

TOWN OF
QUEEN CREEK
ARIZONA

Maya Theater Complex SP13-016

Town Council Meeting
June 5, 2013

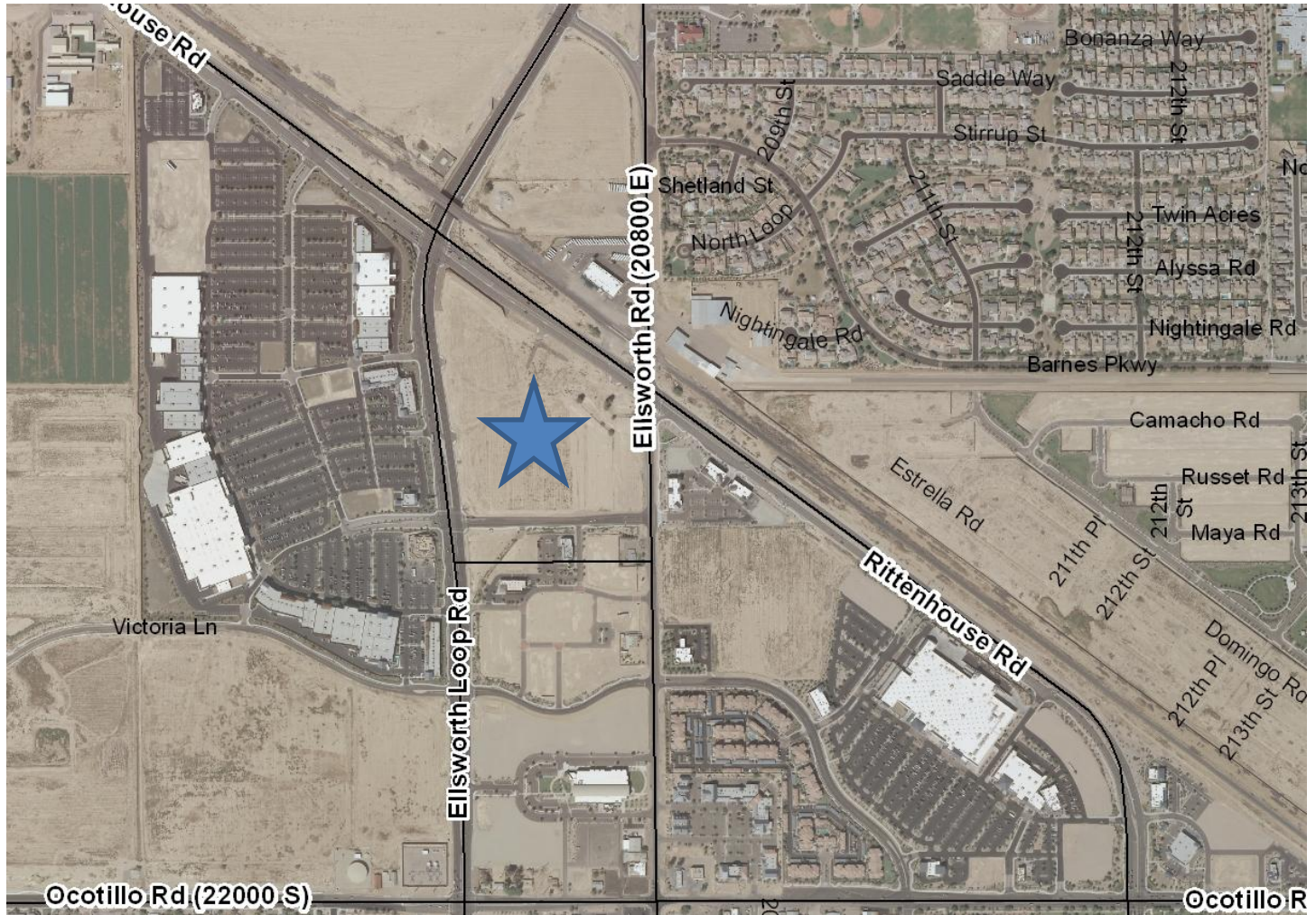


Background

- Queen Creek Marketplace approved in 2006 with two phases
- Town acquired the 19 acre “Phase 2” at Ellsworth Loop and Rittenhouse
- Town contracted with Phoenix Commercial Advisors to market the property, specifically for a theater
- Maya Operations Queen Creek LLC submitted this proposal for consideration
- Possible agreement under discussion between Maya and the Council for a portion of the property



Maya Theater Location



Queen Creek Marketplace



Maya Theater

- 14 screens & 59,000 s.f.
- “Modern agricultural” architectural style
 - Tilt slab construction with architectural elements
 - Plant trellises and screening
 - Public art piece in the open space mall
 - LED freestanding and attached signs proposed
- Architectural style of Phase 2 and Phase 3 buildings proposed by the applicant to be consistent with theater design



Maya Theater Elevations



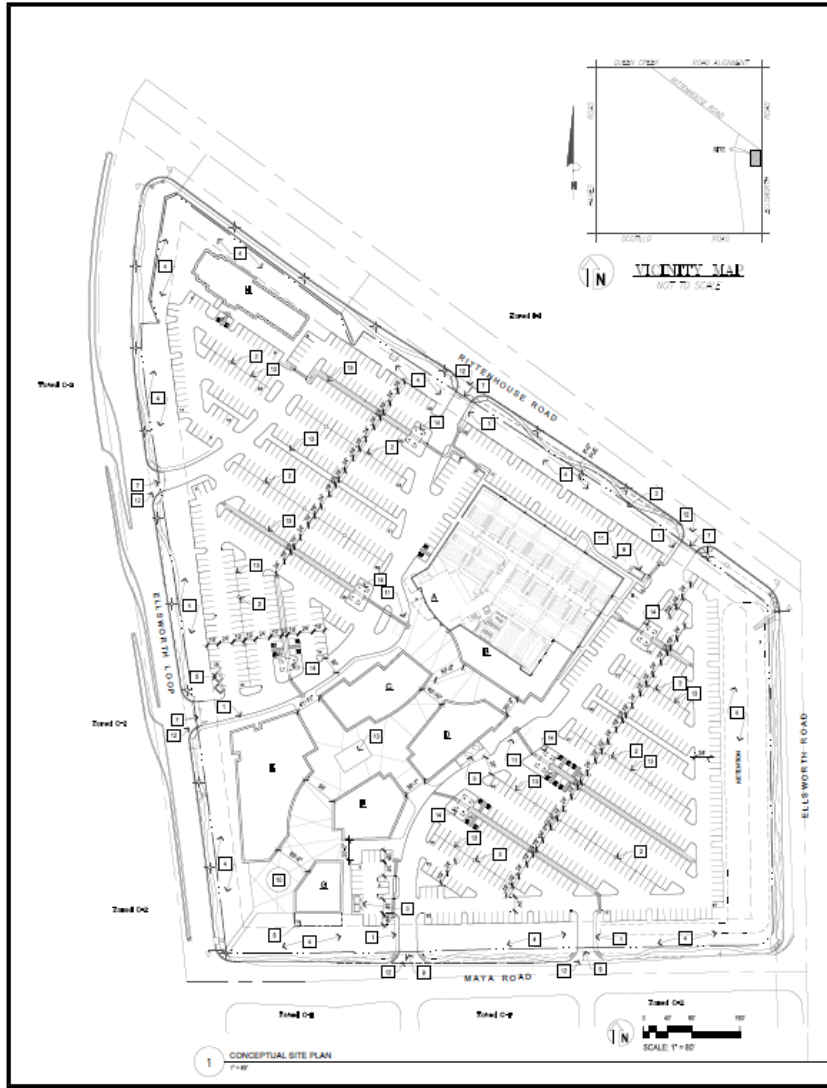
Not for Construction

Maya Theater Complex

- Phase One – currently under discussion
 - Maya theater – 14 screens & 2,300 seats
 - Restaurants – 7,500 +/- s.f.
 - Retail – 1,000 +/- s.f.
 - Required parking – 501 spaces
 - Offsite improvements, landscaping, retention, etc.
- Phase Two
 - Restaurants – 19,000 +/- s.f.
 - Retail – 45,000 +/- s.f.
 - Required parking – 499 spaces
 - Shared parking permitted
- Phase Three
 - Hotel on the northwest corner of the site



Maya Theater Site Plan



- KEYNOTES:**
- 1. ASH/SHRUBbery
 - 2. BR/ASPHALT DRIVE (P)
 - 3. PAVEMENT (TYP) DRIVE/STAND OFF
 - 4. SIGNAGE - 60' MIN.
 - 5. REFUSE ENCLOSURE
 - 6. TRASH CONTAINER
 - 7. EXTERIOR DRIVE ENTRANCE
 - 8. OUTDOOR PATIO
 - 9. PROPOSED DRIVE ENTRANCE
 - 10. LANDSCAPE PLANTING
 - 11. LANDSCAPE UNLOADING AREA
 - 12. BIENEFIT SIGNAGE
 - 13. LIGHTING
 - 14. TRASH PICKUP
- GENERAL NOTE:**
- ALL LANDSCAPE TO BE SCREENED WITH EXISTING BOUNDING TO BE 10' MIN. ABOVE EXISTING FINISHED GRADE.

Land Use and Standard Shared Parking Model

PROJECT NAME: Town Center Site - District Model
 DATE: 10/2019
 BUILDING AREA SUMMARY
 Total Parking: 482 Spaces

PHASE ONE

PAGE & Buildings	Spaces	Required	Net	Cost	Total Sq. Ft.
Theater Building "A" (14 Bays)	18,000	-	-	-	-
Theater Seats	2,000	-	-	-	18,000
Sub-Totals	18,000	-	-	-	-
Building "D" - Ice Cream, Restaurant & Retail	1,000	1,000	-	1,000	-
Building "E" - Coach & Village	2,000	2,000	-	2,000	-
Phase One Project Totals	21,000	3,000	1,000	3,000	18,000

PHASE TWO

PAGE & Buildings	Spaces	Required	Net	Cost	Total Sq. Ft.
Building "C" - Shops	2,000	2,000	-	2,000	-
Building "D" - Shops	2,000	2,000	-	2,000	-
Building "E" - Shops	2,000	2,000	-	2,000	-
Building "F" - Shops	2,000	2,000	-	2,000	-
Building "G" - Foodservice Restaurant	2,000	-	-	-	6,000
Building "H" - (33-room Motel)	15,000	45,000	30,000	30,000	30,000
Phase Two Project Totals	15,000	45,000	30,000	30,000	42,000
Project Totals	36,000	48,000	33,000	33,000	100,000
QC's Minimum Off-Street Parking Requirements	300	300	100	100	100
QC's Minimum Off-Street Parking Target	300	300	100	100	100
Net Available Parking Provided	300	300	100	100	100

Queen Creek - Standard Shared Parking Model

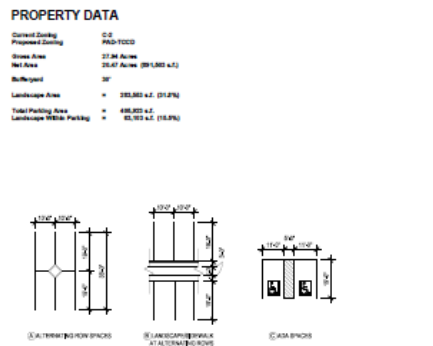
Queen Creek Shared Parking Time-of-Day Adjustment Factors

Land Use	Weekday Daytime Peak - 6am	Weekday Daytime Even-12am	Weekend Daytime Peak - 6am	Weekend Daytime Even-12am	Night/Slow Even - 12am
Retail	60%	60%	100%	70%	10%
Restaurants	70%	100%	100%	100%	10%
Office	70%	100%	100%	100%	10%
Customer Dining	70%	100%	100%	100%	10%
Theaters	60%	100%	60%	100%	10%

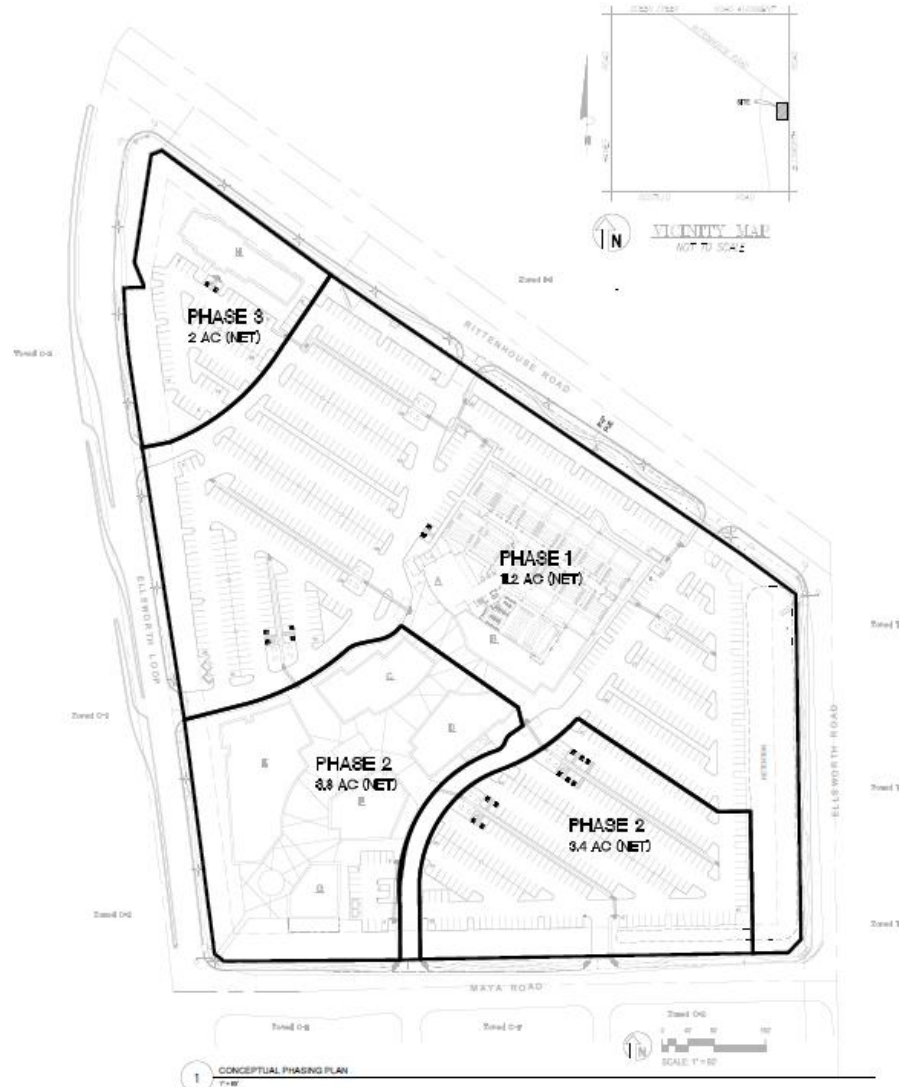
Town Center Site Shared Parking Requirements

Land Use	Weekday Daytime Peak - 6am	Weekday Daytime Even-12am	Weekend Daytime Peak - 6am	Weekend Daytime Even-12am	Night/Slow Even - 12am
Retail	85	140	100	100	5
Restaurants	100	100	100	100	10
Office	85	85	85	85	10
Theaters	100	100	100	100	10
Total Shared Spaces/Period	480	560	560	560	100

Peak Period Parking Required: 560
 Parking Spaces Proposed Target: 602
 On-Site Shared Parking Spaces: 1
 Total Accessible Parking Required = 2% of 602 = 12
 Total Accessible Parking Provided: 20



Maya Theater Phasing Plan



Original Staff Recommendation

- Approval, with conditions
 - Overall development plan and theater elevations as presented for Phase 1
 - All off-site improvements to be part of Phase 1
 - Areas not in Phase 1 to be designated “no parking” and isolated and dust proofing applied
 - Staff review and approval of changes to Phase 1 to accommodate Council direction
 - Staff review and approval of final building locations and design for Phases 2 & 3



Commission Recommendation

- Approval as proposed by staff with an additional condition:
 11. Non-vehicular and pedestrian access to the complex be improved by extension of a linkage to the southeast corner of the site.



Revised Recommendation

- As a result of ongoing negotiations the revisions to the original conditions of approval are needed:

Condition 1 – Negotiation for the sale or lease of the property must be approved and recorded prior to any construction activity on this property.

Condition 2 - Approval of the 11.2 acres for Phase I only, as opposed to the 19 acre entire site plan



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Thank You
Questions?
Comments?

