



# **CITIZEN PARTICIPATION FINAL REPORT**

**FOR**

**QuikTrip #1444**



**SOUTHEAST CORNER OF 83<sup>RD</sup> AVENUE & GLENDALE ROAD**

**GLENDALE, ARIZONA**

**May 9, 2022**

**Case No. CUP22-02**

# **Citizen Participation Final Report**

## **QuikTrip #1444**

### **Brief Description of Proposal**

The purpose of this Citizen Participation Final Report is to provide results of the implementation of the Citizen Participation Plan (“CPP”) for QuikTrip Corporation’s development of approximately 1.74 acres of real property located at the southeast corner of 83<sup>rd</sup> Avenue and Glendale Road (the “Site”). QT is seeking a Conditional Use Permit and Design Review approval to allow the development of a new QT Convenience Store and Gas Station (“QT Store”) on this vacant, underutilized Site. The Site is located within an area of the General Plan Land Use Map designated “Corporate Commerce Center” and is zoned Planned Area Development (“PAD”) which permits a gas station and convenience store with a CUP.

This report 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, petitions, letters, emails, summary sheets, and other material are included with this report.

### **Brief Overview of the Elements of the CPFR**

The Site is currently undeveloped and is located in the Corporate Commerce Center, which provides for the development of mixed-uses. QT will use a portion of the Site for the gas station and convenience store use and the existing owner of the property is preparing the remainder of the Site for complimentary uses.

The surrounding properties to the east and south are vacant and zoned PAD. The adjacent properties to the west are zoned SC and the properties to the north are zoned C-2.

We do not expect the developments in the area to be directly or indirectly negatively affected by the proposed development. In fact, the development will be a positive addition to the area and will be compatible with the existing and future mixed-uses.

## **Notifications**

Notification letters were mailed out on December 1, 2021 to the 300' owners, interested parties, homeowners associations and registered neighborhood groups, and to those parties identified on the "Additional Notification List" that included specific information about the proposed development and a plan of the proposed development. The Affidavit of Mailing and notification letter 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**), and interested parties and additional notification parties (**Exhibit C**). The 300' list and Map were obtained from the Maricopa County Assessor's website. The other lists were obtained from the City of Glendale Planning Dept.

## **Sign Posting**

On May 4, 2022, two signs were posted on the Site publishing the Planning Commission Hearing date of May 26, 2022. The sign photos and Affidavit of Posting are attached at **Exhibit D**.

## **Mailing Labels**

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

## **Conclusion**

Only one email from an interested party has been received opposing QT's proposed development. To date, no other owners, neighbors, businesses or interested parties have expressed concerns about the development of a new QT Convenience Store and Gas Station at this location.



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) SR#01-0141

Project Name: QuikTrip #1444

I, Leslie Chatburn/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: Leslie Chatburn

# BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-9903

[bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)

**TO:** 83<sup>rd</sup> Avenue and Glendale Road Neighbors  
**FROM:** Brian Greathouse  
**DATE:** December 1, 2021  
**RE:** QuikTrip Corporation - SEC 83<sup>rd</sup> Avenue & Glendale Road  
Case No. SR#21-0141

Dear Area Neighbors and Interested Parties:

This letter is to inform you that we anticipate filing a request for a Conditional Use Permit on behalf of QuikTrip (“QT”) for purposes of developing a retail gas (convenience) use on approximately 2.79± gross acres (1.74± net acres) located at the southeast corner of 83<sup>rd</sup> Avenue and Glendale Road (the “Site”). An Aerial Map of the Site is attached.

The request will include an approximately 5,000 square foot QT Convenience Store building and accompanying approximately 7,000 square foot fuel station canopy. A Site Plan and Building/Canopy Elevations are attached.

Please direct any comments to this request to me at [bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com) by December 16, 2021, or you can contact me at 602-234-9903. You may also contact George Gehlert, AICP, Glendale City Planner, at (623) 930-2597/[ggehlert@glendaleaz.com](mailto:ggehlert@glendaleaz.com).

Thank you.

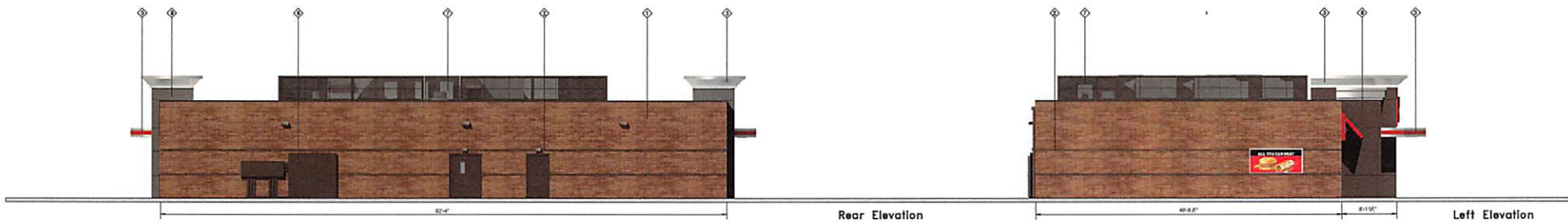
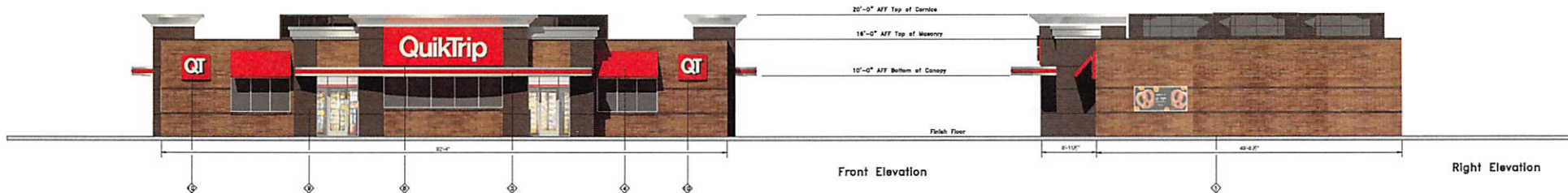



Brian Greathouse

/lc  
Attachments

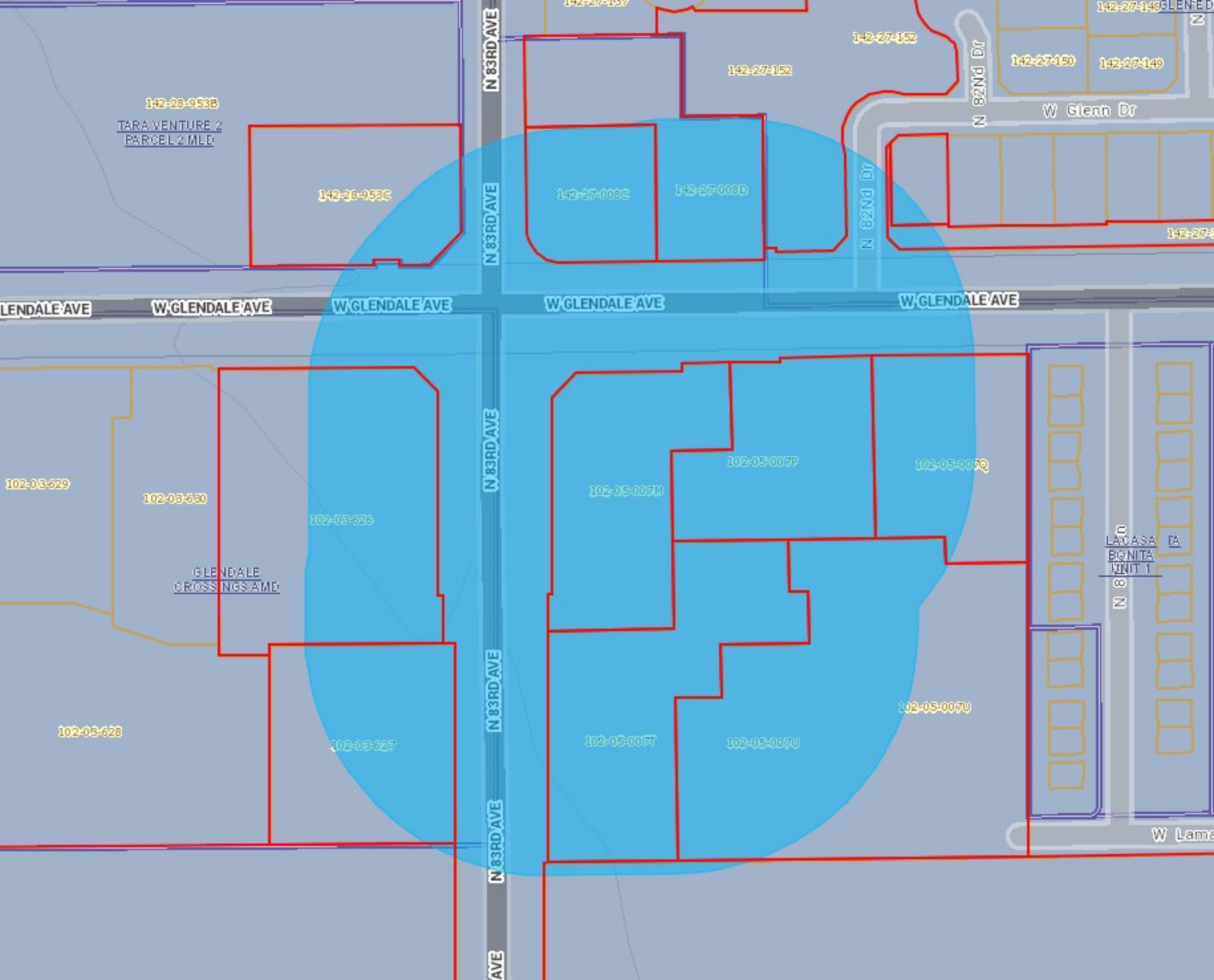






 <b>QuikTrip.</b> 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3479 Tulsa, OK 74101-3475 (918) 815-7700	Store # <b>1444</b>	Address: <b>SEC 83rd Ave &amp; Glendale</b>	City, State: <b>Glendale, AZ</b>	<table border="1"> <thead> <tr> <th>#</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr><td>1</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>2</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>3</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>4</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>5</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>6</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>7</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>8</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>9</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> <tr><td>10</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td><td>FAH 44 2 1/2" x 8" BRICK</td></tr> </tbody> </table>	#	FINISH	MANUFACTURER	SPECIFICATION	1	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	2	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	3	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	4	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	5	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	6	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	7	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	8	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	9	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK	10	INTERSTATE BRICK	INTERSTATE BRICK	FAH 44 2 1/2" x 8" BRICK
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Serial # <b>05-1444-G3S</b>	Scale: <b>1/16" = 1'-0"</b>	Issue Date:	Drawn By: <b>JK</b>	Rev/Notes:																																												

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 QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,  
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142-26-953B  
TARA VENTURE 2  
PARCEL 2 MLD

142-26-953C

142-27-000C

142-27-000D

142-27-152

142-27-152

142-27-150

142-27-149

W Glendale Dr

N 82nd Dr

N 82nd Dr

142-27-151

W GLENDALE AVE

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102-05-629

102-05-630

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GLENDALE  
CROSSINGS AMD

102-05-628

102-05-627

102-05-007M

102-05-007P

102-05-007Q

LACASA  
BONITA  
UNIT 1

N 83rd Ave

102-05-007T

102-05-007U

102-05-007V

W LAMAR AVE

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# PLANNING DIVISION

## AFFIDAVIT OF POSTING

Case No. CUP22-02

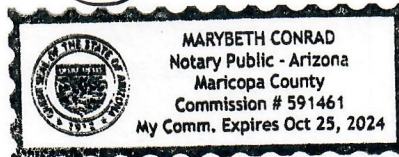
Project Name: \_\_\_\_\_

- Planning Commission
- Glendale City Council

I, Meghan Liggett, being first duly sworn upon oath, state that  
 on 05/04/22 I posted 2 hearing  
 notice(s) for hearing date May 26, 2022.

Applicant/Representative Signature: Meghan Liggett

STATE OF ARIZONA  
 SS.  
 COUNTY OF MARICOPA



Subscribed and sworn to before me 05/04/22

Marybeth Conrad  
 Notary Public

My Commission Expires:  
10.25.24

CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

**PLANNING COMMISSION: May 26, 2022 @ 6 PM**

**REQUEST: Conditional Use Permit to allow for convenience uses in a PAD (Planned Area Development) zoned property consisting of retail gas and a convenient store less than 7,500 square feet for a new QuikTrip location.**

**LOCATION: CITY COUNCIL CHAMBERS, 5850 W. GLENDALE AVE., GLENDALE, AZ 85301**

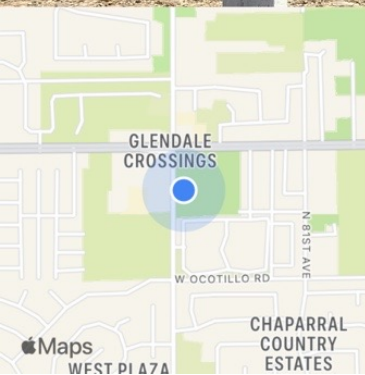
**CASE NUMBER: CUP22-02**

**APPLICANT/CONTACT: Brian Greathouse, Burch & Cracchiolo, P.A. and/or Jonathan Naut, QuikTrip**

**PHONE / EMAIL NUMBERS: 602-234-9903 / bgreathouse@bcattorneys.com  
480-446-6318 / jnaut@quiktrip.com**

**POSTING DATE: 5/03/2022  
UPDATED: 5/04/2022**

**CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800**  
PENALTY FOR REMOVAL OR DEACING PRIOR TO DATE OF LAST HEARING



6787-6799 N 83rd Ave  
Glendale AZ 85303  
+33.536514, -112.237533

Wednesday, May 4, 2022 at 12:16:08 PM

CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING COMMISSION: May 26, 2022 @ 6 PM

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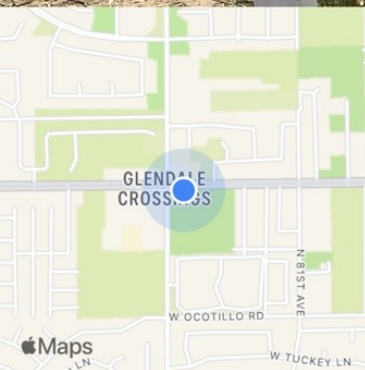
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8289-8299 W Glendale Ave  
Glendale AZ 85303  
+33 537565,-112 237 155

Wednesday, May 4, 2022 at 12:21:57 PM