



QuikTrip Fuel Canopies VAR24-13

Board of Adjustment Hearing – December 12, 2024

Sydney Tirella
Planner





Request

Increase the maximum accessory structure height from fifteen (15) feet to twenty-two (22) feet in the PAD (Planned Area Development) Zoning District

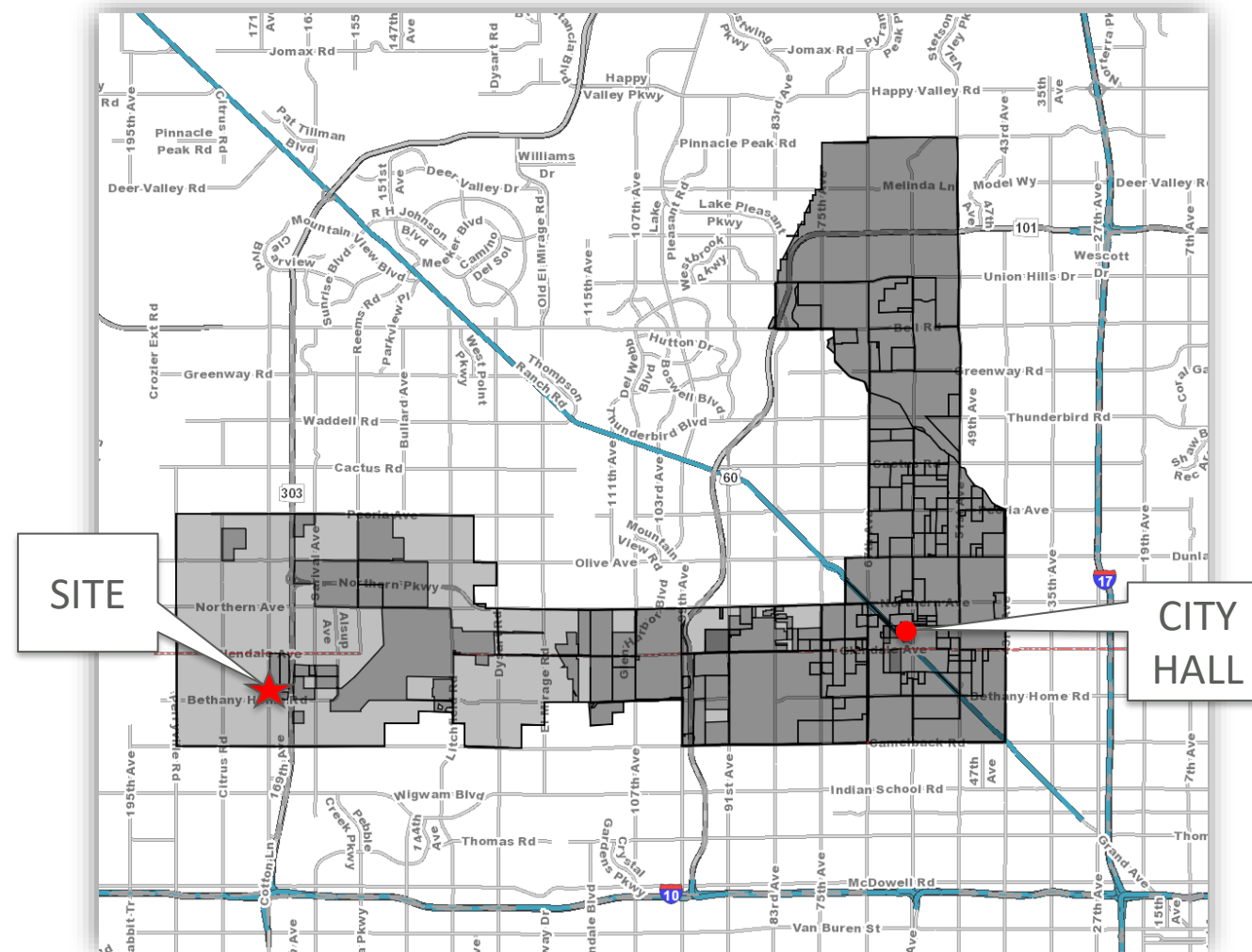
Applicant / Owner:

Brian Greathouse, Burch & Cracchiolo, P.A. /
QuikTrip Corporation



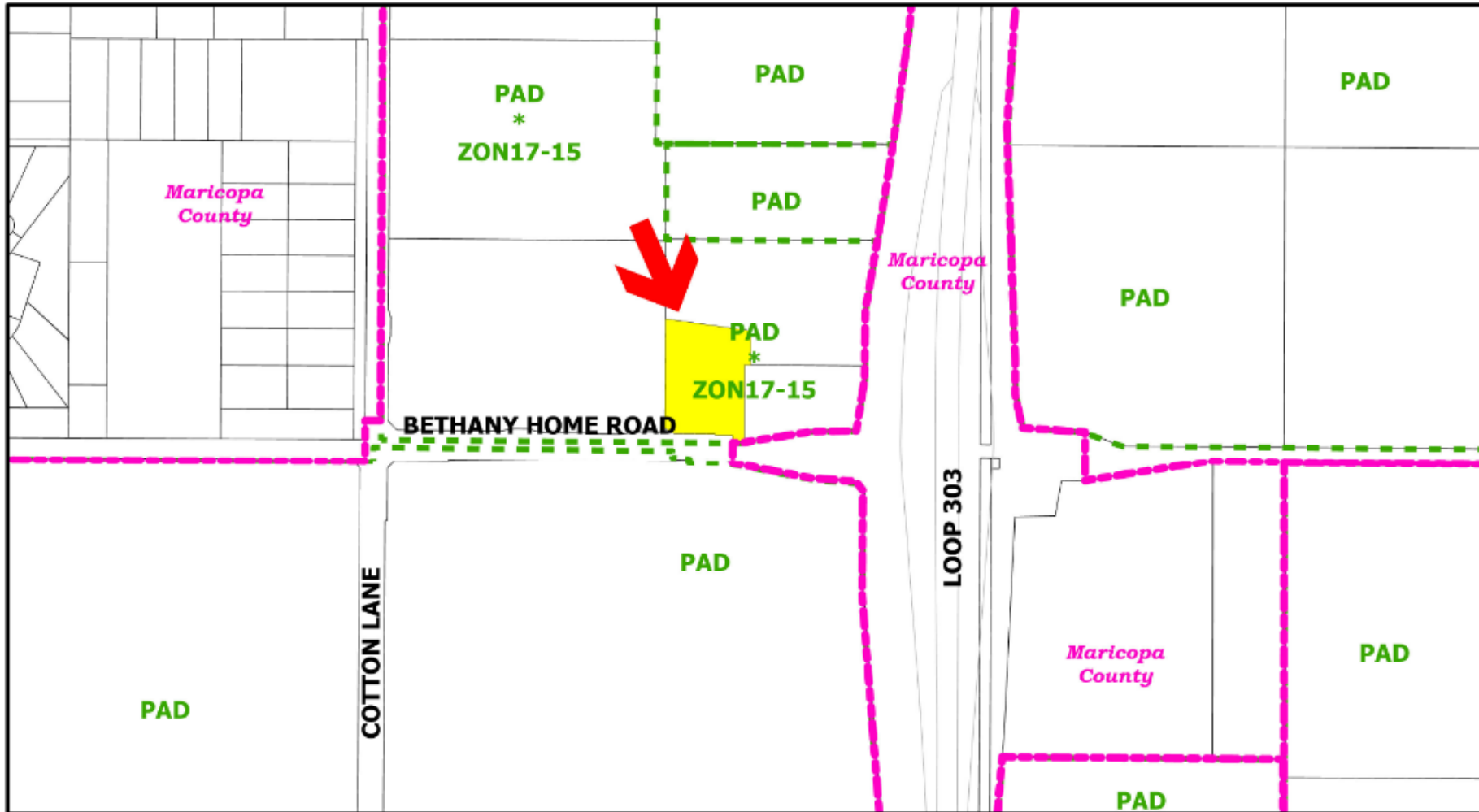
Vicinity Map

Northwest
corner of AZ
Loop 303
and Bethany
Home Road

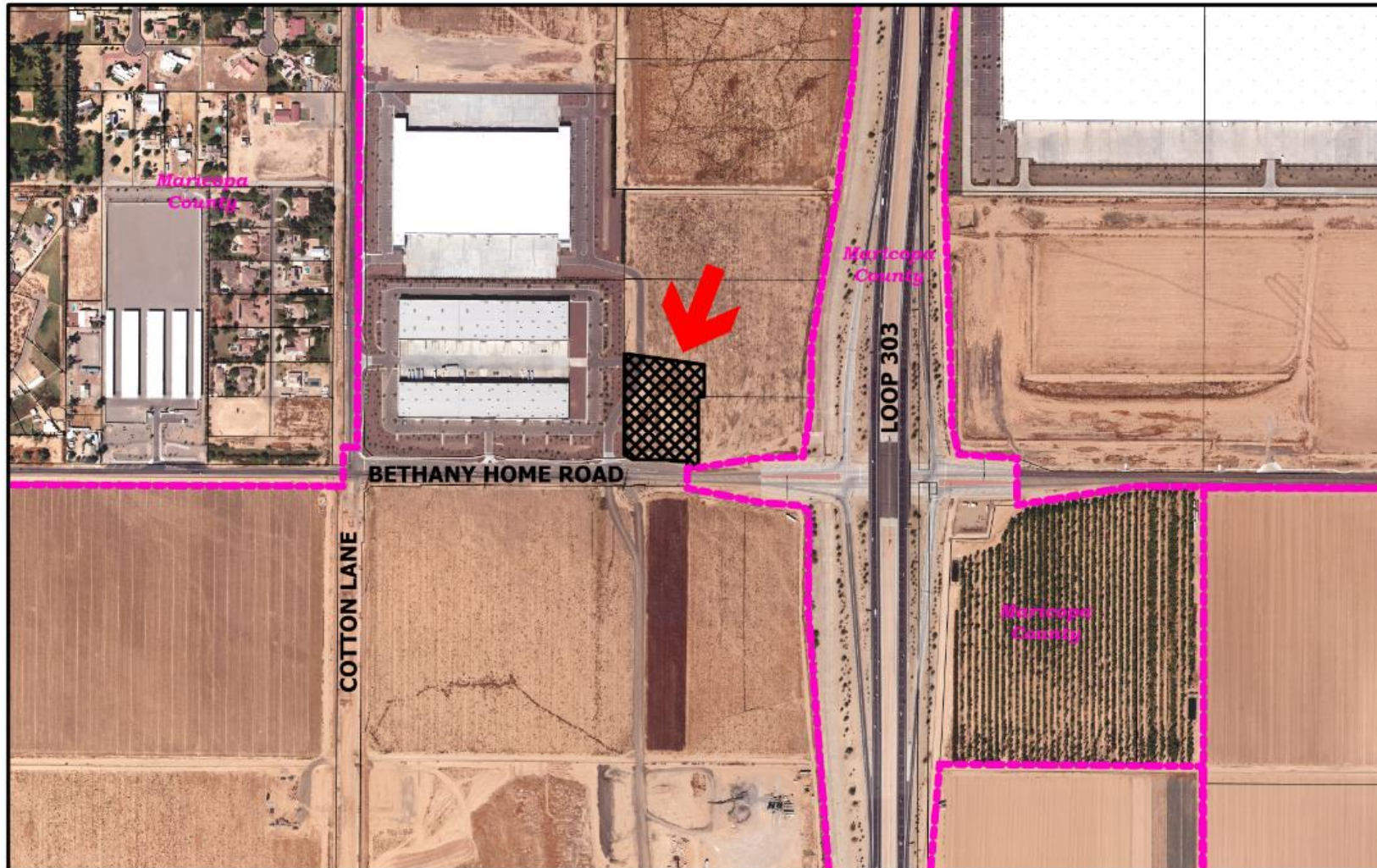




Zoning Map



Aerial Map





Conceptual Site Plan

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

SITE PLAN GENERAL ACCESS AND WATER SUPPLY REQUIREMENTS

A. FIRE OR PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.

B. PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE REAGED UNDERGROUND.

C. 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.

D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.

E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.

F. ON-SITE LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANCLE 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.

G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.

H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICES) AT PROPERTY LINE.

I. CONFORMANCE USES SHALL BE SUBJECT TO A SEPARATE CITIES PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.

J. 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, G483M 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.

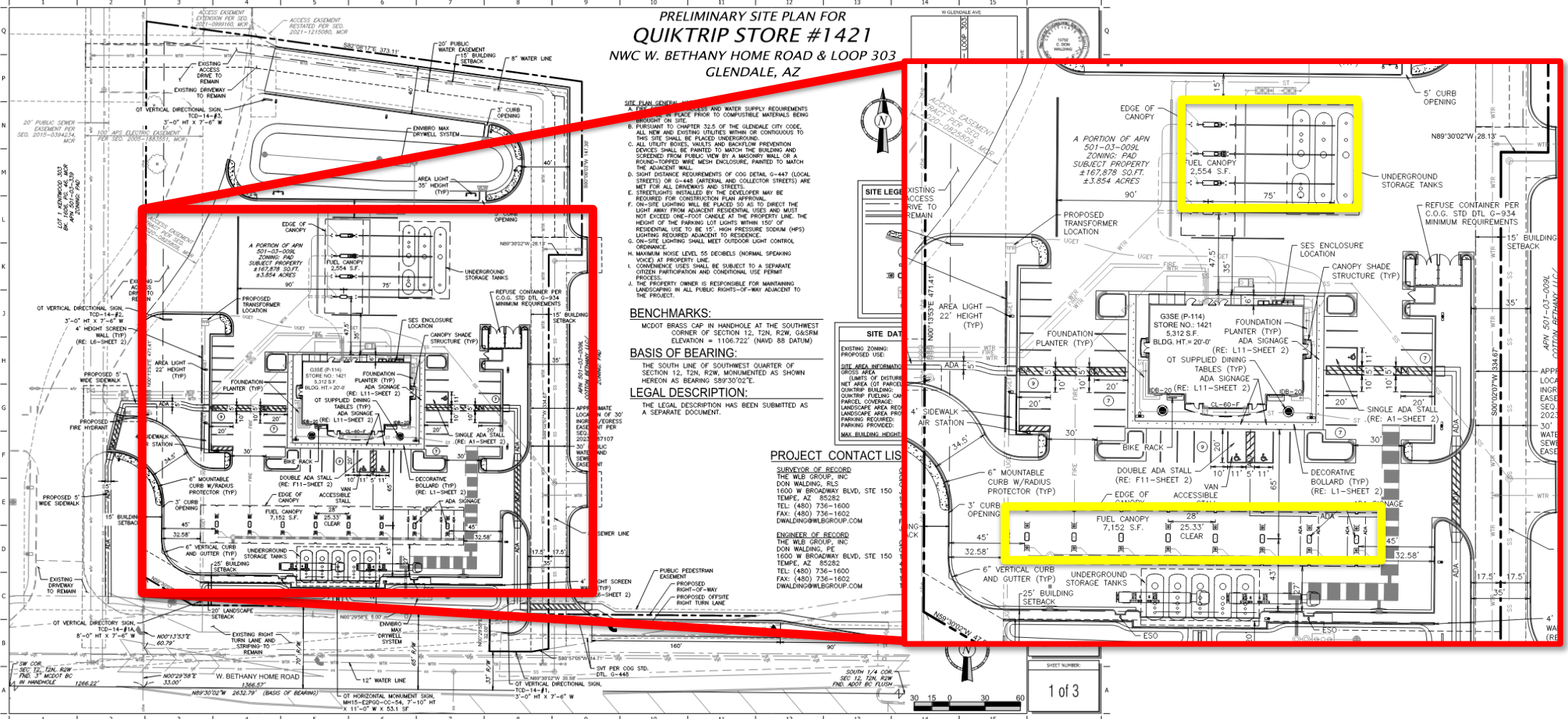
LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION HAS BEEN SUBMITTED AS A SEPARATE DOCUMENT.

PROJECT CONTACT LIST

SURVEYOR OF RECORD
THE WLB GROUP, INC.
DON WALDING, RLS
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TEMPE, AZ 85282
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FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

ENGINEER OF RECORD
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TEMPE, AZ 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM





Project Details

- Approximately 4-acre site
- Within the Cotton Properties PAD
- Two canopies
- Concurrently in Design Review



Public Involvement

- Notification Letters: October 4, 2024
- Notification Sent: November 18, 2024
- Notice of Public Hearing: November 20, 2024
- Site Posting: November 22, 2024

No responses received.



Action

The Board of Adjustment shall make their analysis of the requirements based on the evidence in the record prior to granting a variance:



Findings & Analysis

- Special circumstances or conditions applicable to the property which were not self-imposed by the owner;
- Strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district;



Findings & Analysis

- Will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.



Recommendation

If the Board decides to grant the variance, it should be subject to the following stipulation:

Development shall be in conformance with applicable Narrative and Site Plan, date stamped November 7, 2024.



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