



Village Planning Committee Meeting Summary

PHO-1-25--Z-SP-9-22-7

Date of VPC Meeting	November 17, 2025
Date of Planning Hearing Officer Hearing	November 19, 2025
Request	1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022. 2) Modification of Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022. 3) Modification of Stipulation 4 regarding fencing. 4) Deletion of Stipulation 16 regarding monument signs. 5) Deletion of Stipulation 17 regarding illuminated signs.
Location	Southwest corner of 35th Avenue and Broadway Road
VPC Recommendation	Approval, with a modification
VPC Vote	11-0

VPC DISCUSSION:

Two 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 and deletions 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 self-storage. 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:

Patrick Nasser-Taylor asked for more information on the Generation 4 QuikTrip model. **Mr. Chambers** stated that the Generation 4 model had a larger square footage with more glass exteriors and reorganization on the inside of the store. **Mr. Nasser-Taylor** praised QuikTrip for their business model and for the employees that they hire. **Mr. Chambers** noted that they have a vigorous hiring process and only about one out of one hundred applicants are offered a job.

Rebecca Perrera stated that the QuikTrip at 67th Avenue and Baseline Road also had the same employees and that they can handle after school traffic. Ms. Perrera asked for more information regarding access to the site. **Mr. Chambers** identified two major entry points. **Ms. Perrera** noted the large empty space and asked what was planned for that portion of the site. **Mr. Chambers** stated that that portion of the site could potentially serve for a future carwash; however, if it did not occur, then it would be marketed for another commercial development.

Carlos Ortega asked if the car washes would be self-service. **Mr. Chambers** noted that it would be a tunnel car wash with self-service vacuums. **Mr. Ortega** voiced concerns regarding access. Mr. Ortega added that the QuikTrip on 35th Avenue and Baseline Road was difficult to access due to the raised medians. **Mr. Chambers** explained that there are already traffic medians on both roads. Mr. Chambers added that this would result in right-in and right-out access. **Mr. Ortega** stated that he would like to prevent the issues on 35th Avenue and Baseline Road. **Mr. Chambers** noted that they are working with a traffic engineer to ensure that all improvements are made.

Kristi McCann requested the elevation slides to be pulled up. Ms. McCann asked if the sign was facing the residents. **Mr. Chambers** stated that the sign did not face the residential neighborhood. **Ms. McCann** voiced her approval and asked regarding lighting. **Mr. Chambers** explained that lighting will not seep outside of the site property lines and will not shine into the residential houses. **Ms. McCann** voiced her concerns regarding the left and right renderings. Ms. McCann noted that the right rendering is displaying a QuikTrip illuminated sign that would be facing residents. Ms. McCann asked for more information regarding the doors located on the left side of the renderings. **Mr. Chambers** explained that the doors would be for emergency access only and that the sign would not be located to face residence areas. **Ms. McCann** requested that the sign be located on the north side of the building instead of facing the local street.

Mixen Rubio-Raffin asked where the bicycle parking would be located. **Mr. Chambers** noted that the bicycle parking would be located on the north side of the building.

Public Comment:

Phil Hertel voiced his support for the PHO request.

Dan Penton voiced his support but requested enhanced landscaping. **Mr. Chambers** noted that they are proposing a 25-foot landscape setback with enhanced landscaping.

Mr. Hertel asked if the new design would be used to handle theft. Mr. Hertel voiced his frustration about the amount of theft. **Mr. Chambers** noted that for employee safety, they are not allowed to prevent theft. Mr. Chambers added that the new design would create better visibility, but that QuikTrip does work with the local Police Department to assist with any theft issues. **Mr. Hertel** voiced his extreme frustration. **Chair Stephanie Hurd** added that that was a company issue and not a land use issue.

Committee Motion, Discussion, and Vote:

Chair Hurd voiced her support for the new Generation 4 building model and noted that QuikTrip is always clean and that they pay attention to detail.

Motion:

Rebecca Perrera motioned to recommend approval of PHO-1-25--Z-SP-9-22-7 with a modification to update the elevations to move the illuminated sign as shown on the left rendering facing away from residential development. **Jennifer Rouse** seconded the motion.

Vote:

11-0, motion to recommend approval of PHO-1-25--Z-SP-9-22-7 with a modification passed with Committee Members Darby, Doromal, McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen and Hurd in favor.

VPC Recommended 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 September 24, 2025 ~~October 26, 2022~~, **WITH SPECIFIC REGARD TO THE ILLUMINATED SIGN 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 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.~~

Staff comments regarding VPC Recommendation:

None.