



Use Permit Narrative

**QT #1503 – SEC 166th Avenue and
Indian School Road
Goodyear, AZ**

Case No: P24-00152
Submitted: April 29, 2024
Resubmitted: May 29, 2024

I. Introduction

QuikTrip Corporation (“QT”) is seeking to develop approximately 1.82 net acres located at the southeast corner of 166th Avenue and Indian School Road, APN 501-02-929 (the “Site”). QT requests a Use Permit in order to allow the development of the Site as a new QT Convenience Store and Gas Station (“QT Store”) on this underutilized Site. This QT Store is more than just a gas station and will serve a variety of freshly made foods and drinks from a “full-service counter.” Customers can choose from a large variety of food items including ice cream cones, pizza, warm pretzels, toasted sandwiches—and now full sub sandwiches. Specialty coffee drinks, espressos, shakes, smoothies, and more will be offered. QT is excited about the prospect of this new QT Store that will bring jobs and necessary goods and services to the area. The QT Store will be open 24 hours a day, 7 days a week. This location is anticipated to employ dozens of workers. The number of staff present at any one time will vary, but QT anticipates staffing the store with 2-6 employees at a time.

As is described below, the proposal is consistent with the General Plan and surrounding area and will be an asset to the City while making good use of this underutilized Site.

II. Site, Surrounding Area, Existing Zoning & General Plan Conformance

The Site is currently vacant and is zoned PAD/C-2 (General Commercial). The Site is surrounded by vacant land on the east, south, and west (across 166th Avenue). To the north, across Indian School Road, is a UPS Hub Facility. This proposed QT is appropriate for the area, surrounding uses, and freeway proximity. The Site is designated as Business & Commerce on the General Plan. The Business & Commerce designation is designed to include community-level retail and service-oriented businesses. This proposed QT complies with the General Plan designation and is supported by the following goals and policies of the General Plan.

- **Goal GD-2.** Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- **Goal ED-1.** A resilient and diversified economy.
- **Objective ED-1-1.** Encourage development to attract businesses to Goodyear that offer good wages and benefits and positively contribute to the community and economy.

This proposed QT will make good use of a vacant site, provide jobs and valuable goods and services in an appropriate location that will benefit the community. A QT Store will benefit this area and is a sustainable solution for this vacant site.

III. Use Permit Criteria

QT requests a Use Permit to allow a “convenience use.” QT will be an exciting, compatible development in this area that meets and exceeds the requirements for a Use Permit found in Section 1-3-2 of the Goodyear Zoning Ordinance as follows.

1. The proposed QT will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare.

This proposed QT Store will be beneficial to the area and is fitting with the adjacent freeway and surrounding uses (both existing and future). This attractive, well-designed QT Store will be

appropriate for this commercial Site and will have no negative impacts on residential uses. The nearest home is over 700 feet from the edge of the Site and is separated from QT by a vacant land and RV parking facility. Additionally, this QT Store will not cause additional traffic to travel through the nearby neighborhood. A QT Store is well suited for this area and will have no negative impacts to the area or public welfare. Rather, it will be an asset to the area, is less intensive than many surrounding uses, and will provide necessary services in an appropriate area. Further, this proposed QT Store will not serve semi-trucks and will have no showers or other “truck stop” services.

Regarding traffic, a QT Store is a relatively low traffic-generating use compared to other C-2 permitted uses. A large amount (approximately 75%) of convenience store trips are “pass by” in nature, meaning most of the traffic visiting QT is already on the road. Overall, this proposed QT will generate approximately 122 new trips in the morning peak hour, and 108 new trips in the evening trip hour. A Traffic Impact Analysis is included with our Use Permit Application submittal.

Noise has also been considered to ensure there are no negative impacts on neighbors. A Noise Study has been prepared and is attached as **Exhibit 1**. The Noise Study noted that this area is impacted by the Loop 303 freeway noise, the noise of hundreds of heavy trucks from the adjacent UPS Hub, and periodic F35 jet activity from Luke Airforce Base, meaning there is already ambient noise in the area. When studying the noise created by a QuikTrip store, the Study concluded that “the potential noise levels at the closest residential properties should easily be quieter than the recommended design goal limit of 45 dBA. This level would comply with every municipal noise level limit I am aware of throughout the entire country.” A second report was prepared in response to neighbor comments. See **Exhibit 2, Additional Report**. This Report considered delivery truck noise and found that the worst-case condition at the nearest residential property is approximately 41-44 decibels—which is “in compliance with every nighttime municipal noise ordinance limit I am aware of.” The possibility of a noise attenuation wall was also considered. The Report concluded this suggested wall “will not provide any noise reduction for the homes to the east or east-southeast. However, the suggested wall will direct the noise to the east and west – increasing the potential noise levels for the homes to the east.”

QT has also taken thoughtful steps to mitigate impacts to the environment and build a more sustainable product. The landscape palette will be designed to utilize low-water usage plants that are also drought-tolerant. Additionally, a controlled irrigation system is used to monitor the delivery of water usage.

Overall, this proposed QT will be a benefit to the area, is located on an appropriate Site, and will make good use of this vacant commercial site.

2. The proposed QT is compatible with the uses permitted in the surrounding area.

The Site and surrounding area is zoned PAD. QT’s proposed use is less intense than the industrial uses north of Indian School Road and is compatible with the future commercial uses to the east, south, and west of the Site. This proposed QT is well-designed, attractive, and will not have any negative impacts on nearby existing or future developments. Rather, QT’s proposed development is the exact type of development that is appropriate for this location when considering surrounding zoning, surrounding uses, and freeway proximity.

IV. **Building and Site Design**

QT’s proposed development is designed as a high quality and attractive commercial development that will create employment opportunities and will be in harmony with the area. The

proposed store is planned to be approximately 5,312 square feet. The store building has been designed with a variety of colors and materials to create an attractive presence and break up building monotony.

Outside the store, the fuel canopy has been designed to complement the architecture of the store and contains the same metal elements in the fascia for site cohesiveness. There will be 8 fuel pumps that are double stacked to serve up to 16 vehicles at one time.

The Site will also be designed with ample landscaping both within the Site and along the streetscapes. Landscaping will also be used near parking to reduce heat island effect, and provide shading. Around the store, planters will be used to tie into other landscaping and enhance overall design. This proposed QT will be amply and attractively landscaped and will meet and/or exceed all City landscaping requirements.

Access will be provided off of both Indian School Road and 166th Avenue to provide safe and efficient circulation. Easy and convenient customer parking is also a priority for QT. 47 parking spaces are provided, where only 18 spaces are required.

V. Conclusion

QT's proposed development will be high-quality and suitable for the area while providing, jobs, tax dollars, and necessary goods and services. QT will benefit the area and will be an exciting addition. QT looks forward to the opportunity to further invest in Goodyear. We request your approval.

VI. Project Team

Developer:

QuikTrip Corporation
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Planning/Engineering:

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Zoning:

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Exhibit 1



Burch & Cracchiolo
Edwin Bull
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

May 4, 2024

Dear Mr. Bull:

ACS has been asked to assess the potential noise impact from the proposed QuikTrip (located at the SEC of 166th Avenue and Indian School Road in Goodyear) to the closest residential properties. See attached Site Location exhibit.

TECHNICAL TERMS:

Decibel - A unit for measuring the intensity of sound. The human hearing range is from 0 dB (the theoretical threshold of audibility) to 130 dB (the average pain threshold). {The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 microPascals.}

dBA - Sound pressure level expressed in decibels, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Barely noticeable
5	Clearly noticeable
10	Twice (or half) as loud

Leq - The equivalent sound level (*Leq*) measures the average acoustic energy over a period of time to take account of the cumulative effect of multiple noise events.

NOISE STANDARDS:

City of Goodyear

Goodyear's noise ordinance does not set quantifiable noise limits and only pertains to music or amplified loud, raucous noises.

This project is not subject to any other municipal noise ordinance. However, I wanted to provide typical Arizona municipal noise level limits for comparison purposes.

The following are the residential maximum noise level limits for all of the Arizona municipal noise codes I could locate:

City	Limit		Notes
	Daytime (7am-10pm)	Nighttime (10pm-7am)	
Apache Junction	65 Leq	60 Leq	2-minute Leq (average)
Camp Verde	55 dBA	45 dBA	
Cave Creek	60 Leq	50 Leq	2-minute Leq (average)
Chino Valley	60 dBA	60 dBA	
Gilbert	55 dBA	45 dBA	Inside home (w/doors & windows closed)
Lake Havasu	65 dBA	45 dBA	
Litchfield Park	65 dBA	45 dBA	
Marana	55 dBA	50 dBA	Nighttime 10:30pm-7am
Maricopa	70 dBA	60 dBA	Nighttime 10pm-6am
Nogales	65 dBA	55 dBA	
Page City	70 dBA	60 dBA	Nighttime 11pm-6am
Paradise Valley	56 dBA	45 dBA	Nighttime 10pm-6am
Phoenix	55 dBA	55 dBA	Up to 60 dBA for 5 continuous seconds for 5 occurrences in a given hour is allowed.
Peoria	65 dBA	55 dBA	Nighttime 10pm-6am
Pinetop-Lakeside	92 dBA	65 dBA	Nighttime 11pm-7am
Prescott Valley	60 dBA	50 dBA	Nighttime 12am-7am
Sedona	60 dBA	50 dBA	
Sierra Vista	55 dBA	50 dBA	Nighttime 8pm-6am
Snowflake	60 dBA	45 dBA	Nighttime 10pm-6am
Tucson	70 dBA	65 dBA	
Wickenburg	70 dBA	62 dBA	
Yuma City	70 dBA	65 dBA	Only electronically amplified noise

Half of the Arizona nighttime limits are 60 dBA or louder. The most restrictive Arizona nighttime limit is 45 dBA. This level is the most restrictive I am aware of throughout the entire country. Ideally, the design goal for this project would be a maximum noise level of 45 dBA at the residential properties. This would comply with every nighttime noise level limit I am aware of.

FINDINGS:

Ambient Noise Levels

ACS took ambient noise level measurements at these residential properties in 2021. The average noise level at approximately 9pm was 53.4 Leq.

This area is impacted by Loop 303 freeway noise, the noise of hundreds of heavy trucks from the UPS Hub across Indian School Road, and periodic F35 jet activity from Luke Air Force Base.

QuikTrip Noise

Unlike other gas stations where the noise concern is auto repair and/or car wash noise, the only potential noise issues at this QuikTrip is patron auto noise. Typically, patron noise and auto noise are exempt from municipal noise ordinances. However, to be thorough, ACS examined these potential noise levels.

ACS took noise level measurements at an existing QuikTrip at 16821 W Bell Road (with 16 pumps) at approximately 11am on a Saturday (4/27/24). Measurements were taken approximately 125' from the pumps (and approximately 100' from the loudest auto noises). See attached Existing QuikTrip Measurement Location exhibit. During the site visit, periodic doors shutting, engines revving, and horns were audible. Additionally, once a car stereo and once a backup beeper were barely audible but not measurable (because they were quieter than the ambient noise level).

The maximum noise levels were:

Door shutting	56 dBA (at ~100')
Horn	63 dBA (at ~100')
Engine rev	62 dBA (at ~100')

These levels are in line with published auto noise data:

Table 4.9-4 Parking Lot Noise Sources at 100 Feet

Source	Level (dBA)
Autos at 14 mph	44
Sweepers	66
Car Alarm Signal	63
Car Alarm Chirp	48
Car Horns	63
Door Slams	58
Talking	30
Radios	58
Tire Squeals	60

Source: Gordon Bricken & Associates, 1996. Estimates are based on actual noise measurements taken at various parking lots.

Projected Noise Impact – The nearest residential property is approximately 713' from the proposed site. Based on the measured and published noise data, the maximum auto noise at the nearest residential property is approximately 45.9 dBA. However, this projection does not include any barrier attenuation. As can be seen in the attached Site Location exhibit, there are three separate walls between the proposed site and the nearest residential properties. Any one of these walls would easily reduce the potential auto noise to below the recommended design goal limit of 45 dBA. (Note: Most other commercial uses would have similar maximum auto noises.)

Although typically exempt from municipal noise ordinances, ACS examined the potential noise level of QuikTrip patrons shouting. Based on standard noise data for the various categories of human voice levels, the projected noise level of someone shouting at the QuikTrip would be 36.8 dBA at the nearest residential property without considering the barrier attenuation. (Note: Again, most other commercial uses could have similar shouting noises.)

Note: To be conservative, ACS did not examine the potential ground attenuation or attenuation from air absorption that would further reduce the potential noise levels.

CONCLUSIONS:

The noise sources from the proposed QuikTrip would be similar to most other commercial uses.

The potential noise levels at the closest residential properties should easily be quieter than the recommended design goal limit of 45 dBA. This level would comply with every municipal noise level limit I am aware of throughout the entire country.

Please contact me if you have any questions or need additional information.

Respectfully,

A handwritten signature in black ink that reads "Tony Sola". The signature is written in a cursive, flowing style.

Tony Sola

Acoustical Consulting Services, LLC

Site Location



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

Existing QuikTrip Measurement Location



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

Exhibit 2



Burch & Cracchiolo
Edwin Bull
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

May 28, 2024

Dear Mr. Bull:

ACS has been asked to assess the QuikTrip noise concerns brought up by some of the attendees at the Neighborhood Meeting (5/22/24)

TECHNICAL TERMS:

Decibel - A unit for measuring the intensity of sound. The human hearing range is from 0 dB (the theoretical threshold of audibility) to 130 dB (the average pain threshold). {The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 microPascals.}

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NEIGHBOR COMMENTS

Truck Noise

Several neighbors expressed a concern for truck noise (delivering snacks, soft drinks, etc.). There are different delivery vehicle types. To calculate the worst-case condition, ACS projected the noise level of a refrigerated semi-truck to the nearest residential property. The projected noise level of this vehicle type is approximately 41-44 dBA. (For comparison, see attached OSHA's Typical Sound Level chart.) This level is in compliance with every nighttime municipal noise ordinance limit I am aware of.

Note: It is my understanding that the majority (if not the vast majority) of the deliveries will be made with smaller, quieter vehicles than the large refrigerated semi-truck type that was used for these calculations.

Relocate the Building

One neighbor requested that the QuikTrip building be relocated farther west on the site. This will not provide a perceptible difference in the potential noise levels at the residential properties.

15' High Sound Wall

It was suggested to build a 15' high sound wall on the south side of the QuikTrip site. (See attached Neighbor Suggested Wall Location exhibit.) This suggested wall will not provide any noise reduction for the homes to the east or east-southeast. However, the suggested wall will direct the noise to the east and west - increasing the potential noise levels for the homes to the east.

The closest residential property is southeast of the QuikTrip site. The potential barrier attenuation for this home will depend on the location of the noise source (trucks) on the QuikTrip site. For the refilling trucks (on the north side of the property), the suggested 15' high wall will provide approximately a 2-decibel reduction (less than barely noticeable). For the trucks (in the middle of the south side of the property), this wall will provide approximately a 4.5 decibel reduction (this would be a noticeable to clearly noticeable reduction). However, this attenuation would be reduced for any trucks east of the center of the site, and the wall will not provide any attenuation for trucks on the east side of the site.

NOTE: I don't know if a free-standing wall (particularly one of this height) would be structurally sound. (Please contact a Structural Engineer.) Additionally, I do not know if the City would allow the construction of a wall of this height or at this location.

Please contact me if you have any questions or need additional information.

Respectfully,



Tony Sola

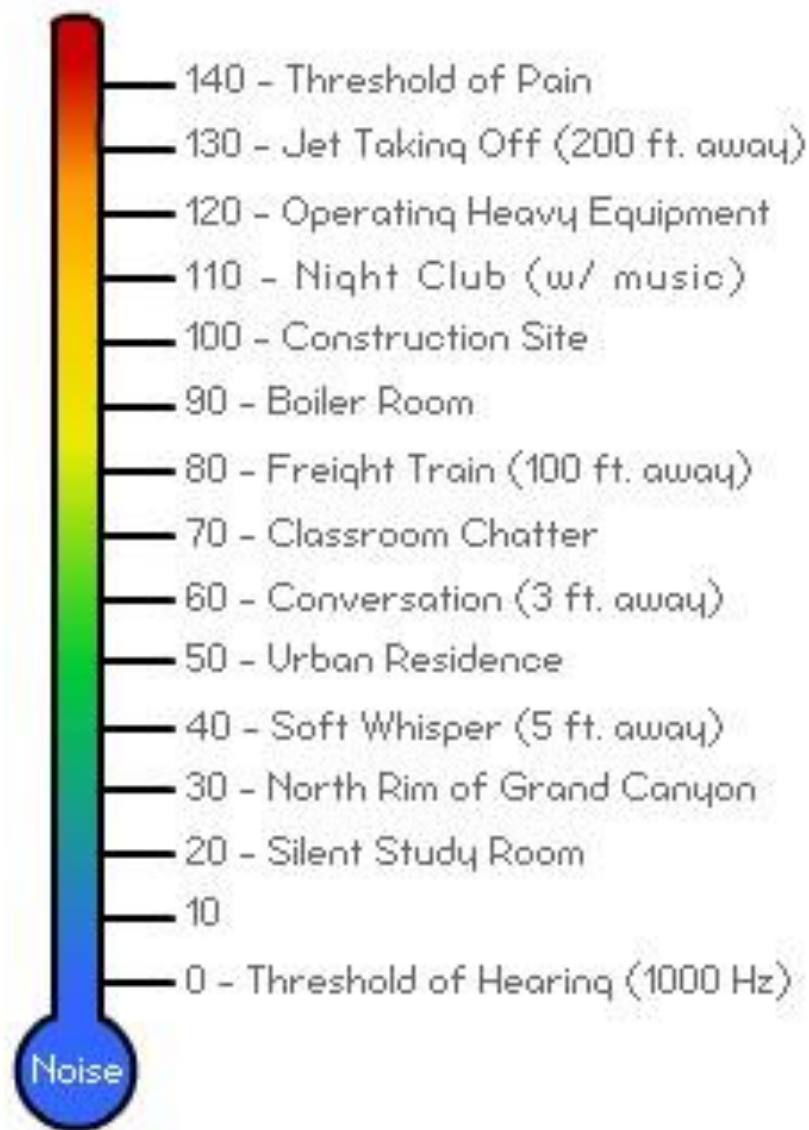
Acoustical Consulting Services, LLC

Neighbor Suggested Wall Location



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

Typical Sound Levels (dBA)



Source: *Occupational Noise Exposure – Overview* (OSHA)