Attachment D

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



To: Departments Concerned Date: December 15, 2021

From: Alan Stephenson

Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-3-21--Z-6-04-7 – Notice of Pending Actions

by the **Planning Hearing Officer**

1. Your attention is called to the fact that the <u>Planning Hearing Officer</u> will consider the following case at a public hearing on **January 19, 2022**.

- 2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
- Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by <u>December 22, 2021</u>.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor

City Council (Sina Matthes, Tony Motola), 11th Floor

Aviation (Sheldon Daisley)

CED_(Michelle Pierson), 20th Floor

Fire Prevention (Aaron Conway), 2nd Floor

Light Rail (Joel Carrasco/Special TOD Only)

Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor

Parks & Recreation (Natasha Hughes), 16th Floor

Public Transit (Kathryn Boris)

Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor

Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor

Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor

Water Services (Don Reynolds, Victor Romo), 8th Floor

Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor

Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th

Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor

Village Planner (Enrique Bojorquez-Gaxiloa, Estrella Village)

Village Planning Committee Chair (Mark Cardenas, Estrella Village)



APPLICATION FOR PLANNING HEARING OFFICER ACTION APPLICATION NO: PHO-3-21--Z-6-04

Council District: 7

Request For:	Stipulation Modifica	ation			
Reason for Request:	Review of comme	ercial elevations per Stip	pulation 7. Technical c	orrections to	Stipulations 3, 4, and 8.
Owner		Applicant	Ī	Representativ	/e
QuikTrip Corporation		Lauren Proper Potter		Lauren Proper Potter	
1116 East Broadway Road		PO Box 1833		PO Box 1833	
Tempe AZ 85282		Tempe AZ 85280		Tempe AZ 85280	
(480) 446-6318		(480) 921-2800		P: (480) 921-2800 F: (480) 461-4676	
jnaut@quiktrip.com		lauren.proper@huell			@huellmantel.com
Property Location: So	outheast corner of 1	07th Avenue and Lowe	er Buckeye Road		
Zoning Map: <u>E</u>	-2 Quarter	Section: 6-3	APN: <u>101-25-002</u>	<u>2G</u>	Acreage: <u>2.29</u>
	Village: Estre				
	Last Hearing: CC I	RATIFICATION			
	us Opposition:				
Date of Original City C					
		3/2005 04/19/2017			
	oning Vested: C-2				
	ental Map No.: 1096				
F	Planning Staff: 0817	754			
An applicant may rece substantive policy state review time frames, ple http://phoenix.gov/pdd/	ease call 602-262-7°	m the city of its interpre larification or to obtain 131 (option 6), email zo	etation or application of further information on the oning.mailbox@phoenix	a statute, ord ne application .gov or visit o	inance, code or authorized process and applicable ur website at
A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted					
Fee Fee Wa	aived Fee Date	Receipt	Purpose		
\$1,080.00 \$0.00	12/02/202	•	Original Filing Fee		
Signature of Applicant:				_ DATE	:
		Hearing	Results		
Planning He	aring Officer	Plannin	ng Commission		City Council
Planning Hearing Officer Date: 01/19/2022 1000 AM		Date:		Date:	Oity Council
	LZ TOOU AIVI	Appealed?:			
Action:		Action:		Action:	
, 10110111		, 13110111		/ .5.1511	

PLANNING HEARING OFFICER WRITTEN REQUEST

#1449 - SEC 107th Avenue & Lower Buckeye Road



REPRESENTATIVE:

H UELLMANTEL A FFILIATES

Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
charles@huellmantel.com

APPLICANT:



Jon Naut QuikTrip Corporation (480) 446-6318 jnaut@quiktrip.com QuikTrip is proposing to build a new store on a portion of an approximately 10.8-acre parcel at the southeast corner of 107th Avenue and Lower Buckeye Road in Phoenix. The overall parcel is outlined in yellow and the portion of the site (approximately 2.84 acres) is indicated in the red box below:



The site was part of a 2004 Rezoning case (Z-6-04-7) and is subject to a stipulation that requires future elevations for commercial portions of the site to be approved through the Planning Hearing Officer process:

Commercial

#7. That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process prior to preliminary site plan approval with the Development Services Department.

To address this stipulation, we are filing this Planning Hearing Officer application to provide the opportunity for review.

This new QuikTrip reflects the newest design and features upgraded, high-quality materials. As demonstrated by the elevations, the proposed store includes a brick exterior mainly in "Bronzestone" with accent bands of "Midnight" as depicted below:



Entry points are visually separated from the brick façade to provide clear and easy-to-find access to the market portion of the store through the use of "Granite" EIFS. Signature branding elements of QuikTrip's well-recognized trade dress include metal awnings in "QT Red" as well as "QT Red" banding combined with brushed aluminum fascia above entry points at the front and sides of the market building.

The canopies are designed to match and compliment the design of the market portion of the site. This includes utilizing the same brick elements, "QT Red" banding and aluminum fascia as shown below:



The new 5,003 square foot QuikTrip will be approximately 20' in height and is oriented towards Lower Buckeye Road. The design includes a new 10' wide multi-use trail constructed along both street frontages as well as an entryway feature pursuant to the Estrella Village Arterial Street Landscaping Program.

We have worked diligently to propose a new QuikTrip that will be compatible with the surrounding area and set an architectural theme for the development of the remaining site that utilizes quality, timeless materials and design.

We respectfully request your review and ultimate approval of the proposed elevation design for our newest QuikTrip in Phoenix. Thank you for your consideration.





June 4, 2004

Brad Chelton
Engle Homes Arizona
3150 S 48th Street Suite 100
Phoenix AZ 85040

RE Z-6-04-7 Southeast corner of 107th Avenue and Lower Buckeye Road

Dear Applicant

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 4 of the Zoning Ordinance as amended has on June 2 2004 concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified on Consent Agenda Application Z-6-04-7 from RE 43 S-1 to R1-8 PRD C-2 approximately 79 11 acres subject to the following stipulations

STIPULATIONS

Trails and Landscaping

- 1 That the development shall conform to the Estrella Village Arterial Street Landscaping program that specifically provides landscaping requirements for Lower Buckeye Road defined in the plan as a village parkway
- That the developer shall provide a 30 foot wide public trail easement along the east side of 107th Avenue and along the south side of Lower Buckeye Road exclusively for public utility easement trail and landscaping unless modified by the Parks and Recreation Department

Residential



That the single-family development shall be in general conformance to the site plan date stamped January 15 2004 as approved or modified by Development Services Department



Ratification for Z-6-04-7 June 4 2004 Page 2

- That a minimum 40 x 40 foot triangular landscape entry area be provided on each corner at the main entrance to the residential subdivision to be located on 107th Avenue as approved or modified by Development Services Department
- 5 That open space amenities shall be located outside of retention areas
- That the property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the Tolleson Wastewater Treatment Plant and the Phoenix Goodyear Airport The form and content of such documents shall be reviewed and approved by the city attorney

Commercial

- 7 That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process prior to preliminary site plan approval with the Development Services Department
- That the commercial site shall be developed with a similar architectural theme. The theme shall assure that the building and canopy colors, elevations, exterior materials landscaping, lighting, and signage convey a sense of continuity throughout the development. A master architectural theme shall be provided before preliminary site plan approval of the first building, as approved or modified by Development Services. Department
- 9 That the development shall conform to the Estrella Village Arterial Street Landscaping program that specifically requires an entry feature on the southeast corner of 107th Avenue and Lower Buckeye Road designated as a gateway intersection in the plan

Street Improvements

- 10 That a right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road
- 11 That a right-of-way totaling 55 feet shall be dedicated for the east half of 107th Avenue
- That the developer shall construct all streets within and adjacent to the development with paving, curb gutter sidewalk, curb ramps streetlights, median islands landscaping and other incidentals as per plans approved by the city. All improvements shall comply with all ADA accessibility standards.





Ratification for Z-6 04-7 June 4 2004 Page 3

That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department

Development and use of the site is still subject to all applicable codes and ordinances

This form is a requirement of the EPA to meet clean air quality requirements

Sincerely

5W/45

Bernadine Alling Planner II

cc City Clerk

Files

Bernadine Alling (email)

Kelly Kvetko, Site Planning(email)

Kenneth Black (email)

M Dahlke – Pew & Lake PLC

Sean Lake - Pew & Lake PLC

Jay Neville (email)

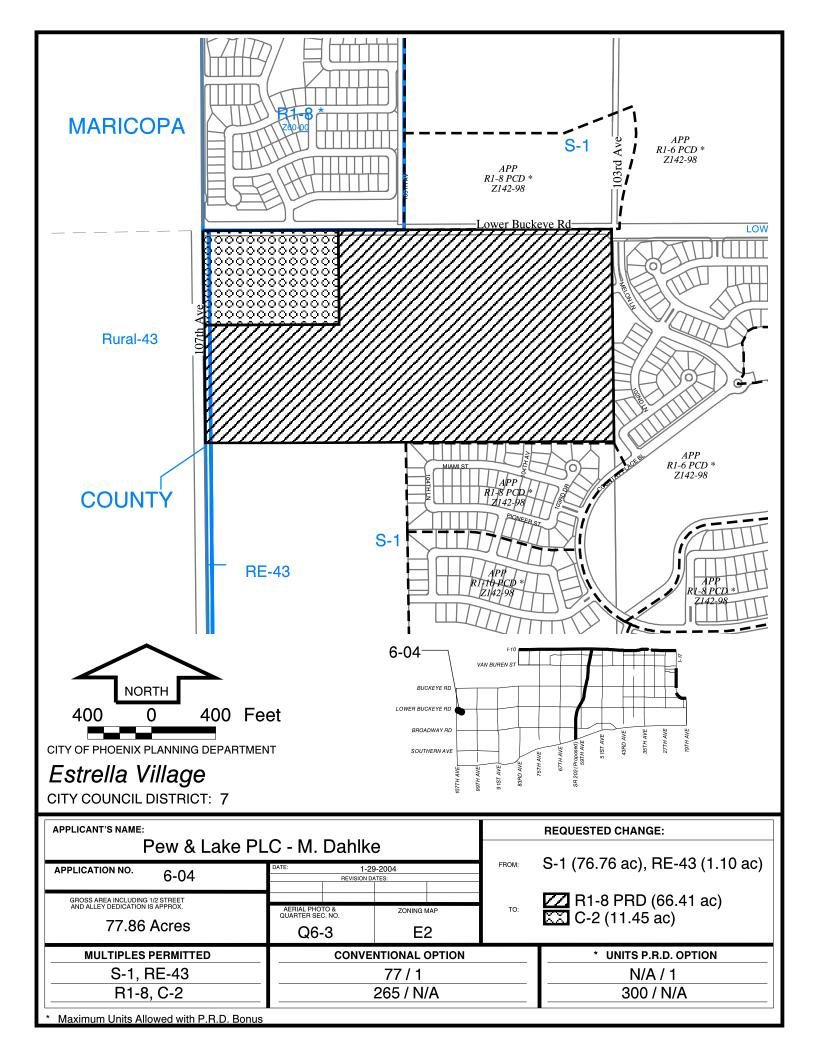
Book

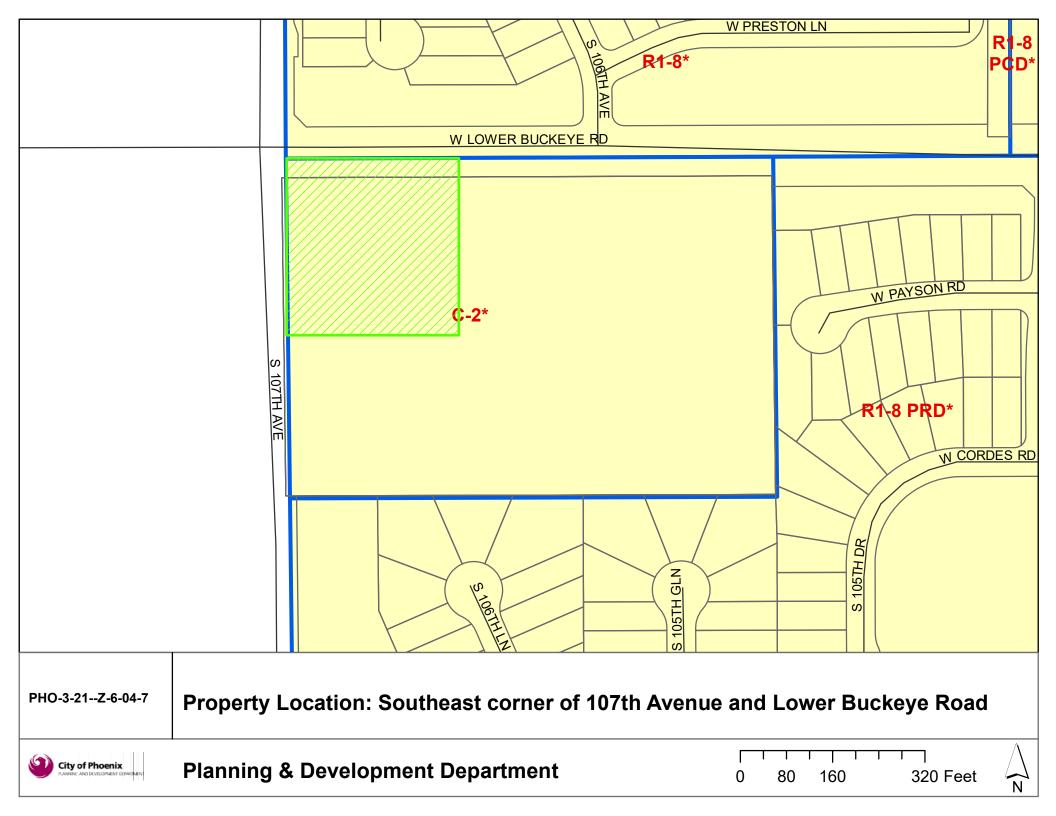
Dave Barrier DSD (email)

Ben Leonard Public Transit (email) Victor Morrison-Vega NSD (email)

Bob Luxton, Sign Enf (email)

Lynn West (email)





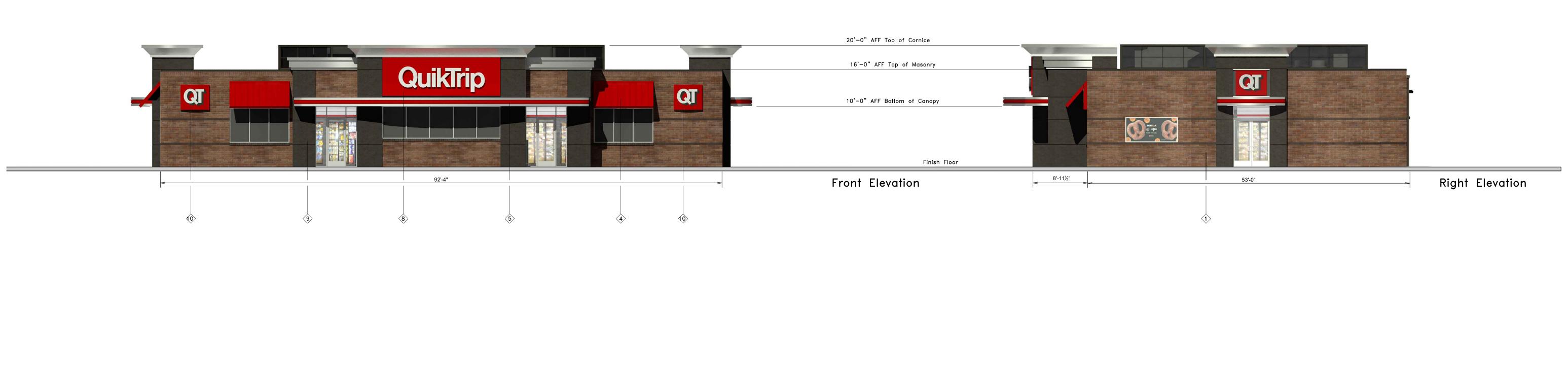


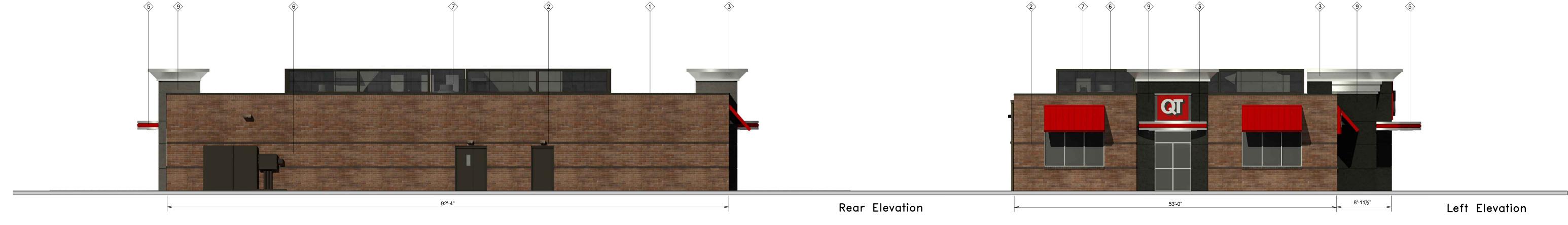
PHO-3-21--Z-6-04-7

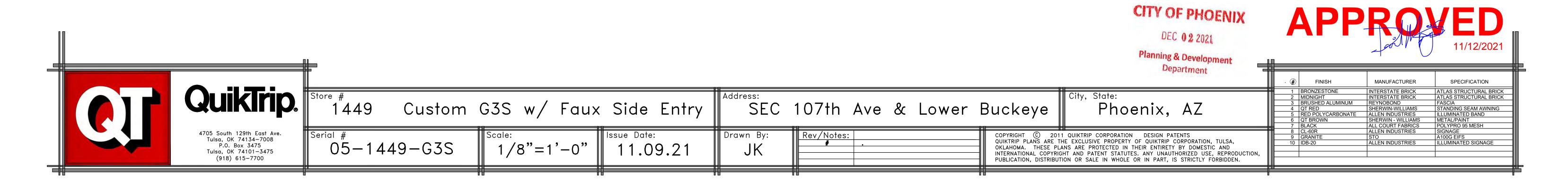
Property Location: Southeast corner of 107th Avenue and Lower Buckeye Road



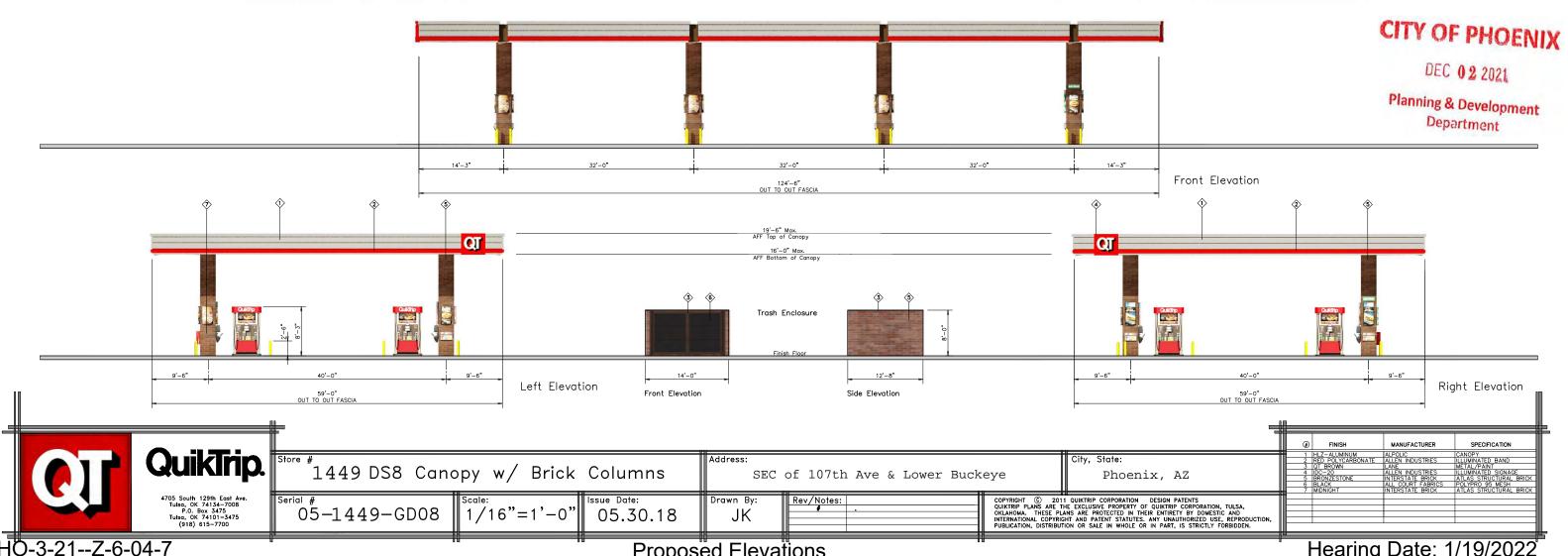
0 80 160 320 Feet











PETITIONS, COMMUNICATIONS AND PUBLIC HEARINGS

MOTION was made by Mrs. Bilsten, <u>SECONDED</u> by Mr. Lingner, that Items 46A-B and 47B-D be granted as recommended (47C for denial). <u>MOTION</u> CARRIED UNANIMOUSLY.

Item 47A was heard following the above noted items.

ITEM 46 DISTRICTS 3 AND 7 ZONING CASES SCHEDULED

FOR RATIFICATION OF PLANNING COMMISSION ACTION

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on April 5, 2004. The cases were ratified by the Planning Commission on Wednesday, May 12, 2004.

DISTRICT 3

14TH STREET AND BELL ROAD

OWNER: BELL VENTURE LIMITED PARTNERSHIP

REPRESENTATIVE: STEPHEN ANDERSON, GAMMAGE AND

BURNHAM

A. Application: Z-145-03-3

Request: Rezone from CP/GCP to R-3A; Acreage: 9.83

Location: Approximately 342 feet south of the southeast corner of

14th Street and Bell Road

Proposal: Residential condominiums

The Deer Valley Village Planning Committee reviewed this request on

March 18, 2004, and recommended approval (vote 9-0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations modified by the Zoning Hearing Officer.

June 2, 2004

DISTRICT 7
107TH AVENUE AND LOWER
BUCKEYE ROAD
OWNER: BRAD CHELTON,
ENGLE HOMES ARIZONA
REPRESENTATIVE: MICHELLE
DAHLKE, PEW AND LAKE PLC

B. Application: Z-6-04-7

Request: Rezone from RE-43, S-1 to R1-8 PRD, C-2; Acreage: 79.11 Location: Southeast corner of 107th Avenue and Lower Buckeye Road

Proposal: Single-family residential and commercial

The Estrella Village Planning Committee reviewed this request on March 2, 2004, and recommended approval (vote 6-0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved with staff stipulations.

ITEM 47 DISTRICTS 2, 4 AND 7 ZONING

ZONING CASES SCHEDULED FOR RATIFICATION OF PLANNING COMMISSION ACTION

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on April 19, 2004. The cases were ratified by the Planning Commission on Wednesday, May 12, 2004.

DISTRICT 2
23RD STREET AND ALAMEDIA
ROAD
OWNER: JOHN RYGH,
NEWCOR DEVELOPMENT LLC
REPRESENTATIVE: MIKE
NEWSOME, NEWCOR
DEVELOPMENT LLC

B. Application: Z-14-04-2

Request: Rezone from S-1 to R1-8; Acreage: 10.31

Location: 335 feet south of the southeast corner of 23rd Street and

Alameda Road

Proposal: Custom Home Subdivision

154479

CITY OF PHOENIX

OUT CLERK DEPT.

2014 JUN 16 AM 9: 43

Planning Commission
4:00 p.m. Briefing Session
Hearing Room C, First Floor, City Hall
200 West Washington Street

May 12, 2004

Commission	Staff	Other
Mr. Bob Frank, Chairman Mr. Bob Ford, Vice Chair Mr. Don Keuth Mr. Mo Stein Dr. Joan Kelchner Ms. Melissa Gallegos Ms. Patty Felts	David Richert Jim Hansen Michelle Dodds Jan Hatmaker Dean Brennan Nona Baheshone	Frank Dolasinski Sandra Zwick David Cavazos

Mr. Hart – absent Mr. Amery – absent

I. APPROVAL OF MINUTES: For correction or approval, the Planning Commission minutes of Transit Oriented Development on April 5, 2004

Mr. Keuth made a MOTION to approve the April 5, 2004 TOD minutes.

Ms. Gallegos SECONDED.

Approved by a vote of 7-0 [Hart and Amery absent].

II. RATIFICATION OF ZONING HEARING OFFICER AGENDAS OF APRIL 5, 2004 AND APRIL 19, 2004

April 5, 2004

Mr. Keuth made a MOTION to ratify:

Item 1 (Z-145-03-3), Item 3 (Z-6-04-7).

Ms. Gallegos SECONDED.

MOTION PASSED by a vote of 7-0 [Hart and Amery absent].

8.	Presentation, discussion and possible action regarding Rezoning Application Z-6-04-7 located at the southeast corner of 107 th Avenue and Lower Buckeye Road. Request to rezone 77.86+/- acres from RE-43 and S-1 to residential R1-8 PRD and C-2 for commercial. This item is scheduled for a Zoning Hearing Officer hearing on March 15, 2004, and Planning Commission on April 14, 2004. Shawn Lake presented. The project will be 2.5 du/acre with 145-160' deep lots. The developer will be meeting with Tolleson High School. Approved 6-0
9.	Presentation, discussion, and possible action regarding the work program. Rachael presented the work program for the year. Similar to the Laveen Village, Peggy would like to put together a plan to present to developers which expresses the desires of the residents.
10.	Discussion and possible action regarding the cancellation of the Estrella Village Planning Committee July meeting. The July meeting will be cancelled.
11.	Status report on projects, zoning cases, text amendments, general plan amendments and pending legislation. Rachael reminded committee members of the CLI conference to be held on 3/12. Randall submitted a letter to nominate Peggy for an award.
12.	 Future agenda items. Rezoning case Z-136-03-7 for Onyx Special Services is scheduled for the April meeting. It was noted that Onyx has been in compliance since it's opening.
13.	Adjournment. Adjourned at 8:30 pm