

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

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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

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

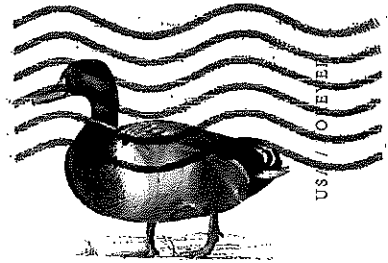
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PHOENIX AZ 852

JEFF & GUYCE 2023 PM 10 L

2338 W. ORCHID LANE
CHANDLER, AZ 85224



TO: MAYOR KEVIN HARTKE
MAIL STOP 003
PO. 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. LET'S PUT
SOMETHING ON THAT LOT
THATS GOING TO MAKE OUR
COMMUNITY BETTER AND
LET'S 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?

Whoever 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](tel:480-844-WASH)(9274) C: [480-510-4633](tel: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 Commission 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

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 3:30 PM
To: marieroscigno@aol.com
Subject: FW: Rezoning case# plh23-0044 quik trip

Good afternoon Marie:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Hello,

I am writing to you because I am very concerned about having quik trip coming into my neighborhood. I live in the NW corner of Ray and Dobson at 1113 N. Carriage Ln. It is ranked the 3rd most dangerous intersection in Chandler. The additional traffic generated by quik trip will make it worse. Also since convenience stores and gas stations are common locations for violent crimes, there is added danger for my family and neighbors for increased crimes in our midst. So please do not allow this project to happen. Do a traffic study on the intersection so you will have all the facts. Thank you.
Marie Roscigno

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 4:12 PM
To: vdtessitore@gmail.com
Subject: re-zoing case # PLH23-0044 QuickTrip

Good afternoon Vincent:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Good morning Mayor Hartke, Vice Mayor Orlando and Council Members,

Thank you for taking the time to read this email. My family is asking for your consideration to revoke the Planning & Zoning approval for the QuickTrip gas service station / convenience store at the corner of Ray Rd and Dobson. It is important to note the number of minor children in the area regarding Tutor Time and Seton Preparatory Academy.

It's important to understand the immediate impact a project has on the community. The traffic at Ray and Dobson is generally a congestion of chaos causing numerous automobile accidents as well as making it difficult for pedestrians to cross the traffic patterns in any direction. Increasing traffic entering, exiting, and performing legal and illegal U-turns has the propensity to create a negative impact (automobile accidents). The goal should be to reduce traffic patterns to allow the community to travel safely while mitigating risk.

Violent crime in America is down slightly for 2023, however, According to the FBI, 4.5% of all reported violent crime in 2022 took place at a gas station or convenience store (<https://csnews.com/convenience-store-operators-grapple-rising-crime>). Protecting the residents, visitors and the children within our community should be a main priority. It is documented gas stations / convenience stores attract a negative undesirable element. The statistical data provided by the FBI gives guidance to make reasonable decisions to ensure the community can be protected.

Additionally, forward thinking of how the economy and the need for resources is changing should also contribute to revoking re-zoing case # PLH23-0044 QuickTrip. Everyday automobile manufacturers are creating technology that is environmentally friendly. More vehicles are becoming electric without the need for traditional fuels sources. Also, please consider how an underground fuel leak that would directly impact all businesses in the area as well as the traffic congestion caused by clean-up crews and the proper disposal of contaminated soil.

Thank you all for the hard work you put in daily to ensure the community is safe. We should all be collaborating partners for one common goal, making Chandler the best community it can be. Thank you for your time and we are hoping to attend tonight's meeting.

Kind regards,

Vincent and Rebekah Tessitore,

Vincent Tessitore, MLS (C&HC), MSRS, MPLC, RT, R, CT, VA-BC

Medical Consultant

Clinical Education Consulting, LLC

email: vdteessitore@gmail.com

cell phone: (480) 531-0268

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 4:24 PM
To: dpesta2@gmail.com
Subject: QuikTrip at the corner of Dobson and Ray

Good afternoon Daniel:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Hello Kevin,

I understand that there is a council meeting this evening about a proposed QuikTrip at the corner of Dobson and Ray. I have lived in the Capriana subdivision directly across the street from the proposed QT for over 10 years. It concerns me that planning and zoning have already approved this project without a new traffic study. I have witnessed several accidents at this intersection myself and hear siren all the time as police respond to accidents at the intersection. My children attend Anderson Elementary and will go to Anderson Jr High in the future, there are also other schools like Seton and TutorTime in the vicinity. The 2 shopping centers with Fry's and Sprout also have a high volume of traffic. Adding another gas station to this corner will increase traffic even more and is unnecessary. There are 8 other gas stations within a 1 mile radius. Plus with the adaptation of electric vehicles, gas stations will not be as necessary in the future.

I am also Vice President of the Capriana HOA, and numerous residents have expressed an issue with the gas station due to safety concerns and traffic issues. Most importantly is the traffic issue. When trying to leave our subdivision at Ivanhoe and Ray and turn left (west) toward the 101, it is nearly impossible to make this turn. There is constant traffic. Most of the time cars will turn right (east) and make a u-turn at the passthru in front of Tutor Time, but from what I understand this will be removed. I think that it is imperative that a new traffic study be completed before the final approval of this QT and that a traffic light should be installed at the corner of Ivanhoe and Ray to accommodate the increased traffic.

I hope you will vote against allowing this the QT gas station, but if you do approve it please make sure that a traffic light is installed at the corner of Ivanhoe and Ray.

Sincerely,
Daniel Pesta

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 28, 2024 9:30 AM
To: Imollica95@gmail.com
Subject: RE: Rezoning case #PLH23-0044 QuikTrip Community Member

Good morning Lili:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Ms.Ellis:

My name is Lili Mollica and I am a mother of two who lives in the neighborhood directly adjacent to the proposed QuikTrip site. I was writing ahead of the hearing tonight to voice my disapproval of the proposed development.

Our neighborhood falls within the boundaries of CTA Goodman, which allows kids who live within one mile of the school zone to walk or bike home alone after grade one. This was one of the selling points when we bought our home, and predicated upon the continued safety of the area. I fear that building a gas station, and thereby potentially attracting the established, predominantly male, vagrant population at the intersection of Ray Road and the 101, to pass through our neighborhood, will jeopardize this premise. It will increase the probability that small children walking or riding home alone after school could potentially encounter these vagrants, which, to me, is an unacceptable safety risk.

Thank you for taking the time to read this letter and for considering the enclosed sentiments.

Have a wonderful evening!

Sincerely,
Lili Mollica

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 28, 2024 4:27 PM
To: taykelm@gmail.com
Subject: Concerns Regarding Proposed QuickTrip Gas Station Near Residential Area

Good afternoon Taylor:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Mr. Hartke,

I hope this message finds you well. I am writing to express my deep concerns about the proposed QuickTrip gas station that is planned to be developed around the corner from our home on Ray road and Dobson, which is in close proximity to both a school and the Tutor Time childcare facility. As a resident and a family man, with a wife and a five-month-old daughter, the safety and well-being of our community is my utmost priority.

The introduction of a gas station in our neighborhood raises significant concerns, particularly regarding its potential to become a hub for homeless individuals and escalate violent activities in the area. These issues not only pose a threat to the safety of our families but also to the children attending the nearby school and childcare facility. The thought of exposing our young ones and educators to such risks is deeply troubling.

Furthermore, the presence of a gas station could significantly alter the character of our community, impacting the tranquility and safety that currently make it a wonderful place to live and raise a family. We fear that the introduction of such a business could lead to increased traffic, noise pollution, and environmental concerns, which are not conducive to the family-oriented environment we cherish.

I urge you to consider the potential negative impacts this QuickTrip gas station could have on our community, particularly on the most vulnerable among us - our children. Our neighborhood prides itself on being a safe, peaceful, and nurturing environment for families, and it is imperative that any developments align with these values.

I am eager to engage in further discussions on this matter and am open to participating in community meetings or dialogues that could address these concerns. Your attention to this issue is not only appreciated but necessary for ensuring the continued safety and integrity of our community.

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Friday, March 29, 2024 3:53 PM
To: tara67@gmail.com
Subject: Rezoning Case #: PLH23-0044 QuikTrip

Good afternoon Tara:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Hi:

I am a resident of 1107 N. Cholla St., Chandler AZ 85224.

I understand that QuikTrip is planning to develop the plot at the north-west corner of Dobson & Ray Rd. as a gas station and is seeking permission to rezone the plot.

The plot is right adjacent to "Tutor Time" (a day-care for young children) and several other schools, such as Seton Catholic, Anderson Junior, and Anderson Elementary. Therefore, a business involving oil and gasoline is not desirable at the proposed location.

In addition to health hazards to young growing children, the proposed rezoning could also lead to an increase in traffic congestion and undesirable activities.

Therefore, I sincerely request that you do not go ahead with the proposed rezoning. Though I am not against the City Of Chandler gaining tax revenue, I am against having gas stations in close proximity to areas frequented by young growing children.

Thank you.

Sincerely,
Tarakeshwar

Tarakeshwar Pilarisetty
1107 N. Cholla St.
Chandler, AZ 85224

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Wednesday, March 13, 2024 12:33 PM
To: shinabad@mcao.maricopa.gov
Subject: Quick Trip at Dobson and Ray Roads Case PLH23-0044 Quick Trip

Good afternoon:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Mayor, Vice Mayor, City Counsel Members and Commission Members,

The reason for my email is for the Planning & Zoning Committee to NOT allow QT to build and move into our quiet and safe Anderson Springs Community. I have lived in my home off Pennington Rd. for 32 years and my children have gone to both public schools on Dobson Rd. There are 4 schools in the area with children walking to and from. Due to the lower price of gas at QT it will bring more people, good and bad, to our neighborhood. Dobson and Ray Roads already have a high rate of accidents and with QT moving it, it would just get worse! With QT moving in it would bring all kinds of characters into the neighborhood, it may also bring down the value of our homes.

Please for the sake of our children who could be in danger, please STOP this from happening.

Regard,
Debra Shinabarger
dshinabarger63@gmail.com

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Monday, March 18, 2024 4:16 PM
To: raineeout@yahoo.com
Subject: Re-zoning Case # PLH23-0044 QuikTrip

Good afternoon Lorraine:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Mayor and City Council members,

I am writing this letter to each of you that we vote to represent our community. It is imperative that you consider the concerns regarding the re-zoning of the property at 2000 W Ray Rd. Chandler, AZ 85224. There are several concerns when re-zoning for a gas station/convenience store. The introduction of crime, homeless individuals and the increased traffic is of high concern. There have been several vehicle accidents at the Ray & Dobson intersection. We ride our bikes to pickup groceries at Fry's and Sprouts. We ride our bikes to grab something to eat at Valle Luna, Pita Jungle and other establishments. We ride our bikes because we cannot find parking and we enjoy the great Arizona weather.

Access onto Dobson from the northeast entrance to Fry's is very dangerous for those wanting to go south on Dobson. Sharing the access to Tutor Time with a busy gas station/convenience store is not only dangerous but it just doesn't make sense to create a danger to the parents and children. The Seton Catholic school student parking creates incentive for theft and crime. I don't believe it is in our communities best interest to add a gas station/convenience store directly across the street from the Chevron gas station/convenience store. One mile north at Dobson & Warner there is a Circle K gas station/convenience store and a 7/11 convenience store. One mile south at Dobson & Chandler there is a Circle K gas station/convenience store. Isn't that enough access to gas and snacks for our community?

Are you not concerned about the environmental impact that a leaking underground storage tank could have in the residents? The ADEQ has several LUST cases open across Maricopa County Could you provide those statistics?

Traffic concerns:

The intersection of /Dobson & Ray currently has over 64,500 cars per day traveling through it. It is ranked the 3rd most dangerous intersection in Chandler. There are accidents on a weekly basis. QT will bring an influx of additional traffic, with cars turning in and out of their driveways and it will have a negative impact on this intersection. East bound cars on Ray Road that want to go to QT will have one of 2 choices, both of which will create serious congestion and additional traffic:

1. Turn left at the median break and go through Tutor Time parking lot where children are dropped off and picked up.
2. Make a U-Turn at the intersection and turn right into QT. Don't consider marking the left hand turn lane NO U-Turn because it surely doesn't work at Ray & Coronado where a young boy was killed.

Additionally, to make this project happen, they plan to create a median on Dobson, North of Ray Road which will cause southbound drivers to no longer have access to turn into the Fry's parking log. Everything about this plan is dangerous and the city has refused to complete a traffic study on the intersection because they know it will stop the project.

Crime concerns:

A 2020 study released by the FBI ranks Convenience Stores 4th and gas station 7th as the most common locations for violent crimes. QT is one of the busiest gas stations/convenience stores in the valley and this will cause crime to go up. Pan handlers, loiterers, drug dealers and homeless also congregate in and around high-volume gas stations like this. This is not a suitable site for a high volume gas station/convenience store like QT.

Please DO NOT impact our community with something this dangerous and more importantly unnecessary.

Respectfully,
Lorraine Ortiz
2212 W Ironwood Dr

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Monday, March 18, 2024 4:19 PM
To: nedgina@msn.com
Subject: ReZoning case #PLH23-0044 QuikTrip

Good afternoon Ned:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Councilmember,

I own a residence near the corner of Dobson and Ray, it has come to my attention that there is a hearing for a rezoning of this corner to allow for a Quik Trip gas station.

I am opposed to re-zoning for this purpose.

1. there are ample gas stations already located near this corner
2. there is a school on this corner that already creates traffic issues, this would make it worse.
3. East bound cars on Ray would be making U-turns into an already busy intersection.

Please oppose this re-zoning .

Thanks,

Ned Robbins
602-510-0587

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Tuesday, March 19, 2024 9:07 AM
To: majmegan@cox.net
Subject: Rezoning Case #: PLH23-0044 QuikTrip

Good morning Allen:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Chandler Mayor and City Council members, I would like to express my opinion on the above referenced case. I have lived in this Chandler neighborhood since 1988; for 10 years north of Ray and for 26 years south of Ray (both homes were west of Dobson). Over these 36 years, I have seen multiple serious accidents at the intersection of Ray and Dobson. As the area has grown and developed, it has only gotten worse. I believe it would be a poor decision to approve the rezoning to allow the Quik Trip to be built, as I believe it will add to an already dangerous intersection. Please vote "NO" on this issue! Best Regards, Allen H Johnson, 2359 W Megan St, Chandler, AZ 85224

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Tuesday, March 19, 2024 9:12 AM
To: jim.potthast@gmail.com
Subject: Quik Trip on Dobson and Ray

Good morning James:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Mayor Hartke and City Council,

My wife and I have lived for 36 years in our house on Orchid Lane near Dobson and Ray. We have seen Chandler grow up and endure as a wonderful place to live. I have continuously over the years praised the efforts and farsightedness of the Mayor and City Council to others.

Traffic, police, and fire are well-equipped and use the latest technology. Zoning regulations have helped to create intelligent structure and high standards of commercial and public properties. Chandler government officials listen to the concerns of residents, and they respond to make improvements and to maintain our high quality of life. I have personally seen many cases where the Mayor and City Council have rejected proposals that, while they might bring more revenue to the city, have the potential to degrade the quality of life of the local community.

I have reviewed and considered the proposal to allow Quik Trip at the NW corner of Dobson and Ray, and I object.

I am sure you have already read and heard the objections. Let my concerns echo those of others. The Dobson and Ray intersection is dangerous and the area is congested enough. I think that a Quik Trip in that location will have a negative impact on my family, my neighbors, the neighboring schools, traffic safety, and overall public safety.

Please vote NO to QuikTrip on the corner of Dobson Road and Ray Road.

Thank you very much.

James Potthast

2290 W. Orchid Lane, Chandler, AZ 85224

480-322-4661

P.S., On a separate, unrelated note, when we moved into our home, west Ray Road was nothing but fields from Dobson to I-10. We watched it develop into a glowing example of success for the city of Chandler. The road itself has degenerated badly in the last 5 years. Please consider putting the repair and rejuvenation of west Ray Road into your budgets and plans soon.

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Tuesday, March 19, 2024 4:24 PM
To: mgcolland@msn.com
Subject: FW: Chandler City Council Meeting Thursday, March 21, 2024 6:p, Item #32 - QT Dobson/Ray

Good afternoon Mike:

Planning staff is in receipt of your email below. Thank you for providing feedback on the proposed project. I will add your comments to the case file.

Thanks,

Benjamin Cereceres
City Planner
Development Services Department
Planning Division
(480)782-3063

Dear Councilmembers,
I am writing in response to Council Item #32 below.

32. **Introduction and Tentative Adoption of Ordinance No. 5084, Rezoning & Preliminary L Store and Gas Station, Located at 2000 W. Ray Road, Generally Located at the Northw**

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5084 approving PLH23-0044 amend the Planned Area Development (PAD) zoning for commercial use to permit a fuel servi Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0044 QuikTrip Convenience architecture on approximately 2.5 acres, subject to the conditions as recommended by Plannir

Council Focus Area(s):



I have been a Chandler resident for 25 years and have resided in the neighborhood immediately south of the planned QT convenience station for nearly 20 years. My children attend the nearby elementary school and also Seton Catholic high school immediately north of the planned QT site.

I attended the Planning and Zoning meeting on 2/21/24 to hear more about the developer's plan for this site and I provided public comment in front of the commission. Only the chairman of the planning and zoning

commission voted NO on the planning change, but many valid issues were left unanswered by the developer's representative and City staff at the meeting.

I am requesting that the honorable City Council, who were duly elected by City residents, at the very least delay a decision on the approval of this site until the developer and City staff address public concerns regarding access and turning movements. The Ray/Dobson intersection has been quoted by City staff as the #3 most dangerous intersection in Chandler. The City in the span of several years have installed an intersection camera and also added a designated EB Ray Road to SB Dobson turn lane to help alleviate traffic and to reduce accidents at this intersection. In my opinion, it has not improved much and will only become more dangerous with increased traffic to the QT and the proposed traffic improvements with the development.

The most concerning topic that came from the Planning and Zoning commission meeting was that the developer and City intend to add a raised median to Dobson Road, thus prohibiting any northbound to westbound turning movements and southbound to eastbound turning movements. I do not believe that is feasible, and definitely does not address the Seton Catholic end of day dismissals and access/egress to the athletic events. The Seton parking lot immediately north of the planned QT serves as student parking during the day and sport event parking on gamedays. A raised median only allowing southbound turning movements from this lot will cause extensive traffic congestion and an increase in accidents.

I understand that this site has sat vacant through much of the COVID era, once an Osco Drug store, and then two different Pet shops, but a high traffic gasoline and convenience store sandwiched between the Tutor Time daycare, Seton Catholic High School, and Anderson Middle School is not a good fit.

I will be attending the regular council meeting to hear the Council's position on this item on Thursday, March 21.

Sincerely,
Mike Colland (chandler resident)