

CITIZEN PARTICIPATION FINAL REPORT
FOR
QuikTrip #1437

NORTHEAST CORNER OF 59th AVENUE & GREENWAY ROAD
GLENDAL, ARIZONA

March 10, 2021

Case No. CUP20-12



Citizen Participation Final Report

QuikTrip #1437

Brief Description of Proposal

This Citizen Participation Final Report (“CPFR”) provides information about the proposed implementation of the Citizen Participation Plan (“CPP”) for applicant QuikTrip’s (“QT”) “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.” The property is located at the northeast corner of 59th Avenue and Greenway Road (the “Site”). QT is seeking a Conditional Use Permit for the retail gas(convenience) use. The site is already zoned C-2.

This CPFR provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the Application. Comments, sign-in sheets, letters, summary sheets, and other material are submitted with this Report.

Brief Overview of the Elements of the CPFR

The Site is located at the NEC of 59th Avenue & Greenway Road within the City of Glendale. The General Plan’s Land Use Map designates the Site as Commercial and the Site’s existing zoning is C-2 Commercial. This site is currently vacant and undeveloped within a larger commercial shopping center.

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.

Notification for Neighborhood Meeting

Letters were mailed out to the 300’ owners, interested parties and additional notifications on February 16, 2021 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The letter with the attachments and Affidavit of Mailing are attached at **Exhibit A**. The lists of persons/entities who received the neighborhood notice letter included owners within 300’ of the site (**Exhibit B**), interested parties and additional notification parties (**Exhibit C**). The 300’ list was obtained from the Maricopa County Assessor’s website. The other list was obtained from the City of Glendale Planning Dept.

Neighborhood Meeting

The virtual neighborhood meeting was held on March 3, 2021 and one neighbor attended. Copies of the neighborhood meeting summary and attendees' list are attached at **Exhibit D**. There were no concerns or issues raised at the meeting.

Sign Posting

Once hearing dates have been set, signs will be posted on the site at least 15 days prior to the Planning & Zoning Commission hearing.

Mailing Labels

The most current 300' ownership list and interested parties/additional notification parties list is attached at **Exhibit E**. Mailing labels have been submitted under separate coverage to be used by Staff for any future meeting and/or hearing notices to the neighbors and interested/additional notification parties.

Conclusion

At this time, no one has expressed concern about the proposed development.

EXHIBIT A



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP20-12

Project Name: QuikTrip #1437

I, Ricki Horowitz, Burch & Cracchiolo, P.A. certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 16th day of February, 2021.

Jacque L Collard
Notary Public

My Commission Expires:

October 1, 2021



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BURCH & CRACCHIOLO, P.A.
1850 N. Central Avenue, Suite 1700
Phoenix, AZ 85004
602-234-9903
bgreathouse@bcattorneys.com

February 16, 2021

RE: QuikTrip #1437 – March 3, 2021 Neighborhood Meeting
NEC of 59th Avenue and Greenway Road
Application No. CUP20-12

Dear Area Neighbors and Interested Parties:

On behalf of QuikTrip (“QT”), we are requesting a Conditional Use Permit for a 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. The proposed QT “Site” is located at the northeast corner of 59th Avenue and Greenway Road in the Sahuaro Council District. An Aerial Map of the Site is attached.

The request will include two structures: an approximately 5,000 square foot QT Convenience Store building and accompanying approximately 6,000 square foot fuel station canopy. The Landscape Plan and Elevations are attached.

Because of the current pandemic, the neighborhood meeting will be held virtually. **We will be hosting an online meeting with the neighbors on Wednesday, March 3, 2021 at 6:00 p.m. Instructions on ways to join the ZOOM meeting are enclosed. Please register at bcattorneys.zoom.us before March 3, 2021 so that you can ensure that you are able to participate.** Should you have any questions about how to register, please contact Leslie Chatburn at our office (602-234-8787/lchatburn@bcattorneys.com).

Please provide any comments or questions you may have to me at bgreathouse@bcattorneys.com / 602-234-9903. You may also contact Alex Lerma, Glendale Planner at 623-930-2810 / alerma@glendaleaz.com.

Thank you.


Brian Greathouse
RLH

/rlh
Attachments

Zoom Meeting: Wednesday, March 3, 2021 at 6:00 pm
Meeting ID: 946 0699 5485

Registering for the Zoom Meeting

****Please note:** due to recent feedback we suggest you **do not** use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

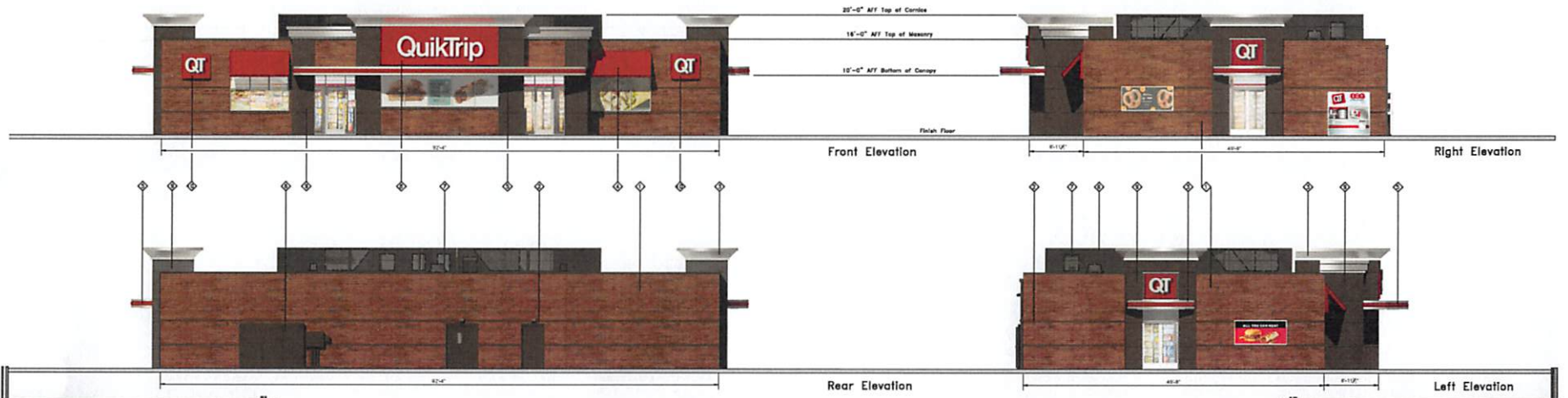
You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

Questions: Contact Leslie Chatburn at 602-234-8787 / lchatburn@bcattorneys.com



Aerial Photo





QuikTrip
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3473
 Tulsa, OK 74101-3473
 (918) 615-7700

Store #	1437	G3S Building Elevations
Serial #	05-1437-G3S	Scale: 1/8"=1'-0"
Issue Date:	11.06.20	Drawn By: JK

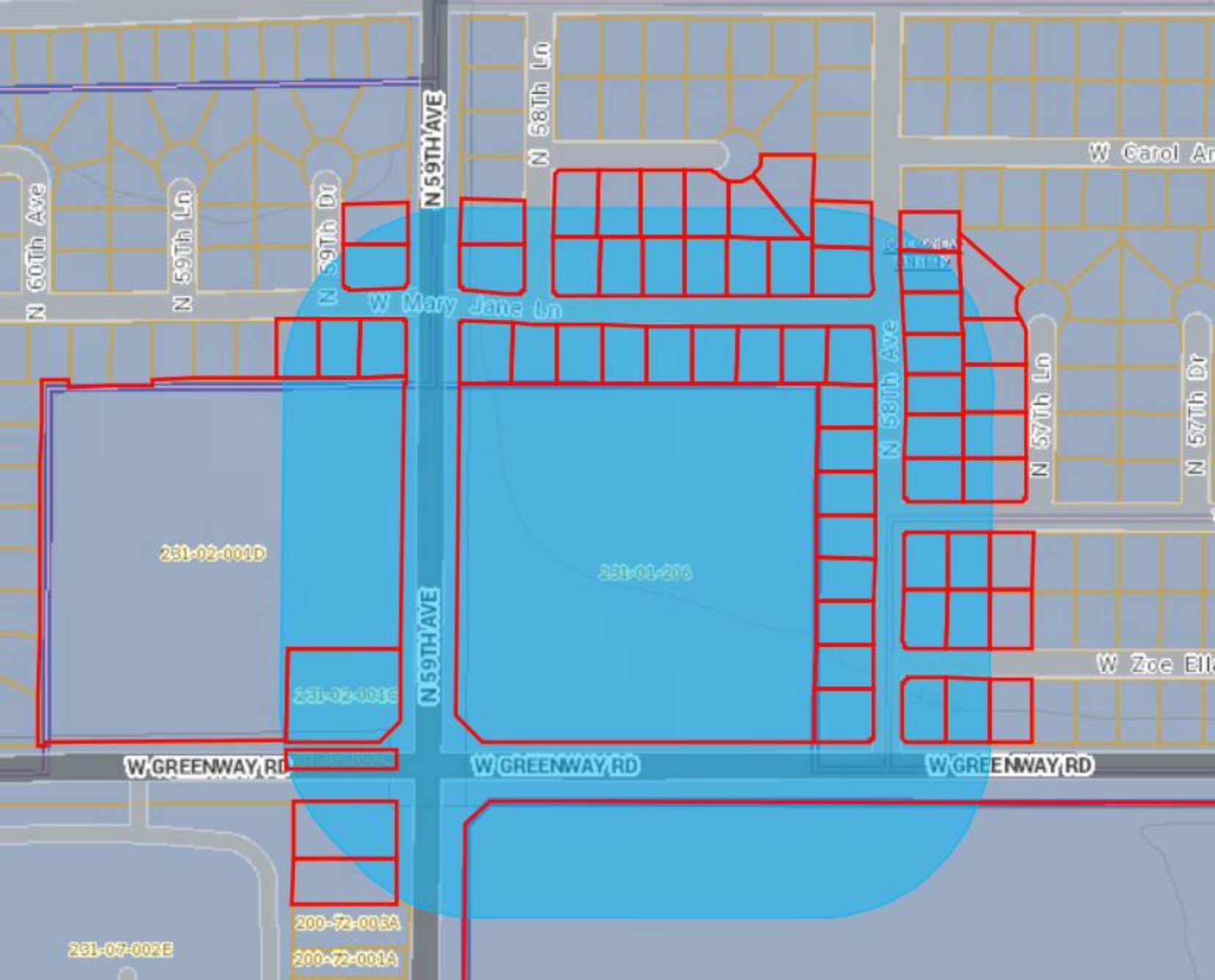
Address:	NEC 59th Ave & Greenway	City, State:	Glendale, AZ
Rev/Notes:			

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#	FINISH	MANUFACTURER	SPECIFICATION
1	INTERIORS	INTERIORS	QUICKTRIP INTERIORS
2	EXTERIORS	EXTERIORS	QUICKTRIP EXTERIORS
3	PAINTS	PAINTS	QUICKTRIP PAINTS
4	ROOFING	ROOFING	QUICKTRIP ROOFING
5	MECHANICAL	MECHANICAL	QUICKTRIP MECHANICAL
6	ELECTRICAL	ELECTRICAL	QUICKTRIP ELECTRICAL
7	PLUMBING	PLUMBING	QUICKTRIP PLUMBING
8	GLASS	GLASS	QUICKTRIP GLASS
9	IRONWORK	IRONWORK	QUICKTRIP IRONWORK

EXHIBIT B

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231-02-001D

231-01-203

231-05-001E

W GREENWAY RD

W GREENWAY RD

W GREENWAY RD

200-72-002A

200-72-001A

231-07-002E

N 59TH AVE

N 58TH LN

N 60TH AVE

N 59TH LN

N 59TH DR

W Mary Jane Ln

N 58TH AVE

N 57TH LN

N 57TH DR

W Carol Ave

W Zoe Ell

EXHIBIT C

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EXHIBIT D

03/03/2021 NEIGHBORHOOD MEETING SUMMARY

QuikTrip #1437 – NEC of 59th Avenue & Greenway Road

Attendees

Jonathan Naut, QuikTrip
Garrett Frame, Kimley-Horn
Jason Klonoski, Owner
Alex Lerma, Planner
Brian Greathouse, Burch & Cracchiolo
Leslie Chatburn, Burch & Cracchiolo
1 neighbor – See Zoom Attendees' List

Introductions and Overview by Brian Greathouse

Because Mr. Sherwood was the only attendee at the Zoom neighborhood meeting, Mr. Greathouse gave an abbreviated presentation covering the following topics:

- Site is located at the NEC of 59th Avenue and Greenway Road within the City of Glendale (the "Site").
- The General Plan's Land Use Map designates the Site as Commercial and its existing zoning is C-2 Commercial.
- The Site is currently vacant and undeveloped within a larger commercial shopping center.
- QT is requesting a Conditional Use Permit for its retail gas (convenience) use and store less than 7,500 sf.
- Will be installing a dedicated right-turn lane on the north side of Greenway Road that will also serve as a deceleration lane for a right-in into the QT development.
- Will also be installing a deceleration lane on 59th Avenue that will be a dedicated right-turn lane into the QT development.
- Store faces south with a row of seven fuel stations that will be under a canopy on the south side of the Site.
- Each fuel station will service 2 cars.
- The architectural design of the building and fuel stations together with the variety of materials being used will create an attractive presence on the corner.
- Conceptual Site plans of the store and fuel stations were shown.
- The QT development will benefit the community by revitalizing the existing shopping center with its intersection improvements; serve as a place for ACU students to walk to for food or drinks; create jobs; and increase revenue to the City of Glendale from its sales.

Comments:

Mr. Sherwood expressed his overall support of the redevelopment. He had some general comments and discussions about the Site. Mr. Sherwood asked when QT expected to break ground on the project. QT anticipates construction to begin in the Fall 2021 with a target date to open in March 2022.

There was one other neighbor registrant who tried to log onto the Zoom neighborhood meeting; however, her audio was not working. Consequently, we attempted to contact her three times by email, but have not received a reply.

End of meeting.

QuikTrip #1437 - NEC 59th Ave & Greenway Rd
03.03.21 NH Mtg Attendees

<u>First Name</u>	<u>Last Name</u>	<u>Email</u>
Gary	Sherwood	garysherwood@cox.net

EXHIBIT E

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