

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION

Byron Easton, Planner III, Hearing Officer

Logan Zappolo, Planner I, Assisting

November 19, 2025

ITEM NO: 3	
	DISTRICT NO. 7
SUBJECT:	
Application #:	PHO 1-25--Z-SP-9-22-7
Location:	Southwest corner of 35th Avenue and Broadway Road
Zoning:	C-2
Acreage:	5.43
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022. 2) Request to modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022. 3) Request to modify Stipulation 4 regarding fencing. 4) Request to delete Stipulation 16 regarding monument signs. 5) Request to delete Stipulation 17 regarding illuminated signs.
Applicant:	Daniel Chambers, QuikTrip Corporation
Owner:	Zachary Pebler, Prestige Partners, LLC
Representative:	Robert Hannen, Kimley-Horn & Associates

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On December 11, 2025, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications.

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this request on November 17, 2025 and recommended approval with a modification by a vote of 11-0.

DISCUSSION:

Daniel Chambers, representative for QuikTrip Corporation, overviewed the applicant's requests to modify and/or delete the existing zoning stipulations. He stated that the original rezoning case was approved for a self-storage facility use, and they are now proposing to develop a QuikTrip fueling station. He explained the current request is to

modify Stipulation 1 to reflect the changes to stipulated site plan and Stipulation 2 to reflect the conceptual elevations for the proposed QuikTrip. Mr. Chambers explained they are also requesting a modification to Stipulation 4 addressing a 6-foot wrought iron fence to be located between the commercial property and residentially zoned area. Their proposal is to modify the wording of the stipulation as the proposed site plan shows a fence along the entire boundary of the site. Mr. Chambers overviewed the fence detail included in the presentation. He stated they are also requesting to delete stipulations 16 and 17 relating to illuminated, monument signs to allow for sign packages allowed in the C-2 zoning district.

Mr. Easton asked if there are any registered speakers for this case.

Mr. Zappolo, confirmed there are no registered speakers for this case.

Mr. Easton asked Mr. Chambers to explain the decision of the Village Planning Committee.

Mr. Chambers responded they met with the Laveen Village Planning Committee on November 17, 2025 and received a recommendation for approval with a vote of 13-0. He stated the village had one recommendation to relocate the illuminated sign to be located on the building façade that faces Broadway Road, rather than the proposed sign facing Tamarisk Avenue.

Mr. Easton stated he recorded a Village Planning Committee vote of 11-0.

Mr. Chambers replied that Mr. Easton was correct.

Mr. Easton asked Mr. Chambers to explain the changes to the proposed elevations.

Mr. Chambers explained the public street is along Tamarisk Avenue, and included the proposed elevations show an illuminated button sign facing south toward Tamarisk Avenue. He clarified the Village Planning Committee requested the sign to be facing north toward Broadway Road.

Mr. Easton asked for clarification of the directions indicated on the proposed elevations and asked which direction the left elevation was facing.

Mr. Chambers responded the front elevation is facing east toward 35th Avenue and the left elevation is facing south toward Tamarisk Avenue.

Mr. Easton confirmed the front of the building is facing east toward 35th Avenue and the left elevation is facing south toward Tamarisk Avenue. He included the left elevation is the plan the Village Planning Committee had issues with and asked which elevation they are looking to relocate the sign to.

Mr. Chambers replied that the sign will be relocated to the right elevation which faces north towards Broadway Road.

Mr. Easton asked how long it would take them to revise the elevation plans to label the directions as north, south, east and west instead of front, rear, right and left.

Mr. Chambers responded that the revisions could be submitted as soon as early next week.

Mr. Easton explained that the Village Planning Committee had no issues with the proposed site plan and indeed recommended approval with a vote of 11-0. He explained the request for the other stipulations to be modified and then asked for an explanation of the stipulation request regarding fencing.

Mr. Chambers responded that the request is to modify the stipulation to apply to the proposed fence shown on the entire western boundary of the site. He also explained there is a fencing detail included in the submittal documents for this case.

Mr. Easton asked if there is a driveway off Tamarisk Avenue.

Mr. Chambers confirmed the drive will run parallel to 35th Avenue from Tamarisk Avenue to connect to Broadway Road.

Mr. Easton reviewed the wording of the stipulation and asked if there were any other proposed fences other than on the western boundary.

Mr. Chambers replied the only fence is proposed along the entire western boundary.

Mr. Easton stated he is taking the request under advisement and that the applicant should submit revised elevations indicating the correct directions and sign placement. Once the revised elevations are received, he will be able to make a recommendation on the request. He then confirmed the City Council Ratification date for this PHO case is set for January of 2026 and clarified the requested change is to label the elevations denoting the direction and showing the illuminated sign on the north elevation.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding general conformance to the newly proposed site plan is recommended to be approved. The stipulated site plan depicted a commercial self-storage facility that added up to a total footprint of approximately 110,800 square feet of space in three buildings. This project did not develop, and the site remains vacant. The proposed conceptual site plan depicts a commercial fueling facility (QuikTrip) with a total footprint of approximately 6,445 square feet. Building height is approximately 20 feet. The site plan depicts minor modifications to driveways and vehicular circulation to improve traffic flow on the site. The proposal is compatible and consistent with development in the surrounding area.

- 2) The request to modify Stipulation 2 regarding general conformance to the stipulated elevations is recommended to be approved with a modification to add language that was recommended by the Laveen Village Planning Committee at the November 17, 2025 hearing. The stipulation now references specific regard to the orientation of the illuminated signs, ensuring that they are placed facing away from the adjacent residential development. The applicant additionally submitted revised elevations after the original submittal that accurately depict this orientation. The revised elevations depict the illuminated signs on the north and east facing elevations only, opposite of the residential development to the west and south.
- 3) The request to modify Stipulation 4 regarding fencing is recommended to be approved with a modification to provide the date stamp and language referencing the updated, proposed site plan that shows that new location of the fencing. The original stipulation referred to Building B and the stipulated site plan. This language will be modified to remove reference to Building B and add language referencing the conceptual site plan.
- 4) The request to delete Stipulation 16 regarding the prohibition of monument signs is recommended to be approved. The use of monument signs is standard for this type of development.
- 5) The request to delete Stipulation 17 regarding the prohibition of illuminated signs is recommended to be approved. The use of illuminated signs is standard for this type of development.

STIPULATIONS:

1.	The development shall be in general conformance with the site plan date stamped SEPTEMBER 24, 2025 November 29, 2022 , as modified by the following stipulations and approved by the Planning and Development Department.
2.	The development shall be in general conformance with the elevations date stamped DECEMBER 4, 2025 October 26, 2022 , WITH SPECIFIC REGARD TO THE ILLUMINAED SIGNS FACING AWAY FROM RESIDENTIAL DEVELOPMENT as modified by the following stipulations and approved by the Planning and Development Department.
3.	A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.

4.	A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing alley and Building B , as depicted in the site plan date stamped SEPTEMBER 24, 2025 November 29, 2022 , as approved by the Planning and Development Department.	
5.	All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper large canopy, drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.	
6.	Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.	
7.	A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.	
8.	The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.	
	a.	Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
	b.	Minimum 5-gallon shrubs providing 75% live cover at maturity.
	Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.	
9.	The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.	
10.	The developer shall dedicate 10 feet for the east side of the alley, as approved by the Planning and Development Department.	

11.	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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12.	If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13.	If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14.	In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
15.	Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
16.	No monument or ground signs shall be permitted on the site.
17.	No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022.

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