

SLUP-26-1248044 (2026-0490) – Fuel Pumps
Recommended Conditions – May 2026
4733, 4773 & 4775 Memorial Drive

1. The site plan shall enhance pedestrian connectivity between the public sidewalk along Memorial Drive and building entrances, including clearly defined walkways and connections to the outdoor seating and greenspace areas prior to any future Permit(s) and/or business renewal application – whichever comes first.
2. The development shall incorporate a placemaking feature that reflects the identity of the Memorial Drive Corridor, such as public art, decorative signage, or architectural enhancements. The design and placement shall be subject to written approval by the Planning Deputy Director prior to any future Permit(s) and/or business renewal application – whichever comes first.
3. The site plan shall include an expanded, covered outdoor seating area integrated with the convenience store entrance prior to any future Permit(s) and/or business renewal application – whichever comes first.
4. A publicly visible greenspace shall be incorporated into the site design prior to any future Permit(s) and/or business renewal application – whichever comes first.
5. Future development of the residual lot(s) created from combination of the listed subject properties, regardless of ownership, must be consistent with the Memorial Drive Revitalization Corridor Plan.
6. If QuikTrip vacates the site, all fuel pumps must be removed.
7. Allow an alcohol outlet (beer & wine sales) in conjunction with a convenience store as depicted
8. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
9. No car washing allowed on site.
10. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
11. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
12. This SLUP is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated entity of QuikTrip Corporation