



To: Chris Jacques
Planning and Community Development Director
9875 N 85th Ave
Peoria AZ 85345

From: Jason Raith (Erin Groves Community Representative)
[REDACTED]
Peoria AZ 85345
[REDACTED]

Mr. Jacques,

I am writing to you on behalf of my community, Erin Groves, the community to the north of me, La Jolla Groves, and the community to the southwest of me, Arizona Coronado. Each of these neighborhoods was represented at the Planning and Zoning hearing on March 16th where we spoke out against the opening of a QT Gas Station on the south west corner of 95th Ave and Olive Ave.

We would like to appeal the decision of the hearing. We do not feel the study that was done adequately took into account the amount of traffic that will exit the QT on to 95th Ave and come south bound into the residential area. We saw how QT made plans that would allow vehicles to make a left hand turn from the parking lot directly onto Olive Ave, and how they were providing for the neighbors to the east of them on 95th Ave, by placing the exit in between the two houses, so the headlights would not shine directly into their houses.

We were deeply offended by the City's closing statement that they did not feel the placement of the QT at this corner would have a detrimental effect on the quality of life for the people in the nearby neighborhoods.

The City traffic study showed there would be about 25 extra cars on 95th Ave due to the QT. I feel that as soon as drivers see how difficult it will be to exit the QT from the provided exits on Olive Ave to travel west bound onto Olive Ave, they will exit on to 95th Ave to make a left hand turn to Olive. When frustrated with this, as there is a short left hand turn bay, they will turn south and head down a residential street, which was not designed for this volume of traffic.

The only way they can return to a major street is to travel on 95th Ave to Butler, then Butler to 99th Ave, from there they can easily travel to Northern Ave, and pick up the Northern Parkway. Once drivers find this is an easier way to arrive at the preferred roadway to the west and northwest valley, I feel our neighborhood roadways will not be safe to be on.

These roads, 95th Ave and Butler Ave, are residential streets, houses line them on both sides, and cars back from their driveways directly onto the roads. There is a school at the intersection of 95th Ave and Butler. The City has already placed speed humps in the roadway, due to prior traffic issues. There is a

sign at 95th Ave and Olive indicating there are no through roads out of the neighborhood. The roadway between 97th Ave and 99th Ave is only one lane, with speed humps on it. The other half of the roadway is in a county parcel and has not been developed.

Putting the QT on this corner would be the same as putting it at 75th Ave and Sweetwater. On the edge of an arterial street that feeds directly onto a residential roadway. But Sweetwater is much wider than 95th Ave is.

Yes, there is a Circle K on the north side of the roadway. But when you look at the roadways and how the neighborhoods feed into 95th Ave they are completely different. 95th Ave between Peoria Ave and Olive Ave does not have a single residential driveway that exits onto it.

We would like this decision to be appealed, so the City can work with QT and find an area that will not have a detrimental effect on a residential neighborhood. Or allow the City and the Neighborhoods to work with QT on a traffic flow design that will not provide vehicles the ability to turn south on 95th Ave from the QT and onto a residential roadway.

Thank you.

Jason Raith