

PLH23-0044 QuikTrip Convenience Store and Gas Station

Letters of Support

In Support of QuikTrip

Mark Grudowski <markgrudowski@yahoo.com>

Wed 9/27/2023 3:45 PM

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

Hello Harley,

I never imagined myself writing to the city in support of QuikTrip but I also never imagined a group of people having enough time on their hands to organize and distribute flyers on homes in opposition to it. But here we are!

I am currently 46 years old and have lived in the valley for over 40 years but am new to living in Chandler. My wife and I purchased a house at 2112 W Dublin Lane in April 2021.

We really love the area and proximity to many shops and restaurants as well as downtown Chandler and my work at Microchip Technology.

We have literally said to ourselves, about the only thing missing is a **QuikTrip**!

We do have a Chevron at Ray and Dobson but it is (no exaggeration) the most expensive gas station for fuel in the entire valley.

Check gasbuddy.com if you don't believe me.

Let me just end this by saying that anyone who has ever stepped foot in a QuikTrip can appreciate how wonderful it is.

The huge selection of food and drinks, cleanliness, reasonably priced gas, and friendly and efficient employees is quite a breath of fresh air compared to other convenience stores.

I would be very sad if a small group of cry-baby NIMBYs were somehow able to block QuikTrip from coming to our neighborhood and I hope there is nothing to it.

I've also spoke to some of my neighbors and they also agree this group opposing QuikTrip is insane.

Sincerely,

-Mark (and Becky) Grudowski

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[Sent from Yahoo Mail on Android](#)

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Benjamin Cereceres

From: Victor Serna <vserna@setoncatholic.org>
Sent: Monday, February 5, 2024 8:22 AM
To: Benjamin Cereceres
Subject: Re: PLH23-0044 QuikTrip Neighborhood Input

Hi Ben,

It was great speaking with you as well. My initial concerns included the additional traffic and the sales of alcohol and tobacco sales right next to our property. I met with Daniel Chambers from Quicktrip, and he walked me through their corporate efforts to provide a safe environment for their customers and neighbors. He even agreed to increase the height of the wall between our properties. As for my traffic concerns, Harley informed me of the City of Chandler's plans to upgrade the intersection of Ray and Dobson. This work includes an island that will make turning left out of the proposed Quicktrip south exit impossible. This alleviates my traffic concerns. Based on these factors, I no longer object to the Quicktrip project. Please let me know if you have any additional questions.

Sincerely,

Victor Serna
Principal

On Wed, Jan 31, 2024 at 1:31 PM Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov> wrote:

Good afternoon Victor:

It was a pleasure speaking with you earlier today, I just wanted to reach out via email and get your feedback on the proposed Quiktrip at the NWC of Dobson and Ray road. Per our conversation it appeared that Seton Catholic Prep's comments and concerns have been addressed.

Thanks,

Benjamin Cereceres

City Planner

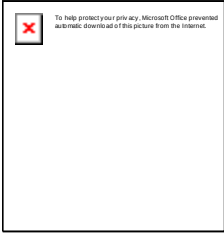
Development Services Department

Planning Division

(480)782-3063

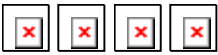
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Victor Serna
Principal

A 1150 N Dobson Road Chandler, AZ 85224
P 480-963-1900 Ext.2000 **E** vserna@setoncatholic.org
W www.setoncatholic.org



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QT at Dobson and Ray

John Johnston <johnjohnston42@yahoo.com>

Thu 9/28/2023 6:47 PM

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

I have no problem with having a QT at Dobson and Ray. After all there is a gas station diagonally across the intersection, a Burger King, Bank, Donut shop, Haircut, Frys, Del Taco and etc directly across the intersection, a large group of eateries and a grocery store on the same side as the present gas station. Personally I don't feel it would cause any more traffic problems and would even help those traveling west to use this station and not have to make the dangerous north turn out of the present station and than try to get into the left turn lane to go west on Ray road. I have witnessed this dangerous maneuver many times. As far as the high school, I bet the students would appreciate this station with more affordable prices. As far as loiters - I don't see this as getting any worse with all of the businesses we have around this intersection. I live very near to this location and I don't fear there would be any decrease in my property value.

Please keep my identity anonymous. Thanks

Sent from my iPhone

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From: Peg Indrelunas <peggy58@gmail.com>

Sent: Monday, February 19, 2024 5:19:21 PM (UTC-07:00) Arizona

To: Kevin Hartke <Kevin.Hartke@chandleraz.gov>

Subject:

Dear Mayor, Planning Commission and City Council Members,

Today I received a flyer on my door to "stop QuikTrip from endangering our neighborhood". Pretty nice flyer, color and double sided! Several months ago I went to an information meeting about the proposed QT. The biggest complaint was from the owner of the Chevron, which is located kitty corner from the proposed QT.

The flyer listed three potential problems with the new QT. The first one was traffic. I agree that Ray and Dobson is a busy intersection. At the meeting no one talked about the problems of west driving cars on Ray getting into the Chevron. Now the flyer listed east driving traffic on Ray as a big issue getting into the QT. Seems to be the same issue to me - just different directions. Personally I go to the gas station that has the easiest access.

Second problem listed was crime/homeless people congregating at the station. This could also happen at Chevron. In fact several years ago we had a homeless woman living at the bus stop at Ray/Pennington for several months. I have also seen homeless people at the Fry's parking lot. I don't think there will be a sudden influx of homeless people at the QT.

Third issue raised was the proximity of Tutor Time and Seton High School. I think parents of Tutor Time may enjoy having a close place to grab a coffee or snack. And the students of Seton will enjoy having a close place for after school snacks/drinks. Actually the location of the proposed QT would be safer for those students as they would not have to cross Dobson or Ray to get to Frys or Chevron.

I feel that your committee usually hears from the naysayers on proposed changes. There is a reason for the saying, "the squeaky wheel gets the grease." I just wanted to send a note letting you know that not everyone is against this proposed QT.

Thanks for your time,

Peg Indrelunas

1630 W Ironwood Dr

STATEMENT OF SUPPORT
“QuikTrip PAD Ray & Dobson”

I am in support of the proposed Rezoning of the QuikTrip PAD at the northwest corner of Ray and Dobson, which rezones the property from PAD commercial to PAD Commercial with fuel station uses. It is my understanding that the rezoning request, if approved, will allow for the development of a QuikTrip fuel and convenience store.

I have taken the time to review and understand the proposed project and rezoning. I am a resident of Chandler, AZ and live south the project site. I believe the proposed rezoning and site plan design will not burden the neighborhood and fits appropriately with the existing development in the area.

Signature  _____

Printed Name: **Jeremy Basha**

Street Address: **15 N. Bullmoose Circle**

City: **Chandler**

Zip Code **85224**

Phone Number: **(480) 201-0000**

Email: **jeremybasha89@icloud.com**

Date: **02.26.2024**