

- Failed
- Conditionally Approved
- Approved

VAR24-13 Citizen Participation Final Report

Sydney Tirella
BY

11/7/2024
DATE



CITIZEN PARTICIPATION FINAL REPORT

FOR

QuikTrip #1421

WEST OF THE NORTHWEST CORNER OF LOOP 303 & BETHANY HOME ROAD



November 6, 2024

Service Request 23-0203

Case No. VAR24-13

Citizen Participation Final Report

QuikTrip #1421

Brief Description of Proposal

This Citizen Participation Final Report (“Report”) provides information about the proposed implementation of the Citizen Participation Plan (“CPP”) for QuikTrip Corporation’s development of approximately 3.86 acres located west of the northwest corner of the Loop 303 & Bethany Home Road (the “Site”). QT is seeking a Variance to add additional height to the fuel canopies from a maximum height of 15’ to 22’. A Design Review application has already been submitted for the development of a new QT Convenience Store and Gas Station on this site (DR24-11).

This Report provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to let them know about the development and gather their input on the proposed Variance Application.

Notification Area

The Notification Area map of the specific areas where residents and property owners were notified of the Variance application can be found at **Exhibit A**.

Mailing

On October 4, 2024, the Notification Area owners and interested parties received a letter including specific information about the proposed Variance and development. The letter included an aerial map of the site, a site plan, building elevations and canopy elevations. The letter also requested that any comments the neighbors may have should be provided to our office and/or to the City. A QR code was also provided where the neighbors can obtain additional details about the development through the City’s site. The letter to the neighbors can be found at **Exhibit B**. Approximately 45 letters were mailed out. The Notification Area label list can be found at **Exhibit C**. The Affidavit of Mailing can be found at **Exhibit D**.

Neighborhood Concerns

The October 4, 2024 letter to the neighbors requested they send any comments or concerns they may have to our office and/or to the City by October 25, 2024. To date we have not heard from any neighbors.

Once we hear from Staff, a sign will be posted on the Site with information related to the request and the Board of Adjustment hearing date, time and location.

The City will mail out postcards to the Notification Area group regarding the BOA hearing date, time and location.

EXHIBIT A

| NEIGHBORHOOD NOTIFICATION AREA | |
|--|---|
| NAME / TYPE OF REQUEST: | QuikTrip #1421 Fuel Canopies Variance |
| LOCATION: | NWC of Bethany Home Road and the Loop 303 |
| REQUEST: | The applicant is requesting to increase the height of accessory structures from a maximum of fifteen (15) feet to a maximum of twenty-two (22) feet in the PAD (Planned Area Development) zoning district, within the Cotton Properties PAD (ZON17-15). |
| ZONING DISTRICT: PAD | COUNCIL DISTRICT: Yucca |
| FORMAL APPLICATION SUBMITTED: Yes | |

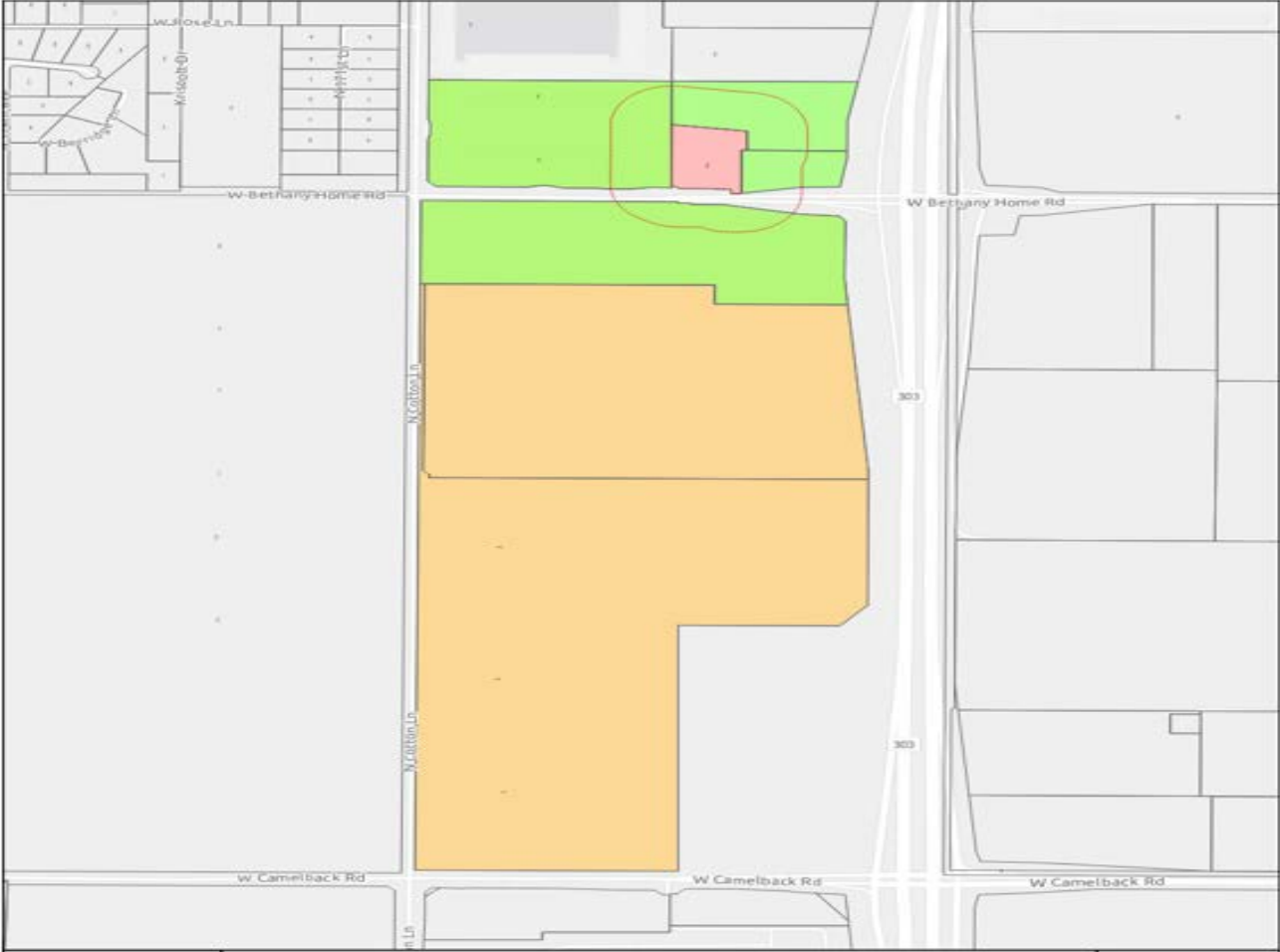


EXHIBIT B

BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, Arizona 85004

(602) 234-9903

bgreathouse@bcattorneys.com

TO: Loop 303 & Bethany Home Road Property Owners, Area Neighbors and Interested Parties
FROM: Brian Greathouse
DATE: October 4, 2024
RE: QuikTrip – Variance Submittal
Case No.: VAR24-13

Dear Property Owner, Area Neighbor, and Interested Parties:

On behalf of QuikTrip Corporation (“QT”), a Variance application has been filed with the City of Glendale for the proposed new QT Convenience Store and Gas Station development on approximately 3.86 acres located west of the northwest corner of Bethany Home Road and the Loop 303 (the “Site”) in the Yucca Council District. The Site is currently vacant and underutilized. An Aerial Map of the Site is attached.

The Site is part of the Cotton Properties Planned Area Development (“PAD”) and allows a convenience store and gas station on the Site. The request is for a Variance to increase the height of the fuel canopies to 22’ (maximum of 15’ allowed for an accessory structure). QT requests this minor increase in accessory structure height to permit fuel canopies of adequate size to safely serve a variety of vehicles. The canopies will still be shorter than the permitted building height under the PAD, in harmony with the 20’ QT Convenience Store building, and will not negatively impact adjacent properties. The Site Plan and Elevations are attached.

We would be happy to answer your questions or hear concerns you may have regarding this proposal. You may contact Ricki Horowitz at Burch & Cracchiolo (602) 234-8728 / rhhorowitz@bcattorneys.com, Madison Leake at Burch & Cracchiolo (602) 234-8791 / mleake@bcattorneys.com or me (602) 234-9903 / bgreathouse@bcattorneys.com. You may also contact Sydney Tirella, Planner at the City of Glendale, at (623) 930-2588 / stirella@glendaleaz.com.

Any comments should be provided to our office and/or the City by October 25, 2024. For additional details about this development, please scan the QR code below. Thank you.



Sincerely,



Brian Greathouse

/rlh
Attachments



N COTTON LN

501-03-0102

501-03-0097

501-03-0094

501-03-0099

501-03-0090

501-03-0098

501-03-0096

501-03-0092

KENTWOOD 303
MCR-1606-26

W BETHANY HOME RD

303

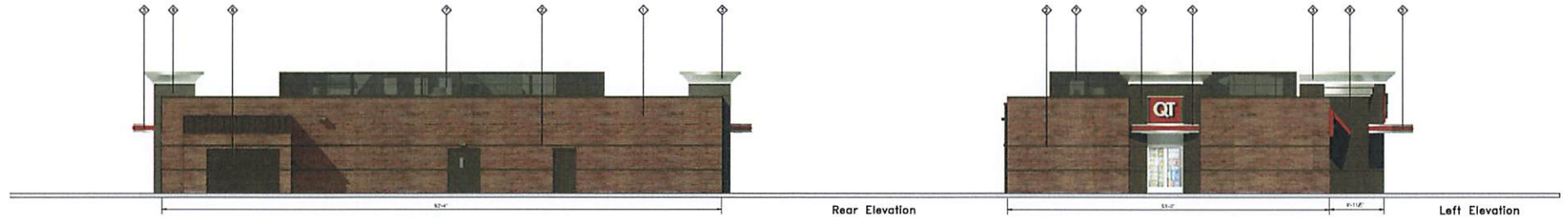
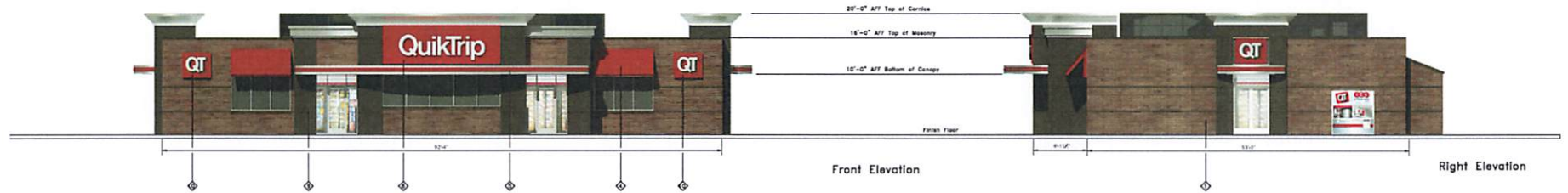
502-07-0067


501-03-0093

300ft

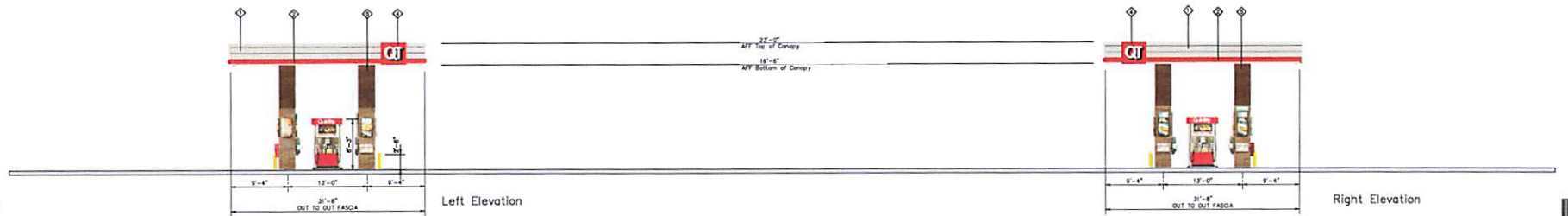
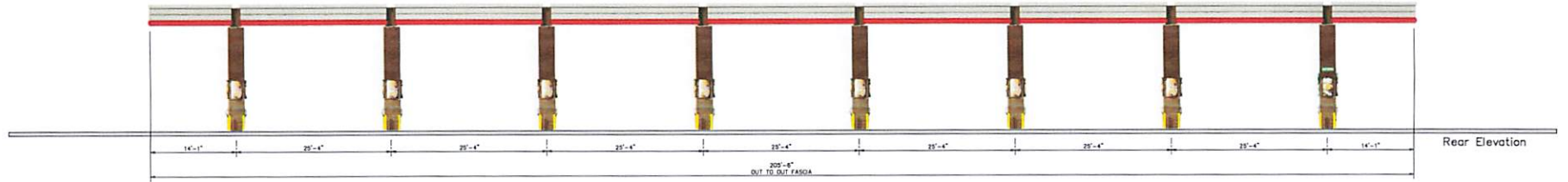
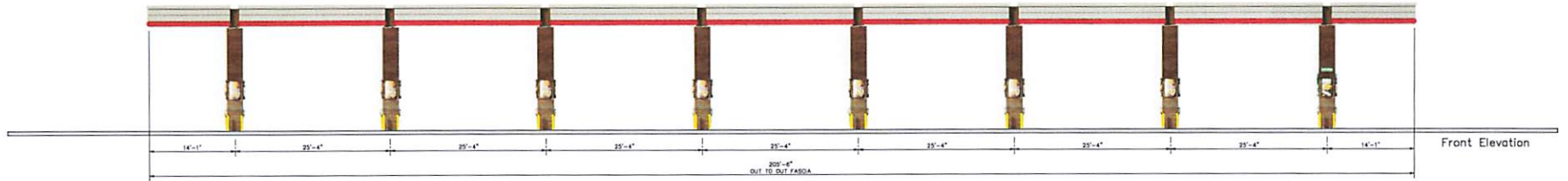
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Note: All Signs are reviewed under a separate sign permit.

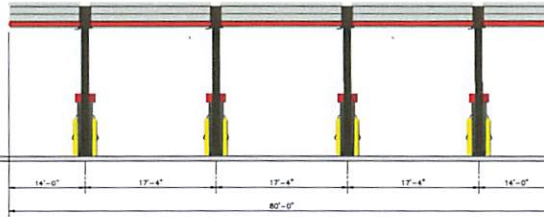


|  QuikTrip 4705 South 128th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-1700 | Store # | 1421 | G3SE Fuel Stop Elevations | Address: | TBD | City, State: | Glendale, AZ | <table border="1"> <thead> <tr> <th>①</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BRICKWORK</td> <td>INTERSTATE BRICK</td> <td>INTERSTATE BRICK</td> </tr> <tr> <td>2</td> <td>WOOD</td> <td>INTERSTATE WOOD</td> <td>INTERSTATE WOOD</td> </tr> <tr> <td>3</td> <td>PAINT</td> <td>INTERSTATE PAINT</td> <td>INTERSTATE PAINT</td> </tr> <tr> <td>4</td> <td>GLASS</td> <td>INTERSTATE GLASS</td> <td>INTERSTATE GLASS</td> </tr> <tr> <td>5</td> <td>ROOFING</td> <td>INTERSTATE ROOFING</td> <td>INTERSTATE ROOFING</td> </tr> <tr> <td>6</td> <td>MECHANICAL</td> <td>INTERSTATE MECHANICAL</td> <td>INTERSTATE MECHANICAL</td> </tr> <tr> <td>7</td> <td>ELECTRICAL</td> <td>INTERSTATE ELECTRICAL</td> <td>INTERSTATE ELECTRICAL</td> </tr> <tr> <td>8</td> <td>PLUMBING</td> <td>INTERSTATE PLUMBING</td> <td>INTERSTATE PLUMBING</td> </tr> <tr> <td>9</td> <td>LANDSCAPE</td> <td>INTERSTATE LANDSCAPE</td> <td>INTERSTATE LANDSCAPE</td> </tr> </tbody> </table> | ① | FINISH | MANUFACTURER | SPECIFICATION | 1 | BRICKWORK | INTERSTATE BRICK | INTERSTATE BRICK | 2 | WOOD | INTERSTATE WOOD | INTERSTATE WOOD | 3 | PAINT | INTERSTATE PAINT | INTERSTATE PAINT | 4 | GLASS | INTERSTATE GLASS | INTERSTATE GLASS | 5 | ROOFING | INTERSTATE ROOFING | INTERSTATE ROOFING | 6 | MECHANICAL | INTERSTATE MECHANICAL | INTERSTATE MECHANICAL | 7 | ELECTRICAL | INTERSTATE ELECTRICAL | INTERSTATE ELECTRICAL | 8 | PLUMBING | INTERSTATE PLUMBING | INTERSTATE PLUMBING | 9 | LANDSCAPE | INTERSTATE LANDSCAPE | INTERSTATE LANDSCAPE |
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| | ① | FINISH | MANUFACTURER | SPECIFICATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | BRICKWORK | INTERSTATE BRICK | INTERSTATE BRICK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | WOOD | INTERSTATE WOOD | INTERSTATE WOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | PAINT | INTERSTATE PAINT | INTERSTATE PAINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | GLASS | INTERSTATE GLASS | INTERSTATE GLASS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | ROOFING | INTERSTATE ROOFING | INTERSTATE ROOFING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | MECHANICAL | INTERSTATE MECHANICAL | INTERSTATE MECHANICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | ELECTRICAL | INTERSTATE ELECTRICAL | INTERSTATE ELECTRICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | PLUMBING | INTERSTATE PLUMBING | INTERSTATE PLUMBING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | LANDSCAPE | INTERSTATE LANDSCAPE | INTERSTATE LANDSCAPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Serial # | 05-1421-G3SE | Scale: | 1/8"=1'-0" | Issue Date: | 08.04.23 | Drawn By: | JK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Rev/Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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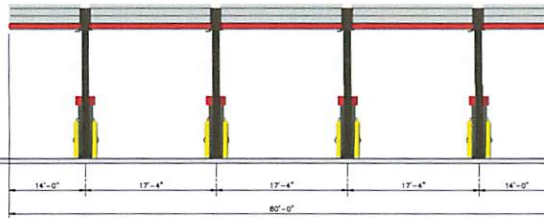
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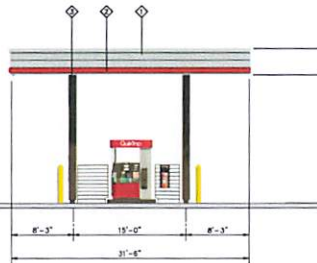
| | QuikTrip. | Store # | 1421 | Vertical 8 Canopy Elevations | Address: | TBD | City, State: | Glendale, AZ | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Q</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>POWDER ALUMINUM</td> <td>ALUMINUM</td> <td>ALUMINUM BOND</td> </tr> <tr> <td>2</td> <td>POWDER POLYURETHANE</td> <td>PAINT</td> <td>PAINT</td> </tr> <tr> <td>3</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>4</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>5</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>6</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>7</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>8</td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> </tbody> </table> | Q | FINISH | MANUFACTURER | SPECIFICATION | 1 | POWDER ALUMINUM | ALUMINUM | ALUMINUM BOND | 2 | POWDER POLYURETHANE | PAINT | PAINT | 3 | GLASS | GLASS | GLASS | 4 | GLASS | GLASS | GLASS | 5 | GLASS | GLASS | GLASS | 6 | GLASS | GLASS | GLASS | 7 | GLASS | GLASS | GLASS | 8 | GLASS | GLASS | GLASS |
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| 1 | POWDER ALUMINUM | ALUMINUM | ALUMINUM BOND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | POWDER POLYURETHANE | PAINT | PAINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | GLASS | GLASS | GLASS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 4705 South 120th East Ave. Tulsa, OK 74124-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 613-7700 | Serial # 05-1421-GV08 | Scale: 1/8" = 1'-0" | Issue Date: 08.04.23 | Drawn By: JK | Rev/Notes: / | COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



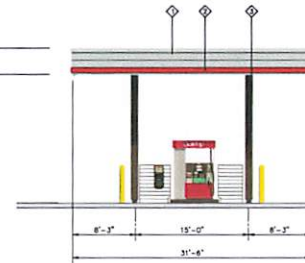
Front Elevation



Rear Elevation



Left Elevation



Right Elevation



QuikTrip.

4705 South 128th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 415-7700

Store #
1421

3 Bay Diesel Canopy

Address:
TBD

City, State:
Glendale, AZ

Serial #
05-1421

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

Issue Date:

Drawn By:

Rev/Notes:

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| Q | FINISH | MANUFACTURER | SPECIFICATION |
|---|-------------------|---------------------|------------------------|
| 1 | BRUSHED ALUMINUM | REYNOLDS | CANOPY |
| 2 | RED POLYCARBONATE | ZEPHEN INDUSTRIES | EXTRUSION BAND |
| 3 | 1 1/2" BRUSH | SCHWABER - WELFARE | NETS/FRONT |
| 4 | 2" ADA | ALL COURT FABRICS | POLYPROP 3/4" MESH |
| 5 | BRICKSTONE | INTERNATIONAL BRICK | ATLAS INDUSTRIAL BRICK |

EXHIBIT C

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EXHIBIT D



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR24-13

Project Name: QuikTrip #1421

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 4th day of October, 2024.


Notary Public

My Commission Expires: February 1, 2026

