



Mrs. Marsha Reed
Acting City Manager
City of Chandler
Mail Stop 505
P.O. Box 4008
Chandler, AZ 85244-4008

February 23, 2016

Dear Mrs. Reed,

I am writing to you on behalf of the leadership and the congregation of The Grove church. The Grove has been a part of the Chandler community for more than fifteen years and has several thousand Chandler and East Valley residents regularly involved in the church's ministry.

My reason for writing is that we have recently learned that QuikTrip Corporation is making plans to build a Convenience Liquor Store Gas Station on the five-acre parcel contiguous to The Grove, on the church's south property line on Gilbert Road.

However, Arizona State Statute 4-207 prohibits the sale of liquor on adjacent properties in such close proximity to a church.

We would ask that your staff kindly inform the QuikTrip Corporation that their plans for construction are not allowed under this Arizona State Statute and as a church we would be opposed to the construction of such enterprise.

Thank you in advance for your help with this matter.

Respectfully,

Mr. Anthony Narducci
Chairman of the Board
The Grove



Chandler • Arizona
Where Values Make The Difference

#95
SEP 15 2016
Chandler
All-America City
2010

MEMORANDUM **Planning Division –CC Memo No. 16-055d**

DATE: SEPTEMBER 15, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *J*
 KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010
QUIKTRIP
 Adoption of Resolution No. 4963
 Introduction and Tentative Adoption of Ordinance No. 4709

Request: Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station

Location: Northeast corner of Gilbert and Queen Creek roads

Applicant: Charles Huellmantel, Huellmantel & Affiliates

The request was continued from the July 28, 2016, City Council meeting to allow the development team to meet with the leadership team of the adjacent church to the north and to be reviewed by the Planning Commission. Unfortunately an agreement could not be made between the parties and the stated opposition remains. The opposition triggers a legal protest.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Area Plan Amendment, Rezoning, and Preliminary Development Plan, subject to conditions.

BACKGROUND

The 4.5 acre subject site is located at the northeast corner of Gilbert and Queen Creek roads. Adjacent along the eastern property line are three residential homes as part of a five lot

residential cluster that is currently in the jurisdiction of the County. Directly north is the southwest corner of The Grove church campus. West and south are the arterial streets.

AREA PLAN AMENDMENT

The site is currently zoned AG-1 and is designated as Residential in both the General Plan and the Peterson Farms (Section 7) Area Plan, with a *Low-Density Residential* designation in the Area Plan. The *Low-Density Residential* designation allow for a density of 0-3 dwelling units per acre. The Peterson Farms Area Plan was established in 2000, and encompasses the area bounded by Germann, Queen Creek, Gilbert, and Lindsay roads. The Area Plan affects development in both Chandler and the Town of Gilbert, with development in Gilbert occurring as the Layton Lakes master-planned community. At the time of Area Plan approval the subject site and adjacent Grove church were in the jurisdiction of the County; however, were included in the area plan and given a designation of *Low-Density Residential*. The request is to amend the area plan from *Low-Density Residential* to *Commercial* which is consistent with language provided in the General Plan allowing for commercial to be considered at arterial corners. Planning Staff supports the Area Plan Amendment finding that with the limited size of the site, the surrounding uses, and the location of the site at the intersection of two major arterials, commercial development is appropriate.

SITE LAYOUT AND ARCHITECTURE

The total site area is approximately 4.5 acres, with the proposed development occupying the southern 2.78 acres. Currently QuikTrip is allowing the church to utilize the northern portion of the site as overflow parking, and has granted the church an emergency access easement along QT's northern property line to allow Fire Department access to the building in the event of an emergency. Development for the northern portion of the site will require separate PDP approval.

The development is designed in an angled fashion, opening the front of the site to the intersection, and mimics the lay out that was established with the Circle K fuel station located at the intersection's southwest corner. Due to the angled orientation of the building and fuel canopy, the fuel canopy corners closest to the street frontages are chamfered to maintain the required building setback. To provide the angled orientation, the standard 50'x250' landscape setback along arterial intersections is reduced to accommodate drive aisles around the canopy. Planning Staff supports the reduction in landscaping, as a better designed site plan is provided.

Unique to QuikTrip stores is the location of building entrances being provided not only at the front of the building, but also at each side of the building. The additional entrances allows for patrons to be separated depending on their choice of commodity being acquired, allowing for patrons that do not want fuel to be separated from the fuel station vehicular activities.

Building architecture is greatly enhanced beyond standard fuel station designs. With the inclusion of building entrances on the sides of the buildings, the design team has pushed the entrances out past the wall plan, creating a vestibule styled entrance. Canopies are provided at all entrances, with the main entrance having a canopy slightly higher than the side entrances creating a natural hierarchy. The facades of the building are broken up with both the utilization

of the building plane stepping back along the wall planes, and varying parapet heights. The use of two brick veneer types and tile are the main construction materials.

Two monument signs are provided, one along each frontage. The monument signs are standard in their design with the company name and fuel prices. Planning Staff is recommending the addition of condition no.12 in the Preliminary Development Plan conditions of approval, requiring the base of the sign to use stone veneer in place of the black base that is currently proposed.

DISCUSSION

The design team has taken a number of considerations into account with the development of the site. Early on in the project, the design team met with the adjacent residential neighbors to the east and agreed to provide a wider landscaped area than required (providing approximately 20 feet), and will construct an eight-foot wall along the eastern boundary. Additionally, with the Grove church directly north and the significant presence of Pistache trees on the Grove campus, Pistache trees are incorporated in the project.

In working with the design team, one of the elements that QT has found over the years is that using vertical curbs separating the building from the parking lot has provided concerns with patrons. The request includes eliminating the curbs and providing a flush surface. Parking will be separated from the pedestrian walkway with the use of decorative bollards, elevated landscape planters, and the inclusion of different textured pavement treatments; a color rendering is provided in the development booklet.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 27, 2015 at the adjacent church; eight neighbors directly east of the site and two neighbors northeast of the site attended, all offered general support of the request.
- Planning Staff has attached a letter from The Grove Church stating opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 1 (Donaldson)

A representative from The Grove church spoke at the hearing, stating opposition to the QT requesting liquor sales. The representative stated that QT has been a good neighbor and has let the church utilize their vacant lot to allow for overflow parking, but that the church has a concern with the convenience store selling alcohol in such close proximity to the church. Two neighbors spoke and three neighbors submitted cards in support of the request.

RECOMMENDED ACTIONS

Area Plan Amendment

Planning Commission Planning Staff recommend City Council approve the Area Plan Amendment.

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "QUIKTRIP" and kept on file in the City of Chandler Planning Division, in File No.DVR16-0010, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "QUIKTRIP" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0010, modified by such conditions included at the time the Booklet was approved by

the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. Gasoline tank vent piping shall be screened from arterial streets and public view.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
10. Landscaping shall be in compliance with current Commercial Design Standards.
11. Raceway signage shall be prohibited within the development.
12. The base of the monument signs shall utilize brick veneer consistent with the building elevations.

PROPOSED MOTIONS

Area Plan Amendment

Move to approve Resolution No. 4963 approving APL16-0002 PETERSON FARMS AREA PLAN, amending the Area Plan from Low-Density Residential to Commercial, as recommended by Planning Commission and Planning Staff.

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4709 approving DVR16-0010 QUIKTRIP, Rezoning from AG-1 to PAD, for a fuel station, subject to the conditions recommended by Planning Commission and Planning Staff.

CC Memo No. 16-055d
Page 6 of 6
September 15, 2016

Preliminary Development Plan

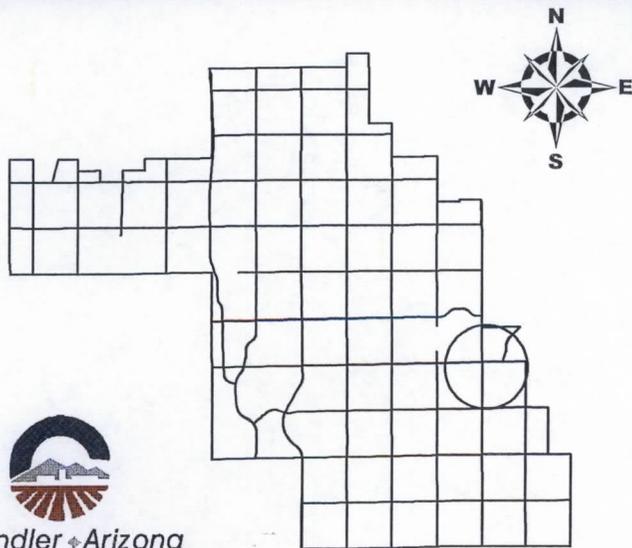
Move City Council approve Preliminary Development Plan DVR16-0010 QUIKTRIP, for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet
6. Letter of Opposition
7. Letters of Support
8. Resolution No. 4963
9. Ordinance No. 4709



Vicinity Map

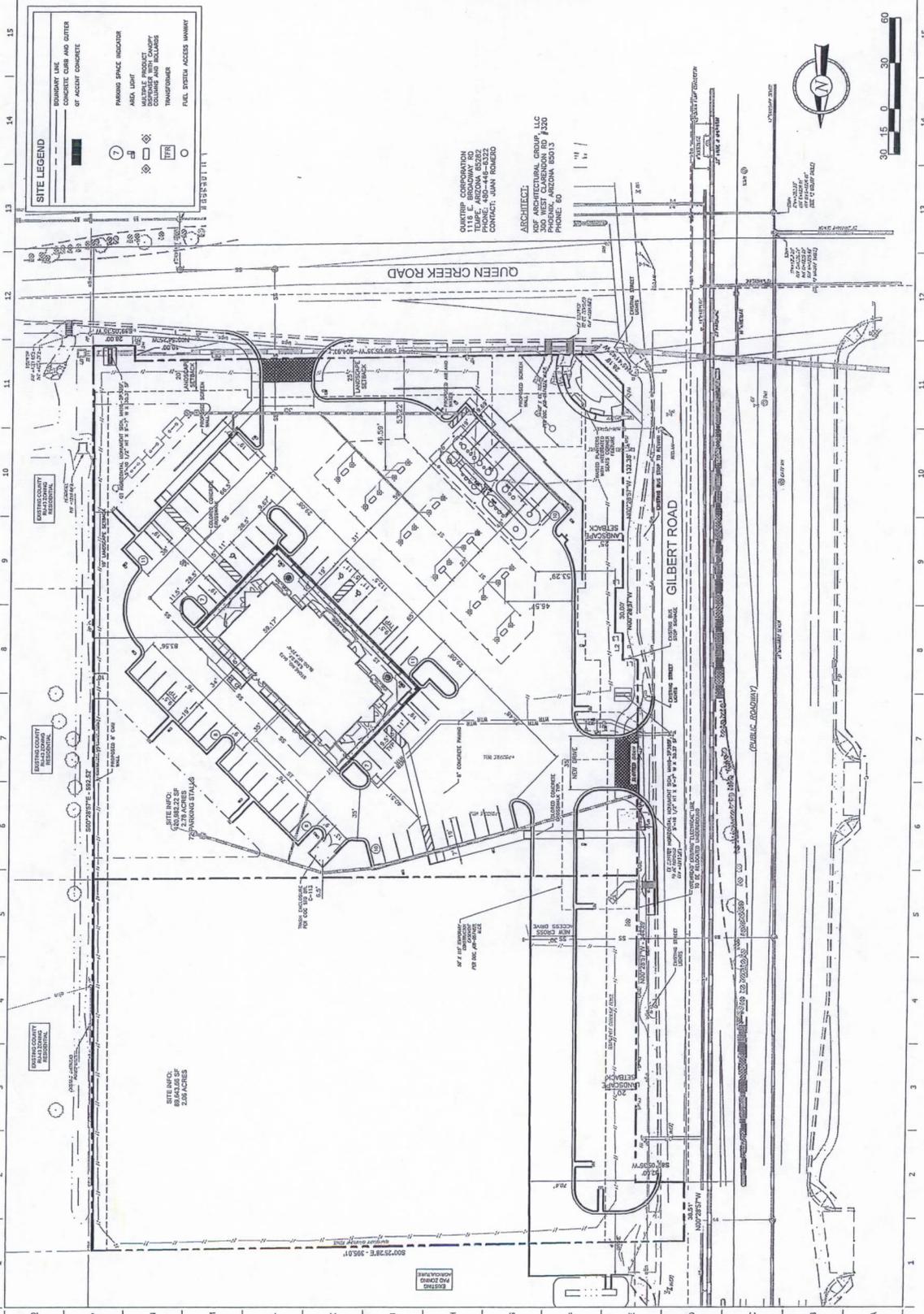


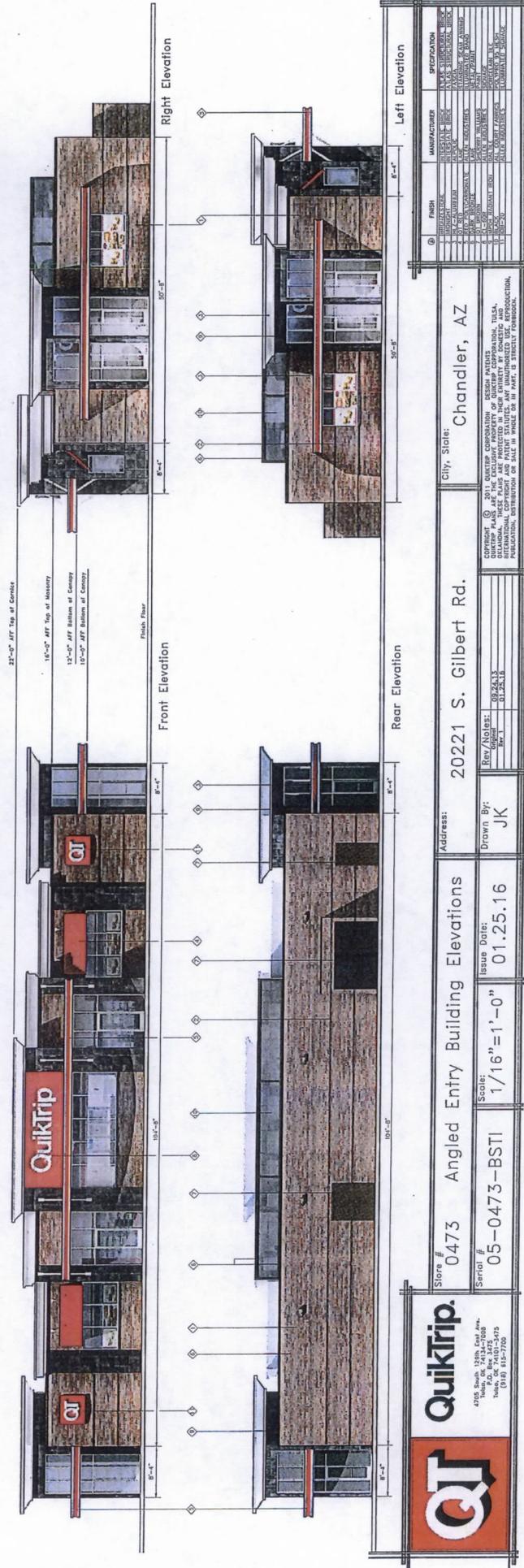
DVR16-0010

QuikTrip

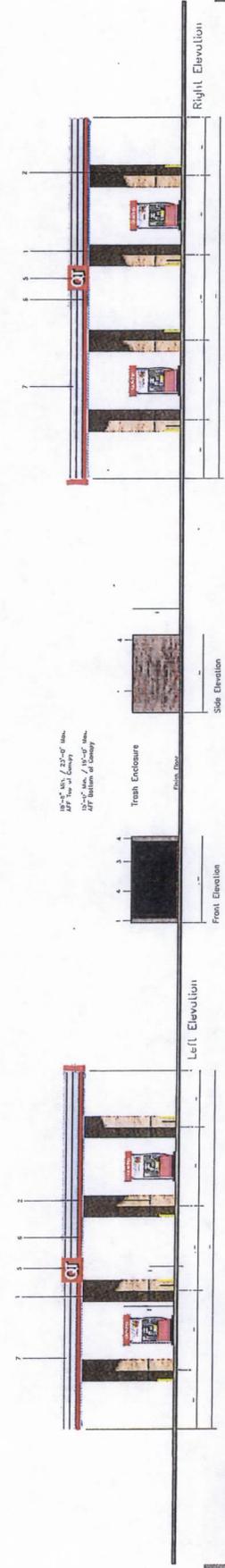
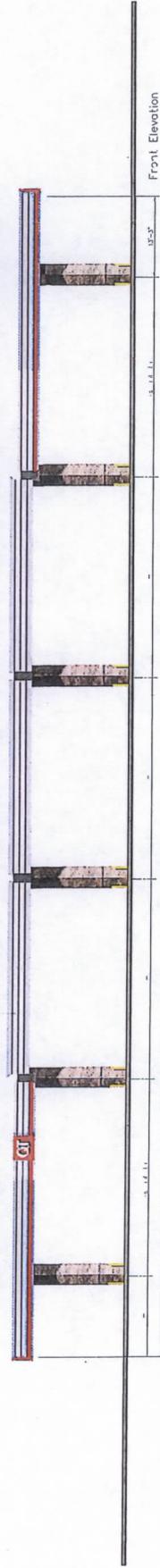
SITE PLAN

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|--|--|---|---|---|
| PROJECT NO. 15049 | |  QUIKTRIP CORPORATION 2021 SOUTH GILBERT RD CHANDLER, AZ QUIKTRIP No. 0473 |  ARCHITECT QUIKTRIP CORPORATION 2021 SOUTH GILBERT RD CHANDLER, AZ 85226 CONTACT: KEVIN THOMPSON PHONE: 480-441-8225 | ORIGINAL ISSUE DATE: REV. DATE: _____ DESCRIPTION: _____ SHEET TITLE: PRELIMINARY SITE PLAN SHEET NUMBER: 1 |
| PROJECT NO. 15049 QUIKTRIP CORPORATION 2021 SOUTH GILBERT RD CHANDLER, AZ 85226 CONTACT: KEVIN THOMPSON PHONE: 480-441-8225 | | | | |





4700 South 123rd, East Ave.
Tempe, AZ 85284
Tel: (480) 842-7000
Fax: (480) 842-7075





QuikTrip.
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 1000 W. Camelback Road, Suite 100
 Phoenix, AZ 85015-4400
 (602) 955-7700

Store # 0473 Custom DS 10 w/ Chamfers & Cornice

Serial # 05-0473-GD10

Issue Date: 03.27.16

Scale: NTS

Address: 20221 S. Gilbert Rd.

City, State: Chandler, AZ

Drawn By: BP

Project # 05-0473

Rev. 1 03.27.16

Rev. 2 03.27.16

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10'-0" W x 1'-0" H
 10'-0" W x 1'-0" H
 10'-0" W x 1'-0" H

Trash Enclosure

Side Elevation

Front Elevation

Left Elevation



Planning and Zoning
City of Chandler
Mail Stop 505
P.O. Box 4008
Chandler, AZ 85244-4008

August 11, 2016

To Mr. Erik Swanson for the City of Chandler Planning & Zoning Committee:

In response to your email, yes, The Grove, its leaders and board members, are absolutely opposed to the sale of alcohol on the parcel adjacent to our church.

We have a multitude of concerns. The greatest concern is that each week we have more than a thousand children, students, and college students on our campus who would be in dangerous proximity to where alcohol is being purchased and consumed; and at risk to the predators who loiter at these kinds of establishments to prey on children and girls. We have grave concern for their safety. For example, we have a children's playground just a few dozen feet from this proposed convince/liquor store that QT nor Chandler Planning and Development has taken into consideration.

And yes, we are also highly opposed to the Rezoning of this parcel from "Agricultural"; we have Chandler's only working pistachio grove that would be encroached on by fuel tanks and fuel pumps; and we are opposed to this site being rezoned for the purpose of a high-traffic gas station / liquor store.

As other members of P&D have already expressed to you, we do not need another gas station on this corner or in this part of Chandler. Circle K already sits catty-corner to this location on the West side of Gilbert Road and a Shell gas station is on the East side just one half mile North.

I would ask that you share this and our other letters of concern with Ms. Reed, the Planning Commission members, and with the City Council members.

Respectfully,

Dr. Palmer Chinchin
Lead Pastor

August 15, 2016

Re City: Council Meeting Zone & Use Permit for Quick Trip

Because I am going to be out of town on the date of the Council Meeting, concerning the proposed building of a Quick Trip Station on the corner of Queen Creek Rd. and Gilbert Road, I am writing this note to say that I do not have any objections to this project, concerning use or zoning of above property.

Any Quick Trip I have ever been in I am always pleased to note how clean and pleasant everyone has been. During the entire time Quick Trip has been working with Council I have been impressed with their willingness to meet with neighbors and to try in every way to comply with any request we have had for the building. They have been more than willing to let the congregation of the Grove Church use the land for parking and for youth activities until such time as they could build. I believe this should prove to the City Council that Quick Trip will be a valued addition to the City of Chandler.

I have owned my property directly attached to the Quick Trip Property for almost 60 years and feel that my willingness to have them as my neighbor should be important to the Chandler City Council.

Opal E. Pratt

13702 E. Queen Creek Road
Chandler, AZ 85286

May 2, 2016

Office of the Mayor & City Council
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85244-4008

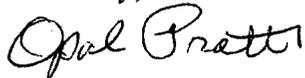
Mr. Mayor and City Council Members,

I am writing today to express my support for the proposed QuikTrip at the northeast corner of Gilbert and Queen Creek Roads. I am a property owner and longtime resident directly adjacent to the proposed QuikTrip, and I look forward to having QuikTrip as my next door neighbor.

Members of the QuikTrip team have been in contact with us for several years regarding their project and have always been accommodating to our requests. In fact, at the neighborhood meeting for their rezoning and development request, QuikTrip agreed to construct an 8-foot wall between their store and our property to mitigate the impact. I appreciate their willingness to work with us to be a good neighbor.

I believe a QuikTrip at this location is the right use for such an important commercial corner. I encourage you to vote yes on QuikTrip's request for a rezoning and Preliminary Development Plan.

Sincerely,

A handwritten signature in cursive script that reads "Opal Pratt".

Opal Pratt

May 2, 2016

Office of the Mayor & City Council
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85244-4008

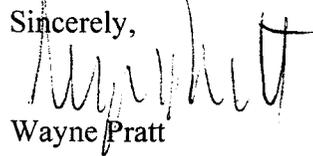
Mr. Mayor and City Council Members,

Please accept this letter of support for QuikTrip's rezoning and PDP requests for their property on the northeast corner of Queen Creek & Gilbert. I live on the east side of the currently vacant lot where QuikTrip would like to build their store.

QuikTrip has been great to work with and has listened to our concerns about a taller wall and relocating the trash further from our property. They agreed to build an 8-foot wall to buffer our property from the QuikTrip and have relocated the dumpster further from our shared property line. QuikTrip is a responsible business who acts as a good neighbor to those nearby.

I welcome QuikTrip as a neighbor at this key intersection. This is the type of quality business this area needs. I urge you to vote yes on QuikTrip's request for a rezoning and PDP.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Pratt". The signature is written in a cursive style with a large, prominent "W" and "P".

Wayne Pratt

May 3, 2016

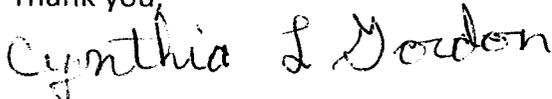
City of Chandler
Office of the Mayor & City Council
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85244-4008

Regarding: 20221 S Gilbert Road, Chandler, AZ 85286

Mayor and City Council Members,

We own the property at 13704 E Queen Creek Rd in Chandler, Arizona. We are writing to inform you that we support the proposal for the QuikTrip on the northeast corner of Gilbert and Queen Creek Roads. Although our property is not directly adjacent to the QuikTrip lot, our family owns the property that touches that lot. In the time since the QuikTrip store was first proposed and we were notified, their team has been accommodating and interested in making us as comfortable with the building as possible. QuikTrip has agreed to construct an eight-foot fence along the eastern border of their property, which will shield my family from any inconveniences that the store might create. Additionally, they worked with my brother, Steve to move the dumpster location to reduce any noise issues.

Overall, we think that the QuikTrip store proposed has been well planned and we believe that QuikTrip will be a good neighbor. As residents, we urge you to approve the QuikTrip development plan for the corner.

Thank you,



Richard & Cynthia Gordon

April 30, 2016

City of Chandler
Office of the Mayor & City Council
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85244-4008

Regarding: 20221 South Gilbert Road, Chandler, AZ 85286

Mayor and City Council Members,

I am the property owner of 13650 East Queen Creek Road in Chandler, Arizona, directly east of the possible QuikTrip site on the corner of Queen Creek Road and Gilbert Road. I am writing this letter to inform you that as a neighbor and resident of Chandler, I support the proposal for the QuikTrip store on the corner.

I have been in direct correspondence and negotiations with QuikTrip regarding this site and I have found them to be respectful, thoughtful and good neighbors. We have negotiated an eight-foot fence on the west side of my property (the back, east side of their property) which I believe will appropriately mitigate any negative impacts on my and my family's property. QuikTrip has also listened to my concerns regarding the dumpster location and has respectfully moved the dumpster to an area of the site that will not create any annoyances for my neighborhood and me.

Please consider this letter an official letter of support for the development of the proposed QuikTrip store. As a neighbor, I believe that they will not cause any negative effect on my land and I urge the city approve their application. Our neighborhood would benefit from the development of a vacant lot into a prosperous and sought after QuikTrip.

Thank you,

Steve Pratt



Christine Pratt



May 3, 2016

City of Chandler
Office of the Mayor & City Council
Mail Stop 603
P.O. Box 4008
Chandler, AZ 85224-4008

Regarding: Northeast Corner of Gilbert and Queen Creek Road

To the Mayor and City Council Members,

I own and live on the property at 13652 East Queen Creek Road, directly east of the possible QuikTrip site on the corner of Queen Creek Road and Gilbert Road. I am writing this letter to inform you that as a neighbor. I support the proposal for the QuikTrip store on the corner.

My family has been in direct correspondence and negotiations with QuikTrip regarding this site and have found them to be respectful, thoughtful and good neighbors. My family has negotiated an eight-foot fence on the west side of my property and my family's properties (the back, east side of their property) which I believe will appropriately mitigate any negative impacts on my and my family's property. Their response to our concerns has earned out trust and we, as a family, believe that QuikTrip will be a good neighbor and a good fit for this land.

Please consider this letter an official letter of support for the development of the proposed QuikTrip store. As a neighbor, I believe that they will not cause any negative effect on my land and I urge the city approve their application. Our neighborhood would benefit from the development of a vacant lot into a prosperous and sought after QuikTrip.

Thank You,

A handwritten signature in black ink, appearing to read "Patsy and Randy Baker". The signature is written in a cursive style with a large, sweeping flourish at the end.

Patsy and Randy Baker

April 30, 2016



CHRIST'S CHURCH

August 11, 2016

City of Chandler
Development Services Department
215 E. Buffalo Street
Chandler, AZ 85225

RE: QuikTrip Development, NEC Gilbert Rd. and Queen Creek Rd., Chandler, AZ.

To Whom It May Concern:

As a representative of Christ's Church of the Valley I have worked closely with QuikTrip Corporation in coordination of the development of one of their store locations adjacent to our main campus located at 67th Avenue and Happy Valley Rd. in the City of Peoria.

We have found QuikTrip to be a good neighbor and very focused on establishing and maintaining a good relationship with CCV. This relationship has proven beneficial for both parties and we have enjoyed having them there.

I would submit that a QuikTrip store in close proximity to a church provides no adverse circumstances due to the excellent manner in how the company operates its convenience store business.

Please consider this letter as an endorsement of QuikTrip's proposed development in your community.

Regards,

A handwritten signature in black ink that reads 'Tony Burgarello'.

Tony Burgarello
Executive Pastor
Christ's Church of The Valley



Big Brothers Big Sisters
of Tucson

160 E Alameda Street
Tucson, AZ 85701

T 520.624.2447

F 520.624.4882

www.tucsonbiggs.org

August 15, 2016

Dan Balenti
QuikTrip AZ Division
Fax: 480-921-1927

Dear Dan,

We write to you today to share with you the importance of QuikTrip AZ Division's support of Big Brothers Big Sisters of Tucson, and how this assistance makes a meaningful difference in the lives of children and youth in Tucson.

For more than 53 years we have positively impacted our community by making a difference in the lives of over 10,500 disadvantaged children and youth. Today, Big Brothers Big Sisters of Tucson, Inc.'s mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever. Our nationally recognized, evidenced based, one-to-one mentoring service is unique because it includes professional case management of each match. Our goal is to help children and youth in Tucson reach their highest potential by providing them with caring adult mentors. Seventy (70) percent of the children we serve are low-income, and according to research this puts them at greater risk for school dropout, drug abuse, violence, risky sexual behavior, and teen pregnancy. No one agency can serve all the youth who need help. Our community has a critical need for supportive services such as BBBST's youth mentoring program that help to decrease and in many cases prevent these outcomes.

In 2015, BBBST made 535 one-to-one mentoring matches, a 7% increase from 2014. Results showed that compared to their peers: 53% of the children in our program are more likely to get better grades; 34% are less likely to do drugs and alcohol; 30% have higher educational expectations than they did prior to enrolling; and 36% develop better trust with their parent(s).

In 2016, we plan to serve 580 children and youth. Over the last several years the need for our services has increased by 40%. We currently have a wait list of over 200 – 75% of whom are boys waiting for a male role model and mentor. QuikTrip's generous investment in our mission is used to recruit, screen, train, and monitor the mentors needed to serve youth in need and reduce the number of children on the wait list.

QuikTrip's involvement in our annual Bowl for Kids' Sake campaign and their incredible financial support is an integral part in making all this happen in our community. On behalf of the Board of Directors, our volunteers and the youth we serve, thank you for your continued support of this life-changing program.

Sincerely,

Marie Logan
Chief Executive Officer

Think of the possibilities. **What will you start?**

start something



August 17, 2016

To Whom it may concern;

I write this letter to show my support for the Quik Trip organization and the impact their stores and employees have upon the local community.

OCJ Kids is a local non-profit dedicated to impacting the lives of children living in the foster care system by engaging the business and faith communities to address the unmet needs of this population of children.

Over the past three years, QT and its employees have demonstrated their heart to improve their local community by sponsoring and participating in several of OCJ Kids annual outreach events.

The first event is our Career Development Fair. During this event, foster group home youth attend workshops designed to teach job readiness skills and provide avenues of future job employment. Local QT employees volunteer as workshop assistants to provide one on one learning instruction as well as providing a booth to offer the youth employment opportunities at local QT stores. We highly recommend our youth to pursue employment with QT due to the amazing job skills training they receive and character development that accompanies the training that will follow them the rest of their working life. As a result of this partnership, several of our youth have applied for jobs at QT for their first job.

The second event is our Tools 4 Success back to school event. For the past several years, employees at local stores have raised funds and filled backpacks to supply hundreds of foster group home youth with the necessary supplies needed to begin school and excel in their academic endeavors. In addition to the donation of supplies, local QT employees volunteer at our annual back to school event, reaching over 1,100 foster group home children and youth with a group craft projects, team building games, and a hot lunch.

The third annual event that QT partners with OCJ Kids is our Christmas toy drive and bowling party. QT employees participate every year as volunteers at the bowling event, as well as providing toys and financial donations to help over 600 foster group home youth experience joy during the holiday season.

As a non-profit, we are very blessed to have a community partner like QT. In my opinion, Quik Trip has proven themselves to be a great asset to every community their stores are located. Their stores maintain the highest level of cleanliness and professionalism from their new hires to the seasoned veterans.

As a leader of a non-profit business, a member of the local community, and a regular customer of many of the QT stores, I appreciate everything that QT represents and will continue to support them and encourage others to support them as well. We are thankful for all their community support and involvement, creating a brighter future and a stronger community.

If you would like any additional information or if you have any questions concerning this letter or QT's community involvement, please feel free to contact me at 623-210-6274 or by e-mail at gary@ocjkids.org.

Thank you,

Gary
President/Founder
OCJ Kids



Southwest
Autism
Research &
Resource
Center

August 16, 2016

To Whom It May Concern,

The Southwest Autism Research & Resource Center (SARRC) is honored to write a letter of support for QuikTrip, outlining their commitment to our mission and impacting the lives of those we serve. Over the past two years, QuikTrip has supported SARRC in the following ways:

- Financially supported SARRC's mission-critical programs with a grant in May 2016.
- Participated in the 2015 Walk Now for Autism Speaks in partnership with SARRC by supporting an employee's personal walk team through donations and day-of participation.
- Provided in-kind donations of store gift certificates for SARRC's internal Walk campaign.

Since 1997, SARRC has committed its resources to advance research and providing a lifetime of support for individuals with autism and their families. We value the tremendous community support and engagement QuikTrip provides. As a loyal partner, we couldn't do our great work without them! Should you have any questions, please feel free to contact me at (602) 340-8717 or dopenden@autismcenter.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Openden", is written over a horizontal line.

Daniel Openden, Ph.D., BCBA-D
President & CEO

300 N. 18th Street
Phoenix, AZ 85006

Phone (602) 340-8717
Fax (602) 340-8720
www.autismcenter.org



August 12, 2016

To Whom It May Concern:

Tumbleweed Center for Youth Development is proud and grateful for our long standing relationship with QuikTrip and the wonderful people who work for their organization. QuikTrip Corporation is a multi-state partner of the National Safe Place Program, which provide a safe space for youth in crisis and transportation to professional care and community connections. Tumbleweed is the local program partner. QuikTrip and Tumbleweed together provide a safety net to about 130 youth each year in the Maricopa County area.

QuikTrip is a remarkable business partner, generously sharing their time and talent with the Tumbleweed non-profit staff to help us accomplish the work we do. We are grateful for their support at many levels, not just through the Safe Place program. They go above and beyond in their commitment to the community they serve.

QuikTrip would be an asset to any neighborhood. Their stores are always clean and well cared for. Their staff is well trained and courteous. The Safe Place sign is always prominently displayed, letting youth (12 to 18) know that they will provide the safe space and transportation they need to resolve their crisis.

Sincerely,

Paula J. Adkins
Vice President of Development



August 15, 2016

Dan Balenti
QuikTrip Corporation, AZ Division
1116 East Broadway Road
Tempe, Arizona 85282

Dear Mr. Balenti,

Thank you for QuikTrip Corporation's passion and commitment to community development in Tucson. Your business is a model for sustainable corporate responsibility.

We are grateful that QuikTrip Corporation is a major sponsor of the National Safe Place Network, which ensures that abused, neglected, runaway, and homeless teenagers are able to find help and a place to stay when they are in crisis. Here in Tucson, Our Family Services operates the Reunion House, a 20 bed youth crisis center, which is the only licensed Safe Place Agency in all of Pima County.

QuikTrip gas stations comprise two thirds of the official "Safe Place" locations across Tucson, which, as you know, means that young people age 12-17 can show up at your gas stations any time of the day or night to access emergency housing. QuikTrip's Tucson gas stations refer almost two dozen youth via the Safe Place Network to Our Family's Reunion House throughout the year.

In addition to your important role in bringing desperate young people to Reunion House, QuikTrip donates substantial funding to help Our Family offset the cost of youth shelter services. Over the past two years, the company has donated over \$40,000 to support homeless youth.

And yet there is more. Beyond direct homeless youth support and funding, QuikTrip employees volunteer at every opportunity to organize hygiene drives, food drives and other community services for folks in need. Your company is an environmental leader in Tucson, leading implementation of Tucson's corporate water harvesting ordinance pilot program.

Our Family Services is thankful for all that QuikTrip Corporation does to help youth, neighborhoods, and the environment in Tucson. Thank you for providing this model of corporate social responsibility and for making our community a better place to live, to grow up, and to grow older.

Sincerely,

Emily Brott, MBA
Development Director

2590 N. Alvernon Way • Tucson, Arizona 85712
(520) 323-1708 • Fax (520) 323-9077
www.ourfamilyservices.org

RESOLUTION NO. 4963

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "PETERSON FARMS (SECTION 7) AREA PLAN" FROM LOW-DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF GILBERT AND QUEEN CREEK ROADS

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northeast corner of Gilbert and Queen Creek roads; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008, encourage the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Peterson Farms (Section 7) Area Plan", has been adopted for the area bounded by Gilbert Road, Germann Road, Queen Creek Road, and Lindsay Road.

WHEREAS, the applicant prepared this amendment to the existing "Peterson Farm (Section 7) Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map, has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached maps exhibit, an Amendment to the "Peterson Farms (Section 7) Area Plan", as presented to the Planning and Zoning Commission and approved at their public hearing held on August 17, 2016, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4963 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

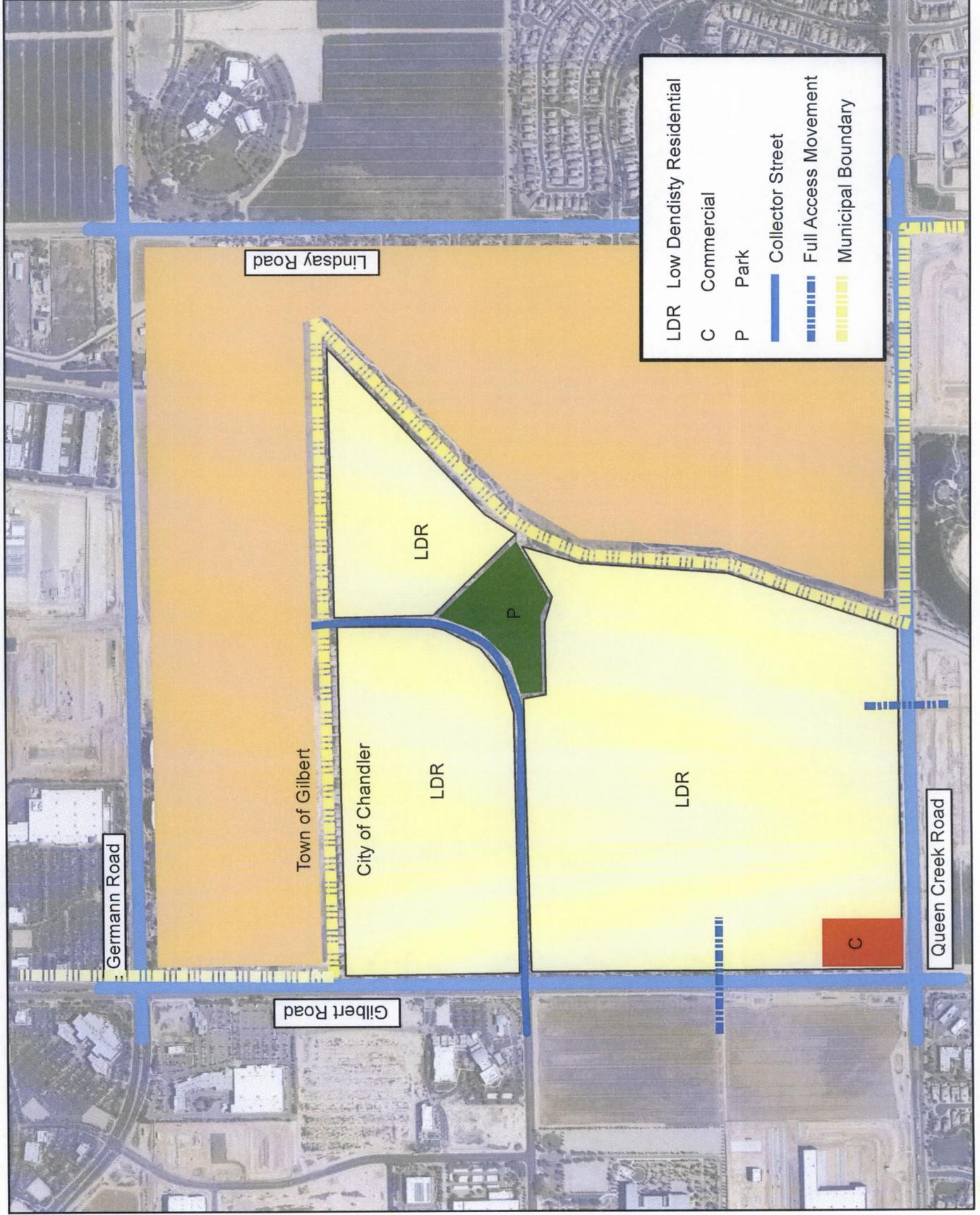
APPROVED AS TO FORM:

CITY ATTORNEY CAB

Peterson Farms (Section 7) Area Plan



Peterson Farms (Section 7) Area Plan Amended



ORDINANCE NO. 4709

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL USES INCLUDING A FUEL STATION FOR 24- HOUR USES, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from Agricultural (AG-1) to Planned Area Development (PAD) for commercial uses including a fuel station for 24-hour uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "QUIKTRIP" and kept on file in the City of Chandler Planning Division, in File No.DVR16-0010, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4709 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Legal Description
Consolidated Boundary
EXHIBIT 'A'

A portion of land situated in the Southwest Quarter of Section 7, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

Commencing at a Found Brass Cap in Handhole at the Southwest Corner of said Section 7, from which a Found Brass Cap at the West Quarter Corner of said Section 7 bears North 00 degrees 28 minutes 57 seconds West, a distance of 2639.53 feet;

Thence North 00 degrees 28 minutes 57 seconds West, along the West line of the Southwest Quarter of said Section 7, a distance of 619.01 feet;

Thence North 89 degrees 05 minutes 35 seconds East, parallel with and 618.99 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 33.00 feet, to the **POINT OF BEGINNING**.

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 33.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 38.51 feet;

Thence North 89 degrees 05 minutes 35 seconds East, parallel with and 657.50 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 395.01 feet;

Thence South 00 degrees 28 minutes 57 seconds East, parallel with and 428.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 592.52 feet, to a point on the Northerly Right-of-Way line of Queen Creek Road;

Thence along said Northerly Right-of-Way line, the following three courses:

South 89 degrees 05 minutes 35 seconds West, parallel with and 65.00 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 28.00 feet;

Thence North 00 degrees 54 minutes 25 seconds West, a distance of 10.00 feet;

Thence South 89 degrees 05 minutes 35 seconds West, parallel with and 75.00 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 304.93 feet;

Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.

Thence North 45 degrees 41 minutes 42 seconds West, a distance of 28.19 feet, to a point on the Easterly Right-of-Way line of Gilbert Road;

Thence along said Easterly Right-of-Way line the following seven courses:

North 00 degrees 28 minutes 57 seconds West, parallel with and 75.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 132.38 feet;

Thence North 89 degrees 31 minutes 01 seconds East, a distance of 5.00 feet;

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 80.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 30.00 feet;

Thence South 89 degrees 31 minutes 01 seconds West, a distance of 5.00 feet;

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 75.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 17.06 feet;

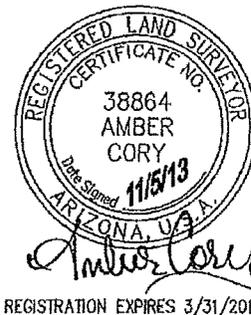
Thence South 89 degrees 31 minutes 01 seconds West, a distance of 10.00 feet;

Thence North 00 degrees 28 minutes 57 seconds West, parallel with and 65.00 feet East of the West line of the Southwest Quarter of said Section 7, a distance of 344.49 feet;

Thence South 89 degrees 05 minutes 35 seconds West, parallel with and 618.99 feet North of the South line of the Southwest Quarter of said Section 7, a distance of 32.00 feet, to the **POINT OF BEGINNING**.

Encompassing 210,621 square feet or 4.835 acres, more or less.

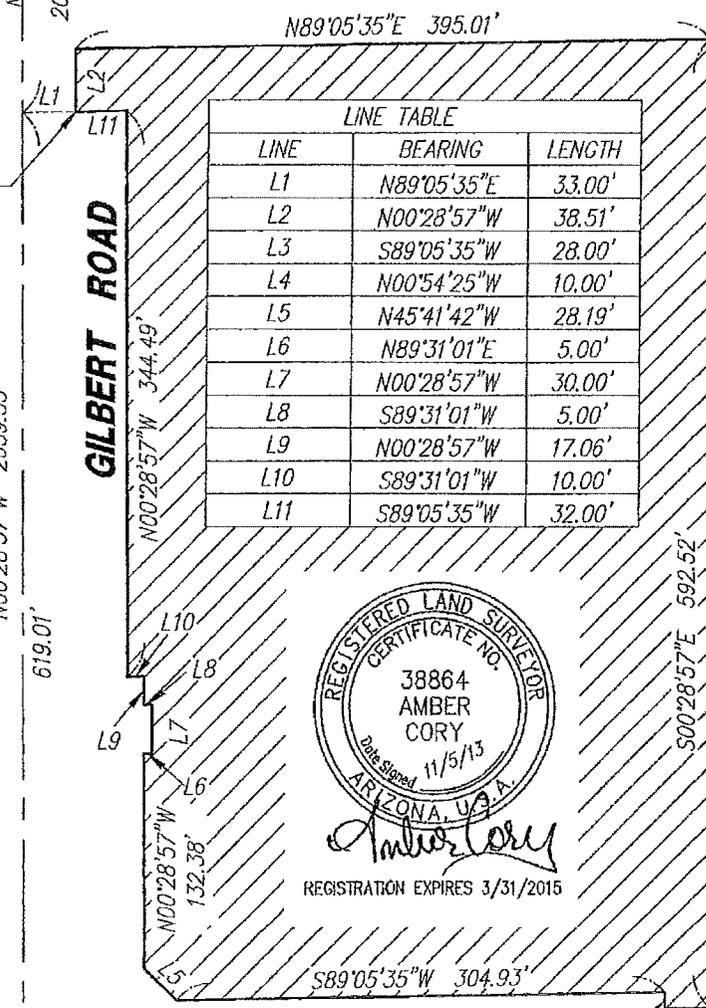
See Exhibit "A" attached hereto and made a part hereof.



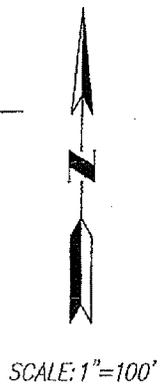
Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

**EXHIBIT "A" CONT'D.
CONSOLIDATED
BOUNDARY**

FOUND BRASS CAP
IN HANDHOLE
EAST 1/4 CORNER,
SEC. 7, T.2S., R.6E.

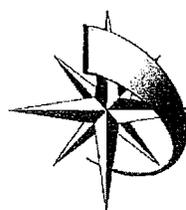


| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N89°05'35"E | 33.00' |
| L2 | N00°28'57"W | 38.51' |
| L3 | S89°05'35"W | 28.00' |
| L4 | N00°54'25"W | 10.00' |
| L5 | N45°41'42"W | 28.19' |
| L6 | N89°31'01"E | 5.00' |
| L7 | N00°28'57"W | 30.00' |
| L8 | S89°31'01"W | 5.00' |
| L9 | N00°28'57"W | 17.06' |
| L10 | S89°31'01"W | 10.00' |
| L11 | S89°05'35"W | 32.00' |



FOUND BRASS CAP
IN HANDHOLE
SOUTHWEST CORNER,
SEC. 7, T.2S., R.6E.

FOUND BRASS CAP
IN HANDHOLE
SOUTH 1/4 CORNER,
SEC. 7, T.2S., R.6E.



NORTHSIGHT
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