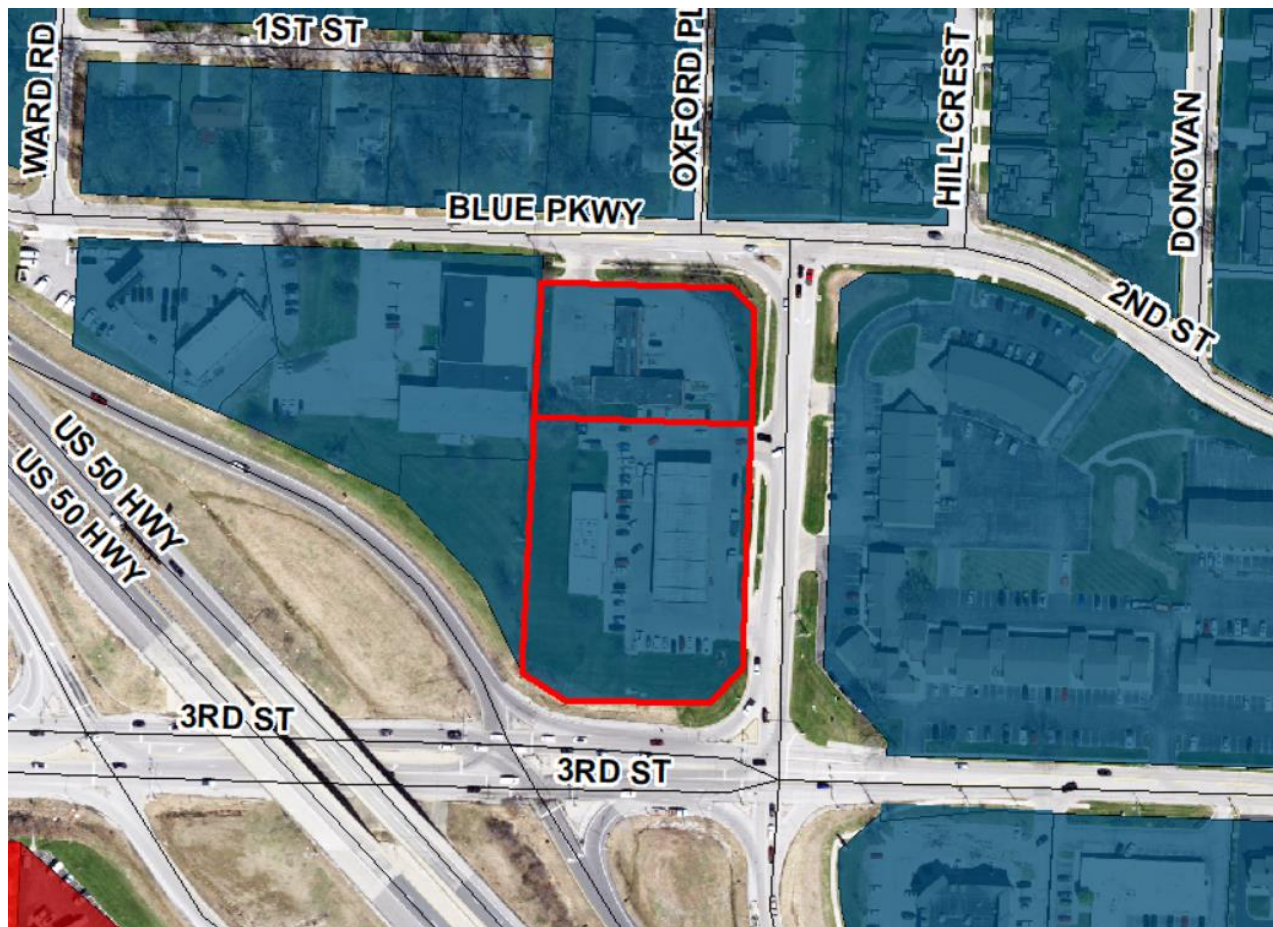
- Required - Min. 20' parking lot setback from ROW
- Proposed – 10' parking lot setback from SW Blue Pkwy to match existing curb line

Modification



- Required – Straight-back curbing around parking lot boundaries and landscape islands
- Proposed – Roll-back/mountable curbing at select locations

Staff Analysis



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Recommendation

1. Development shall be in accordance with the preliminary development plan received July 8, 2024.
2. A modification to the minimum 20' parking lot setback requirement from the public right-of-way shall be granted, to allow a 10' parking lot setback along the east parking lot boundary fronting SW Blue Pkwy as depicted on the preliminary development plan received July 8, 2024.
3. A modification to the requirement for straight-back (CG-1) curbing along all parking lot and driveway boundaries shall be granted, to allow roll-back (CG-2) curbing at the three driveway entrances and the ends of landscape areas abutting parking lot drive aisles as depicted on the preliminary development plan received July 8, 2024.



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