



CONDITIONAL USE PERMIT NARRATIVE

QT #1437 – NEC 59th Ave & Greenway Rd.
Glendale, AZ



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Case No. CUP20-12

1st Submittal: December 7, 2020
2nd Submittal: March 15, 2021



City of Glendale
Development Service Department
Planning Division

Case Number: **CUP20-12**
Date Received: **March 15, 2021**

I. CONDITIONAL USE PERMIT REQUEST

Per Section 5.754 of the Zoning Ordinance, a Conditional Use Permit is requested for QT’s “retail gas (convenience) use” and “store less than seven thousand five hundred square feet (7,500 sf) where food and drink are sold primarily for consumption off premises.” A Citizen Participation Plan has been prepared and will be implemented concurrently with the CUP process to ensure communication with neighboring property owners.

II. DESCRIPTION OF SITE AND SCOPE OF DEVELOPMENT

The approximately 1.5 net acre QT Site is located at the NEC of 59th Avenue & Greenway Road within the City of Glendale. The QT Site is currently vacant and undeveloped within a larger approximately 8.6 net acre commercial shopping center (Greenway Plaza). The General Plan’s Land Use Map designates the Site as Commercial and the Site’s existing zoning is C-2 Commercial.



The scope of QuikTrip’s development will include two structures: an approximate 5,000 square foot QT Convenience Store building and accompanying approximate 6,000 square foot fuel station canopy.

III. BUILDING AND SITE DESIGN

The proposed QT Convenience Store is approximately 5,000 square feet. The building will be predominantly brick construction in “Bronzestone” – a traditional red color – with accent bands and columns of contrasting “Midnight” color scheme. Pedestrian shading is provided by metal building awnings with complimentary “red” colors. The store will also feature large windows with steel framing, creating a sleek juxtaposition to the brick elements.

Inside, the QuikTrip Convenience Store will feature a full-service counter which will provide a large variety of products to our customers including ice cream cones, pizza, warm pretzels, toasted sandwiches and full sub sandwiches. Smoothies and shakes are also served at the full-service counter.

Outside the QT Store, the fuel station canopy has been designed to complement the architecture of the store and contains the same metal elements in the fascia for architectural cohesiveness. Beneath the fuel station canopy, there will be 7 fuel stations that can serve up to 14 automobiles at a time.

QuikTrip’s Store will be open 24 hours a day, 7 days a week. This store will employ dozens of individuals, and the number of employees present will vary depending on demand. However, QT expects anywhere from 2-6 employees on site at any given time.

The site surrounding the QT Store and Fuel Canopy has been designed to be harmonious with the existing development adjacent to the site. Utilizing the existing driveway cuts, great care was placed in ensuring ease of ingress and egress and interconnectivity within the proposed QT development and the existing shopping center development.

RESPONSES TO CITY STAFF’S PRE-APPLICATION COMMENTS

Planning Comments from Alex Lerma

1. **Architecture:** Requires submittal of detailed (scaled) site plan; and color renderings of all buildings. Exterior downspouts are not permitted. Avoid highly- reflective materials or glare inducing colors.
 - i. **Response:** Detailed (scaled) site plan has been submitted with this submittal with color renderings of both structures. Exterior downspouts have not been included and highly-reflective materials have not been used.
2. **Parking:** Detail number of parking spaces. Per Section 7.403 of Zoning Ordinance: Retail/Shopping Center 1:250 sq. ft.

- i. **Response:** The parking count has been included on the site plan.
3. **Landscape/Plantings:** Site is required to be landscaped. Landscape requirements are set out under Chapter 19 of the Glendale Municipal Code. Submit landscape plan which demonstrates amount of area (SF) to be landscaped, including ground cover, plantings and irrigation. Provide crosswalks at logical intervals, physically defined with alternate concrete surfacing (pavers, etc.).
 - i. **Response:** A landscape plan has been included with this submittal.
4. **Outdoor Lighting:** Required to be shielded per MC 26.5-5. Submit cut sheets for all outdoor lighting; and photometric demonstrating lighting at ground level and any trespass.
 - i. **Response:** Cut sheets of all exterior lights have been included. Additionally, a photometric has been included with the submittal.
5. **Screening/Misc:** Mechanicals and backflows required to be screened regardless of location. Trash dumpsters require decorative enclosure and gating.
 - i. **Response:** The dumpster will be screened with an enclosure matching the architectural details of the building. Elevations have been included.
6. **Screening/Parking:** Three-foot-tall decorative screen wall required for screening parking area from public streets. Submit elevations.
 - i. **Response:** A detail of the screen wall has been included with this submittal.
7. **Signs:** Comply with ZO Sec 7.104.C. Demonstrate any monument signs and entry features as part of DR submittal. They are not approved as part of the DR process. Separate administrative permits are required.
 - i. **Response:** Sign elevations and location details have been included with this submittal.
8. **Traffic Visibility:** Please observe traffic visibility at entry points in placement of all landscaping, signs, etc.
 - i. **Response:** Signage and landscaping have been placed away from entry points as much as possible.
9. For liquor license information please reach out Tammy Hicks at (623) 930-2209 or Keshawn Washington at (623) 930-2220 in licensing department.
 - i. **Response:** Thank you for this information.

Transportation Comments from Tony Abbo

1. Right of Way (R/W) requirements and roadway sections will be in accordance with City of Glendale Standard Detail G-300:
 - a. **Response:** Per the stamped 7/20/20 plans, additional discussions were held and a total of 55' R/W along 59th Ave and 65' R/W along Greenway Road will be provided.

2. Based on the size and type of the development, the following will be required:
 - a. Traffic Impact Study (T.I.S.) – Equal to or more than 100 trips during the peak hour trips or if it is requested by the City Traffic Engineer.
 - b. **Response:** A T.I.S. has been included with this submittal.

3. Turn Lanes:
 - a. A right turn deceleration lane will likely be required in advance of the proposed driveway to the proposed site. The T.S. or the T.I.S. will confirm the need for the deceleration right lane based on volume of traffic that will be utilizing the driveway. The traffic study will also provide recommendation(s) on the required turn bay length. Generally, any driveway that results in 40 incoming trips will require a right turn lane.
 - b. A right turn lane will be required at the Greenway Road and 59th Avenue intersection in accordance with the detail below (G-322)
 - c. **Response:** Right turn lanes have been designed after additional discussions with Tony.

4. All effort shall be taken to align the proposed project full access intersection/driveways with existing intersections/driveways on the opposite side of the roadway thus avoiding creating offset intersection/driveways.
 - a. **Response:** The existing driveway cuts are being utilized for all access points.

5. Sight Triangles (see drawing G321)
 - a. **Response:** Sight triangles have been added to all site plans.

6. Access/driveway width (See City of Glendale Std. Drawing G-454):
 - a. Commercial: 30' min for two-way 40' max for two-way
Other:
 - b. Based on the information that was provided in the submittal, this requirement has

been met.

7. Min distance required between driveways:
 - a. 150' (edge to edge - per City of Glendale Std. Drawing G-454)-When no turn lanes are required.
 - b. 275' (edge to edge - per City of Glendale Std. Drawing G-454)- When turn lanes are required.
 - c. The proposed development is utilizing existing curb cuts, therefore this item will be considered satisfied and no further action is needed.
8. Minimum distance required between driveway and street/roadway intersection: 150' (edge to edge - per City of Glendale Std. Drawing G-454).
 - a. Based on the information that was provided in the submittal, this requirement has been met.
9. A 55' driveway "throat"/stacking distance free of drive aisles and parking spaces measured from the face of curb. This requirement is met on for the access on 59th Avenue but is not met for the one on Greenway Road.
 - a. **Response:** The throat depth was increased to 25' after the July 16 meeting with Transportation staff which resulted in the stamped July 20 plan.
10. A minimum two-way 23' drive aisle or one-way 12' drive aisle width will be required (See City of Glendale Std. Drawing G-450). (if fire hydrant is along route then 26' minimum width will be required). On one-way aisle(s), if used by the Fire Department for access, then a minimum width of 20' will be required.
 - a. **Response:** Thank you for this information.
11. City of Glendale's standard parking stall size is 10' x 20' with allowable 1.5' (max) overhang (See City of Glendale Std. Drawing G-450).
 - a. Based on the information that was provided in the submittal, this requirement has been met.
12. All existing ADA ramps shall be reviewed for compliance with current ADA standards. All new ramps shall be ADA compliant.
 - a. **Response:** Acknowledged.
13. There shall be an ADA compliant access from the proposed development to the public R/W.
 - a. **Response:** Acknowledged.

14. All ADA ramps shall include detachable markings that follow the requirements of the United States Access Board. The detectable warnings on curb ramps must extend the full width of the curb ramp (exclusive of flared sides) and extend either the full depth of the curb ramp or 24 inches deep minimum measured from the back of the curb on the ramp surface. NO grooved ramps will be allowed. Detectable warning surfaces shall consist of truncated domes aligned in a square or radial grid pattern.

a. **Response:** Acknowledged.

15. At least 1 out of every 6 accessible spaces or fraction of 6 shall be van accessible.

Van accessible spaces include the designation “van accessible”.

a. **Response:** Acknowledged.

16. Sidewalks:

a. A min 6’ sidewalk will be required, on 67th and 59th Avenue, along the property frontage.

b. A min 5’ sidewalk will be required on sidewalk paths within the proposed development.

c. **Response:** 6’ sidewalks have been provided along both 59th Ave & Greenway.

17. The 2010 ADA and 2015 Engineering Standards shall be followed when developing the construction drawings for the project.

a. **Response:** Acknowledged.

18. Any temporary traffic control on public R.O.W. shall be subject to a fee per barricade ordinance in addition to review fees.

a. **Response:** Acknowledged.

Land Development /Engineering Comments from Kelly Hargadin

1. There is an existing 12” water main in both N 59th Ave and W Greenway Rd which this development can use to service this project. It is shown that the water main in N 59th Ave will be tapped.

a. **Response:** The 12” in 59th Ave will be tapped.

2. There is an existing, 12” sewer main in N 59th Ave this development that can be used to service this project. It is shown that the sewer main in N 59th Ave will be tapped. For taps to mainline 12” and larger a MH must be constructed.

a. **Response:** the 12” in 59th Ave will be tapped.

3. Project sites > 0.5 ac will provide onsite retention for the 100-year, 2-hr storm event. Both above

and underground retention has been shown.

- a. **Response:** Acknowledged.
4. The following right-of-way improvements may need to be constructed as a result of this project site and shall be compliant with current ADA standards: Sidewalk Curb & Gutter Ramps Landscaping
 - a. **Response:** Acknowledged
 5. All effort shall be taken to align the proposed project full access intersection/driveways with existing intersections/driveways on the opposite side of the roadway thus avoiding creating offset intersection/driveways.
 - a. **Response:** The existing curb cuts are being used for all access points.
 6. This project site will require a Minor Land Division (MLD) Lot Split to remove the proposed parcel for QT from the existing parcel.
 - a. **Response:** Acknowledged.
 7. Staff recommends that QT take advantage of the existing drive cut along both N 59th Ave and Greenway Rd. With this, “shared access” agreements are required with the adjacent property owner at the drive-cut just north of QT on N 59th Ave and just east of Quick-Trip on Greenway Rd.
 - a. **Response:** All existing curb cuts are being used for all access points.
 8. A current Phase I Assessment is required for easement and/or right-of-way dedications within 6 months of going to City Council.
 - a. **Response:** Acknowledged.
 9. Development design must conform to the 2015 Engineering Design and Construction Standards.
 - a. **Response:** Acknowledged.

Solid Waste Comments from Jameson Payne

1. Site shall comply with Site Development and Construction Chapter 9, Detail G954 (turning radius) & Detail G934 (dumpster enclosure requirements)
 - a. **Response:** Acknowledged.
2. Multiple trash enclosures shall be place on the right side of the drive so the collection truck can be routed through the site in one direction only.
 - a. **Response:** Only one trash enclosure is being provided.
3. Staggered enclosures are not allowed
 - a. **Response:** Acknowledged.

4. Minimum vertical clearance over access area shall be at least 25'
 - a. **Response:** Acknowledged.
5. 54' of unobstructed backing is required
 - a. **Response:** An excess of 54' unobstructed backing is provided.
6. The trash enclosure shall not be placed at a dead end unless there is a turning radius of 52.5' (Detail G934 .2)
 - a. **Response:** The turning radius provided is 52.5'.
7. Detail G934, & G954 must be shown on all site plans
 - a. **Response:** Acknowledged.
8. Minor Land Division can be done concurrently with the Conditional Use Permit and Design Review.
 - a. **Response:** Acknowledged.

Environmental Resources Comments from Silvana Burgos

1. **Air quality** – For disturbances of 0.1 acre or more, refer to Maricopa County dust control requirements.
 - a. **Response:** Acknowledged.
2. **Stormwater** – Undertake best management practices to minimize pollutants (including sediments) entering the City's stormwater system. Provide protection from accidental discharge of pollutants to the public storm drain system and comply with cleanup and notification requirements in Sec 33-304 of City Code.
3. Per Section 33-303 of City Code, property owners or operators shall ensure proper operation and maintenance of post-construction stormwater runoff control mechanisms, including but not limited to retention basins, drywells, scuppers, and other measures implemented or installed at the site to control or direct stormwater runoff.
4. For disturbances of one or more acres of land, refer to the requirements for ADEQ's construction general permit including preparation and implementation of a stormwater pollution prevention plan.
 - i. If drywells will be installed at the site, refer to ADEQ requirements for drywell registration. Drywells that drain areas where hazardous substances or petroleum products are used, stored, loaded or treated may require an Aquifer Protection Permit from ADEQ.
 - b. **Response:** Acknowledged.
5. **Property** – If there is an easement/dedication to the City, a valid Phase I Environmental Site Assessment (ESA) report is required. The Phase I ESA must be conducted in accordance with ASTM E1527-13 and be submitted to the City within 90 days of completion (report shall be current within 180 days of going to City Council). The Phase I ESA must list the City of

Glendale as a User of the report, and a User Questionnaire must be submitted to Environmental Resources at sburgosmorales@glendaleaz.com. For questions regarding Phase I ESAs, please contact Environmental Resources at 623-930-4119.

- a. **Response:** Acknowledged.

Glendale Fire Department Comments from Robert Perez

1. Applicable City of Glendale codes IFC 2018 with local amendments and 2015 design and construction standards.
 - a. **Response:** Acknowledged.
2. Fire Hydrants shall comply as per IFC 2018 and 2015 design and construction standards.
 - a. **Response:** Acknowledged.
3. Fire Sprinkler shall comply as per IFC 2018 with local amendments throughout the entire building and plans shall be submitted with building submittal.
 - a. **Response:** Acknowledged.
4. Identify any deferrals on cover sheet to include Access Control.
 - a. **Response:** Acknowledged.
5. Fire Sprinkler riser shall comply as per IFC 2018 sec 903.3.8
 - a. **Response:** Acknowledged.
6. Fire Access shall comply as per IFC 2018 and 2015 design and construction standards detail G-954. Two access points are required; one may be gated for emergency use only.
 - a. **Response:** Acknowledged.
7. Water Supply shall comply as per IFC 2018 with local amendments and NFPA 13 2016.
 - a. **Response:** Acknowledged.

Pre-Treatment Services from David Nigh

1. Pretreatment will require a grease interceptor installed. Sizing to be determined by use, fixture count, etc.
 - a. **Response:** A grease interceptor is located behind the store.

Building Safety Comments from Pam Sprenger

1. Construction Plans Design shall be based from the 2018 edition of the IBC, IMC, IPC, IECC, the 2018 edition of IFC, the 2017 NEC, 2010 ADA Standards for Accessibility Design, Chapter 11 of the 2018 IBC and City of Glendale Amendments.
 - a. **Response:** Acknowledged.
2. The aggregate quantity of nonflammable solid and nonflammable or non-combustible liquid hazardous materials stored or displayed in a single control area of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).
 - a. **Response:** Acknowledged.
3. Electric vehicle charging stations shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594. Accessibility electric vehicle charging stations shall be provided in accordance with Chapter 11.
 - a. **Response:** No electric vehicle charging stations are proposed with this project.
4. The vehicle shall be fueled on noncoated concrete or other approved paving material having a resistance not exceeding 1 megohm as determined by the methodology in EN 1081.
 - a. **Response:** Acknowledged.
5. Canopies under which fuels are dispensed shall have a clear, unobstructed height of not less than 13 feet 6 inches to the lowest projecting element in the vehicle drive-through area. Canopies and their supports over pumps shall be of noncombustible materials.
 - i. **Response:** Acknowledged.