

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

Show less

[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

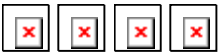
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--



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**

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 3:28 PM
To: jeremybasha89@icloud.com
Subject: QuickTrip @ Ray and Dobson - IN SUPPORT

Good afternoon Jeremy:

Planning staff is in receipt of your email in support 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 evening,

I've lived right off Ray and Dobson for nearly my whole life and we've never had a good gas station available at this intersection.

The Chevron located across the intersection from the proposed QuickTrip has historically always sold their gas for at least 10% higher than comparable gas stations in the immediate area. The fact that they're pushing back on healthy competition in order to preserve their inflated margins is unacceptable and wrong.

Furthermore, Chandler residents deserve a quality gas station in this area with functioning pumps, nice product selection/pricing, and decent customer service. Every experience I've had at QuickTrip consistently sets the bar in these categories and especially does when comparing directly with the Chevron at Dobson and Ray.

I urge Council to make the right decision for Chandler's residents by approving the proposed QuickTrip at Chandler and Dobson.

Thank you for your time and consideration,

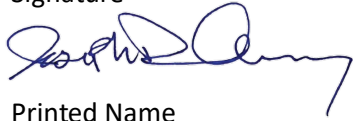
Jeremy Basha
16 N. Bullmoose Circle
Chandler, AZ
85224

Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the NWC of Ray and Dobson. I'm in support for the rezoning of the property to allow QuikTrip to have a fuel station.

I have meet with QuikTrip and understand what is proposed. I believe the developments fit appropriately with the existing development in the area.

Signature

A handwritten signature in blue ink, appearing to read "Joseph R. Cherry", with a stylized, cursive script.

Printed Name

Joseph R. Cherry

Street Address

1333 W. Estrella Dr
Chandler, AZ 85224

Phone Number

602.228.8387

Email

jcherry@cobbendley.com

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Friday, March 22, 2024 4:59 PM
To: kyle.laureano@sonoranroots.com
Subject: re-zoing case # PLH23-0044 QuickTrip

Good afternoon Kyle:

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 reaching out today because I would like to urge Chandler City council to make the right decision about approving the proposed QuikTrip at the intersection of Chandler Blvd and Dobson Rd. I have been a Chandler resident for many years and I drive by this intersection on almost a daily basis for my commute to work. Often times I find myself in need of gas on my way to or from my job and unfortunately only have the option of the Chevron in that same area. I refuse to shop at this Chevron though due to their consistently high gas prices and feel that them trying block healthy competition is completely unfair. Chandler City residents should have the right to more choices and the option for having more of those choices should not be left up to one company. Other QuikTrip has stations that I utilize always have amazing customer service and competitive pricing for their gas and concessions inside their buildings. I have faith in the city of Chandler and know that you all will make the right decision to allow QuikTrip the opportunity to bring their quality service to this area. Thank you for your time and allowing me the opportunity to advocate for myself and my fellow Chandler residents.

Kyle Laureano
3623 W. Tulsa St.
Chandler, AZ 85226

Benjamin Cereceres

From: Kevin Mayo
Sent: Tuesday, February 20, 2024 1:40 PM
To: Benjamin Cereceres
Subject: FW:

Kevin Mayo
Planning Administrator | City of Chandler
Development Services Department | Planning Division
480.782.3068

From: Andy Bass <Andy.Bass@chandleraz.gov>
Sent: Tuesday, February 20, 2024 10:54 AM
To: Kevin Mayo <Kevin.Mayo@chandleraz.gov>
Subject: FW:

Andy Bass
Deputy City Manager

PO Box 4008
Chandler AZ 85244
480-782-2245



From: Marie Andrews <Marie.Andrews@chandleraz.gov>
Sent: Tuesday, February 20, 2024 10:23 AM
To: Andy Bass <Andy.Bass@chandleraz.gov>
Cc: Joshua Wright <Joshua.Wright@chandleraz.gov>; Tadd Wille <Tadd.Wille@chandleraz.gov>; Dawn Lang <Dawn.Lang@chandleraz.gov>; Alexis Apodaca <Alexis.Apodaca@chandleraz.gov>; Matthew Burdick <Matthew.Burdick@chandleraz.gov>
Subject: FW:

Andy,

Mayor Hartke received the email below and shared with Council regarding a QT at Dobson and Ray.

Can you or the appropriate staff reach out to Ms. Indrelunas and provide us with an update.

Thank you.

Marie Andrews
Executive Management Assistant
City of Chandler - Mayor and Council Office
Phone: 480-782-2242
Website: <https://www.chandleraz.gov>



[chandleraz.gov](https://www.chandleraz.gov) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

From: Kevin Hartke <Kevin.Hartke@chandleraz.gov>
Sent: Monday, February 19, 2024 5:20 PM
To: MandC2 <mandc2@chandleraz.gov>
Subject: FW:

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

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Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) proposed at the NWC of Ray and Dobson. I'm in support of the rezoning of the property to allow QuikTrip to have a fuel station and C-mart.

I have met with QuikTrip and understand what is proposed. I believe the development fits appropriately with the existing development in the area. I am a 30+ year resident of the City of Chandler. I have long considered QuikTrip "first in class" with their store operations, cleanliness, friendly staff and competitive pricing.

Signature

A handwritten signature in black ink, appearing to read "Philip D. Bramsen", written over a horizontal line.

Philip D. Bramsen

1510 W. Desert Broom Drive

Chandler, AZ 85248

PH: (602) 717-7447

Email: pbramsen@santanca.com

Support Letter for QuikTrip Corporation Dobson/Ray

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the northwest corner of Ray and Dobson. I'm in support for the rezoning of the property to allow QuikTrip here as it allows me more options to fuel my family vehicles.

I have meet with QuikTrip and understand what is proposed. I think the development is a good fit for the area and will not have any negative impacts to the community.

Shane Johannsen

A handwritten signature in blue ink, appearing to read 'Shane Johannsen', with a long horizontal flourish extending to the right.

1221 N Central Ct, Chandler AZ

Shane.johannsen@gmail.com

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 12:52 PM
To: troy foster
Subject: RE: new QT on Dobson and Ray

Good afternoon Troy:

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

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

-----Original Message-----

From: troy foster <troy@apglobalgc.com>
Sent: Thursday, March 21, 2024 11:16 AM
To: Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov>
Subject: new QT on Dobson and Ray

To whom it may concern .

Myself and my family have been chandler residents for 24 years .

My family welcomes a new QT in our area as it's our favorite fueling location and convenience store and welcome a new one in our area .

Thanks

Troy Foster
4607 w butler dr
Chandler , Az 85226
602-366-5274

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Benjamin Cereceres

From: Benjamin Cereceres
Sent: Thursday, March 21, 2024 3:20 PM
To: andrew.saba@btgrealestate.com
Subject: Quick Trip Support - Ray & Dobson

Good afternoon Andrew:

Planning staff is in receipt of your email in support 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 evening,

I am writing this email in support of the proposed Quick Trip on the NW corner of Dobson and Ray. I have lived in Andersen Springs since 2016 and Chandler my entire life. I avoid going to the Chevron on the SE corner of Dobson and Ray by any means possible due to their outrageously inflated gas prices compared to others in the area. Just today, Chevron gas prices were at \$3.99/gallon for unleaded. The Circle K a mile down the road on Dobson and Warner is priced at \$3.66/gallon. Without a doubt, they have the highest gas prices in all of Chandler by a long shot.

Due to the fact of the Chevron owners price gouging and poor customer service, I am in full support of the new Quick Trip.

Regards,

Andrew Saba
Chandler Resident

--

Andrew Saba
Realtor
BTG Real Estate
at Livian
+1 480 229 5038
Andrew.Saba@BTGRealEstate.com
www.BTGRealEstate.com

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Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the NWC of Ray and Dobson. I'm in support of the rezoning of the property to allow QuikTrip to have a fuel station.

I have met with QuikTrip and understand what is proposed. I believe the developments fits appropriately with the existing development in the area.

Signature

Brennen Pierson

Printed Name

Brennen Pierson

Street Address

1106 S Sacramento Pl, Chandler, AZ 85286

Phone Number

(480) 735-8521

Email

Brennenpierson@gmail.com

Benjamin Cereceres

From: Benjamin Cereceres
Sent: Wednesday, March 20, 2024 1:09 PM
To: Brennen Pierson; Mayor&Council
Subject: RE: QuikTrip - Dobson & Ray - Support Letter

Good afternoon Brennen:

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

From: Brennen Pierson <brennenpierson@gmail.com>
Sent: Wednesday, March 20, 2024 11:39 AM
To: Mayor&Council <Mayor&Council@chandleraz.gov>; Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov>
Subject: QuikTrip - Dobson & Ray - Support Letter

Good Morning,

I have attached a letter of support for the rezoning of the potential QuikTrip property at Dobson & Ray in Chandler, AZ.

I believe it is a great fit and will add value to the surrounding community!

Best Regards,

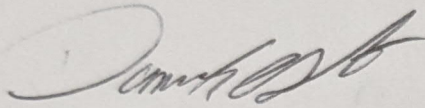
Brennen Pierson

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Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the NWC of Ray and Dobson. I'm in support for the rezoning of the property to allow Quik to have a fuel station.

I have meet with QuikTrip and understand what is proposed. I believe the developments fits appropriately with the existing development in the area.



Signature

Damon Testa

Printed Name

121 N. California St #20

Street Address

Chandler 85225

480 248 9348

Phone Number

azdamontegmail.com

Email