



- Failed
- Conditionally Approved
- Approved

VAR24-13

Sydney Tirella
BY
11/7/2024
DATE

BRIAN GREATHOUSE
DIRECT LINE: 602.234.9903
BGREATHOUSE@BCATTORNEYS.COM

MADISON LEAKE
DIRECT LINE: 602.234.8791
EBULL@BCATTORNEYS.COM

August 26, 2024

Tabitha Perry
City of Glendale
Development Services Department
5850 West Glendale Avenue
Glendale, Arizona 85301

RE: **VARIANCE REQUEST** – QuikTrip Corporation
W NWC S.R. 303 & Bethany Home Road (the “Site”)

Dear Ms. Perry:

On behalf of QuikTrip Corporation (“QT”), we request a Variance as follows:

- Variance to allow accessory structure height (fuel canopy) of 22’. Maximum accessory height of 15’ permitted under the Cotton Properties PAD.

The Site is approximately 3.86 acres and is part of the Cotton Properties PAD (the “PAD”). An aerial of the Site is attached as **Exhibit 1**. QT is requesting this Variance approval to allow the development of a new QT Convenience Store and Gas Station (“QT Store”) on this vacant, underutilized Site. QT has six existing Stores within the City of Glendale and looks forward to expanding its business within the City and continuing to increase its presence as a member of the community.

QT’s development will include three structures: an approximate 5,312 square foot QT Convenience Store building, an accompanying approximate 7,152 square foot auto-fuel station canopy, and an approximate 2,554 square foot diesel-fuel canopy. See **Exhibit 2**, Site Plan. QT will also be preparing the remainder of the Site for future development by installing driveways, half-street improvements, landscaping, and street lighting. QT will also coordinate water and sewer tie-ins for adjacent future developments to tie into. This QT will be attractively designed, aesthetically landscaped, and will be a benefit to the area. See **Exhibit 3**, Elevations. QT requests this minor increase in accessory structure height to permit fuel canopies of adequate size to safely serve a variety of vehicles.

The proposed fuel canopies will be similar in height to the 20-foot QT Convenience Store Building, and will not negatively impact adjacent properties. Although the existing Cotton Properties PAD only permits 15 feet height for accessory building structures, the UDC currently permits accessory building structures to be as tall as the primary building. In addition, City Staff may allow 10% administrative relief where appropriate. The proposed 22 feet fuel canopy is in harmony with the UDC and we believe approval is appropriate here to create a safe and necessary clear height beneath the canopy to serve vehicles.

This Variance request meets the four-part test required for approval as follows:

1. There are existing unique circumstances and conditions relating to the Site that prevents the universal application of the zoning standard. This Site, located adjacent to existing and future industrial and commercial uses, as well as the nearby Loop 303 freeway, create unique circumstances where some of the vehicles being served by QT requires additional clear height beneath the fuel canopy. This minor increase in accessory structure height will allow QT to serve a variety of vehicles that will be visiting the QT gas station and store. Given the adjacent freeway and uses, a minor increase in height will not be harmful and will be appropriate for the area.

The existing Cotton Properties PAD only allows a maximum accessory structure height of 15 feet. However, if the Site was not within the PAD and was zoned for commercial uses (as it is designated in the PAD), 20 feet of accessory height would be permitted by right under the UDC. Further the 10% administrative relief provision would allow an increase of accessory building height of up to 22 feet. This request that is within the confines of what could be administratively approved under the UDC is minor and necessary to facilitate this QT development, appropriate for the area, will serve customers and benefit the City.

2. The literal interpretation of the Unified Development Code would deprive the appellant of rights commonly enjoyed by other properties in the same zoning district. As stated above, if the Site were zoned commercial and not PAD, an increase of up to 22 feet for accessory building height could be administratively approved. Further, the maximum building height under the PAD is 30 feet for commercial uses. QT's fuel canopies are an integral part of their business and are essentially one of their primary buildings. Limiting QT's canopies below what is permitted by right for building height and below what could typically be administratively approved would unnecessarily restrict their site design and could lead to issues with vehicles being unable to fit under the canopy.
3. The hardships and development challenges imposed by the PAD's low accessory height maximum is more than a personal inconvenience or financial hardship and is not the result of actions of QT. QT did not impose the 15-foot maximum accessory height, nor zone the property PAD to preclude the UDC's application of accessory building height. Fifteen feet is not sufficient for many fuel canopies regardless of the convenience store user.

4. Granting this Variance will not interfere with or alter the appropriate and legal use of adjacent conforming properties. Adjacent commercial properties are also part of the Cotton Properties PAD and have a maximum building height of 30 feet. QT's 22-foot canopies are well within this regulation and will be in harmony with adjacent structures—some of which may be significantly taller than these canopies. Further, the adjacent Industrial Buildings are much taller (maximum of 56 feet) than the proposed 22 feet fuel canopies. This Variance does not increase the intensity of uses or cause other interference with adjacent uses.

On balance, the requested Variance is appropriate for the Site and will not have any negative impacts on the Site or surrounding area. QT has carefully planned this Site to create a quality, attractive QT Store that will be compatible with the area. This minor increase in accessory height for the fuel canopies is appropriate and will allow QT to serve a variety of vehicles that may be traveling in the area.

Please contact Madison Leake (602-234-8791, mleake@bcattorneys.com) or me (602-234-9903, bgreathouse@bcattorneys.com) if you have questions or need additional information. Thank you for your help and consideration.

Very truly yours,

BURCH & CRACCHIOLO, P.A.

Brian Greathouse
Madison Leake
For the Firm

EXHIBIT 1

N COTTON LN

501-03-010Z

501-03-007T

501-03-007H

501-03-009P

KENTWOOD 303
MCR: 1806-46

501-03-009Q

501-03-009M

KENTWOOD 301-10-089
MCR: 1806-46

501-03-009Q

501-03-009M

W BETHANY HOME RD

303

502-27-006Y

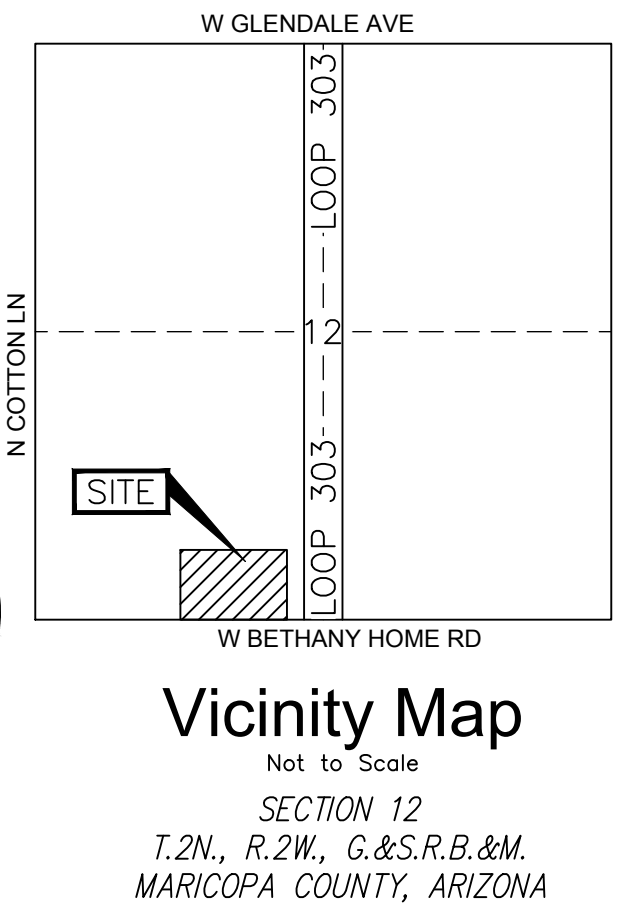
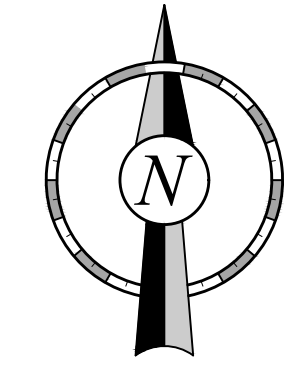
300ft

-112.423302 33.526141 Degrees

501-02-006G

EXHIBIT 2

PRELIMINARY SITE PLAN FOR QUIKTRIP STORE #1421 NWC W. BETHANY HOME ROAD & LOOP 303 GLENDALE, AZ



SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	ADA PATH OF TRAVEL
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING:	PAD
PROPOSED USE:	GAS STATION/CONV. STORE
SITE AREA INFORMATION:	
GROSS AREA (LIMITS OF DISTURBANCE):	164,375 (3.774 AC.)
NET AREA (QT PARCEL):	167,878 S.F. (3.854 AC.)
QUIKTRIP BUILDING:	5,312 S.F.
QUIKTRIP FUELING CANOPY:	9,706 S.F.
PARCEL COVERAGE:	8.9%
LANDSCAPE AREA REQUIRED:	20% (33,576 S.F.)
LANDSCAPE AREA PROVIDED:	24% (40,610 S.F.)
PARKING REQUIRED:	22 SPACES (1:250 S.F.)
PARKING PROVIDED:	36 PLUS 3 ACCESSIBLE
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR

SITE PLAN GENERAL NOTES:

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

BENCHMARKS:

MCDOT BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 12, T2N, R2W, G&SRM ELEVATION = 1106.722' (NAVD 88 DATUM)

BASIS OF BEARING:

THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 12, T2N, R2W, MONUMENTED AS SHOWN HEREON AS BEARING S89°30'02"E.

LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION HAS BEEN SUBMITTED AS A SEPARATE DOCUMENT.

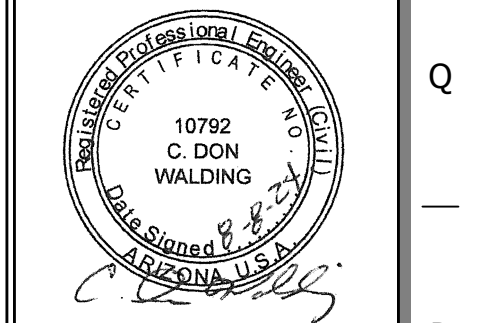
PROJECT CONTACT LIST:

SURVEYOR OF RECORD
THE WLB GROUP, INC
DON WALDING, RLS
1600 W BROADWAY BLVD, STE 150
TEMPE, AZ 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

ENGINEER OF RECORD
THE WLB GROUP, INC
DON WALDING, PE
1600 W BROADWAY BLVD, STE 150
TEMPE, AZ 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

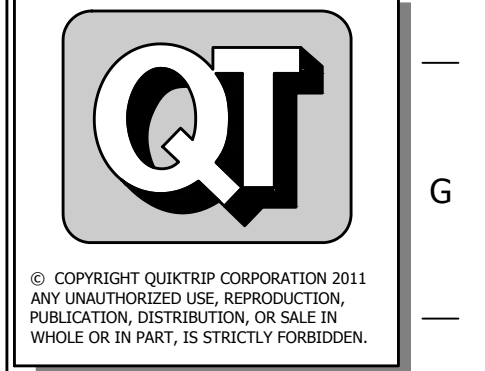
OWNER/DEVELOPER
QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION-PHOENIX DIV.
JONATHAN NAUT
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
FAX: (480) 921-1927
JNAUT@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
TRAVIS WUNSCH
4705 S 129TH EAST AVE
TULSA, OK 74134
TEL: (918) 615-7108
TWUNSCH2@QUIKTRIP.COM



PROJECT NO.: 05-1421
WLB
The WLB Group, Inc.
Professional Engineer
Don Walding
1600 W Broadway Blvd, Ste 150
Tempe, AZ 85282
(480) 736-1600
WLB PROJECT NO. 223001-A-002

QuikTrip No. 1421
NWC W. BETHANY HOME RD & LOOP 303
GLENDALE, AZ 85355

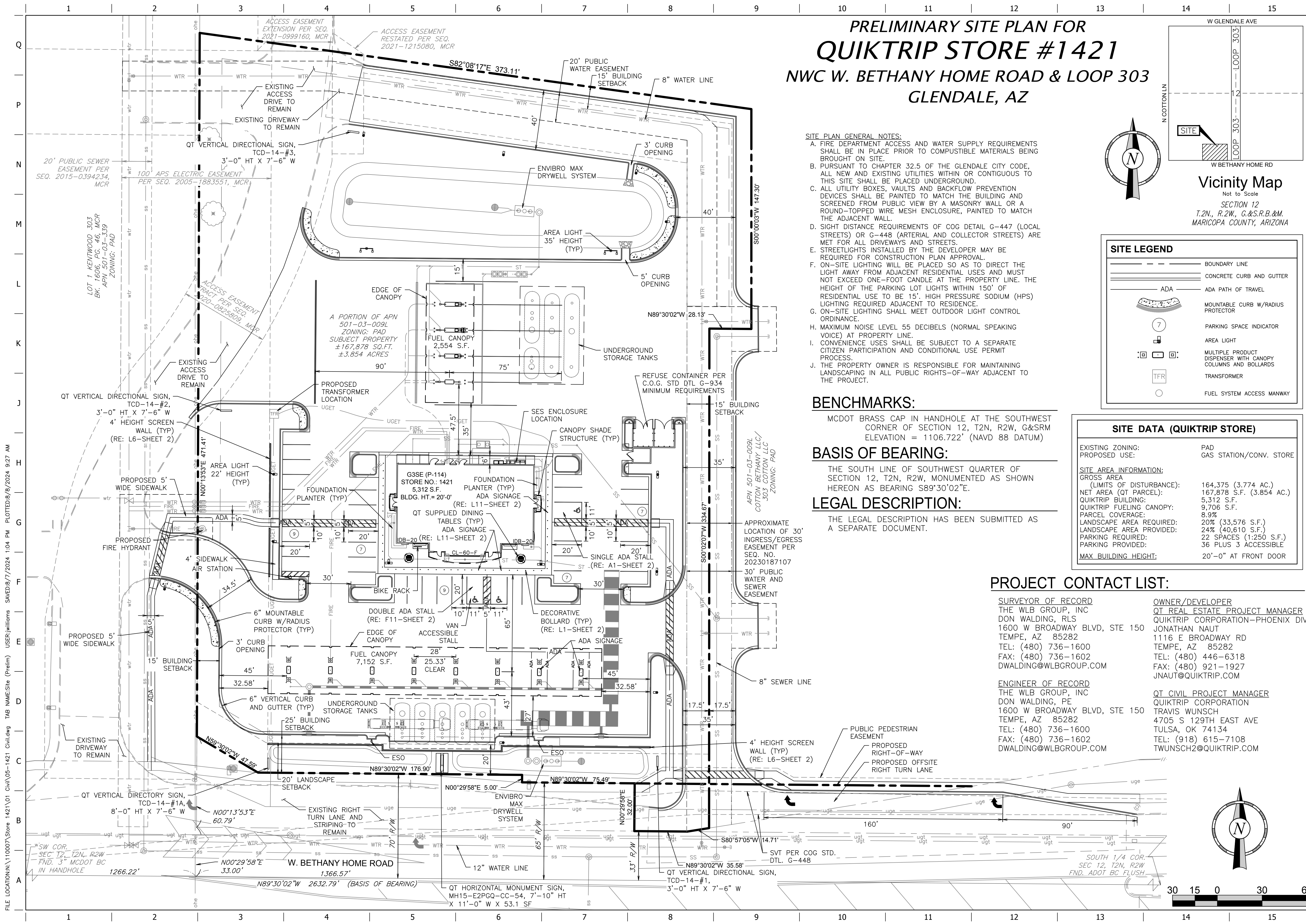


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DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: CDW

REV	DATE	DESCRIPTION

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PRELIMINARY SITE PLAN

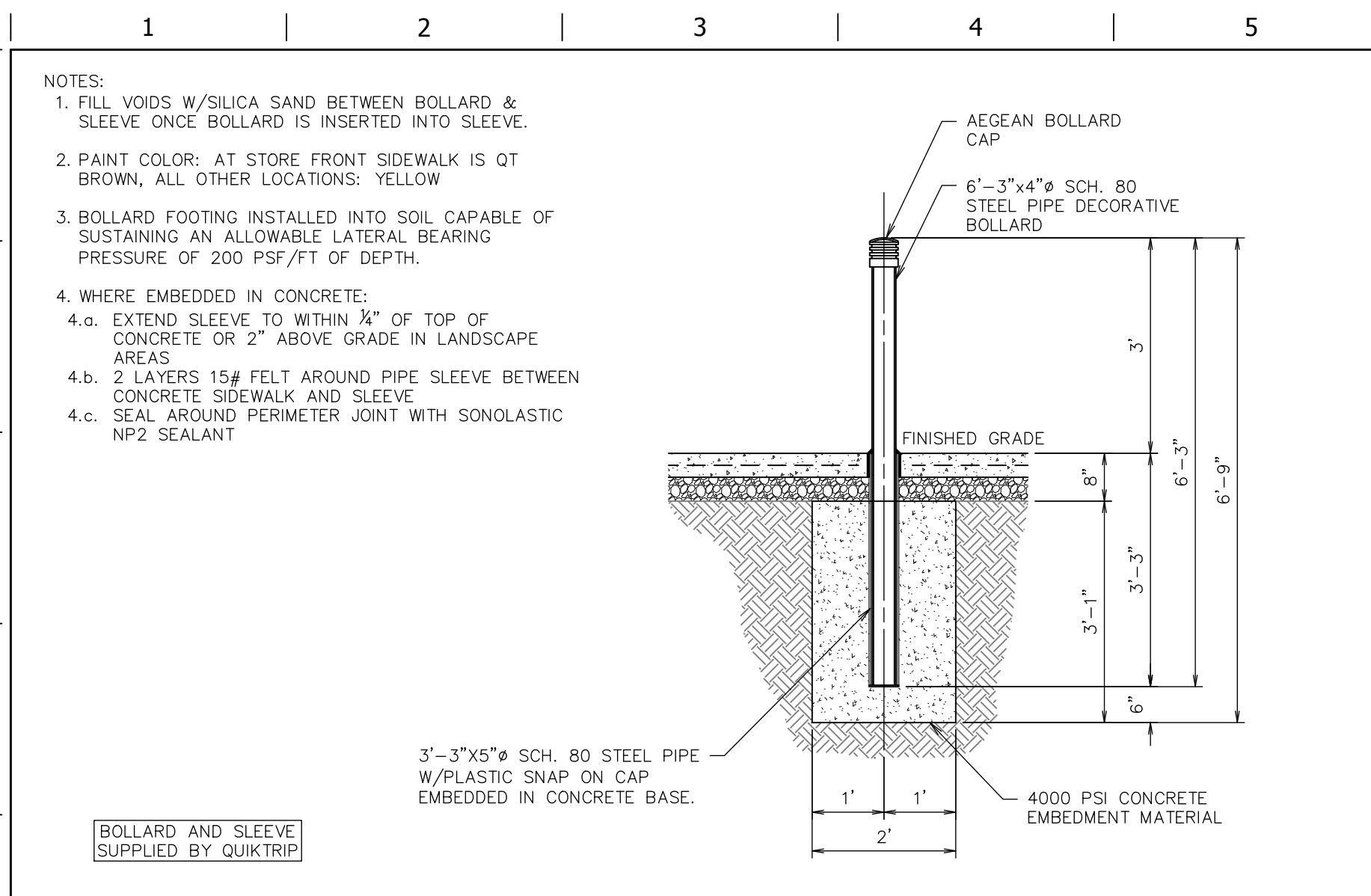
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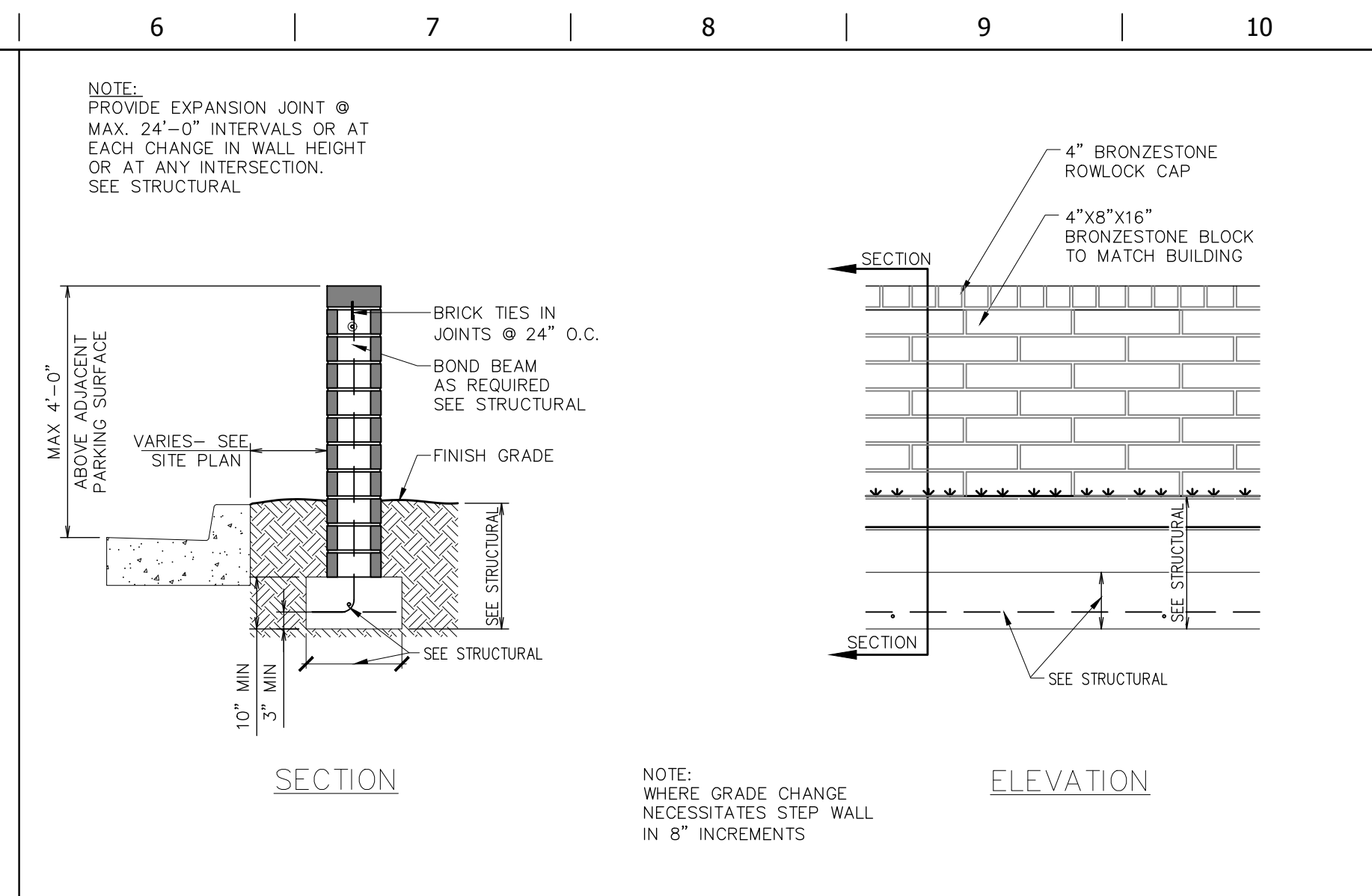
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USER: jwilliams



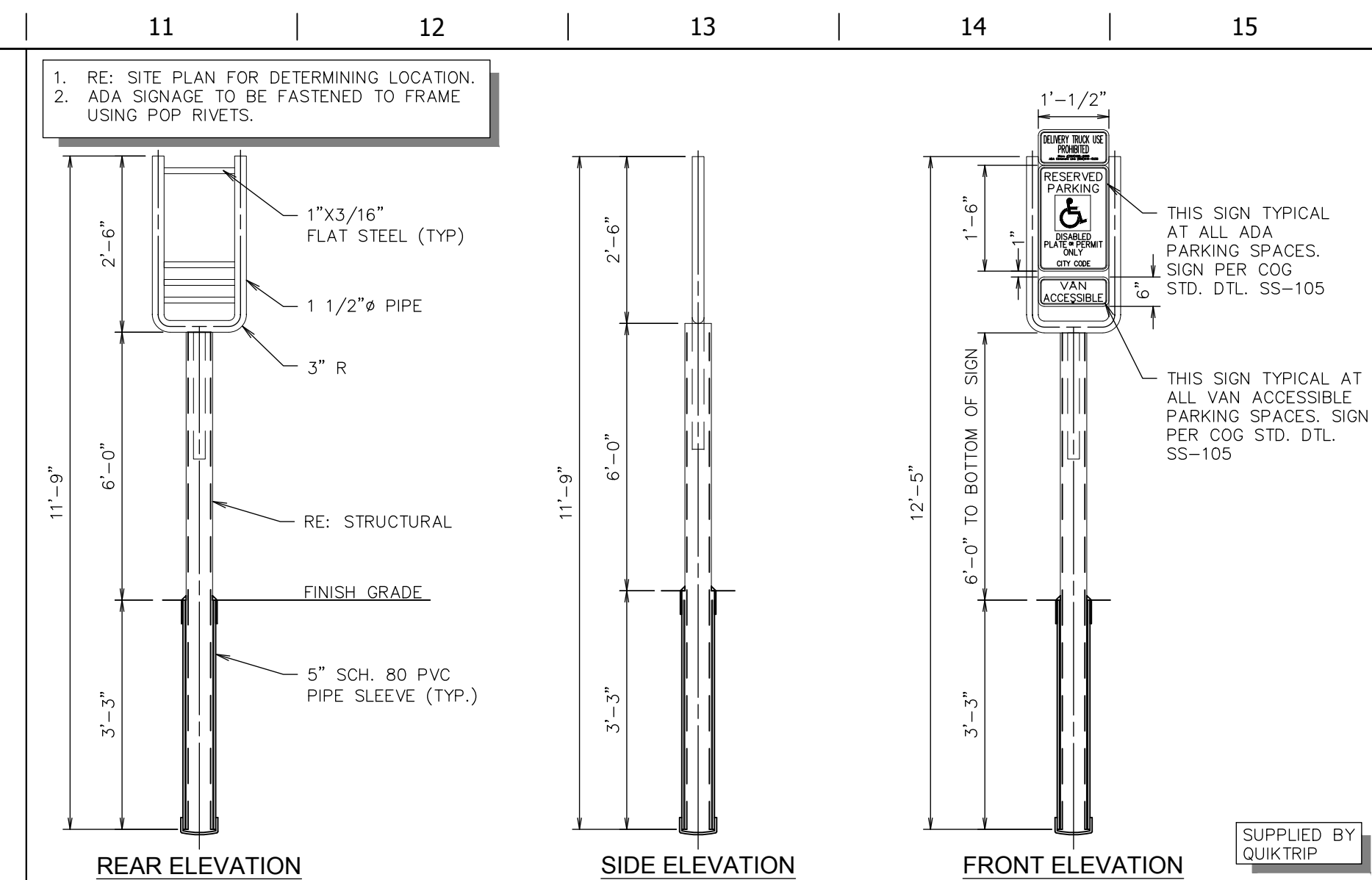
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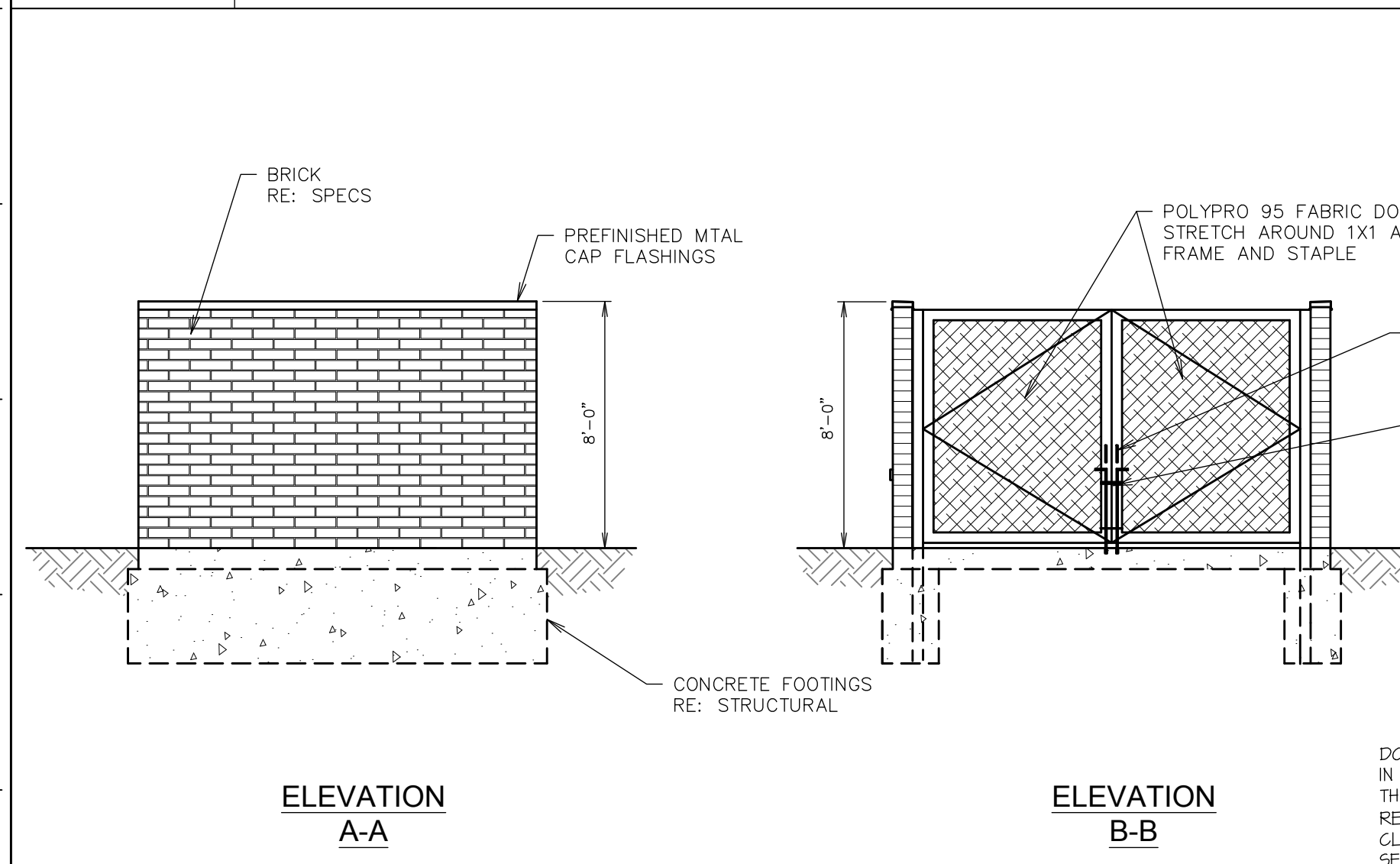
L1 4" BOLLARD DETAIL
 NTS SN: SD022A002



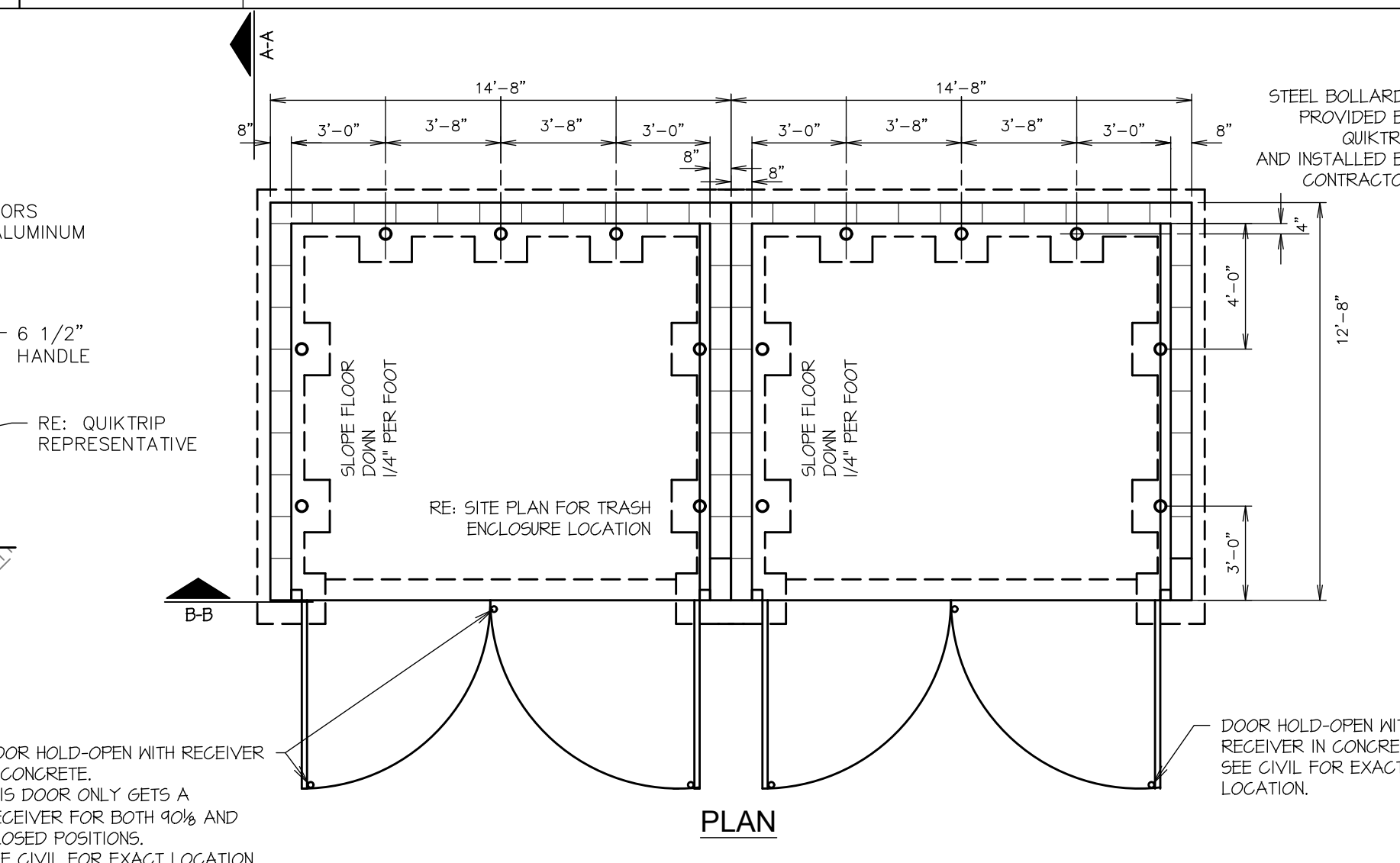
L6 LANDSCAPE SCREEN WALL DETAIL (FOR REFERENCE ONLY)
 NTS SN:



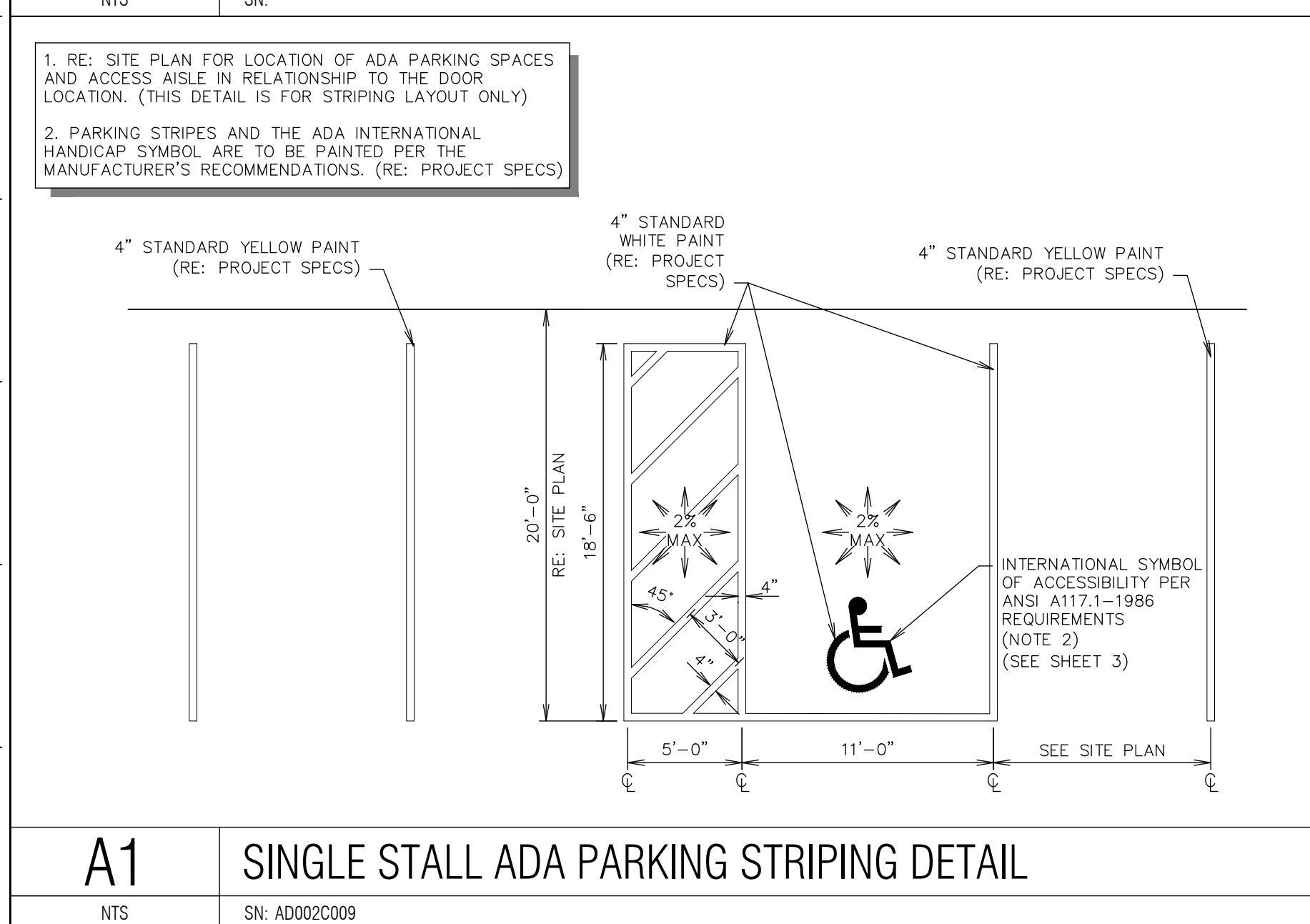
L11 ADA SIGN IN BOLLARD
 NTS SN: AD003C0011



F1 DOUBLE TRASH ENCLOSURE
 NTS SN:



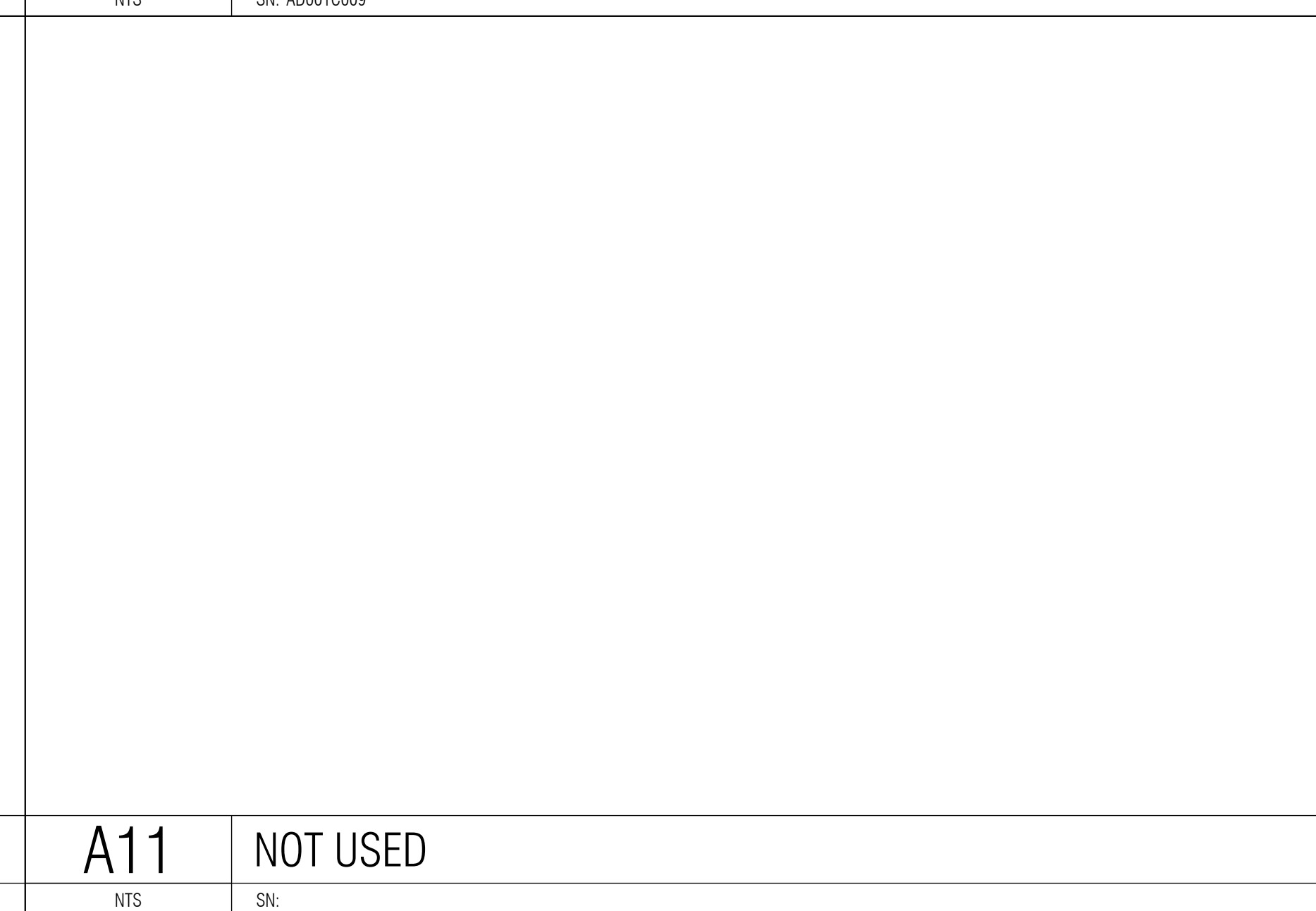
F11 DOUBLE STALL ADA PARKING STRIPING DETAIL
 NTS SN: AD001C009



A1 SINGLE STALL ADA PARKING STRIPING DETAIL
 NTS SN: AD002C009



A6 NOT USED
 NTS SN:



A11 NOT USED
 NTS SN:

PROJECT NO.: 05-1421

The WLB Group Inc.
 Engineering, Architecture, Urban Design, Landscape Architecture, Surveying, Planning, and Construction Management
 1600 West Broadway, 16th Floor, Suite 1600
 Glendale, AZ 85302
 WLB PROJECT NO. 232001-A-002

QuikTrip No. 1421
 NWC W. BETHANY HOME RD & LOOP 303
 GLENDALE, AZ 85355

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 DRAWN BY: JAW
 REVIEWED BY: CDW

ORIGINAL ISSUE DATE: 4-12-2023

SHEET TITLE: PRELIMINARY SITE PLAN DETAILS SHEET 1
SHEET NUMBER: 2 of 3

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

ADA & Van Accessible Parking Sign

Standard (R7-8AZ & R7-8P)

DETAIL #: **SS-105**
City of Glendale
 Transportation Department
 6210 W. Myrtle Ave
 Glendale, AZ 85301
 www.glendaleaz.com
 ALL DIMENSIONS ARE IN INCHES

- All reflective sheeting materials shall be pressure sensitive white Type IV High Intensity Prismatic Sheeting
- Green & Blue transparent pressure sensitive electrocut overlay film or digital printing with anti-graffiti film is required.
- Green text font shall be Highway Gothic "C" and "D" series, as shown below in upper case format.
- Aluminum sign blanks shall have rounded corners, and a minimum thickness of 0.080".
- ADA Signs shall be in compliance with state law (ARS 28-882) and the requirements of the US Access Board.

R7-8AZ

R7-8P

A	B	C	D	E	F	G	H
12	6	0.38	0.44	1.50	1.5 D	0.50	1 D

ADA & Van Accessible Sign

APPROVED BY: *[Signature]* DATE: 09 / 2020

For The CITY TRAFFIC ENGINEER

ADA Parking Striping Detail

DETAIL #: **SS-205**
City of Glendale
 Transportation Department
 6210 W. Myrtle Ave
 Glendale, AZ 85301
 www.glendaleaz.com
 NOT TO SCALE

- Locate ADA spaces so as to provide the most convenient access to the facility for the user(s) of the space(s).
- See City of Glendale 2015 Engineering Design & Construction Standards section 9.33 "Handicap Parking Facilities" for ADA construction details.
- ADA striping shall be 4" white or yellow paint. Yellow is preferred.
- ADA spaces shall be 11' wide with 5' path or 8' wide with 8' path (total of 16' width minimum for the van accessible space).
- ADA spaces shall be a minimum of 18.5' deep with a 1.5' overhang (20' total length) that does not encroach onto pedestrian accessible route.
- ADA painted symbols shall be located at the end of the accessible spaces. Symbols shall be paint or sticker/tape only.
- R7-8AZ signs shall be installed at 60" height to bottom of sign in front of all ADA parking spaces and a R7-8P placard shall be installed below the R7-8AZ for van accessible spaces. See Standard SS-105.

R7-8AZ

R7-8AZ

ADA Parking Striping

APPROVED BY: *[Signature]* DATE: 12 / 2020

For The CITY TRAFFIC ENGINEER

PROJECT NO.: 05-1421

QuikTrip No. 1421

NWC W. BETHANY HOME RD & LOOP 303
 GLENDALE, AZ 85355

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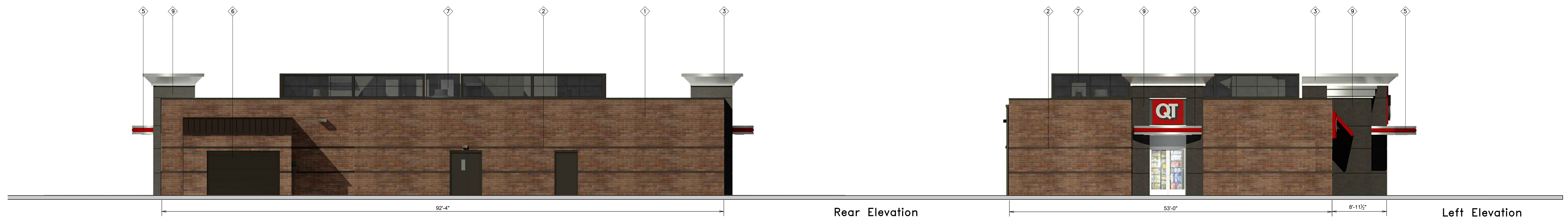
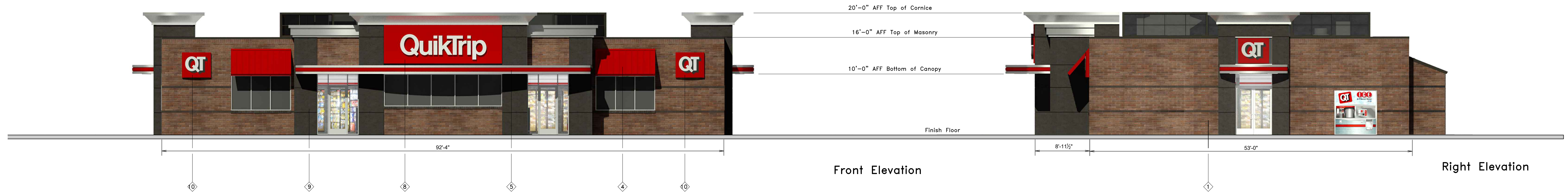
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 PRELIMINARY SITE PLAN
 DETAILS SHEET 2


SHEET NUMBER:
3 of 3

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EXHIBIT 3

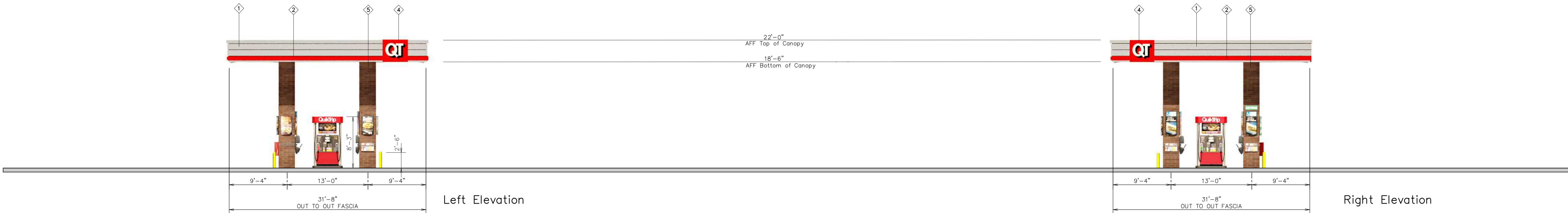
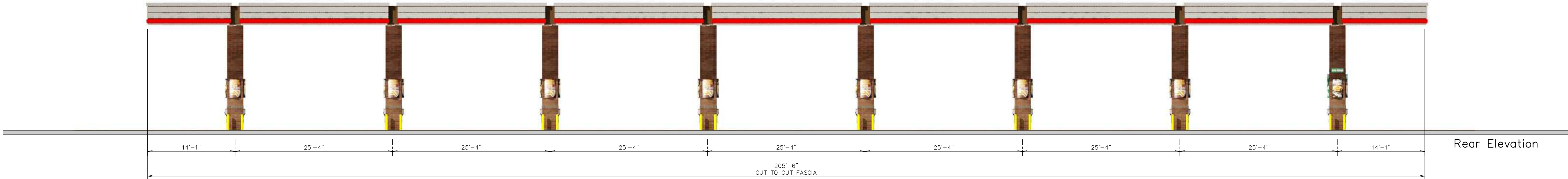
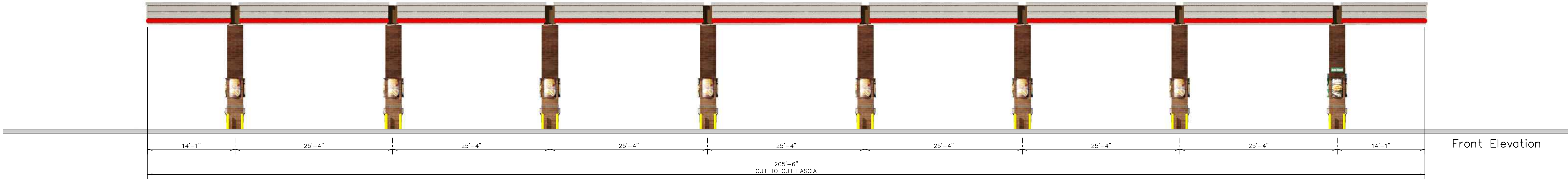
Note: All Signs are reviewed under a separate sign permit.



	QuikTrip. <small>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700</small>	Store #	G3SE Fuel Stop Elevations	Address:	TBD	City, State:	Glendale, AZ	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>①</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr> <tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr> <tr><td>3</td><td>BRUSHED ALUMINUM</td><td>REYNOLDBOND</td><td>PASCIA</td></tr> <tr><td>4</td><td>QT RED</td><td>SHERWIN-WILLIAMS</td><td>STANDING SEAM AWNING</td></tr> <tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr> <tr><td>6</td><td>QT BROWN</td><td>SHERWIN-WILLIAMS</td><td>METALPAINT</td></tr> <tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO 95 MESH</td></tr> <tr><td>8</td><td>CL-20R</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr> <tr><td>9</td><td>GRANITE</td><td>STO</td><td>ATOGG EIFS</td></tr> <tr><td>10</td><td>IDB-20</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr> </tbody> </table>	①	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BRUSHED ALUMINUM	REYNOLDBOND	PASCIA	4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	QT BROWN	SHERWIN-WILLIAMS	METALPAINT	7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH	8	CL-20R	ALLEN INDUSTRIES	SIGNAGE	9	GRANITE	STO	ATOGG EIFS	10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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Serial #	05-1421-G3SE	Scale:	1/8"=1'-0"	Issue Date:	08.04.23	Drawn By:	JK																																													

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Note: All Signs are reviewed under a separate sign permit.



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
1421

Vertical 8 Canopy Elevations

Address:
TBD

City, State:
Glendale, AZ

Serial #
05-1421-GV08

Scale:
1/8" = 1'-0"

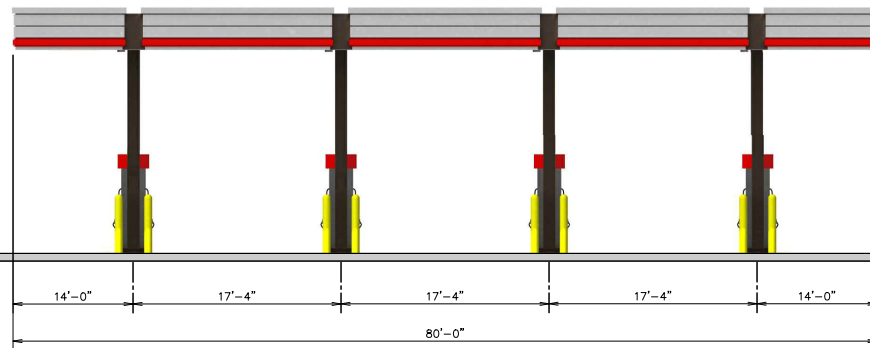
Issue Date:
08.04.23

Drawn By:
JK

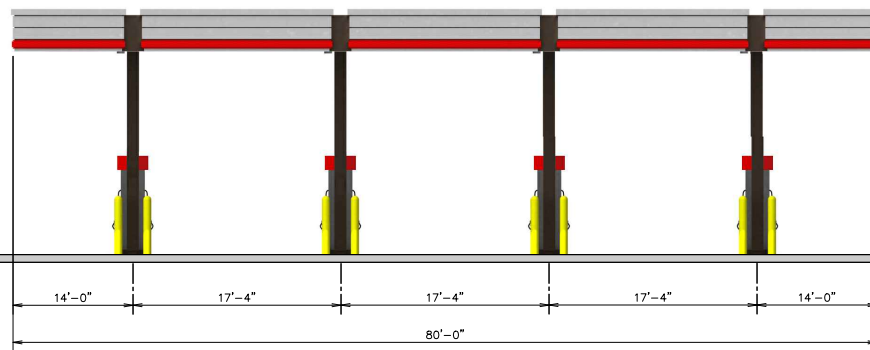
Rev/Notes:

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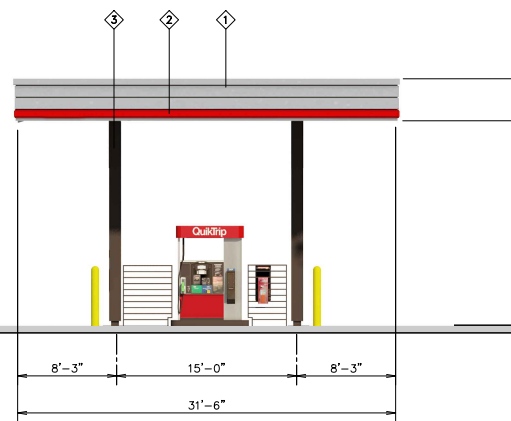
①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	METAL PAINT
4	100-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ALL AS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



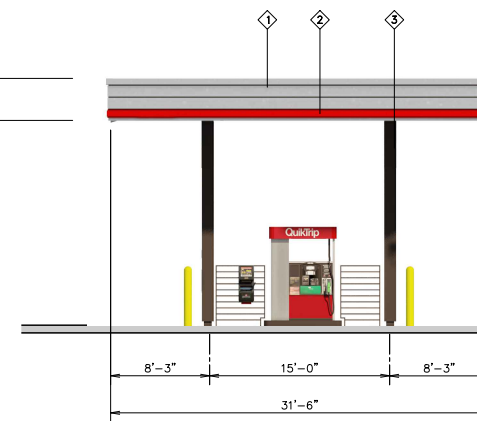
Front Elevation



Rear Elevation



Left Elevation



Right Elevation



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #

3 Bay Diesel Canopy

Address:

City, State:

Serial #

Scale:
1/16" = 1'-0"

Issue Date:

Drawn By:

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAIN
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK