



Requesting Department:
Development Services

TO: PLANNING AND ZONING COMMISSION

**THROUGH: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR,
WAYNE BALMER, PLANNING ADMINISTRATOR**

FROM: SIDNEY URIAS, PLANNER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON SP13-044 “Aaron’s at Shoppes at Indigo Trails”, a request by Single Tenant Retail LLC for a Site Plan approval of an Aaron’s store at the east of the southeast corner of Ocotillo Road and Rittenhouse Road in the Shoppes at Indigo Trails commercial development.

DATE: JANUARY 8, 2014

STAFF RECOMMENDATION

Staff recommends approval of SP13-044, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve SP13-044, “Aaron’s at Shoppes at Indigo Trails,” subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS

- KRA 8, Objective 1: Maintain a balanced community and economically diverse employment base by evaluating new economic development models focusing on fostering economic development within the community through regular monitoring of national trends.
- General Plan Growth Areas Element, Goal 5, Policy 5b: Encourage the use of available infrastructure capacity to accommodate new development consistent with the land use goals and provisions of the General Plan.

SUMMARY

The proposal consists of a request by Single Tenant Retail LLC for a Site Plan approval. This project is located on the east of the southeast corner of Ocotillo Road and Rittenhouse Road in the Shoppes at Indigo Trails commercial development. The development proposal is consistent with the Town Zoning Ordinance and the Shoppes at Indigo Trails design standards.

HISTORY

May 4, 2005:	Shoppes at Indigo Trails is formally introduced to Town Council.
May 18, 2005:	Mayor and Council approve RZ02-05, SP04-05, DR03-05, & Ordinance 317-05, Shoppes at Indigo Trails.
November 15, 2006	Town Council approves SP06-033 / RZ06-083 Shoppes at Indigo Trails.

DISCUSSION

The applicant is requesting approval of a Site Plan, Landscape Plan and Building Elevations for a 7,000 sq. ft. Aaron's store to be built on Pad B at Shoppes at Indigo Trails.

Project Information	
Project Name:	Aaron's
Site Location:	East of the southeast corner of Ocotillo Rd. and Rittenhouse Rd. in the commercial development of Shoppes at Indigo Trails.
Current Zoning:	C-2 PAD
General Plan Designation:	Commercial
Surrounding Zoning Designations:	
North	C-2 PAD (Walgreens, Jack in the Box)
South	C-2 PAD (Taco Bell, Pizza Hut, Snap Fitness)
East	C-1 PAD (Queen Creek Professional Village)
West	C-2 PAD (CVS)
Parking Required	14
Parking Provided	19
Site Area:	53,625 S. F./ 1.23 Acres

ANALYSIS

General Plan Review: The subject property is designated as Commercial on the General Plan. The project is consistent with the General Plan.

Zoning Review: The zoning designation of the property is C-2 PAD. The proposal is consistent with uses allowed in the C-2 PAD zoning district.

Site Plan Review: The proposed site is an existing/vacant pad in the Shoppes at Indigo Trails commercial center. The proposed site plan connects to pedestrian paths internally within the Shoppes at Indigo Trails shopping center. The proposed site plan does not alter the traffic flow for the site and square footage does not impact overall parking. The proposed building location is supported by staff. On-site drainage and retention, and landscaping are not affected by the proposed changes.

Building Elevation Review: Staff is concerned about the proposed elevation on the west side of the building. The applicant has proposed a blue branding strip which encompasses all sides of the west cornice. Staff is concerned that the proposed blue branding strip would be visible on the other three sides, and would not adhere to the architectural standards and current development in the Shoppes at Indigo Trails. Staff is proposing the branding strip to be limited only to the west façade above main entrance door. All other features exhibit four-sided architecture including varying roof heights accented by cornices, corrugated metal awnings, stucco and masonry siding.

Landscape Plan Review: The Landscape Plan is consistent with the Zoning Ordinance and current development at Shoppes at Indigo Trails.

PUBLIC COMMENTS

Staff has received an inquiry from a business owner located at Queen Creek Professional Village about proposed architecture and material types for the site.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Signage will adhere to current provisions in the Zoning Ordinance.
3. Color palettes shall match surrounding buildings found at the Shoppes at Indigo Trails.
4. The proposed architectural features such as the square accents will match the blue accents located south of the proposed site.

5. The elevations shall adhere to the existing colors and materials of the Shoppes at Indigo Trails. The blue branding strip shall be limited to the cornice on west façade area above the main entrance door. All other facades will continue the approved palette of the Shoppes at Indigo Trails.
6. No roof mechanical or HVAC equipment shall be visible from any surrounding properties or the adjacent street.

ATTACHMENTS

1. Aerial Photo
2. Narrative
3. Building Elevations
4. Site Plan

Aaron's Vicinity Map



Ocotillo Rd.

Proposed
Aaron's Site

Rittenhouse Rd.



Project Narrative

New Aaron's Inc. Store, 21264 E. Ocotillo Road

Phoenix Design Group, llc Architects PDG-1640, 09/04/13

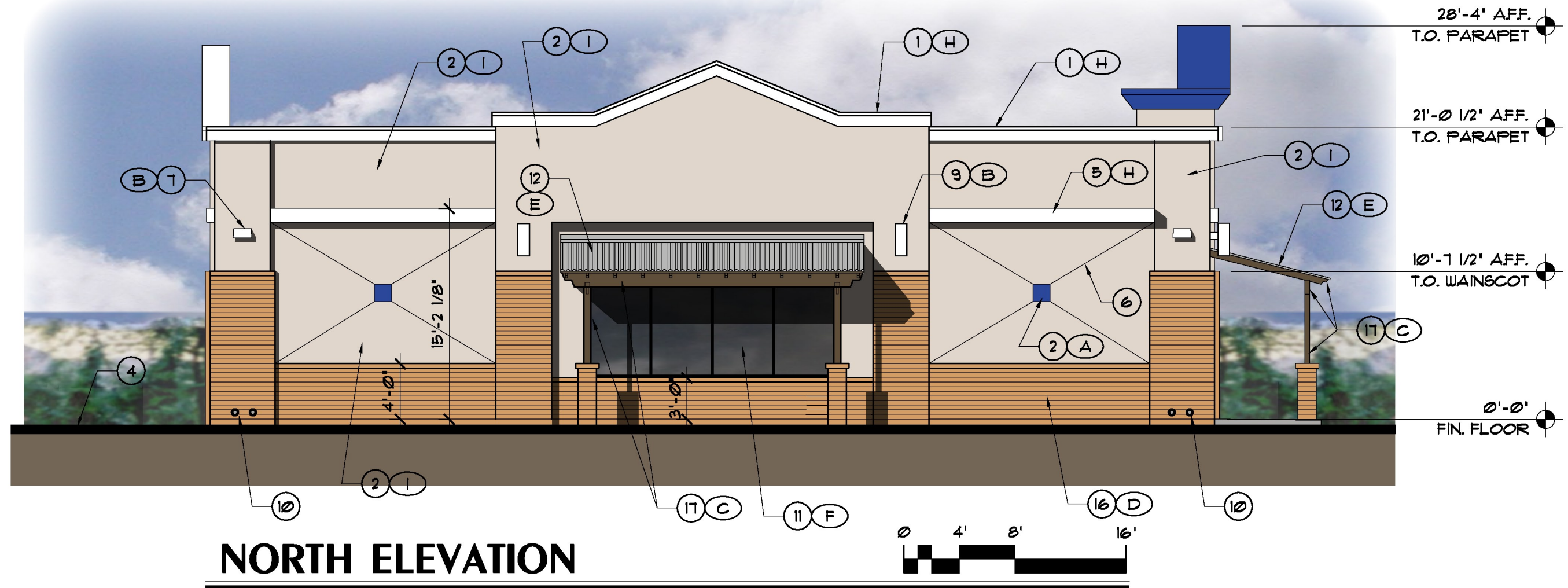
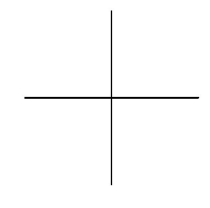
SINGLE TENANT RETAIL, llc proposes to construct a New Aaron's Inc. Store, Town of Queen Creek. This development of a portion of the northeast corner of commercial subdivision parcel created at the southeast corner of the realignment of Rittenhouse Road at Ocotillo Road with a new building and site improvements.

The property includes full existing street improvements and is part of a master drainage system which directs storm water into a surface storage system along the public streets and in basins throughout the subdivision. Site surroundings to the west are large retail uses, industrial and professional offices to the east and a public cemetery to the south. Site topography generally flat with no apparent drainage ways across the property. Existing site screen walls and fencing system at the east and north property is complimentary to the architecture and was previously approved by the Town of Queen Creek. Parking and loading activities will occur on the building west and south sides and will be paved and graded for ease of access year round. Landscape planting palette will mimic the Indigo Trails theme. Site trash enclosure walls will be slump block concrete masonry units painted to match the building.

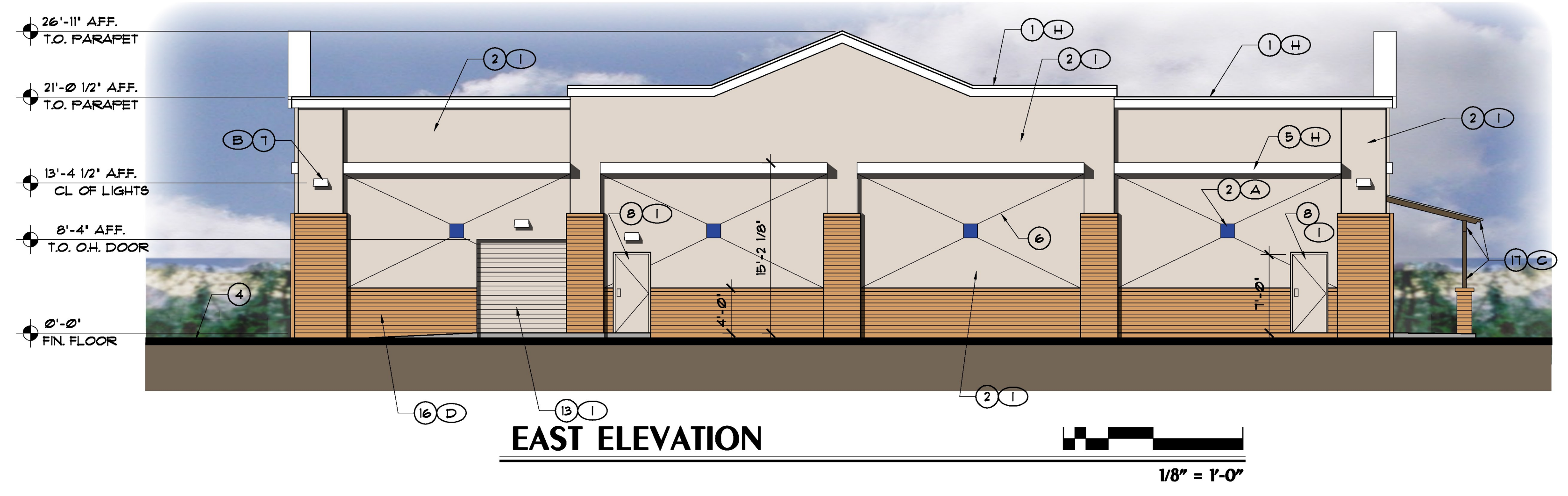
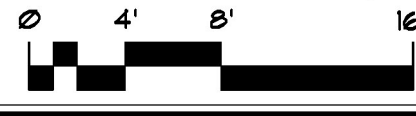
The primary site activity will consist of sales and rental of large home furnishings items to fill gap in the mix of neighborhood retail services in Queen Creek. Aaron's provides as well, an incremental approach to ownership that services a wide range of residents. Shopping patterns typically are a planned visit with a store representative who arranges the rental or purchase agreement with the customer. Customers may elect a delivery or self pick-up at the store loading area. As well the building will receive end of term items for restocking, wholesale or redistribution through their nationwide system. All activities except loading and unloading will occur within the building exterior walls.

The building will be a one story, wood framed structure with architecture that follows the existing shopping area and Aaron's nationwide aesthetic. Exterior finishes include light colored exterior stucco walls which have accent colors on pilasters, cornices and wall detailing. Galvanized steel awnings provide and window shade and blue color cornices emphasize Aaron's nationwide image.

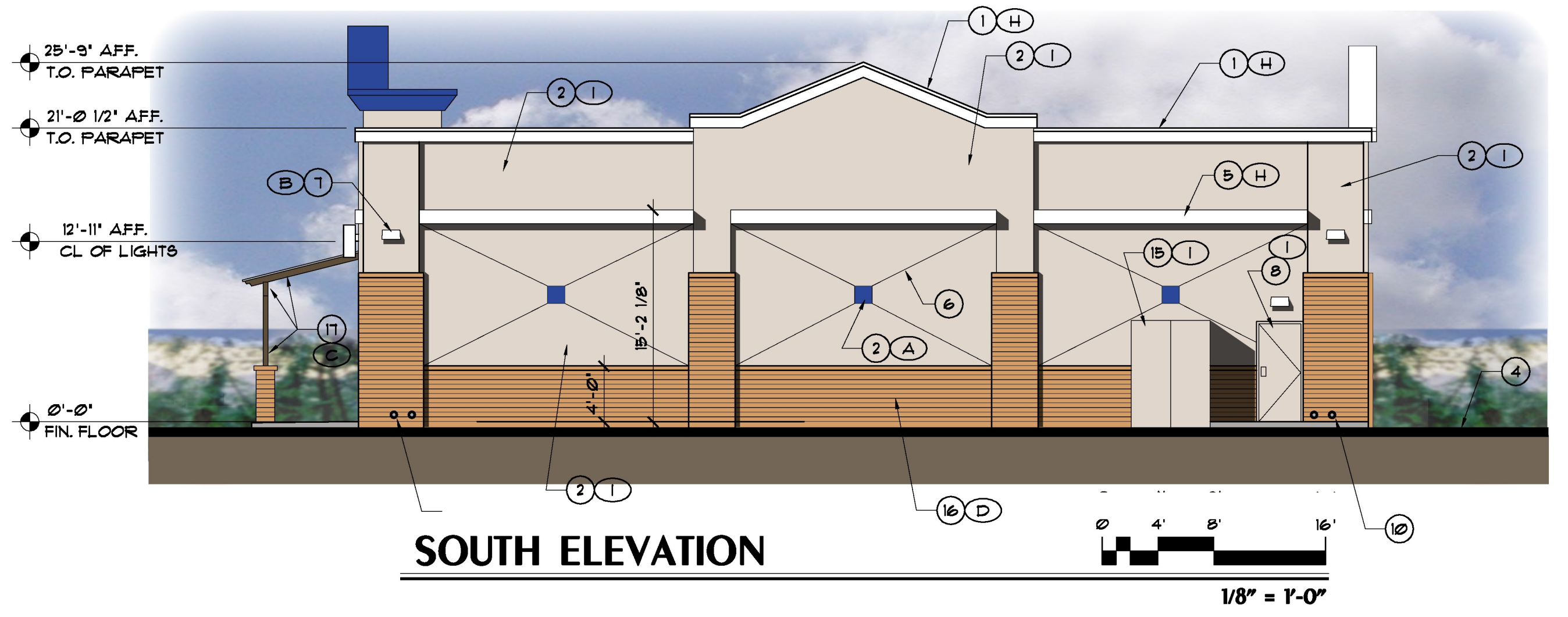
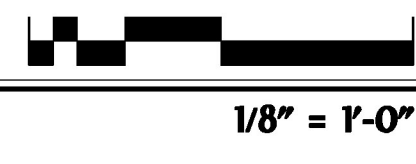
Exterior lighting uses an Aaron's standard wall sconce which projects out to cover the sidewalk system and one pole mounted site light is planned to cover the extended parking area.



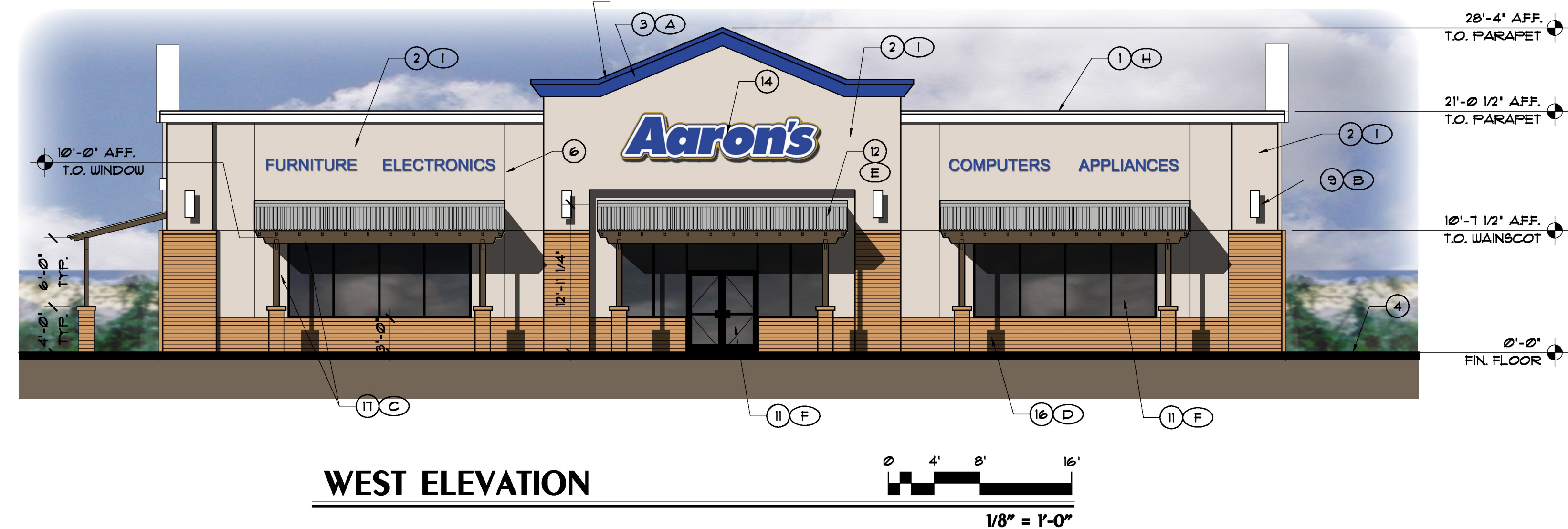
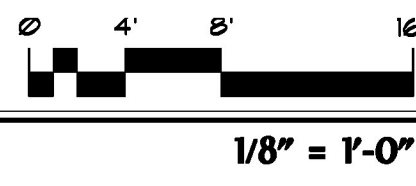
NORTH ELEVATION



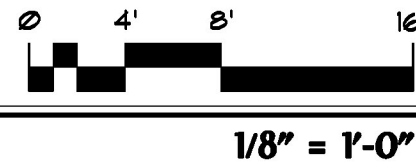
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY NOTES

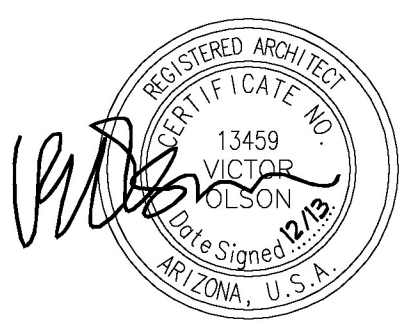
1. PAINTED SHEET METAL CAP FLASHING OVER STUCCO FASCIA
2. E.I.S.S. STUCCO INTEGRALLY COLORED
3. E.I.S.S. CORNICE INTEGRALLY COLORED
4. FINISH GRADE
5. WOOD FURRING PROJECTION BAND W/ E.I.S.S. STUCCO
6. CONTROL JOINT
7. WALL PACK LIGHT FIXTURE
8. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL
9. DECORATIVE LIGHT FIXTURE
10. ROOF DRAIN AND OVERFLOW DRAIN
11. ALUMINUM & GLASS STOREFRONT SYSTEM
12. CORRUGATED STEEL AWNING
13. HEAVY DUTY COIL OVERHEAD DOOR, PAINTED
14. TENANT SIGN BACKLIT, PERMITTED SEPARATELY
15. ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH WALL
16. YEENER SLUMP BLOCK C.M.U. WAINSCOT
17. STAINED WOOD COLUMNS, BEAMS, AND RAFTERS

MATERIAL AND COLOR SCHEDULE

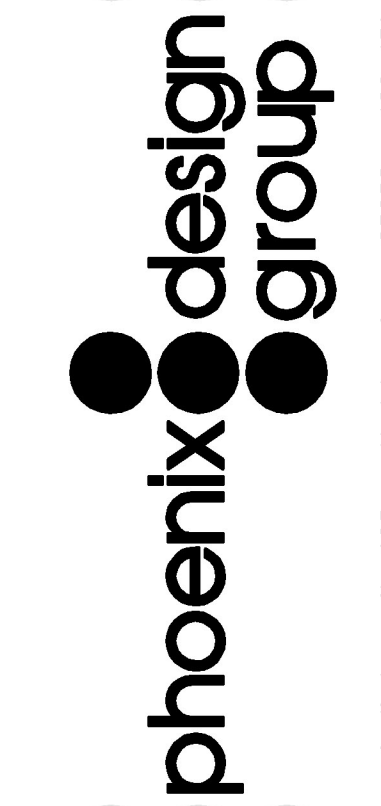
SYMBOL	MATERIAL	COLOR	MANUFACTURER	REMARKS
(A)	E.I.S.S./PAINTED SHEET METAL	BLUE BLOOD #SW 6966, FLAT FIN.	SHERWIN WILLIAMS	
(B)	PRE-FIN. METAL	WHITE ENAMELED PAINT	LITHONIA LIGHTING	AARON'S SPEC
(C)	STAINED WOOD	MATCH EXISTING SHOPPING CENTER	SHERWIN WILLIAMS	
(D)	SLUMP BLOCK C.M.U.	ADOBE BUFF	SUPERLITE	
(E)	CORRUGATED STEEL	ZINC GALVANIZED FINISH	-	
(F)	ALUMINUM FRAMING	BLACK ANODIZED	ALCOA	
(G)	PAINT/E.I.S.S.	WHITE ZIN #DEW315, FLAT FIN.	DUNN EDWARDS	
(H)	PAINT/E.I.S.S.	BIRCHWOOD #DEC152, FLAT FIN.	DUNN EDWARDS	
(I)	PAINT/E.I.S.S.	LOG CABIN #DEA162, FLAT FIN.	DUNN EDWARDS	

ELEVATIONS NOTE:

ALL COLORS TO MATCH EXISTING PALETTE



EXPIRES 12/31/2015



AARON'S NEW STORE
21264 E. OCOTILLO ROAD, TOWN OF QUEEN CREEK, AZ

JOB NO.:
● PDG-1644
DATE:
● 12/06/13
REVISION:
● [Symbol]
● [Symbol]
DRAWN BY:
● H.A.C.
CHECKED BY:
● V.E.O.
SHEET NO.

A3.1

10245 e. via linda suite 105 scottsdale arizona 85258 480 451 9773

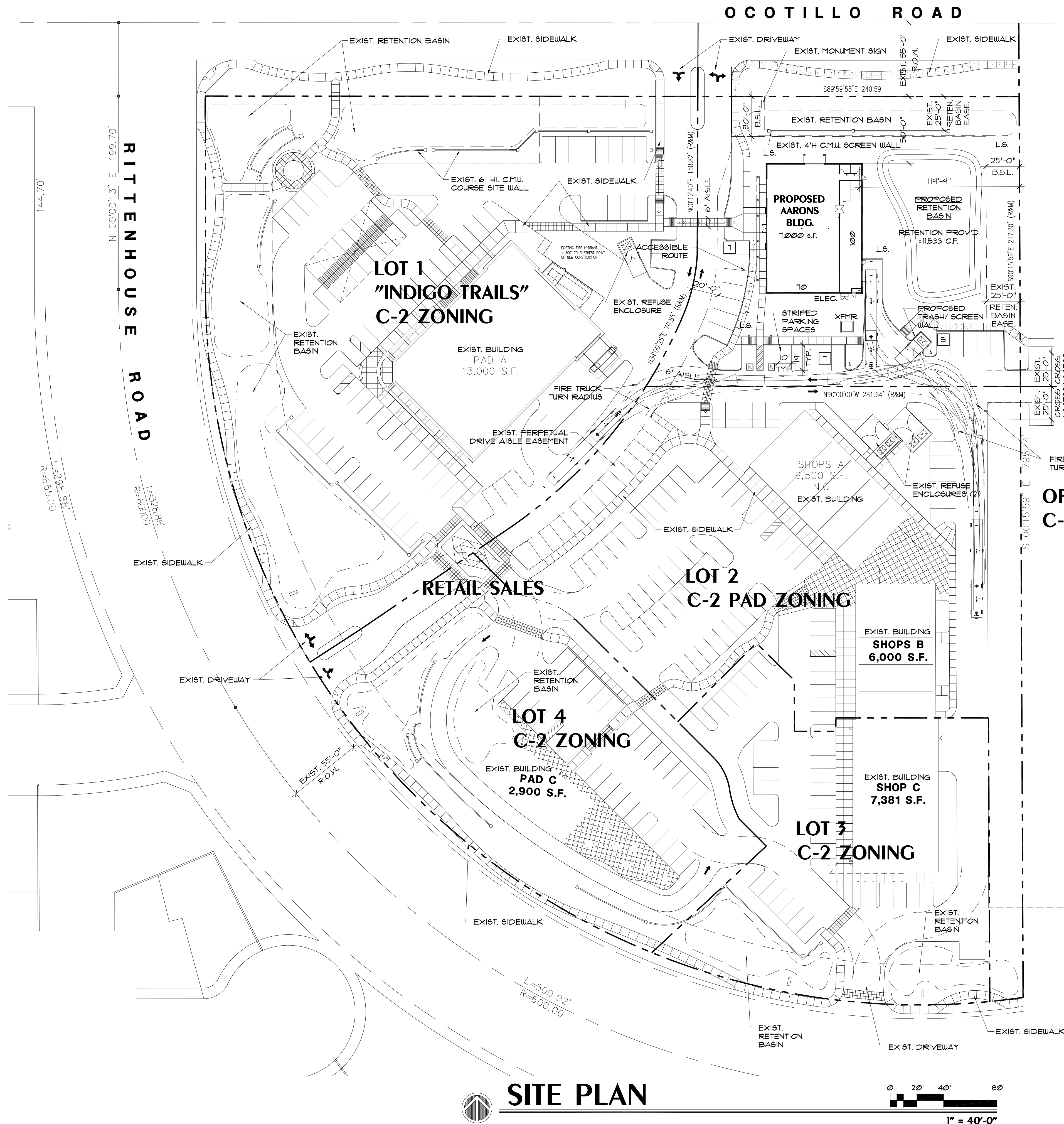
M:\VIC\Steve Park\AARON'S Queen Creek\DWG\A3.1 - ELEVATIONS\side sign.dwg Dec 16, 2013 - 4:54pm

RETAIL SALES

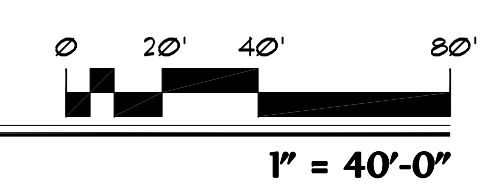
C-2 ZONING

VACANT

FAST FOOD



SITE PLAN



PROJECT DATA

PROJECT ADDRESS:	21264 E. OCOTILLO ROAD
ASSESSORS PARCEL NUMBER:	304-65-40B
PROPERTY ZONING:	C-2 PAD
NET LOT AREA THIS PROJECT:	53,625 S.F.
GROSS FLOOR AREA:	1,000 S.F.
LOT COVERAGE PROVIDED:	13.05 %
NEW BUILDING PARKING REQUIRED:	14 SPACES
RETAIL, LARGE CONSUMER GOODS 1,000 S.F. @ 1/500:	19 SPACES
TOTAL PARKING PROVIDED:	1 SPACE
(ACCESSIBLE PARKING PROVIDED):	30'-1"
BUILDING HEIGHT:	

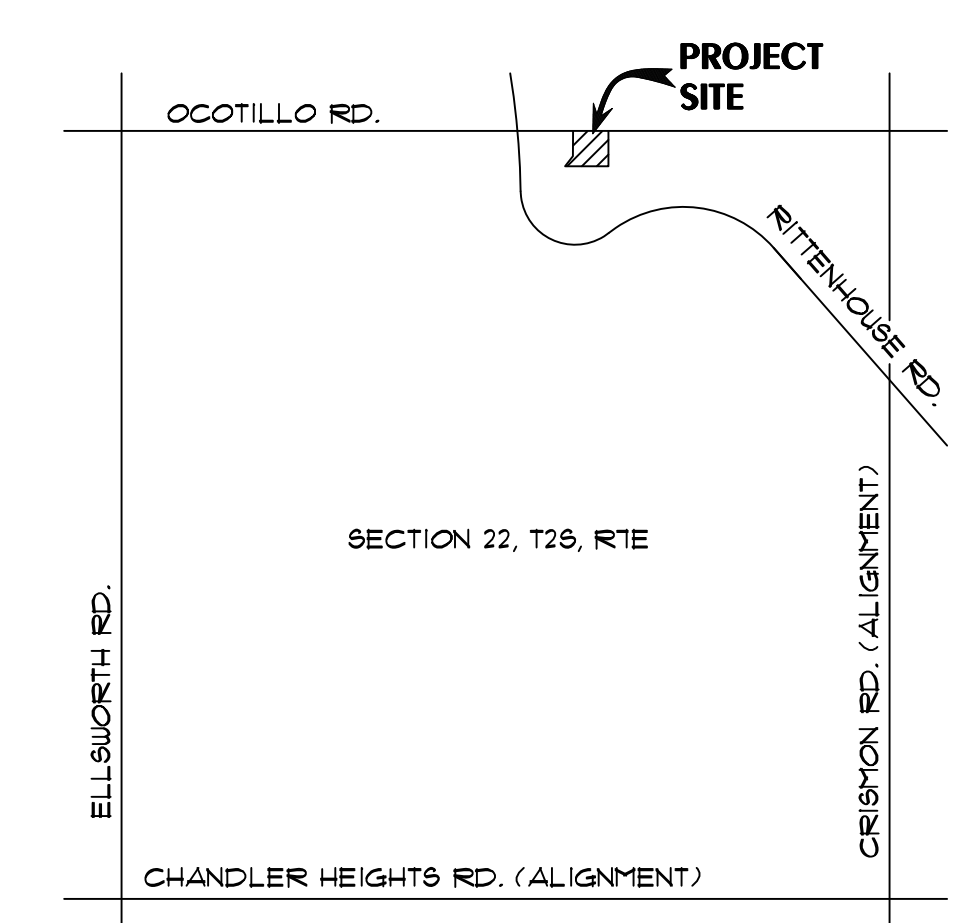
RETENTION CALCULATIONS

RETENTION REQUIRED:
 $VR = C * P / 12 * A, P = 2.3"$ (NOAA), $C = 0.90$ COMMERCIAL, $A = 1.23$ ACRES SITE AREA
 $VR = (0.9) * (2.3 / 12) * (1.23 * 43,560) = 4,243$ CU.FT.

RETENTION PROVIDED:
 ON-SITE BASIN (MAX 2' DEPTH) = 11,533 CU.FT.

TOTAL PROVIDED = 11,533 CU.FT.
 TOTAL REQUIRED = 4,243 CU.FT.
 TOTAL EXCESS = 2,290 CU.FT.

OFFICE CONDOS C-1 ZONING



VICINITY MAP

N.T.S.

AARON'S NEW STORE
 QUEEN CREEK ARIZONA
 phoenix design group
 JOB NO.: PDG-
 DATE: 09/03/13
 REVISION:
 DRAIN BY:
 V.E.O.
 CHECKED BY:
 V.E.O.
 SHEET NO.