

Attachment C

REPORT OF PLANNING HEARING OFFICER ACTION Byron Easton, Planner III, Hearing Officer Logan Zappolo, Planner I, Assisting

November 19, 2025

ITEM NO: 2	
	DISTRICT NO. 7
SUBJECT:	
Application #:	PHO 1-25--Z-131-99-7
Location:	Southeast corner of 59th Avenue and Lower Buckeye Road
Zoning:	CP/GCP
Acreage:	7.82
Request:	1) Request to modify Stipulation 1 regarding outdoor activity.
Applicant:	Daniel Chambers, QuikTrip Corporation
Owner:	Peter Shaplin, Arizona Becknell Investors 2007 LLC
Representative:	Robert Hannen, Kimley-Horn & Associates

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Estrella Village Planning Committee heard this request on November 18, 2025 and recommended approval with an additional stipulation by a vote of 4-0.

DISCUSSION:

Daniel Chambers, representative of QuikTrip Corporation, presented a request to address outdoor activity pertaining to loading docks for a previously approved warehouse. He presented proposed plans for a QuikTrip fueling station. A fueling station would be considered an outdoor activity and therefore Stipulation 1 needs to be modified accordingly. He further explained the proposed fueling stations are going to be located on the north of the site triggering the need for stipulation modification. Mr. Chambers noted he attended the Estrella Village Planning Committee, and the committee asked them to implement pork chops on the site plan to allow for safe access to the property.

Mr. Easton asked for clarification on the request language for the modified stipulation.

Mr. Chambers responded the intent of the application is to modify the existing stipulation regarding outdoor activity along the north, south and west of the site.

Mr. Easton asked if they submitted a legislative edit of the stipulation.

Mr. Chambers confirmed they submitted a legislative edit of the stipulation modification.

Mr. Easton reviewed the Estrella Village Planning Committee comments and stated they recommended approval of the request 5-0, and their only request was inclusion of a porkchop. He asked if the Village Planning Committee had any issues with the modification of Stipulation 1.

Mr. Chambers responded that the committee did not have any other issues with the request, site plan, or wording of the stipulation.

Mr. Easton asked if there will be any other outdoor activity to the south and west.

Mr. Chambers replied no, the only proposed outdoor activity will be parking on the south and west of the property.

Mr. Easton reiterated that this includes loading docks and asked where deliveries will be dropped off.

Mr. Chambers responded the eastern portion would be used for deliveries, which was not included in the previous stipulation. Mr. Chambers added he believes the intent of the original stipulation was to keep loading docks from view of the public roads.

Mr. Easton explained there are no registered speakers for this case. He also stated there has been no opposition received. He reiterated the Village Planning Committee recommended approval of 5-0 on November 18, 2025, however wanted to add a stipulation for the inclusion of a pork chop.

He added as the Planning Hearing Officer he cannot recommend stipulations that would fall under the purview of the Streets Transportation Department. He also added that the Streets Transportation Department will have discretion of stipulations during site plan review.

Mr. Easton recommended approval with a modification and to add a Proposition 207 stipulation since the applicant has not submitted one.

Mr. Chambers stated he had no opposition to the revised stipulations.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding outdoor activity is recommended to be approved with a modification to provide alternative language to what was proposed by the applicant. When zoning was

approved in 1999, the site was intended to be part of a 125-acre commerce park. However, the commerce park was never developed in accordance with the original conceptual site plan. Now that a QuikTrip store is being proposed, outdoor activities centered around the use of the fuel pumps are to be expected. The new stipulation clarifies that only outdoor activities related to the fueling areas shall be allowed.

- 2) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	That No loading docks or outdoor activity, other than passenger vehicle parking AND FUELING AREAS, shall be located between the north, south and west perimeter boundary of the property and adjacent buildings.	
2.	That the area zoned A-1 conform to the commerce park development standards.	
3.	That the Estrella Village Major Street Landscape Plan be utilized for all landscaping along Lower Buckeye Road and 59th Avenue.	
4.	That the applicant shall notify the City Archeologist, prior to any constructional grading activity. The State Historic Preservation Officer 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 Buckeye Road, based on the guidance provided in the Estrella Village Multi-Purpose Trail 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:	
	A.	Right of way totaling 40 feet and 10 foot sidewalk easement shall be dedicated for the south half of Lower Buckeye Road;
	B.	Right of way totaling 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 Raod;
	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 incidental as per plans approved by the City. Improvements shall comply with all ADA standards.
9.		PRIOR TO FINAL 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.

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