

QuikTrip Conditional Use Permit Application

Rationale

QuikTrip is requesting a Conditional Use Permit on the basis the placement of a convenience store with a fuel canopy is a good and proper use for this location. This location is along a well-travelled area of the city. People who drive this corridor are looking for well maintained, easily accessible and high quality products. QuikTrip is an exceptional company, highly recognized within the industry and maintains a reputation of first-rate facilities and exceptional employees.

QuikTrip is acquiring enough property at this location in order to provide a significant buffer between the location of the buildings and the neighborhood. A tremendous amount of landscaping has been added to the property line as well as the overall property. A fence between the property and the neighborhood will be installed which will provide additional division and be aesthetically pleasing.

A traffic study has been completed and the suggestions stated have already been applied to the site plan submitted.

The current building will be removed and QuikTrip will look to build a store using some alternate materials from our standard design locations. Also, the fuel canopy has been altered from our standard to a custom canopy design.

A landscape architect, Randy Mardis, was hired to provide the location a complete makeover for the landscaping of the property. Trees were added along Olive adequately spaces with shrubs. An extensive tree and shrub line has been added along the backside of the property separating the location from the neighborhood. Additional landscaping is provided internally throughout the location.