PLH23-0044 QuikTrip Convenience Store and Gas Station

Letters of Opposition

QT at Dobson/Ray

PHILL <grasshopperone@gmail.com>

Wed 9/27/2023 3:25 PM

To:Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

Dear Sir,
I just heard that QT is trying to build a gas station at Dobson and Ray Rd in Chandler. Me, my family and many of my neighbors are very much against this for the following reasons.

1. It will be built right next to a daycare, Tutor Time AND Seton high school. Like most people, I usually buy my gas at a convenience store, and I regularly see homeless people, beggars and people using and smoking drugs either on the properties or within sight of the properties! We are VERY concerned for our kids' safety with this new station being built. I have a son attending Seton and several of my neighbors use Tutor Time for their daycare. HOW can this be safe for the children?!
2. As you may know, Dobson and Ray is a very busy intersection! There is a bad accident at this intersection almost every week and QT's are VERY busy stations; will this not add to the problems? There is already a gas station at this intersection, why does there need to be another one?! One of our many reasons for moving to Chandler is their planning and developing; they do not have two and three gas stations on every corner! I saw this in Phx, where we moved from 15 years ago, and it does nothing but bring crime to the area and I am hearing it will also lower our property values!
I have to ask WHY?

Sir, these issues make us think twice about raising our family here in Chandler! If this is allowed at this intersection, then I just Know it will be a domino effect that will turn Chandler into Phoenix, into Mesa!

PLEASE do not allow them to build on this corner!!

Thank you!

Shirley Butler

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:47 AM
To: Benjamin Cereceres
Subject: Fw: [Fwd: QT gas station protest]

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: aeaton@cybermesa.com <aeaton@cybermesa.com>
Sent: Friday, October 27, 2023 10:32 AM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: [Fwd: QT gas station protest]

Hi,
Had the wrong e-mail for you when I first sent this, so I am forwarding my initial e-mail.
---------- Original Message ----------
Subject: QT gas station protest
From: aeaton@cybermesa.com
Date: Fri, October 20, 2023 8:37 am
To: Harley.Mehlhorn@chandler.az.gov
Cc: mayorandcouncil@chandleraz.gov

Dear Mr. Mehlhorn,

I write today to protest the proposed zoning changes that will allow the QuikTrip Corporation to build a gas station on the northwest corner of Dobson and Ray roads. I would have made my voice be heard at the neighborhood meeting that took place on October 3, 2023, but could not attend as I was out of town.

I am a longtime homeowner at Pennington Place which is a gated community near the northeast corner of Dobson and Ray roads. I pass through that intersection in my car at least one hundred times per month. The traffic flow is extremely busy and chaotic. Motor vehicle accidents are very frequent at that intersection. I believe the City of Chandler is aware of this. Allowing a gas station to be built near the intersection will increase the congestion and more than likely the rate of accidents.

That intersection is also a main artery to four nearby schools especially Seton Catholic Prep and Tudor Time. These two schools are adjacent to the

lot where this proposed gas station is to be built. My daughter graduated from Seton in 2018 so I am very familiar with the foot traffic of the high school students there. They walk by that corner going to and from school and during their lunch breaks for trips to Burger King. They would have to contend with vehicles pulling in and out of the driveway to the gas station and the possibility of encountering unsavory characters loitering around the business.

Other concerns about having a gas station in that location include the potential for increased crime and decreased property values in the area.

I strongly oppose this zoning change and believe the City of Chandler needs to side with the citizens of Chandler who want to keep their community safe and not with the QuikTrip Corporation.

Sincerely,

Audrey Eaton MD

1848 W Orchid Ln
Chandler, AZ 85224
Cell: 575-640-3365

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:45 AM
To: Benjamin Cereceres
Subject: Fw: Oppose QT from establishment of Store and Gas station at Ray & Dobson

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: Bang Le <banglekim.hp@gmail.com>
Sent: Monday, October 2, 2023 12:26 PM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: Oppose QT from establishment of Store and Gas station at Ray & Dobson

Hi Harley,
I am Kim Bang Le, living at 991 N Santa Anna Pl, Chandler, AZ, 85224, corner of Ray & Dobson.
I am writing this email to oppose QT from building new Store and Gas Station at the corner of Ray and Dobson(case number PLH23-0044). That will impact us (including my 3 kids) who are living on other side of Ray.
Thanks,
Bang Le

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Stop QT Development at Ray and Dobson Roads

Julie Straughn <juks14@gmail.com>

Thu 9/28/2023 9:49 PM

To:Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

To Whom It May Concern:
I, Julie Straughn, and my husband J. Chris Straughn, oppose the development (establishment) of a QT Convenience Store and Gas Station near our residential neighborhood and schools. After carefully considering the pros and cons of this possibility, my husband and I are extremely concerned about the significant risks this establishment would inherently pose for this already overdeveloped community. As a retired educator, who has worked with children of all ages (kindergarten through high school), we see more harm than good - specifically the well-being of our children and the well-established and cared for communities that surround the proposed location for QT. There must be other locations being considered, and I would hope that they would be.

Due to circumstances beyond our control, we will not be able to attend the October 3rd 6:00 P.M. meeting at Crossroads Nazarene Church. Please do the right thing by keeping QT from being constructed on the Northwest corner of Ray and Dobson. It's enough to have a gas station on the Southeast corner, with a shopping/restaurants' strip mall behind it. This area is surrounded by our Chandler schools, Seton Catholic High School, and daycare facilities. All are in proximity to this QT proposed location, and the children's (of all ages) safety and well-being MUST NOT be compromised.

As a Chandler resident and homeowner since 1981, currently residing in the Capriana community, since it was built in 1995, I find that this area has already been undergoing many changes in recent years, including the daily visibility of homeless people on street corners, in our parks and in front of the existing stores, traffic congestion (accidents on that corner all the time), increased crime rates (SWAT has been to my neighborhood several times this year already), loitering issues. . .this list goes on. Chris and I believe a QT will add to these ever-increasing concerns. PLEASE DO THE RIGHT THING! Find another location for a QT. Repurpose the Northwest corner of Ray and Dobson in a way that keeps our community, and, ESPECIALLY, our children safe, as well as our adult members too. Look at the statistics, please. Again, I plead that you take immediate action to prevent the establishment of a QT Convenience Store and Gas Station near our home, living community, the children, and the people who love this area and want to continue living here.Thank you for your time.

Respectfully submitted,

Mrs. Julie Straughn (J. Chris Straughn)
912 N. Santa Anna Place
Chandler 85224

--
Julie Straughn, M.Ed.
Educational Consultant - Instructional Coach
JSEC, LLC

"*If a child can't learn the way we teach, maybe we should teach the way they learn*."
- Ignacio Estrada

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RE: CASE NO PLH23-0044 (Meeting to oppose QT)

maryann washington <mwdesert@hotmail.com>
Tue 9/26/2023 6:25 PM

To:Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

Harley,

I will be attending the meeting on October 3rd, 2023, unfortunately my husband Percy will not be able to go and will be working. My back yard faces Ray Rd which is close to the intersection of Ray and Dobson Rd. When we purchased this home, we knew we would hear the traffic noise but we do not want a QT and have traffic noise to increase and especially in the middle of the night and on weekends. Ray and Dobson are a high traffic area and during the week traffic is so bad between 4 pm and 6 pm. Increasing this by adding a QT will create more noise and traffic. Thank you for hearing me out.

Best regards,

Maryann M. Washington
Percy R. Washington

WNC Transporters, LLC
480-251-9729

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:46 AM
To: Benjamin Cereceres
Subject: Fw: QuikTrip fuel station issue

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: Mike T Savino Jr. <miketsjr03@outlook.com>
Sent: Tuesday, October 3, 2023 12:03 PM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: QuikTrip fuel station issue

Dear Mr. Mehlhorn,

I am a resident of Andersprings here in Chandler for the past 16 years. I participated in the Fry's Fuel Station closing its endeavor to place a gas station at the location on Ray. Although this location is different the issues are the same with two major differences. Those being that the proposed location is next to a busy Day Care School as well as 3 other schools. The fumes and traffic around that Day-care center where I have a 3 year old grandson will place all the children in jeopardy as it will increase various illnesses to put it simply.

I urge the COC to disallow the efforts of *another large uncaring profit driven corporation* from placing a gas station near our children and obviously increasing traffic flow both on Dobson and Ray Rds. Isn't it currently bad enough. This traffic will certainly curtail the level of business's on Dobson that will also be effected by this potential.

PLEASE CONTINUE TO BE A PROACTIVE EFFECTIVE MEMBER OF OUR TOWN MANAGEMENT TEAM AND LET IT BE KNOWN THAT THIS GAS STATION IS NOT A VIABLE AND EFFECTIVE CONTRIBUTOR TO OUR GREAT TOWN.

Thank you in advance.

Michael and Paula Savino

Sent from Mail for Windows

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Opposition from Carolyn Mapes, lives in Capriana and has concerns over traffic, noise, homelessness, and delinquency.

480-370-6816

Susan Mathis

Opposed to the project, citing traffic concerns.

480-277-5393

Shannon Kelly (?)

Pennington Place

Concerned and opposed

602-295-4963

QuickTrip Dobson/Ray Rd

cookerr4u@aol.com <cookerr4u@aol.com>

Fri 9/29/2023 5:44 PM

To:Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

----- Forwarded Message -----
From: MAILER-DAEMON@aol.com <mailer-daemon@aol.com>
To: "cookerr4u@aol.com" <cookerr4u@aol.com>
Sent: Friday, September 29, 2023 at 02:48:51 PM MST
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<Harley.Mehlhorn@chandler.az.gov>:
No mx record found for domain=chandler.az.gov

---------- Forwarded message ----------
Good afternoon,

My name is Sandra Miller and I own a home on W Calle Del Norte. I would like to express my concerns regarding the proposed development of a QuikTrip at the intersection of Dobson Rd and Ray Rd. That intersection is busy enough and riddled with accidents already, without adding more to the mix. I'm also concerned with the amount of homeless that seem to take up residence around these properties. While I understand that Chandler is a growing City and it will never be the once quiet, enjoyable and less populated City it once was, I don't want this gas station in my backyard. If I'm honest, I don't like the building that is happening all around me and the amount of people it brings with it. I recently retired from the City of Tempe and I don't go out near as much as I used to because of all the traffic. When it takes 20 minutes to drive up Ray Rd. to go to the Sunset Library, well, that's just nuts! I will be signing the petition that has started to circulate for a NO vote on this development. That island is looking better and better! Thank you for taking the time to read my email. (hopefully)

Regards,
Sandra Miller
resident of Chandler 23yrs

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:44 AM
To: Benjamin Cereceres
Subject: Fw: QT station proposal on NW corner of Ray and Dobson

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: Sharon <wiley_taz@yahoo.com>
Sent: Saturday, October 28, 2023 1:25 PM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: QT station proposal on NW corner of Ray and Dobson

Mr. Mehlhorn,

As a resident of Dobson Terrace, just west of Seton High School, I'm asking you as city manager, to not rezone this area for the QT station. It was already dismissed for Fry's when they wanted to construct a gas station.

Having this in our neighborhood would promote vagrancy, be an eye-sore, produce litter, increase congestion with traffic and most of all a safety issue being next to several schools.

I don't see this as a positive addition for our neighborhood.

Sincerely,

Sharon Sousa
602-619-8880

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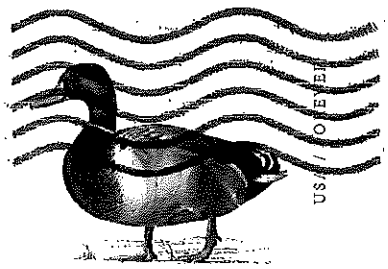
PHOENIX AZ 852

JEFF & GRACIE 2023 PM 10 L

2338 W. ORCHID LANE
CHANDLER, AZ 85224



TO: MAYOR KEVIN HARTKE
MAIL STOP 603
P.O. BOX 4008
CHANDLER, AZ 85224-4008

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DEAR MAYOR HARTKE
I LIVE IN THE DOBSON TERRACE COMMUNITY MY NEIGHBORHOOD LOVES OUR COMMUNITY BECAUSE ITS CLEAN, SAFE, AND A GREAT PLACE TO RAISE A FAMILY. OUR COMMUNITY DOES NOT WANT A QT IN IT, THESE ARE AN EYE SORE. IT WOULD ENDANGER OUR STUDENTS IT WOULD PRODUCE LITTER AND PROMOTE VAGRANCY. PLEASE, NO QT. LETS PUT SOMETHING ON THAT LOT THATS GOING TO MAKE OUR COMMUNITY BETTER AND LETS PROTECT OUR SMALL BUSINESSES. PLEASE DONT SELL OUT DOBSON TERRACE
THANK YOU, JEFF LANG

Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:44 AM
To: Benjamin Cereceres
Subject: Fw: Stop QT

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: Jeff rey <langj01@gmail.com>
Sent: Monday, October 9, 2023 11:38 AM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: Re: Stop QT

Ok. Thanks Harley.

Sent from my iPhone

> On Oct 9, 2023, at 10:50 AM, Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov> wrote:
>
> Jeff,
>
> The Commission you are referencing is Planning and Zoning Commission. As for the contact, if you want to send something to them, please provide it to me and I will forward it as they are just volunteer citizens and per policy we do not give out their personal contact information.
>
> Harley Mehlhorn, City Planner
> City of Chandler Development Services
> Planning Division
> Ph: 480-782-3054
> Em: harley.mehlhorn@chandleraz.gov
>
> ---
>
> From: Jeff rey <langj01@gmail.com>
> Sent: Sunday, October 8, 2023 9:06 PM
> To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
> Subject: Re: Stop QT
>
> Hi Harvey,

At the meeting the other night there was reference of some committee that looks over proposed building projects before it goes to city council.

If I heard that right, who is that committee? Is there a contact I could have to express my opposition to? Thank you.

Jeff

Sent from my iPhone

> On Sep 29, 2023, at 3:39 PM, Jeff rey <langj01@gmail.com> wrote:
>
> Thanks Harley. Do we have a good chance at blocking QT?
>
> Whomever distributed the flyer may want to know though that they got your email address wrong on it.
>
> Have a great weekend.
>
> Jeff
>
> Sent from my iPhone
>
> > On Sep 29, 2023, at 3:31 PM, Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov> wrote:
> >
> > Jeff,
> >
> > I did not distribute this flyer, I am the case planner in charge of the processing of this request through the public hearings.
> >
> > If you have any questions or comments beyond the statement of opposition please let me know,
> >
> > Thank you and have a blessed weekend,
> >
> > Harley Mehlhorn, City Planner
> > City of Chandler Development Services
> > Planning Division
> > Ph: 480-782-3054
> > Em: harley.mehlhorn@chandleraz.gov
> >
> > ---
> >
> > From: Jeff rey <langj01@gmail.com>
> > Sent: Thursday, September 28, 2023 7:38 PM
> > To: Harley Mehlhorn

<Harley.Mehlhorn@chandleraz.gov>
Subject: Stop QT

Hello,
Got your flyer, thanks. I don't want qt in our neighborhood. How can I help?

The email, btw, on the flyer was wrong. I figured it out though.

Thanks,
Jeff
Sent from my iPhone

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:45 AM
To: Benjamin Cereceres
Subject: Fw: QT rezoning at Dobson & Ray Rd

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: David Miller <azoilpartners@gmail.com>
Sent: Thursday, October 5, 2023 5:32 AM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: QT rezoning at Dobson & Ray Rd

Harley, it was nice to meet you at the neighborhood meeting last night. I'm really not sure what came out of it though except for most of the attendees were not supportive of QT going in at the intersection. QT would not answer direct questions as to the number of gallons they projected to sell there which ties into the number of cars that will enter and exit their site. As you are aware, QT is the highest gasoline retailer on a per site basis only second to Costco. My experience of 30+ years in this business tells me that they will have at least 60,000 cars per month entering and then exiting their site. Realistically, with their convenience store customers adding to this, it will exceed that number and be closer to 80,000 +. In the article I provided at the meeting from the Arizona Republic, this intersection was shown to be the 3rd most dangerous with accidents in the city of Chandler. This intersection is also home to Tutor Time, Seton Catholic school, a church, Andersen Spring Junior High and Andersen Springs Elementary. Children are constantly walking and riding bikes through this area. As much as QT tried to deny it, they do have a big problem with vagrants, the homeless, panhandlers and drug use on their sites. I provided photographs that I took at 2 of their locations just the day before. During both day and nighttime hours. They cannot deny this, it's a fact! The ingress and egress that their site will have will create a very dangerous situation for motorists and pedestrians. East bound Ray Rd traffic will come through Tutor Times most western driveway and through their parking lot, playground and pick up and drop off area. I asked you if the city would allow another median cut for a left in to the other driveway between Tutor Times and QT and you assured me that the city would not for reasons that it's too close to the left turn lane for the intersection and would be very dangerous for cars coming through the intersection at speed. I agree with that. North bound Dobson Road traffic does not have a left turn in lane either to use that driveway on Dobson. Cars will undoubtedly either stop in the through traffic lane causing rear end collisions or they will merge into the oncoming traffics left turn only lane at the intersection. There are no good options as this use will endanger this community, it's citizens and it's children. I gave you a petition with over 400 signatures that do not support this rezoning application. This was gathered in just 5 days. The community does not want this use. It is a high volume traffic generator and will only endanger our community and our children. Please stop this process! Thank you again for coming to the meeting. I am available to meet with you or other city officials anytime.

David Miller
480-510-4633

DAVID MILLER | PRESIDENT

WEB: WWW.WASHWERKSEXPRESS.COM

PHONE: O:480-844-WASH(9274) C:480-510-4633

EMAIL: AZOILPARTNERS@GMAIL.COM

ADDRESS: 2060 WEST BROADWAY ROAD, MESA, ARIZONA 85202

HOURS: MONDAY – SATURDAY: 7AM – 7PM, SUNDAY: 8AM – 7PM

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Benjamin Cereceres

From: Harley Mehlhorn
Sent: Thursday, January 25, 2024 11:45 AM
To: Benjamin Cereceres
Subject: Fw: QuikTrip Case No. PLH23-0044

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Ph: 480-782-3054
Em: harley.mehlhorn@chandleraz.gov

From: David Miller <azoilpartners@gmail.com>
Sent: Friday, September 29, 2023 3:40 PM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: Re: QuikTrip Case No. PLH23-0044

Thank you. I will send them over the weekend. Have a nice weekend.

David

On Fri, Sep 29, 2023 at 3:29 PM Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov> wrote:

> David,
>
> This has been received and entered into the record.
>
> If you would like to shoot those over as well I will put them in the file.
>
> Harley Mehlhorn, City Planner
> City of Chandler Development Services
> Planning Division
> Ph: 480-782-3054
> Em: harley.mehlhorn@chandleraz.gov

From: David Miller <azoilpartners@gmail.com>
Sent: Friday, September 29, 2023 8:41 AM
To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>
Subject: Re: QuikTrip Case No. PLH23-0044

Hi Harley, I am following up to confirm you received my email and letter. I also have several signatures from homeowners in the immediate area that oppose the rezoning. Do I forward them to you as well? Thank you for your help.

David Miller
480-510-4633

On Thu, Sep 28, 2023 at 9:03 AM David Miller <azoilpartners@gmail.com> wrote:

Dear Mr. Mehlhorn, I have attached a letter in opposition of the proposed rezoning case above. Please review and call me if you have any questions. I can be reached at 480-510-4633. Thank you.

David Miller
The Market Chevron

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From: Jeff <langj01@gmail.com>
Sent: Monday, February 19, 2024 8:08:27 PM (UTC-07:00) Arizona
To: Kevin Hartke <Kevin.Hartke@chandleraz.gov>
Subject: NO QT AT DOBSON AND RAY

Dear Mayor Hartke,

It has come to my attention that QT is asking the city to rezone that empty lot on the corner of Dobson and Ray. As a citizen of Chandler who lives in that neighborhood, I ask that the board and planning commission say no to this. Living in Dobson Terrace, I know the traffic at that corner is already dangerous to pedestrians. Adding a QT would exacerbate the traffic and create more risk of accidents, which concerns me since there are several schools near this intersection. I'm also concerned about environmental consequences to my community and the litter QT would produce. Moreover, being close to the middle school, it would make it easier for our middle school students to have access to junk food, tobacco, and vaping products. QTs promote vagrancy, which again is concerning in that this one will be right next to two schools and tutoring service. What I like about Chandler, and especially my neighborhood, is that it's clean and safe. If I wanted to live next to a bunch of dirty gas stations, I'd move North a few blocks to Mesa. Let's keep Chandler's nice. Let's keep Chandler clean. Let's keep our students safe. Let's protect our small businesses.

We do not need another QT. There are plenty of gas station options within proximity. That lot isn't even zoned for a QT, and it upsets me that the City Council would consider rezoning it at the expense of the voters who live in the subdivisions at that corner.

Respectfully,

Jeff Lang

2338 W. Orchid Ln.

Chandler

From: Karen Wensing <sassy.k@icloud.com>
Sent: Monday, February 19, 2024 8:58:07 PM (UTC-07:00) Arizona
To: Kevin Hartke <Kevin.Hartke@chandleraz.gov>
Subject: Fwd: RezoningPLH0044 Quik Trip

Sent from my iPhone
I am writing to voice my vote to NOT approve the building of the QuikTrip on Ray Rd just West of Dobson Road. Please do not allow a QuikTrip to be built on that location. I live just a few blocks from that there and I know the traffic pattern. I'm also aware of the accidents that occur on a regular basis. I'm a grandmother and it worries me to no end thinking about the children walking past there every day. Not to mention there going in to buy who knows what. Again Do Not Approve the Zoning of the QuikTrip. Thank You
Karen Wensing
1621 W. Jasper Dr.
Chandler, Az 85224

From: DEB LASCH <dklasch1@cox.net>
Sent: Monday, February 19, 2024 11:39:01 AM (UTC-07:00) Arizona
To: Christine Ellis <Christine.Ellis@chandleraz.gov>; Angel Encinas <Angel.Encinas@chandleraz.gov>; OD Harris <OD.Harris@chandleraz.gov>; Jane Poston <Jane.Poston@chandleraz.gov>; Mark Stewart <Mark.Stewart@chandleraz.gov>
Subject: Stop QuikTrip -- Rezoning Case #: PLH23-0044 QuikTrip

Re-Zoning Case #: PLH23-0044 QuikTrip

Dear City Council Members:

Please **STOP** the building of a QuikTrip at the intersection of Dobson and Ray Roads.

I am a native of Arizona, raised in Phoenix. In my adult life I have lived in Tempe, Scottsdale, and Chandler. Chandler has been the best! My husband and I have resided in our home in a subdivision in the southwest corner of Dobson and Ray Roads for over 23 years.

Why do we live in Chandler? We like the community feel and we appreciate what the city leaders have done. We are all for growth and improvements in our city – and we've seen smart decisions made by our city leaders. However, we believe approving a QuikTrip to be built at the intersection of Dobson and Ray Roads – is **NOT a smart decision.**

Living so close to the Dobson & Ray Road intersection, we are well aware and experience that heavy traffic in our daily driving. Not to mention how many sirens we hear – because of the many accidents that already occur at that intersection due to the heavy traffic.

Building a high-volume gas station like a QuikTrip at this intersection would endanger the children/students attending the schools so close to that intersection: Tutor Time, Seton Prep, Anderson Springs Junior High and Elementary School.

Please think of the children riding their bikes and walking to school – and the families dropping their children off or picking them up from school.

Why do we need another gas station – especially a large one with many gas pumps like a QT and a convenience store at this intersection?

There is one gas station already at this intersection. Plus, there are gas stations at Dobson and Warner Roads – and a gas station at Dobson and Chandler Blvd.

Please continue to make smart decisions for our community in Chandler –

DO NOT approve of the building of a QuikTrip at Dobson & Ray Roads in Chandler.

Thank you for reading this email and listening to your constituents.

Keith and Debra Lasch

From: Tracey Kalz <chandlercare@yahoo.com>
Sent: Sunday, February 18, 2024 1:28:54 PM (UTC-07:00) Arizona
To: Kevin Hartke; Matt Orlando; Christine Ellis; Angel Encinas; OD Harris; Jane Poston; Mark Stewart
Subject: QT gas station

Dear Ladies and Gentlemen:

This message is to inform you of our opposition to the proposed QT gas station at the intersection of Dobson & Ray. It would be a huge danger to our community and this part of town doesn't need another gas station. The added traffic and hazards at that particular intersection would be a danger to the daycare and various schools in close proximity. This is an established neighborhood with the current businesses suiting the needs of our community. We collectively have never felt the need for another gas station and dreading the negative impact it would have not only to our safety, but to our home values as well. Please consider the voices of the residents in the area that would be negatively impacted by a QT gas station coming in.

Sincerely,
Andrew and Tracey Kalz
Chandler Residents

From: Sudarshan Singh <spsingh123@gmail.com>
Sent: Monday, February 19, 2024 6:03:48 AM (UTC-07:00) Arizona
To: Matt Orlando <Matt.Orlando@chandleraz.gov>; Jane Poston <Jane.Poston@chandleraz.gov>; Angel Encinas <Angel.Encinas@chandleraz.gov>; OD Harris <OD.Harris@chandleraz.gov>; Kevin Hartke <Kevin.Hartke@chandleraz.gov>; Mark Stewart <Mark.Stewart@chandleraz.gov>; Christine Ellis <Christine.Ellis@chandleraz.gov>; Jeff Velasquez <Jeff.velasquez@chandleraz.gov>; Rene Lopez <Rene.lopez@chandleraz.gov>; Kyle Barichello <Kyle.barichello@chandleraz.gov>; Sherri Koshiol <Sherri.koshiol@chandleraz.gov>; Rick Heumann <Rick.heumann@chandleraz.gov>; Mike Quinn <Mike.quinn@chandleraz.gov>; Eric Morgan <Eric.morgan@chandleraz.gov>
Cc: Angela Howard <Angela.Howard@fsresidential.com>; Shelly Miller <shellylmiller@me.com>
Subject: I oppose Rezoning for the proposed QuikTrip

Rezoning Case #: PLH23-0044 QuikTrip

A business involving oil and gasoline is not a desirable business at the proposed location. It is right next to the Pennigton Place residential community where I live.

The proposed rezoning could cause a foul smell, traffic congestion, crime, and hazards to school children.

I strongly recommend that you do not rezone the proposed location for a Quik Trip to operate there.

I am not against the City Of Chandler gaining tax revenue. I am against only having the Quik Trip at the proposed location.

Thank you.

(Angela: Please bring this email to the attention of the Pennington Place HOA Executive Board.)

Regards.

S. P. Singh, Ph. D.
Cellphone: 424-299-6107
spsingh123@gmail.com
1870 W PARK PL
CHANDLER AZ 85224-9035

From: Lisa Porter <elporter44@gmail.com>
Sent: Wednesday, February 21, 2024 10:18:22 AM (UTC-07:00) Arizona
To: Kevin Hartke <Kevin.Hartke@chandleraz.gov>
Subject: It's a no: QT Rezoning case# PLH23-0044

Dear Mayor Hatke,

As a Chandler citizen, loyal voter, parent, and nurse practitioner, I urge you not to support the QuikTrip rezoning planned for the northwest intersection of Dobson and Ray.

We don't need the gas station (there are 3 within a mile), we don't need more access to unhealthy "convenience" foods, or the increase in traffic and accidents at that intersection. There are schools in the area, lots of children on the street twice a day. There was already a traffic accident one-half mile away killing a child walking with his father to a church function. Just imagining the in and out traffic is a nightmare and I can't believe the Planning and Zoning Commision supports this.

Although the tax revenue would be great, this is NOT a suitable site for a high-volume gas station. We can do better.

Please do NOT support Re-zoning case# PLH23-0044. I will make every attempt to make it to the City Council meeting March 21, but I am working taking care of the health of my community members in Chandler.

Sincerely,

Elizabeth Porter

2133 W Dublin Ln, Chandler, AZ 85224

(480) 773-8246

From: Steve P <adventurers44@yahoo.com>
Sent: Wednesday, February 21, 2024 10:52:51 AM (UTC-07:00) Arizona
To: Kevin Hartke <Kevin.Hartke@chandleraz.gov>
Subject: No to QT!

Please don't support the Rezoning of the QT on Dobson and Ray. We have 2 schools, a daycare, lots of traffic already and we have plenty of gas nearby. This is a residential community, we don't QT.

I am a 20+ year Chandler resident, voter and veteran.

I know we need it but Chandler can find a better way to make money.

Sincerely,

Stephen J Porter

2133 W Dublin Ln

Chandler, AZ 85224

(480) 773-8243