



QuikTrip

SEC 166th Avenue & Indian School Road

City Council

Who is QuikTrip?

Experienced and high quality operator for over 56 years

QT has over 1080 stores nationwide, all of which are 24/7 – for good reason

Best practices for safe and secure stores through design, operations, visibility, lighting, cameras, internal security systems, staffing, training, and relationships with first responders

Best practices for environmental design, equipment, testing, and operations

70

W INDIAN SCHOOL RD

SITE

450+,'

700+,'

850+,'

65

65

W Piccadilly Rd

W Fairmount Ave

W Whitton Ave

N 166th Dr

N 165th Dr

N 164th Dr

N 163rd Dr

N 162nd Dr

N 161st Dr

N 160th Dr

N 159th Dr

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Concerns Heard & Addressed:

- **Truck stop – No 18-wheeler fueling, parking, or services**
- **Traffic – Minimal new traffic & abundant street capacity as confirmed by Lokahi Traffic Engineering**
- **Proximity to Residential – Closest home about 3 football fields away, which is greater separation than many other convenience store locations**
- **Noise – On the noisy side of LAFB's 65 Ldn, proximate to the 303, across the street from the UPS Hub, located within a future commercial center, and determined by Acoustical Consulting Services that noise levels within the nearest neighborhood will be compliant with most stringent noise standards in the country**
- **Lighting – No light trespass as confirmed by QT's Photometric Study Prepared by Professional Engineers**
- **Safety (crime, loitering, etc.) – best in class practices for safe and secure stores through design, operations, visibility, lighting, cameras, internal security systems, staffing, training, and relationships with first responders**
- **Environmental (pollution, air quality, fumes, trash, fires/explosions, etc.) – best-in-class equipment, policies, and procedures**

24/7 Hours of Operations – For Good Reason

Adjacent existing and future uses are/could be 24/7

QT has over 1080 stores nationwide, all of which are 24/7

Being open 24/7 allows for:

- 24/7 surveillance of the Site

- A Safe Space for at-risk youth and threatened individuals

- A place for first responders to visit and work at any time

- Consistency of product and offer for all customers, regardless of time of day or location

Neighborhood Outreach

- Notice letters from City to 500' owners of record
- Voluntary Neighborhood Meeting at Pebble Creek
- Neighborhood Meeting at Goodyear City Hall
- Ongoing community outreach
- Over 680 letters supportive of this QT from Goodyear residents

Example Support Letter

Dear Goodyear City Council,

QuikTrip has a reputation for incredible customer service, a wonderful variety of prepackaged and fresh foods, competitive gas prices, and a clean store, inside and out.

I understand that QuikTrip is looking to build a new store at the southeast corner of 166th Ave and Indian School in Goodyear. I support QT's request for use permit P24-00152, to allow a convenience store at this location.

QuikTrip is a strong company and community partner that will bring jobs to the area and a new, convenient option for drivers, nearby students, and residents.

Please join me in support!

Why QT?

- High-end, ~~Best-in-Class, reputable~~ company
- Safe, clean, and well-monitored (inside and out)
- Awards for excellence in friendly service and product quality
- Excellent corporate citizen – gives back to community
- More than just a place to get fuel: freshly prepared food, specialty coffees, ice teas, smoothies, ice cream, etc.
- Job creation - will employ dozens of workers
- Will provide significant sales & other tax revenues to the City and State
- Less new trips on the road compared to many other commercial uses



Request City Council's Approval in Accordance with Planning
Commission and Staff's Recommendations

Thank you!

Traffic

Trip Generation - 24 Hours

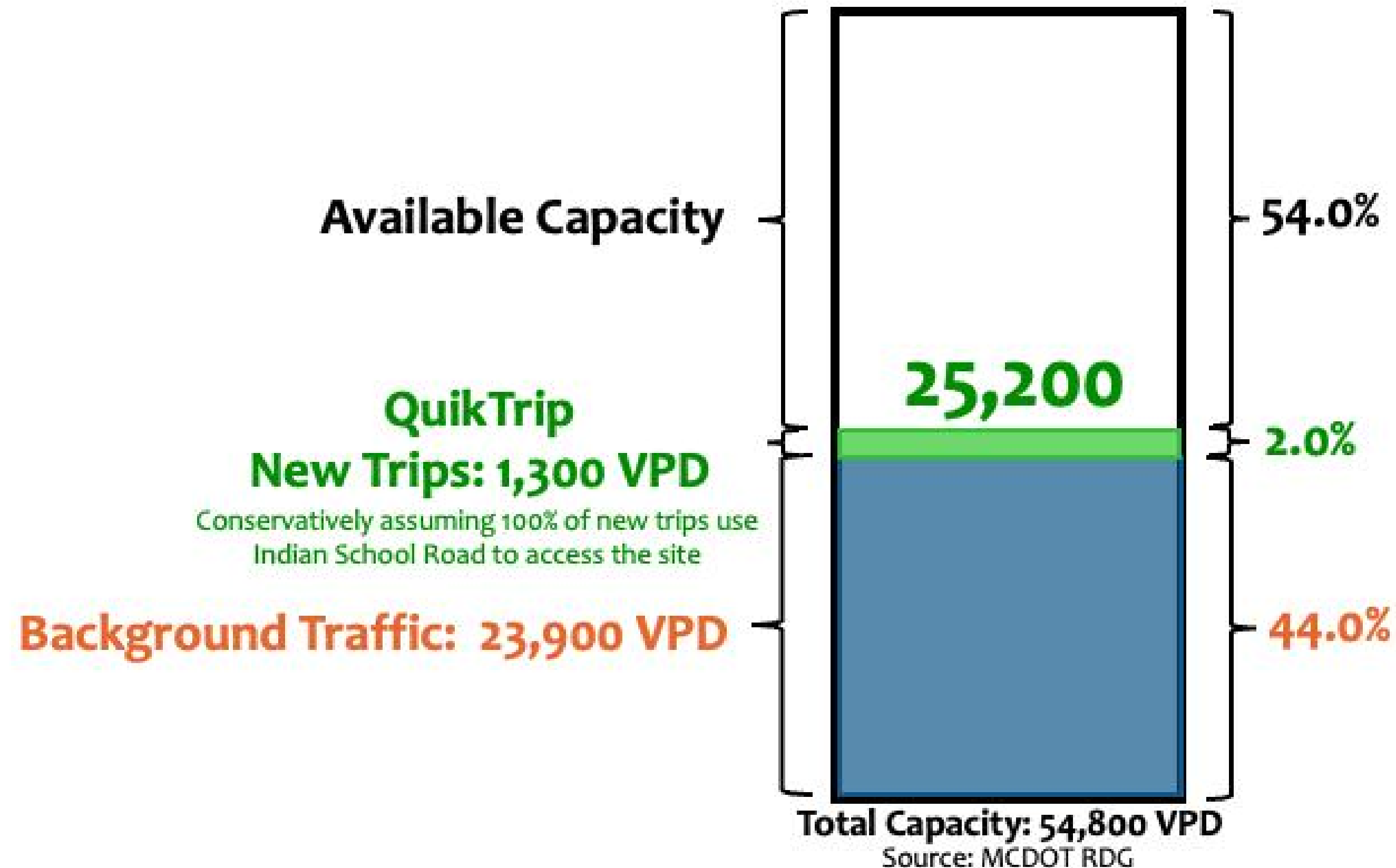
The majority (75%+) of the trips generated by the site are already on the road.

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Convenience Store/Gas Station (5.5-10k)	945	16	Vehicle Fueling Positions	5,532	506	253	253	430	215	215
Pass-By				4,170	384	192	192	322	161	161
Total				1,362	122	61	61	108	54	54

Indian School Road

With Proposed Development

Total Capacity: 54,800 VPD



Chandler Blvd & McQueen Rd – Real Life Case Study



2022 - Before QT

52,800 vpd

2023 - Post QT

53,375 vpd

+575 vpd (1.09%)

Fast-Food without Drive-Thru

Trip Generation Comparison

	Weekday	AM Peak Hour	PM Peak Hour
Fast-Food w/o Drive-Thru	2,252	216	166
QuikTrip	1,362	122	108
Difference	890	94	58
Percent Difference	40%	44%	35%

40% Fewer Trips

Coffee/Donut Shop with Drive-Thru

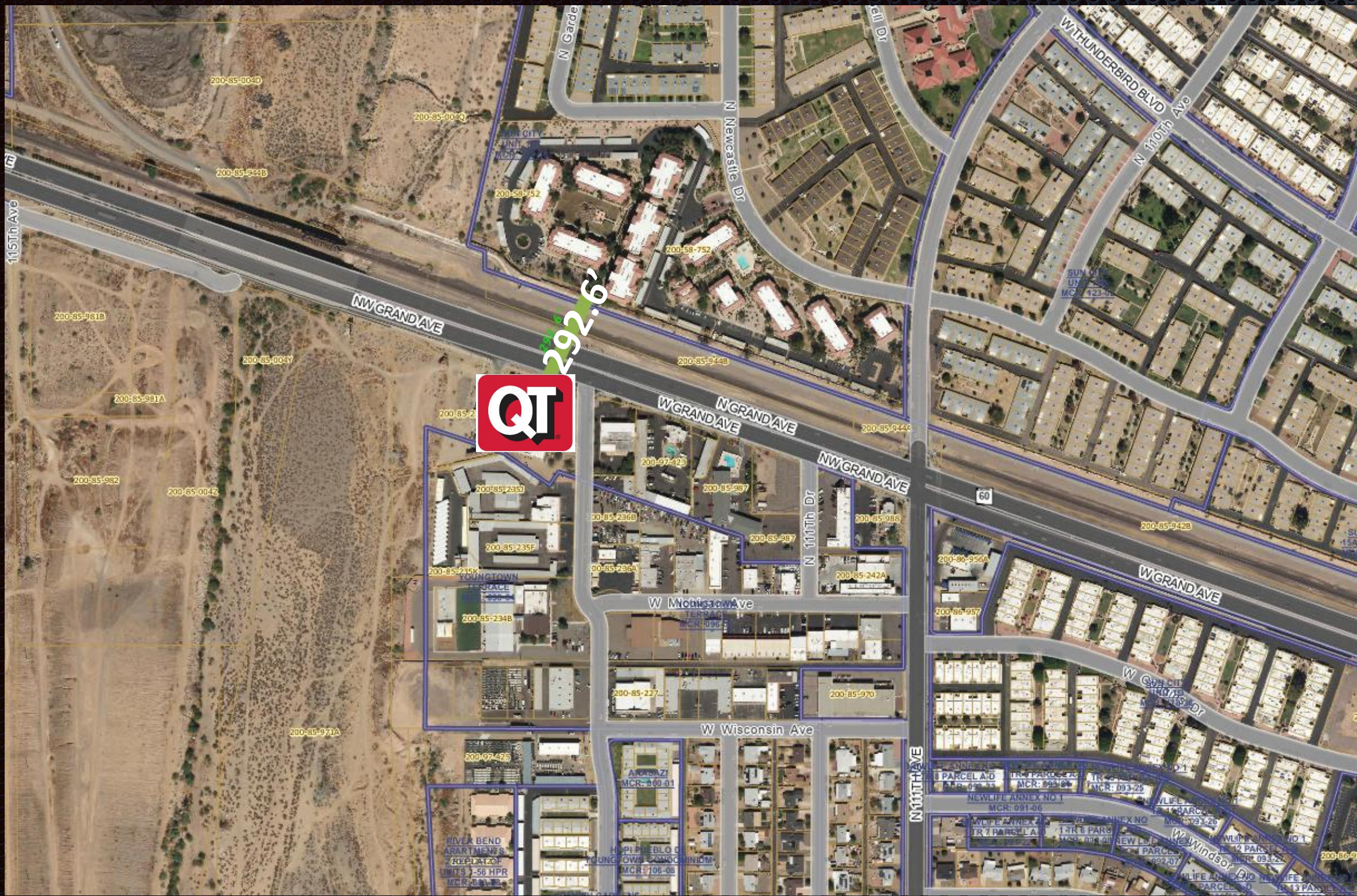
Trip Generation Comparison

	Weekday	AM Peak Hour	PM Peak Hour
Coffee/Donut Shop with Drive-Thru	2,668	429	195
QuikTrip	1,362	122	108
Difference	1,306	307	87
Percent Difference	49%	72%	45%

49% Fewer Trips

Proximity to Residential

QT Locations – Near 55+ Communities



11309 NW Grand Ave Youngtown
(#0468)



11420 W Bell Road Surprise
(#0494)

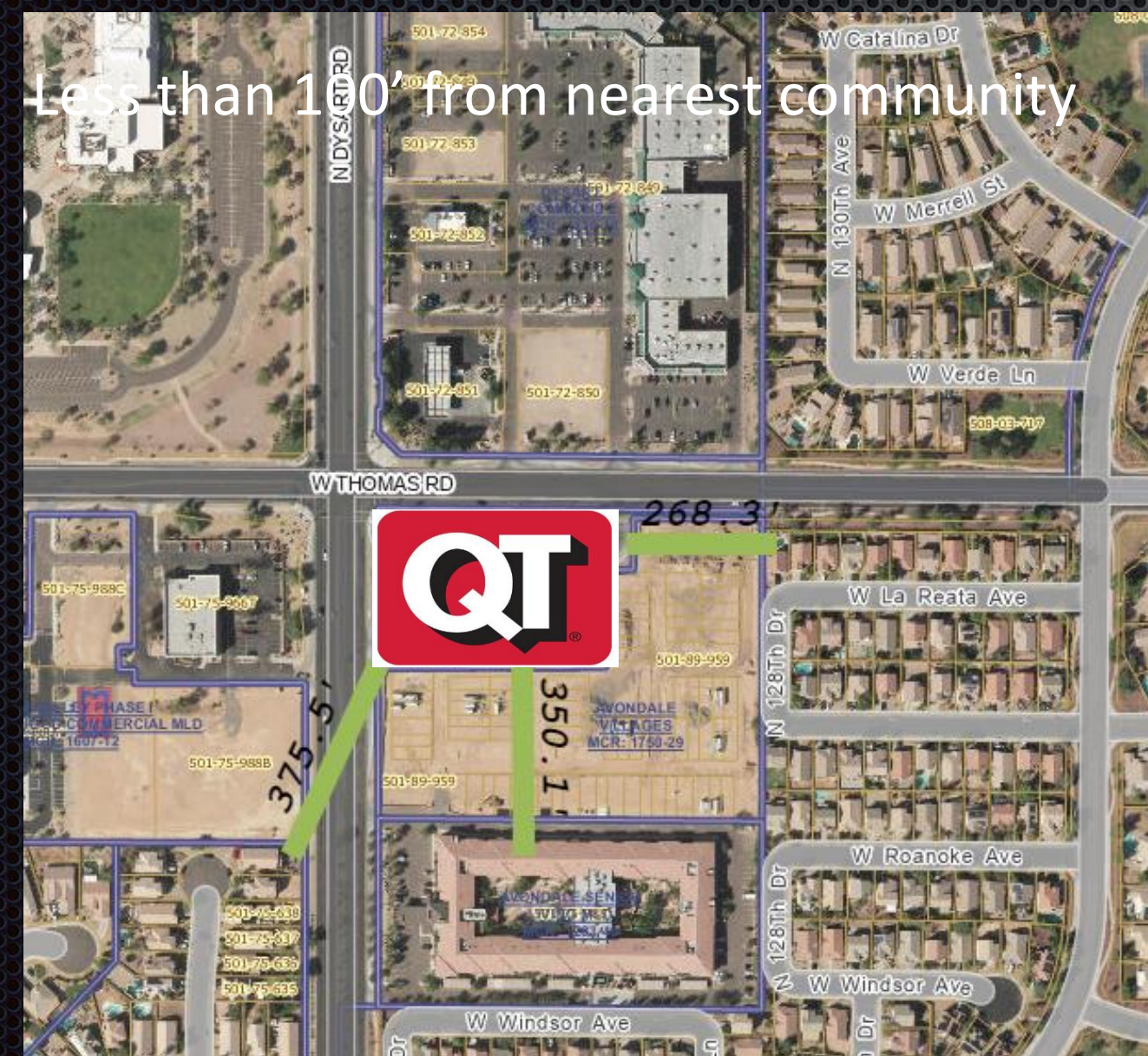
QT Locations – Near Residential Communities



9910 W Camelback, Phoenix (#0448)



150 N Avondale Blvd, Avondale (#1424)
Less than 200' from nearest community



13067 W Thomas Road, Avondale (#0423)
Less than 300' from nearest community



575 N Estrella Pkwy, Goodyear (#1401)
Less than 100' from nearest community

Noise

Noise Study Findings – Acoustical Consulting Services

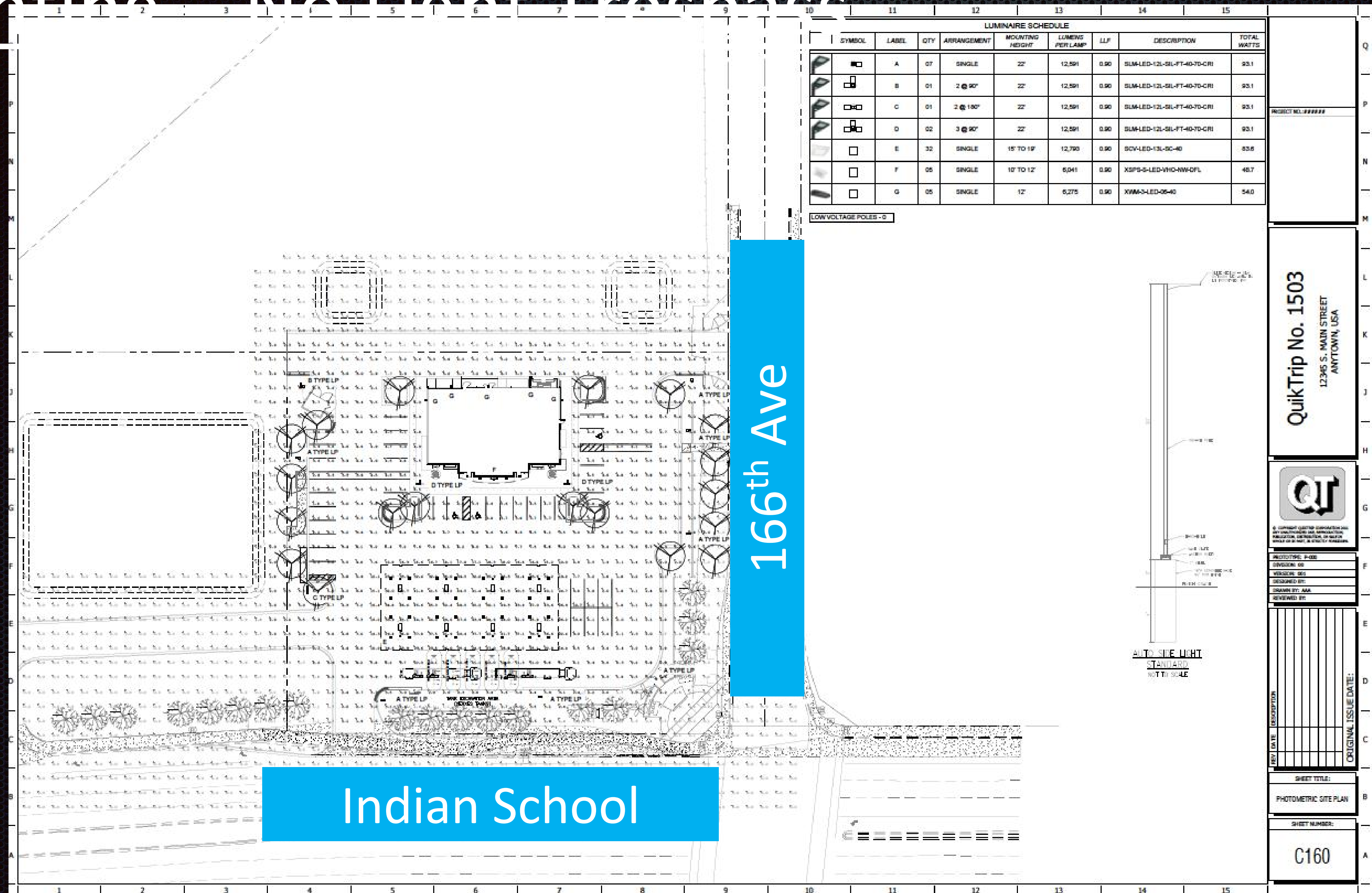
The area is impacted by Loop 303 noise, 100s of heavy trucks from the UPS Hub, and periodic F35 jet noise

“Noise sources from the proposed QuikTrip *would be similar to most other commercial uses*”

“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.”



Lightning No Light Trespasses



Safety

Security & Safety - Policies & Training

With over 1080 Stores, QT has fined-tuned security practices and procedures

Proposed QT is not a truck stop & has no semi-truck fueling or parking

20-25 exterior security cameras cover nearly the entire site & interior cameras covering the entire store

Real-time monitoring by in-store employees and QT's central security department

QT Policy: Friendly, Fair, Firm

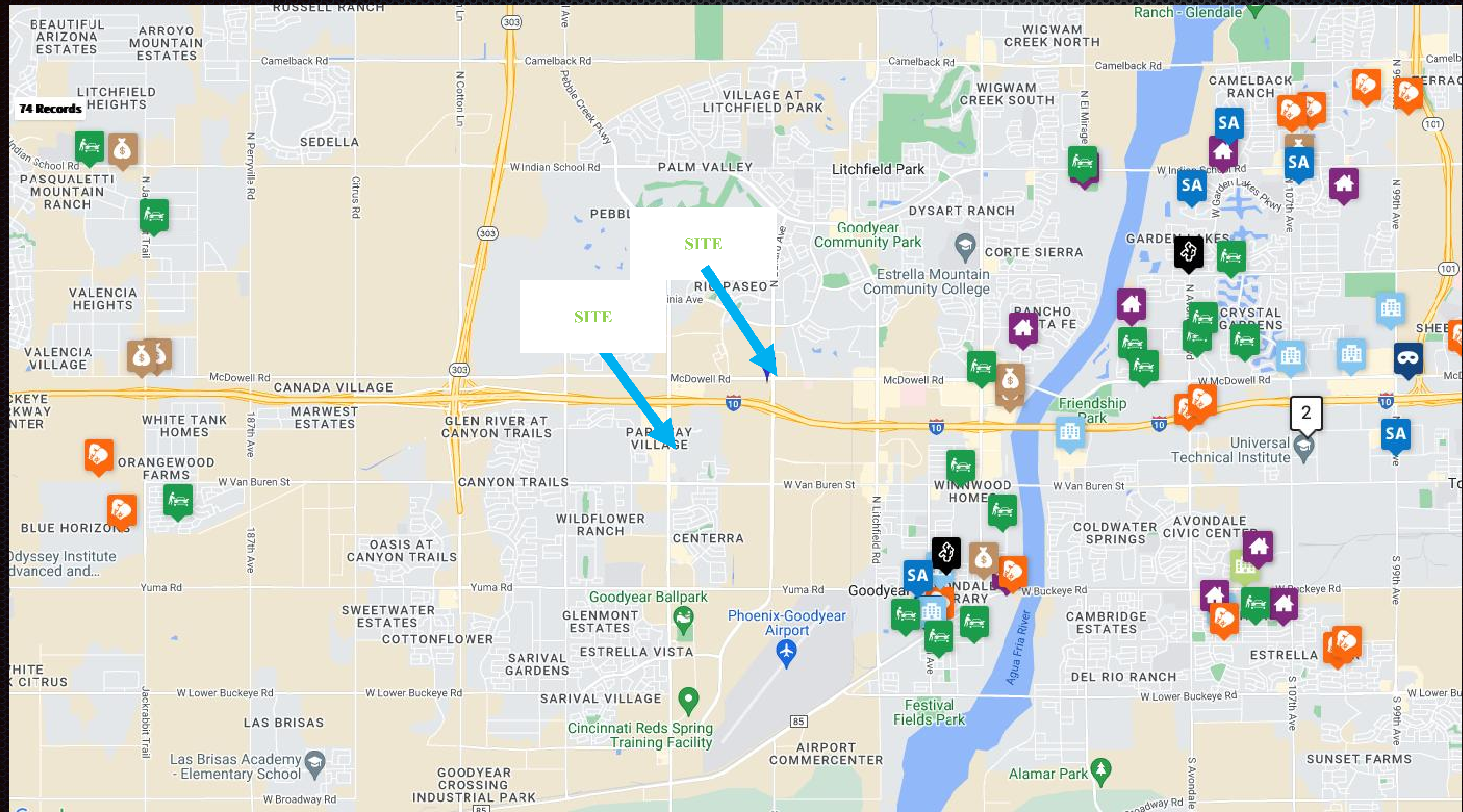
Staff is trained to prevent and deal with issues such as loitering and theft

Strict policies on alcohol and tobacco

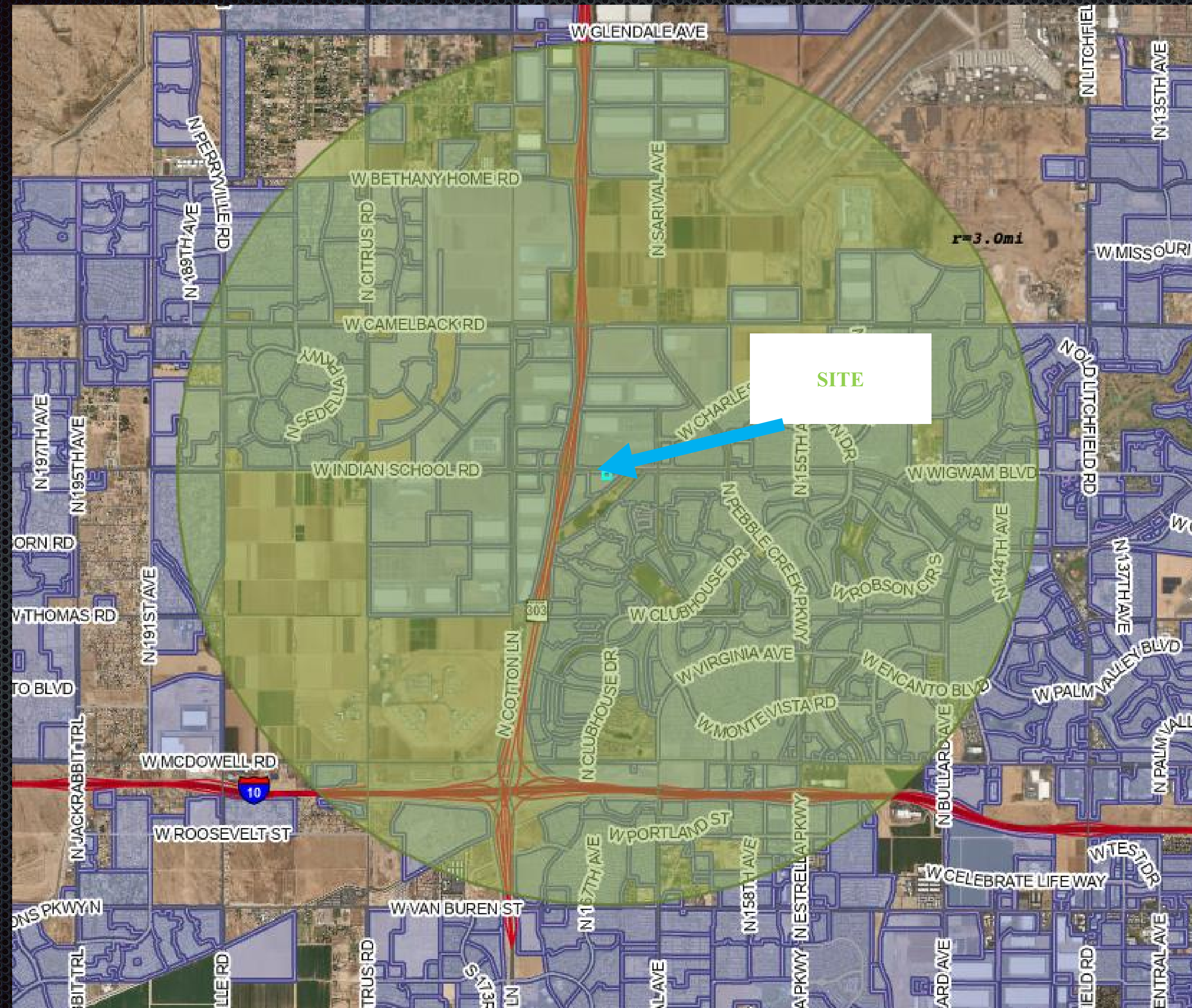
QT coordinates regularly with local police & provides a visible location for officers to work (reports, calls, other communications)

Stores are designated as ***Safe Places for At-Risk Youth*** through partnership with Safe Place (<https://www.nationalsafeplace.org/>)

Community Crime Map – Goodyear QTs are Not High Crime Locations



Trade Area – 3 Miles





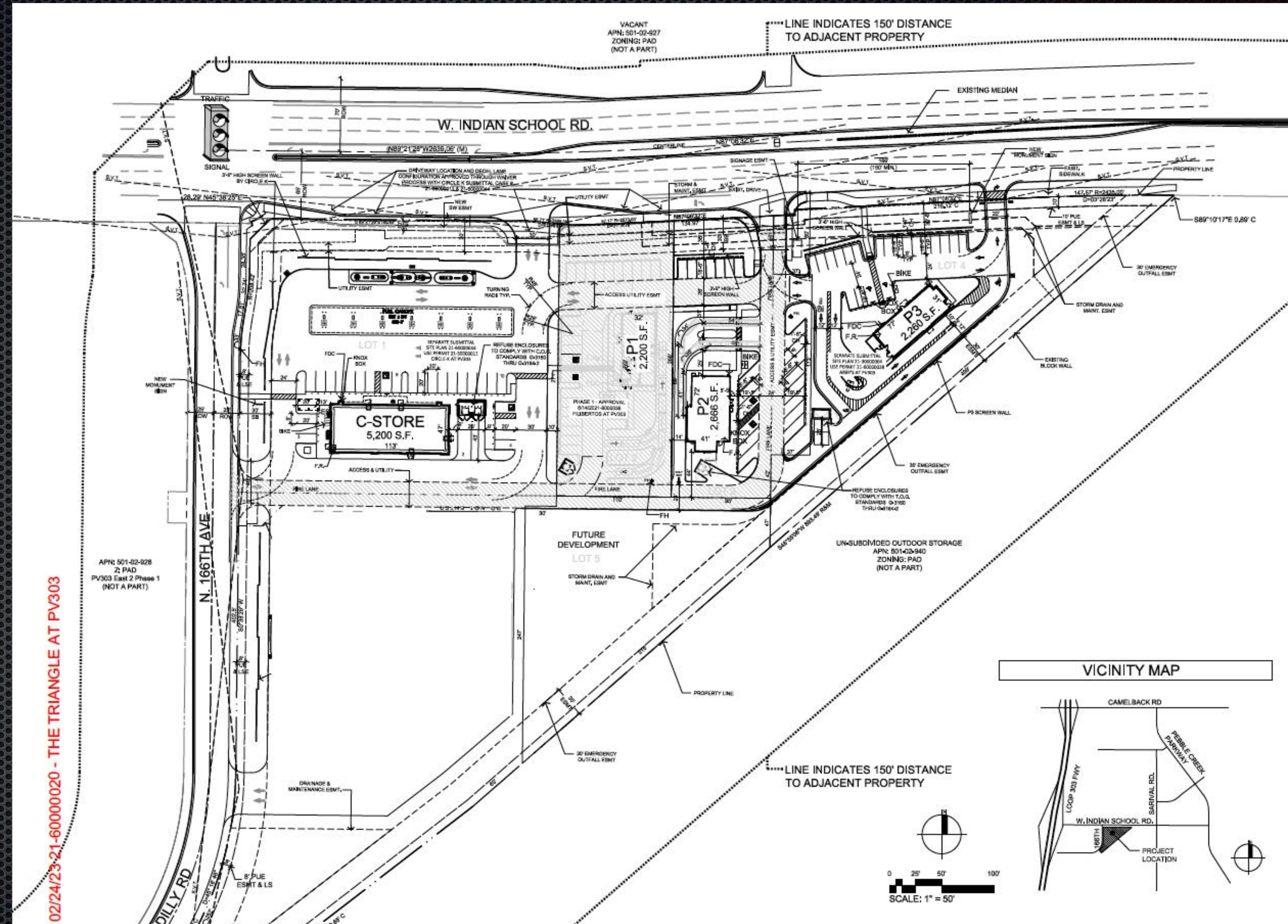
Existing Zoning and Permitted Uses

Luke Airforce Base Noise Contours



Existing Zoning & Master Site Plan

- Part of the 2008 PV303 PAD
- Designated for C-2 uses
- Site designated industrial/commercial on Goodyear's General Plan since at least 1998



Several of the following C-2 Permitted Uses could be built on the Site - Many would require similar/more delivery trucks than a QT & may operate 24/7

Auto repair

Retail

Grocery Store

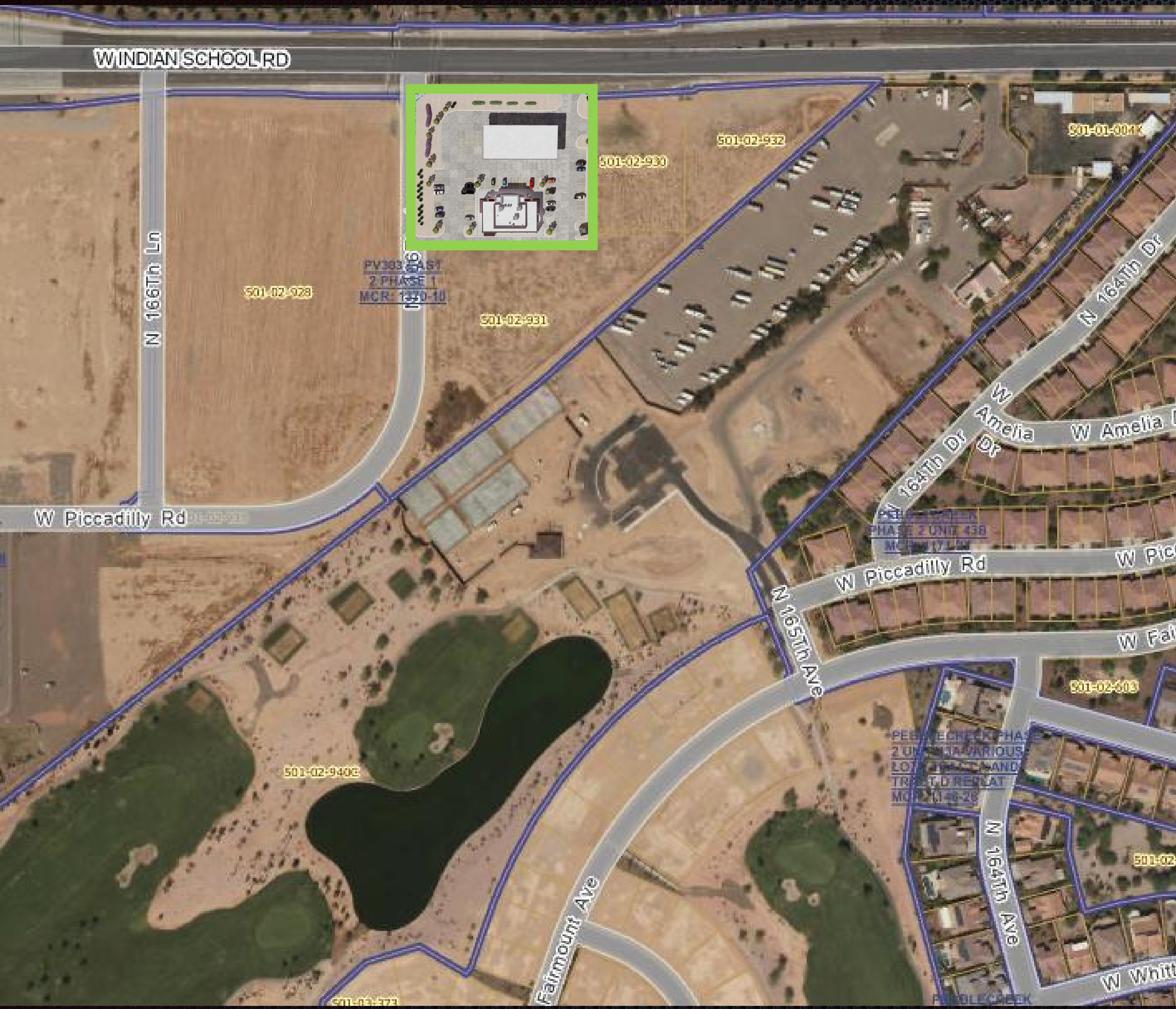
Drive Thru Restaurant

Drug Store

Request:

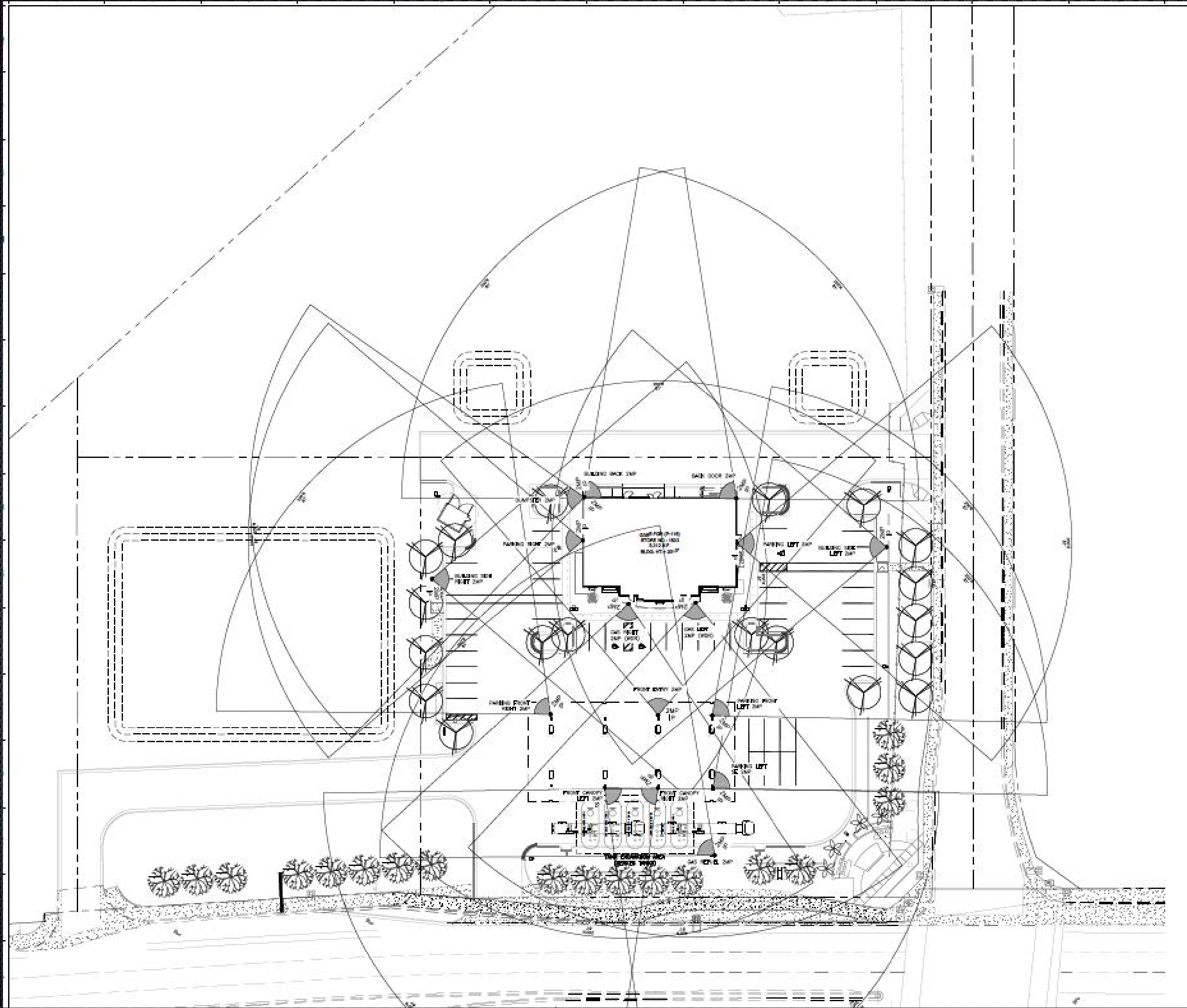
Use Permit for a convenience use

Thoughtful Planning



- **Landscape buffers on all perimeters of QT's site**
- **Fuel pumps located approximately 850 feet from nearest single-family home**
- **Sensible high-quality development for a commercial site near the Loop 303 freeway**

Security & Safety – Security Cameras



Goodyear Use Permit Criteria - #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.

- . Appropriate commercial use considering freeway proximity and surrounding uses
- . Nearest home is over 700 feet from the Site
- . Low traffic generating compared to other C-2 uses
- . Noise study concluded that QT will be below the recommended levels

Goodyear Use Permit Criteria - #2

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

- Less intense than industrial uses north of Indian School
- Compatible with future commercial uses adjacent to the Site (including adjacent Filberto's)
- Appropriate “neighborhood commercial” use for nearby residential

Supported by the General Plan

Site has been designated as Industrial or Commercial since 1998

Supported by the following goals & policies:

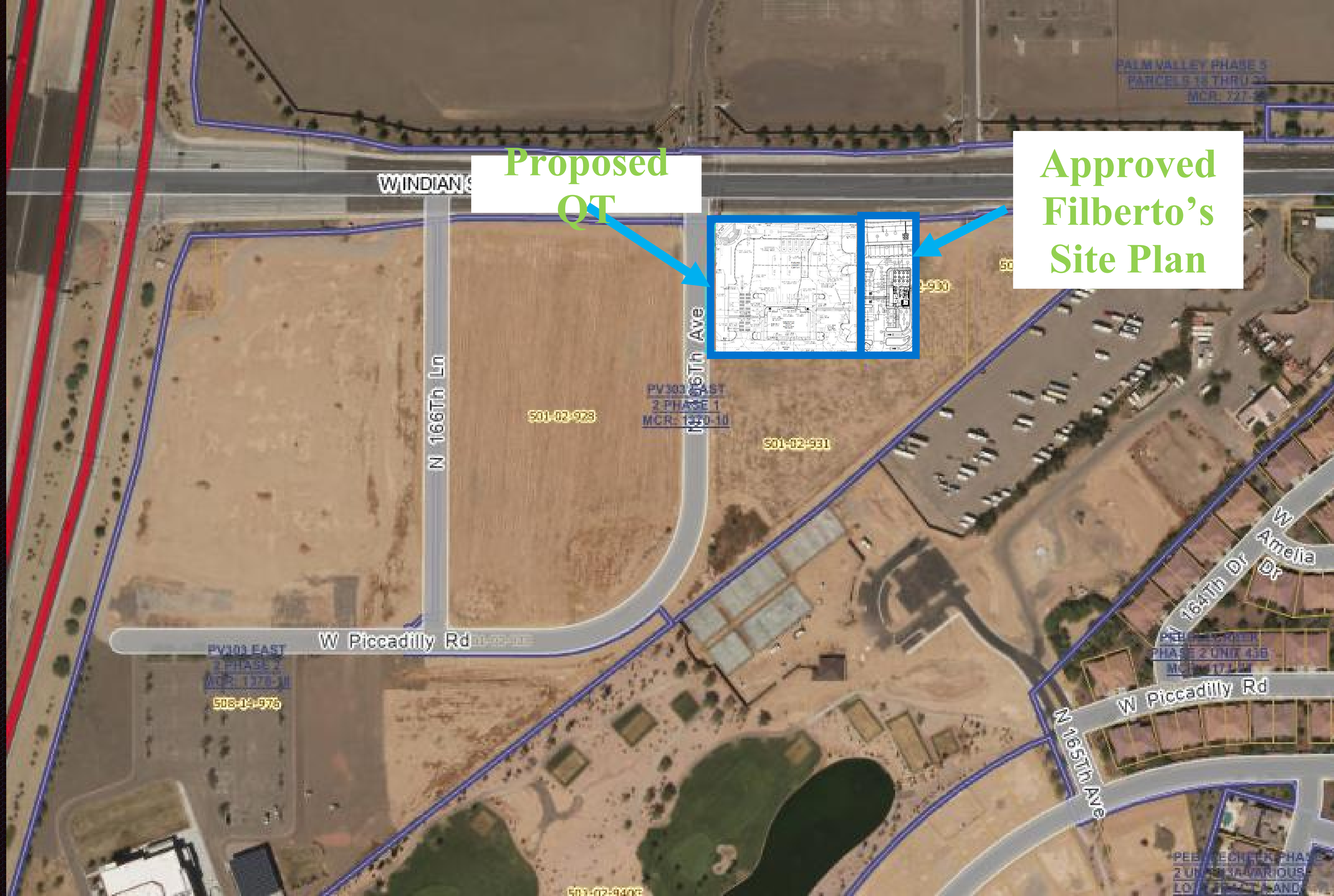
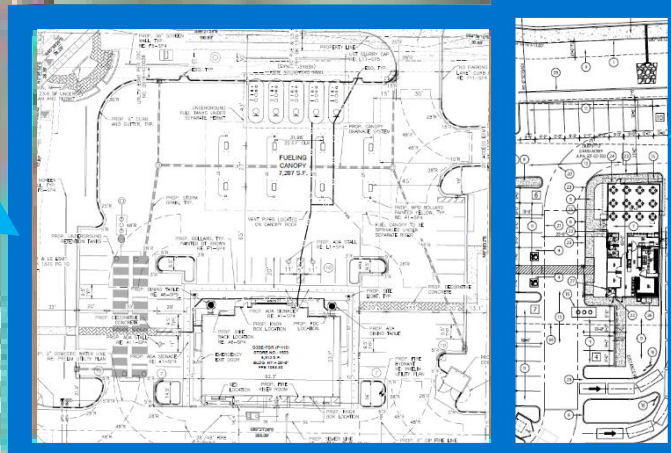
Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

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.

Proposed
QT

Approved
Filberto's
Site Plan



McDonald's – Sarival & Indian School

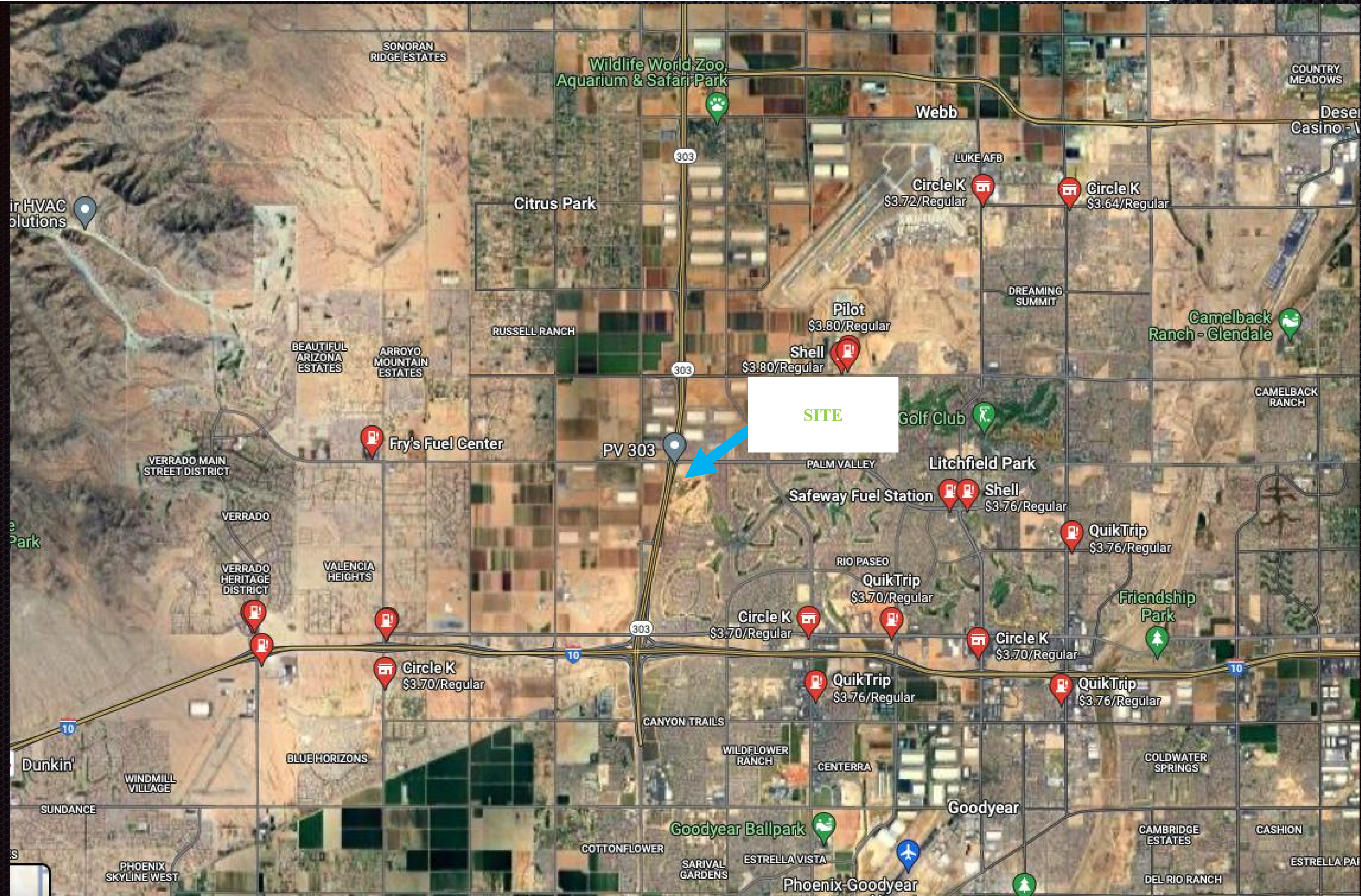


McDonald's is immediately adjacent to neighborhood

Approximately 400' between speaker/ordering area and residences

The majority of McDonald's in Arizona are not open 24/7

Need for a Gas Station Along the Loop 303

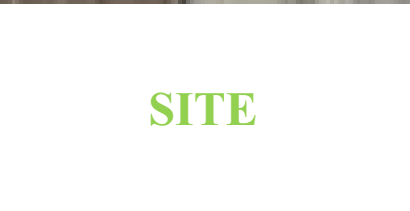


W INDIAN SCHOOL RD

N 166TH AVE







Environmental

- **Pollution, Air Quality, and Fumes**
- **Trash**
- **Fires/explosions**
- **Clean up procedures**

Pebblecreek Entrances

