



Village Planning Committee Meeting Summary

PHO-1-25--Z-131-99-7

Date of VPC Meeting	November 18, 2025
Date of Planning Hearing	November 19, 2025
Officer Hearing Request	1) Modification of Stipulation 1 regarding outdoor activity.
Location	Southeast corner of 59th Avenue and Lower Buckeye Road
VPC Recommendation	Approval, with an additional stipulation
VPC Vote	4-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request and noted the proposed modifications presented in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

Daniel Chambers, a representative of QuikTrip, began the presentation by providing the background information including the development pre-app meeting and the original rezoning case that approved a commerce park development. Mr. Chambers displayed the location of the proposed QuikTrip development, site plan, and elevations. Mr. Chambers concluded the presentation by displaying the proposed modifications to the first stipulation and requesting a recommendation of approval.

Questions From the Committee:

Chair Parris Wallace noted that the committee has had concerns regarding the number of gas stations located within the Estrella Village.

Vice Chair Lisa Perez noted that the site was rezoned for commercial development in 1999 and that it had been approved for a warehouse. Vice Chair Perez stated that this development was located within the Village Core and that she drove the area. Vice Chair Perez added that she was not opposed to the development but that she had concerns with egress and ingress. Vice Chair Perez stated that she had concerns with

people cutting through traffic on Lower Buckeye Road which would cause traffic congestion or accidents. Vice Chair Perez requested that the entrance on Lower Buckeye Road be limited to right-in and right-out with an added raised diamond preventing cars from turning left. **Mr. Chambers** stated that they would agree to putting a pork chop at the right-in and right-out entrance on Lower Buckeye Road.

Vice Chair Perez added that the entrance on 59th Avenue should also be right-in and right-out. **Mr. Chambers** noted that they are showing two entrances on 59th Avenue and that the raised median would prevent full-access entryways.

Renee Dominguez asked for clarification on the type of entryways into the site. **Mr. Chambers** provided more information and added that he would agree to adding a pork chop to any right-in and right-out entrances onto the site.

Chair Wallace asked for clarification on how a pork chop and right-in and right-out entrance would affect traffic. Chair Wallace noted that she did not want additional accidents occurring. **Mr. Chambers** explained that a right-in and right-out entrance with a pork chop would force vehicles to only exit right. Mr. Chambers added that this would prevent any left turns that could cause accidents. Mr. Chambers noted that they have a traffic engineer working on a Traffic Impact Analysis to ensure that all improvements are met. **Chair Wallace** stated that she just wanted to ensure that the entrance was safe.

Vice Chair Perez added that access off 59th Avenue needed to be right-in and right-out.

Kristine Morris noted that her father had helped build a lot of the QuikTrips in the area. **Vice Chair Perez** stated that QuikTrip has a better reputation than other gas station companies in the market.

Mr. Chambers requested that if an additional stipulation is added, to specify that the pork chop be added only to any right-in and right-out entrances on 59th Avenue and Lower Buckeye Road. **Vice Chair Perez** agreed and stated that right-in and right-out entrances were very important.

Ms. Morris asked if this QuikTrip would have diesel fuel pumps for semitrailers. **Mr. Chambers** stated that this would be a hybrid location with both types of fuel.

Dustin Thrower asked for the scale of the fuel pumps. **Mr. Chambers** stated that the location would be small scale.

Ms. Dominguez asked for clarification if semitrailers would be able to get gas. **Mr. Chambers** confirmed. **Ms. Dominguez** asked how many fueling stations would be available for semitrailers. **Mr. Chambers** stated that there would be four fueling stations for large vehicles.

Ms. Morris voiced some concerns regarding commercial traffic. **Mr. Chambers** added

that the area is fairly industrial. Mr. Chambers noted that with the new proposed development that there would be numerous traffic dedications on both 59th Avenue and Lower Buckeye Road.

Ms. Morris and **Mr. Thrower** voiced their support for the additional stipulation.

Public Comment:

None.

Committee Motion, Discussion, Vote:

Motion:

Vice Chair Lisa Perez motioned to recommend approval of PHO-1-25--Z-131-99-7 with the following additional stipulation:

- All right-in and right-out entrances on Lower Buckeye Road and 59th Avenue shall include a pork chop.

Dustin Thrower seconded the motion.

Vote:

5-0, motion to recommend approval of PHO-1-25--Z-131-99-7 with an additional stipulation passed with Committee Members Dominguez, Morris, Thrower, Perez, and Wallace in favor.

VPC Recommend Stipulations:

1. That no loading docks or outdoor activity, other than passenger vehicle parking, shall be located between the north, south and west perimeter boundary or the property and adjacent buildings.
2. **ALL RIGHT-IN AND RIGHT-OUT ENTRANCES ON LOWER BUCKEYE ROAD AND 59TH AVENUE SHALL INCLUDE A PORK CHOP.**
- ~~2.~~ That the area zoned A-1 conform to the commerce park development standards.
- 3.
- ~~3.~~ That the Estrella Village Major Street Landscape Plan be utilized for all
4. landscaping along Lower Buckeye Road and 59th Avenue.
4. That the applicant shall notify the City Archeologist, prior to any constructional
5. grading activity. The State Historic Preservation Office and the City of Phoenix Archaeologist shall be notified if during construction any archaeological artifacts or remains are found.
- ~~5.~~ That 8-foot wide multi-purpose trail be provided along the south side of Lower
6. Buckeye Road, based on the guidance provided in the Estrella Village Multi

Purpose Trial Plan.

- ~~6.~~ That a transit stop/shelter be provided east bound on Lower Buckeye Road east of 59th Avenue, providing convenient access to pedestrians and persons with disabilities as per guidance from the Public Transit Department.
- ~~7.~~ That the following right of way standards shall be provided:
 - 8.
 - A. Right of way totaling 40 feet and a 10 foot sidewalk easement shall be dedicated for the south half of Lower Buckeye Road;
 - B. Right of way totally 40 feet shall be dedicated for the east half of 59th Avenue;
 - C. A 21 foot by 21 foot right of way triangle shall be dedicated at the southeast corner of 59th Avenue and Lower Buckeye Road;
 - D. Sufficient right-of-way shall be dedicated to accommodate a far side bus bay (Detail P-1257) on Lower Buckeye Road at 59th Avenue.
- ~~8.~~ That the developer shall construct all streets 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.
- 9. Improvements shall comply with all ADA standards.

Staff comments regarding VPC Recommendation:

Staff recommends the additional stipulation be reviewed by the Street Transportation Department.