



TO: PLANNING AND ZONING COMMISSION

FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; KEITH NEWMAN, PLANNER II

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P17-0102 “Queen Creek Fiesta II Preliminary Plat” A request by Larry Talbot, Hunter Engineering, for a Preliminary Plat approval to re-plat seven (7) existing commercial lots on 5.74 acres within the existing Queen Creek Fiesta Subdivision . The site is located at the northwest corner of Ellsworth Road and Victoria Lane.

DATE: DECEMBER 5, 2017

PROPOSED MOTION

Move to approve P17-0102, “Queen Creek Fiesta II Preliminary Plat”, subject to the Conditions of Approval outlined in this staff report.

RELEVANT COUNCIL GOAL



Secure Future



Effective Government

SUMMARY

The proposal consists of a request by Larry Talbot, Hunter Engineering, for the approval of a re-plat of seven (7) existing lots within the existing Queen Creek Fiesta commercial development on 5.74 acres. The project is located at the northwest corner of Ellsworth Road and Victoria Lane.

HISTORY

- November 7, 2007: Town Council approved a Final Plat for the Queen Creek Fiesta Commercial Development.
- April 16, 2008: Town Council approved a Re-Plat for lots 2 and 13 of the Queen Creek Fiesta Commercial Development.

DISCUSSION

The proposal consists of a request for the approval of a re-plat of seven (7) existing lots on 5.74 acres located within a portion of the existing Queen Creek Fiesta commercial subdivision. The entire Queen Creek Fiesta subdivision is approximately 17 acres in size and is located at the northwest corner of Ellsworth Road and Victoria Lane.

The subject properties were recently purchased by Queen Creek Fiesta LLC. and are planned for the development of single tenant and multi-tenant commercial/retail uses on two (2) total lots. It is anticipated that the subject site will be developed in two phases as market forces demand. A previous Preliminary Plat and Site Plan for the entire 17 acres was approved for the site in 2007, and is now being re-submitted as a new application to slightly modify the arrangement and number of lots, buildings and parking areas.

Phase One contains 2.78 acres and will consist of the development of a 22,500 square foot Planet Fitness building on proposed Lot 14, with associated site improvements (i.e. retention, internal entrance drives, cross access to surrounding properties, and landscaping in all parking areas). A Site Plan for Planet Fitness was previously approved within the proposed Phase One area in July 2017.

Phase Two contains 2.96 acres and will consist of the development of 24,616 square feet of commercial building space within three (3) different buildings on proposed Lot 15. Associated site improvements will consist of the construction of a drive entrance onto Victoria Lane, on-site retention, 75 parking spaces with landscape islands, and site landscaping.

Project Information	
Project Name:	Queen Creek Fiesta II Preliminary Plat
Site Location:	Northwest corner of Ellsworth Road and Victoria Lane
Current Zoning:	C-2
General Plan Designation:	Commercial (CS)
Surrounding Zoning Designations:	
North	General Commercial District (C-2)
South	Town Center (TC)
East	General Commercial District (C-2) and Light Commercial District (C-1)
West	General Commercial District (C-2)
Site Area:	5.74 total acres
- Phase One (1)	2.78 acres
- Phase Two (2)	2.96 acres
Lot Coverage Allowed:	60 %
Lot Coverage Proposed:	19 %
Parking Required:	143 spaces
Parking Provided:	224 spaces
Landscaping Required	15 %
Landscaping Provided:	17 %

Building Square Footage: Phase One - Planet Fitness (Lot 14)	22,500
Phase Two - Lot 15	24, 616

The proposal is consistent with the Town Center Plan and encourages pedestrian exploration and connectivity to the downtown area while adding to the current identity theme used throughout the Town Center area.

ANALYSIS

General Plan Review: The project is located at the northwest corner of Ellsworth Road and Victoria Lane and has a Commercial land use designation. The project is consistent with the General Plan.

Zoning Review: The current zoning of the property is C-2 and the uses proposed are in conformance with the zoning designation.

Landscape Plan Review: The Landscape Plan provides landscaping within all parking lot islands and site common areas. In addition, a 30 foot landscaped buffer is proposed along Ellsworth Road and a 15 foot landscape buffer along Victoria Lane. The proposed landscape materials are in conformance with Town standards.

Public Comments: Staff has not received any public comments to date.

CONDITIONS OF APPROVAL

1. Any areas of the site, which are left open and not landscaped or hard surfaced for parking, shall be stabilized for dust control consistent with Town ordinances.
2. Cross access shall be provided to all surrounding properties. Cross access easements shall be required prior to recordation of the Final Plat or Construction Document approval.
3. Provide an Engineers Cost Estimate(s), signed and sealed by the Civil Engineer for all off-site improvements, onsite drainage systems and onsite public utilities. This estimate(s) shall be submitted at the time of first construction document review.
4. Developer shall provide a reciprocal ingress-egress and parking easement document for all on-site vehicular circulation for the Town’s review and acceptance. This easement shall apply in full to this site and shall be recorded prior to issuance of any building permits.
5. Developer shall provide notice that this project is within the Phoenix-Mesa Gateway Airport Overflight Area 3 as defined by the Williams Regional Planning Study (WRPS) and as adopted by Queen Creek Council Resolution No. 115-96. Airport Overflight Area 3 requires the following:

- a. Public Disclosure of Potential Noise Impacts – Constructive knowledge of potential aircraft noise impacts should be made to future purchasers, mortgagees, renters, occupiers and users of the property.
 - b. Notification on all Plats and Titles. It should be noted on the plat and the Title Report that there is a potential for objectionable aircraft noise. The plat and title shall note the following: “This property, due to its proximity to Williams Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals.”
 - c. Noise/Sound attenuation measures – Due to its proximity to the Airport, sound attenuation measures should be installed during initial construction so as to achieve an exterior to interior noise level reduction of 25 decibels.
 - d. An avigation easement shall be recorded over this entire property and duly noted on all plats, public reports and notices of title.
6. All Improvement Plans, Final Plat, Reports and Documents shall be submitted in accordance with the requirements listed in the Town Zoning and Subdivision Ordinances, per all previous Technical Review Committee (TRC) comments, and Final Review Checklists, and shall be approved prior to issuance of any building permit or encroachment permit.
 7. Developer shall create a Property Owners Association (POA) which shall be responsible for the maintenance of all landscaping and retention areas within easements, open spaces, and rights-of-way abutting the property and commonly shared areas.
 8. The POA shall maintain the retention basin areas to assure that they drain within their maximum design time of 36 hours. If the retention basins do not drain per the maximum time of 36 hours, the POA shall be required to provide mitigation measures (Town approved) such as the use of Drywells or other means.
 9. The project shall be developed in accordance with the plans attached to this case.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Project Narrative
5. Preliminary Plat
6. Landscape Plan

Project Name: Queen Creek Fiesta II Preliminary Plat Aerial Photo Exhibit

Case Number: P17-0102 (Preliminary Subdivision Plat)

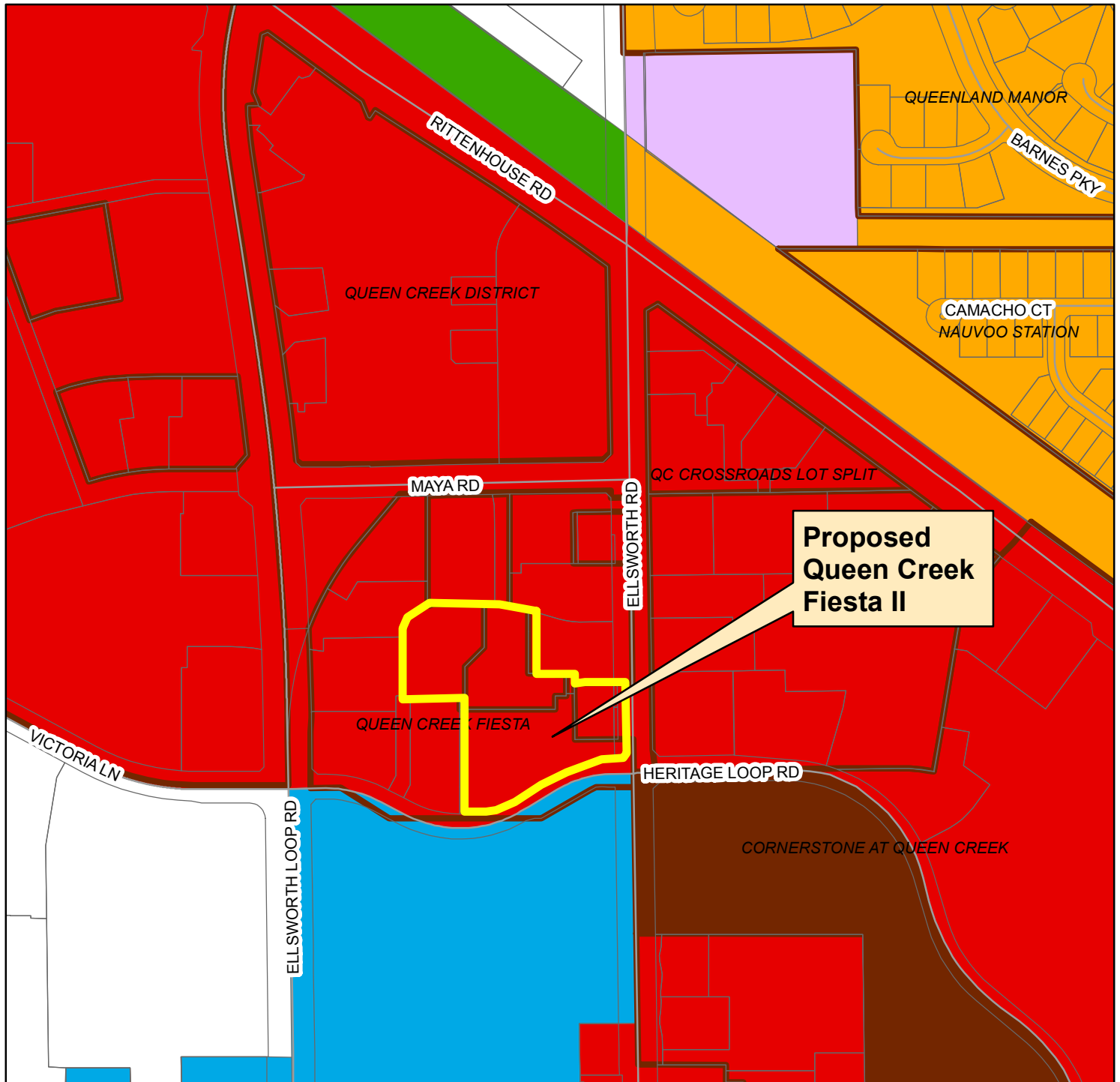
Planning Commisison Hearing Date: December 5, 2017



Project Name: Queen Creek Fiesta Phase II Preliminary Plat

Case Number: P17-0102

Hearing Date: December 5, 2017



**Proposed
Queen Creek
Fiesta II**

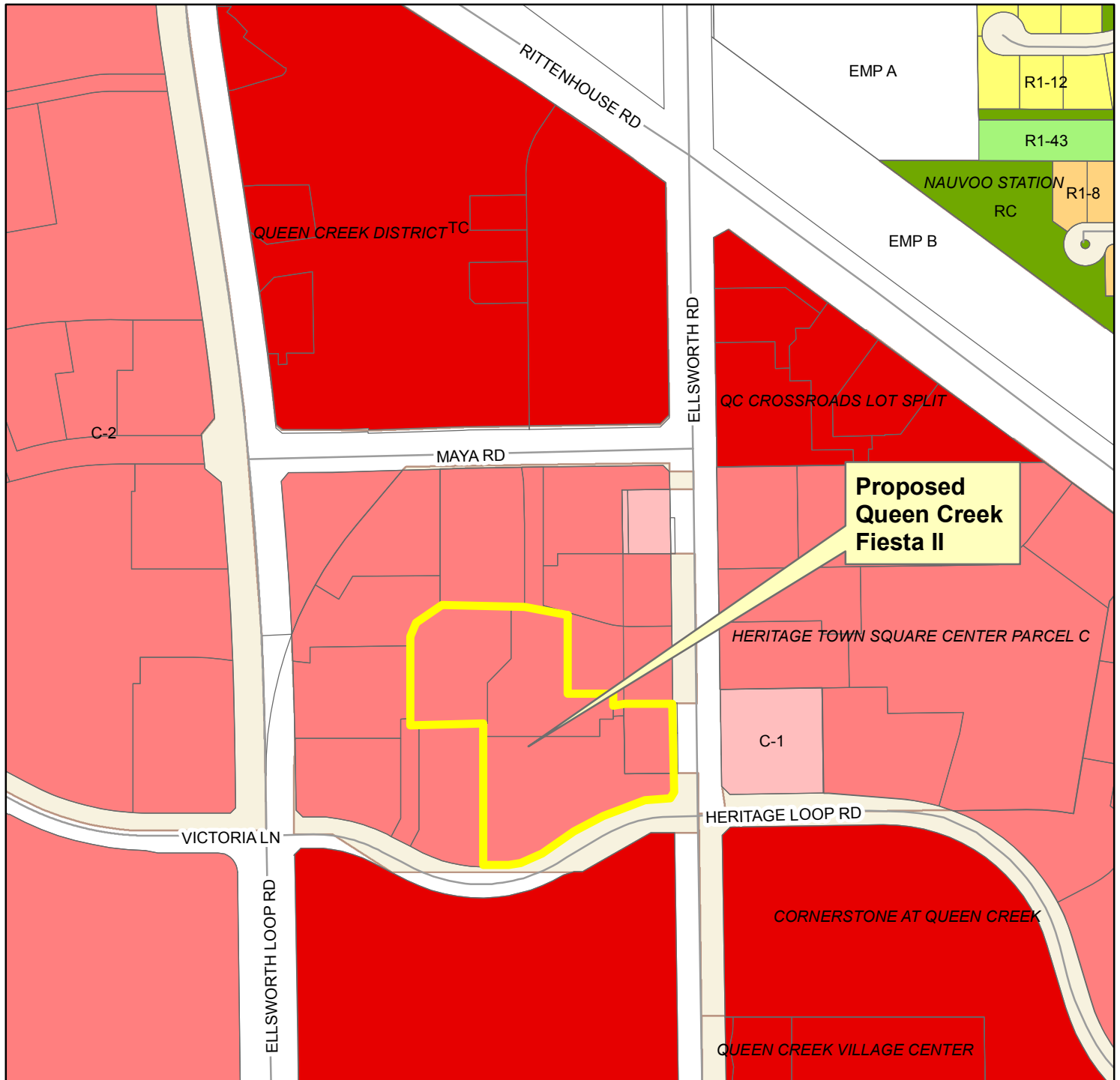
General Plan Land Use

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type A
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Employment Type B
Medium Density Residential (0-3 DU/AC)	Community Commercial	Public/Quasi-Public
Medium High Density Residential Type A (0-5 DU/AC)	Office/Services	Open Space
Multi-Family	Commercial	
Master Planned Community (0-1.8 DU/AC)	Regional Commercial Center	

Project Name: Queen Creek Fiesta II Preliminary Plat

-Case Number: P17-0102

Hearing Date: December 5, 2017



Zoning Districts

C-1, Commercial	PQP, Public/Quasi-Public	R1-5, Residential	R1-10, Residential	R1-43, Residential
C-2, Commercial	RC, Recreation/Conservation	R1-6, Residential	R1-12, Residential	R1-54, Residential
TC, Commercial	MDR, Medium Density Res.	R1-7, Residential	R1-15, Residential	R1-190, Residential
EMP-A, Industrial	HDR, High Density Res.	R1-8, Residential	R1-18, Residential	
EMP-B, Industrial	R1-4, Residential	R1-9, Residential	R1-35, Residential	

PROJECT NARRATIVE

DRB

Queen Creek Fiesta

April 20, 2017

Fortis Development, LLC (“Developer”) is seeking Site Plan Approval for parcel number 304-66-973D as to become part of the newly planned Queen Creek Fiesta retail center. Parcels for the development include 304-66-902, 304-66-985, 304-66-896A (all of which are zoned C2) and 304-66-973D which is currently zoned as R1-43. The overall site plan for Queen Creek Fiesta, CU06-089/SP06-043 was approved on December 20, 2006. This proposed Site Plan would diverge from the existing approved site plan. The project will be broken up into two phases (Phase I and Phase II). Phase I located to the North of the development, is approximately 2.69 acres and Phase II is approximately 3.05 acres. The Queen Creek Fiesta development is located on the northwest corner of Ellsworth and Victoria Lane in Queen Creek, AZ. The development will include of a 22,500 square foot fitness facility and three (3) Shops Buildings to house retail and restaurants to support the Center. The proposed uses are permitted in the SC zoning district.

The proposed site plan is designed to meet the Town of Queen Creek LDC requirements and have taken into consideration discussions with staff and review of past approvals.

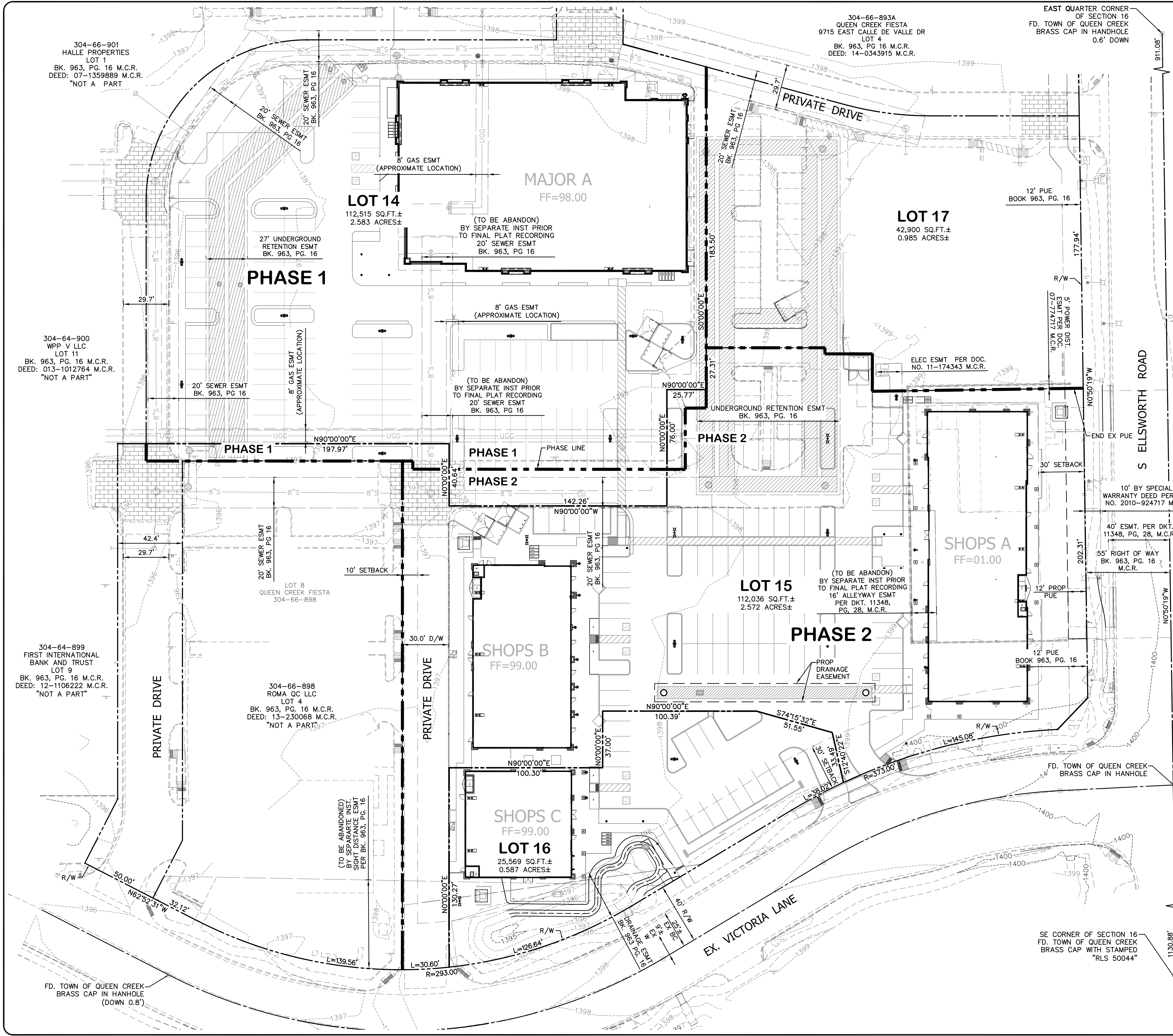
The proposed retail development will be compatible with the color, material, and architecture of commercial developments neighboring this site, as well as existing developments within Queen Creek Fiesta.

Site ingress/egress proposed meets Town of Queen standards.

Parking areas have been designed for easy access and provide for the safe and efficient use of site by vehicular traffic, as well as accommodating foot traffic onto and through the site.

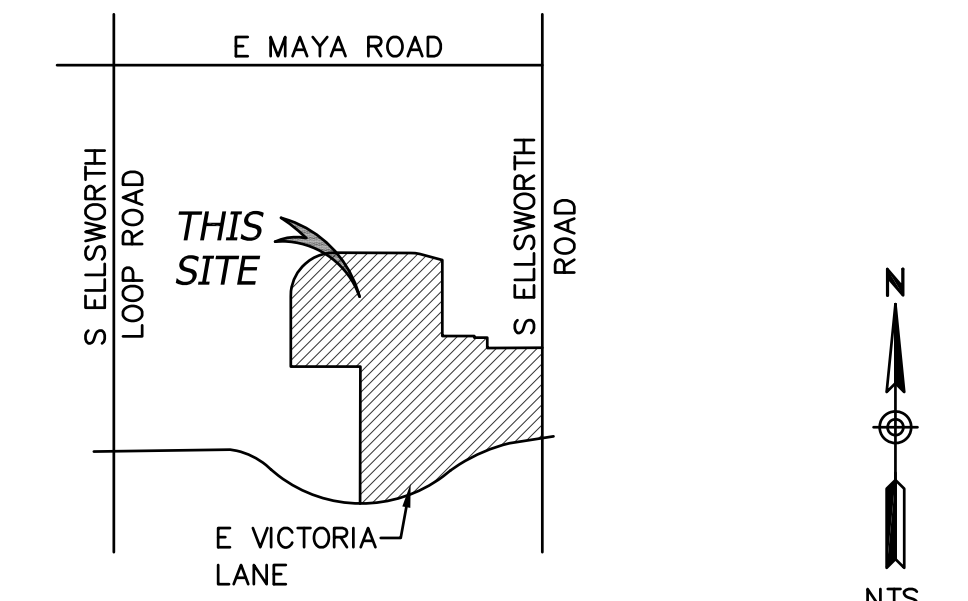
Roof mounted equipment will be fully screened by parapet walls. Trash receptacles, exterior vents, mechanical equipment, dock and compactor areas, and similar exterior improvements will be maintained in the service areas of each building, screened from public view to the greatest extent by masonry walls and landscaping, and painted to match the adjacent building colors.

The proposed development will be designed to blend with and enhance the surrounding developments and land uses as well as working with the natural features of the site, and will meet the requirements of the Town of Queen Creek LCD and Commercial Design Guidelines.



PRELIMINARY PLAT FOR QUEEN CREEK FIESTA II

PRELIMINARY REPLAT OF LOTS 4-8 AND LOTS 12 & 13 OF FINAL PLAT QUEEN CREEK FIESTA, ACCORDING TO BOOK 963 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER'S OFFICE, ARIZONA AND THAT PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-0183674, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
ZONING: C-2

ARCHITECT
LGE DESIGN GROUP
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: JOHN MOCARSKI

DEVELOPER
LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: BRIAN SCHILTZ, P.E.

RECORD REFERENCES
BOOK 963, PAGE 16 OF MARICOPA COUNTY RECORDER

BENCHMARK
BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RITTENHOUSE ROAD AND OLD ELLSWORTH ROAD, 6" DEEP. ELEVATION: 1398.34. NAVD88.

BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS NORTH 00 DEGREES 50 MINUTES 19 SECONDS WEST, AS SHOWN ON THE RECORDED MAP PER BOOK 1028 OF MAPS, PAGE 30 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.

DRAINAGE FLOW NOTE
FLOWS SHOWN ON THIS PLAN ARE GENERATED FROM THIS SITE ONLY AND DO NOT INCLUDE THE FLOWS FROM THE MASTER DEVELOPMENT.

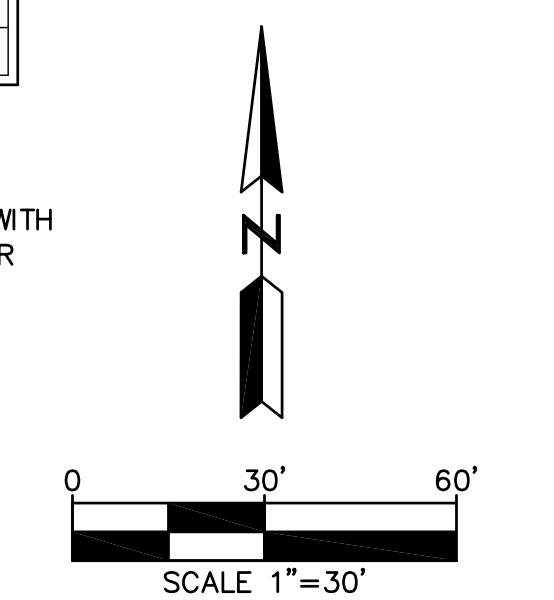
UTILITIES

UTILITY	UTILITY COMPANY
CABLE	COX COMMUNICATIONS
TELEPHONE	CENTURY LINK
ELECTRIC	SALT RIVER PROJECT
GAS	SOUTHWEST GAS
WATER	TOWN OF QUEEN CREEK
SEWER	TOWN OF QUEEN CREEK
TRASH	TOWN OF QUEEN CREEK

LOT TABLE

LOT #	NET ACREAGE	GROSS ACREAGE
LOT 14	2.58 AC.	2.58 AC.
LOT 15	2.57 AC.	3.13 AC.
LOT 16	0.59 AC.	0.86 AC.
LOT 17	0.99 AC.	1.21 AC.
TOTAL	6.73 AC.	7.77 AC.

NOTE:
1. THIS SUBDIVISION SHALL COMPLY WITH ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS



1ST SUBMITTAL DATE: 06/01/2017
2ND SUBMITTAL DATE: 08/29/2017
3RD SUBMITTAL DATE: 10/19/2017

BY: [Signature] DATE: [] REVISION: []

PURPOSE: 3RD SUBMITTAL

DESIGN BY: SRC
DRAWN BY: MM
CHECKED BY: BKS

HUNTER ENGINEERING CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY PLAT FOR QUEEN CREEK FIESTA II EAST VICTORIA LANE QUEEN CREEK, ARIZONA

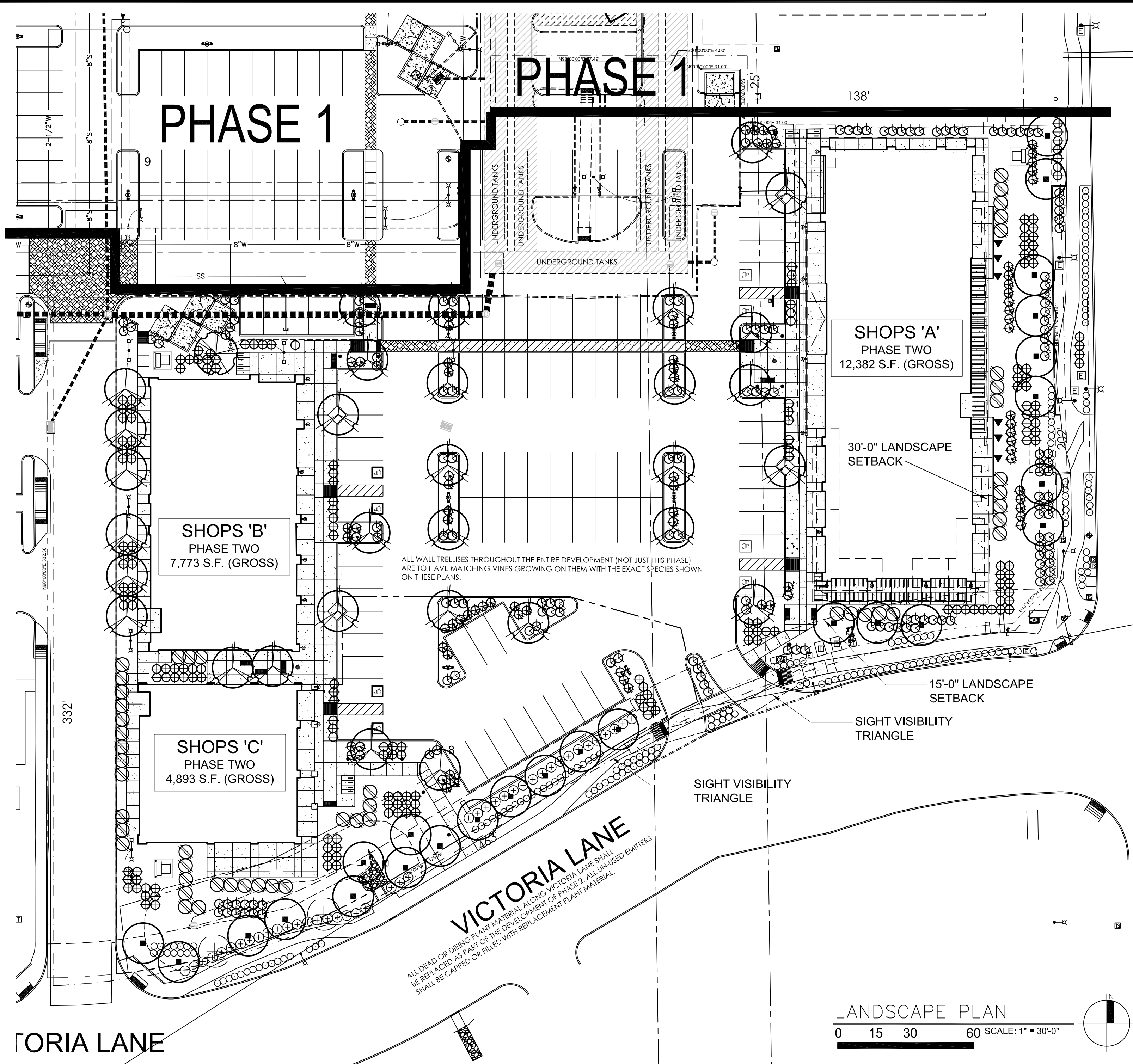
AR ZONAB11
CALL 811 OR GILX.AZ707M1107

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LGEC224

SCALE 1" = 30'

SHEET C1



ELLSWORTH ROAD

VICTORIA LANE

LANDSCAPE PLAN
0 15 30 60 SCALE: 1" = 30'-0"

TOWN OF QUEEN CREEK APPROVAL/ SIGNATURE BLOCK

APPROVED BY TOWN ENGINEER _____ DATE _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY THE TOWN OF QUEEN CREEK INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED.

APPROVED BY PLANNING ADMINISTRATOR _____ DATE _____

MAINTENANCE NOTE
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THIS PROPERTY OWNER.

TOWN OF QUEEN CREEK NOTES:

1. A TOWN OF QUEEN CREEK PERMIT IS REQUIRED FOR ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A SET OF 4 MIL. PHOTO-MYLAR AS BUILTS OF THE LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED PRIOR TO TOWN OF QUEEN CREEK ACCEPTANCE OF THE PROJECT.
2. PRIOR TO TOWN OF QUEEN CREEK'S ACCEPTANCE OF ANY BACKFLOW DEVICE, A STATE CERTIFIED BACKFLOW TESTER MUST TEST THE DEVICE.

IRRIGATION NOTE:
MAINLINE FROM THE CITY SYSTEM AND THE BACKFLOW MUST BE COPPER TUBING
THIS PROJECT WILL BE USING A HIGH EFFICIENCY DRIP IRRIGATION SYSTEM

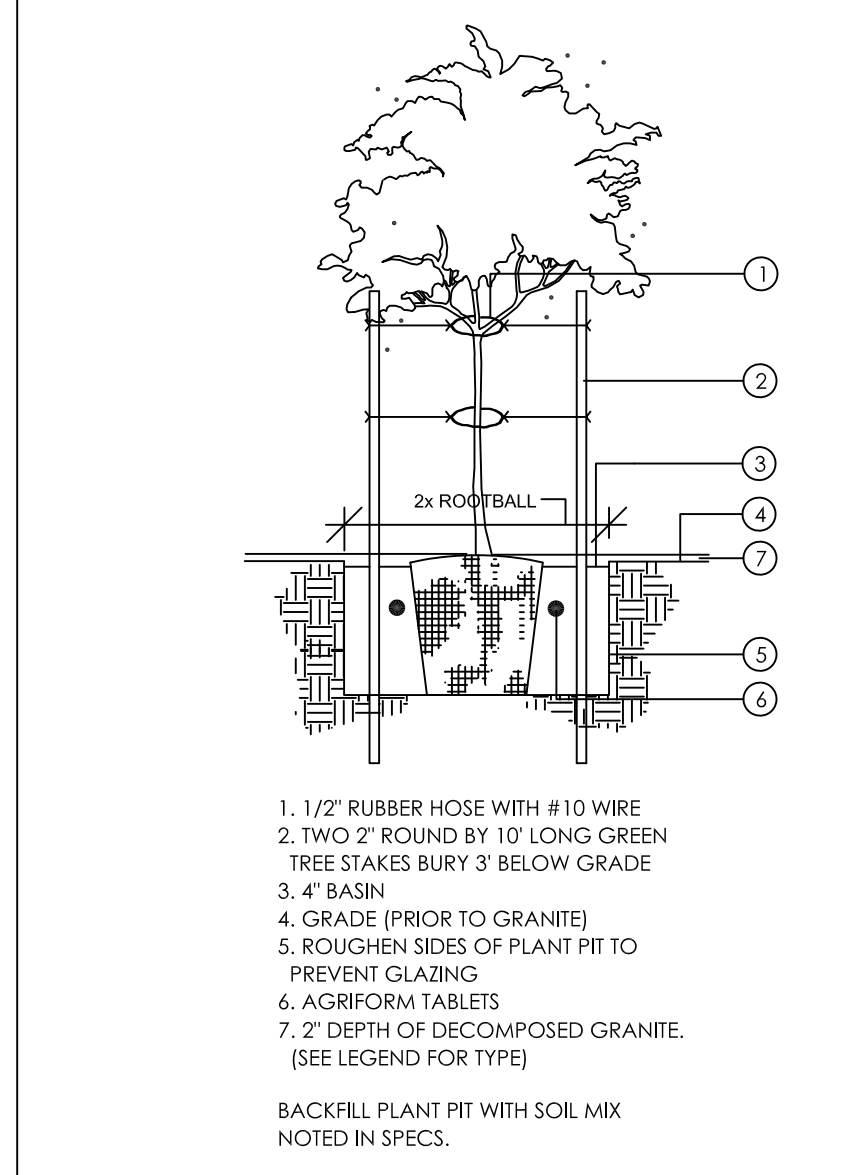
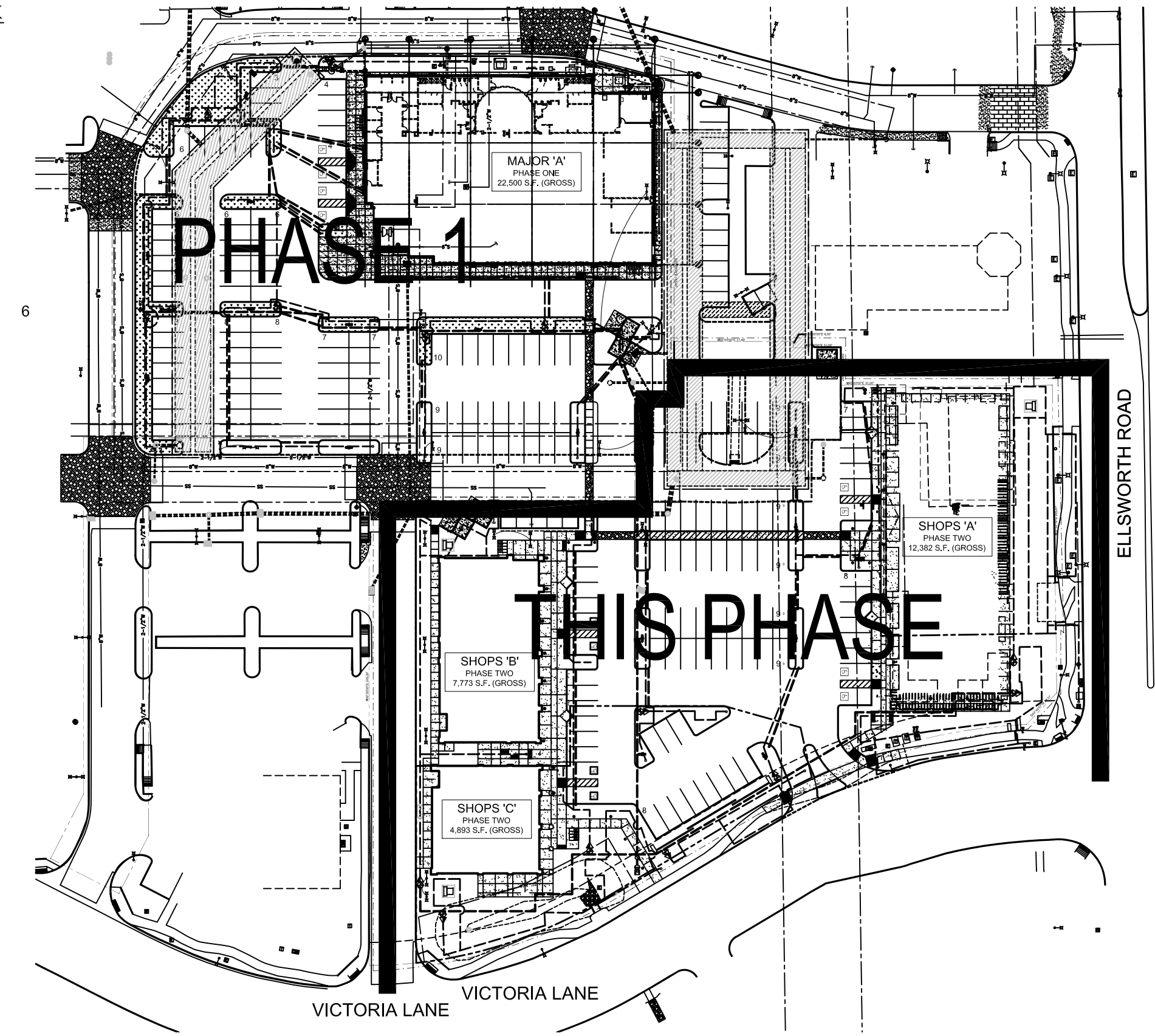
RIGHT OF WAY IRRIGATION NOTE:
ALL SLEEVING IN THE RIGHT OF WAY TO BE SCH 80 PIPE PER QUEEN CREEK STANDARDS

LANDSCAPE DATA:
NET SITE AREA: 100,028 SQ.FT.
LANDSCAPE AREA: 16,810 SQ.FT. (1.77%)
BUILDING SQ.FT.: 25,048 SQ.FT.
TREES REQUIRED: 59 TREES
TREES PROVIDED: 59 TREES
SHRUBS REQUIRED: 295 SHRUBS
SHRUBS PROVIDED: 303 SHRUBS (ALSO USED TO PROVIDE 60% COVERAGE)

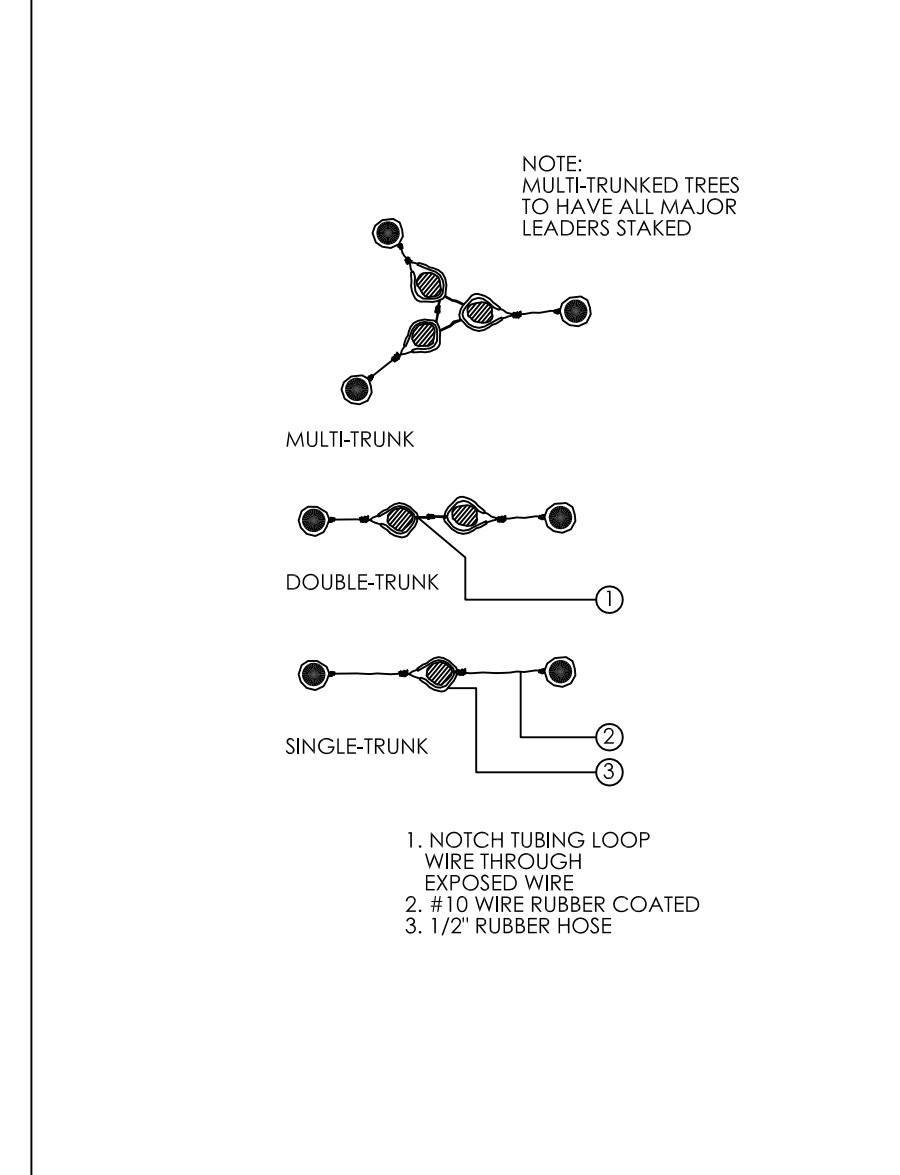
ELLSWORTH TREES W/IN L/S SET BACK
TREES REQUIRED: 8 TREES
TREES PROVIDED: 8 TREES
ELLSWORTH R.O.W. QTYS
TREES: 0
SHRUBS: 61

VICTORIA LANE W/IN L/S SET BACK
TREES REQUIRED: 19 TREES
TREES PROVIDED: 19 TREES
VICTORIA R.O.W. QTYS
TREES: 0
SHRUBS: 83

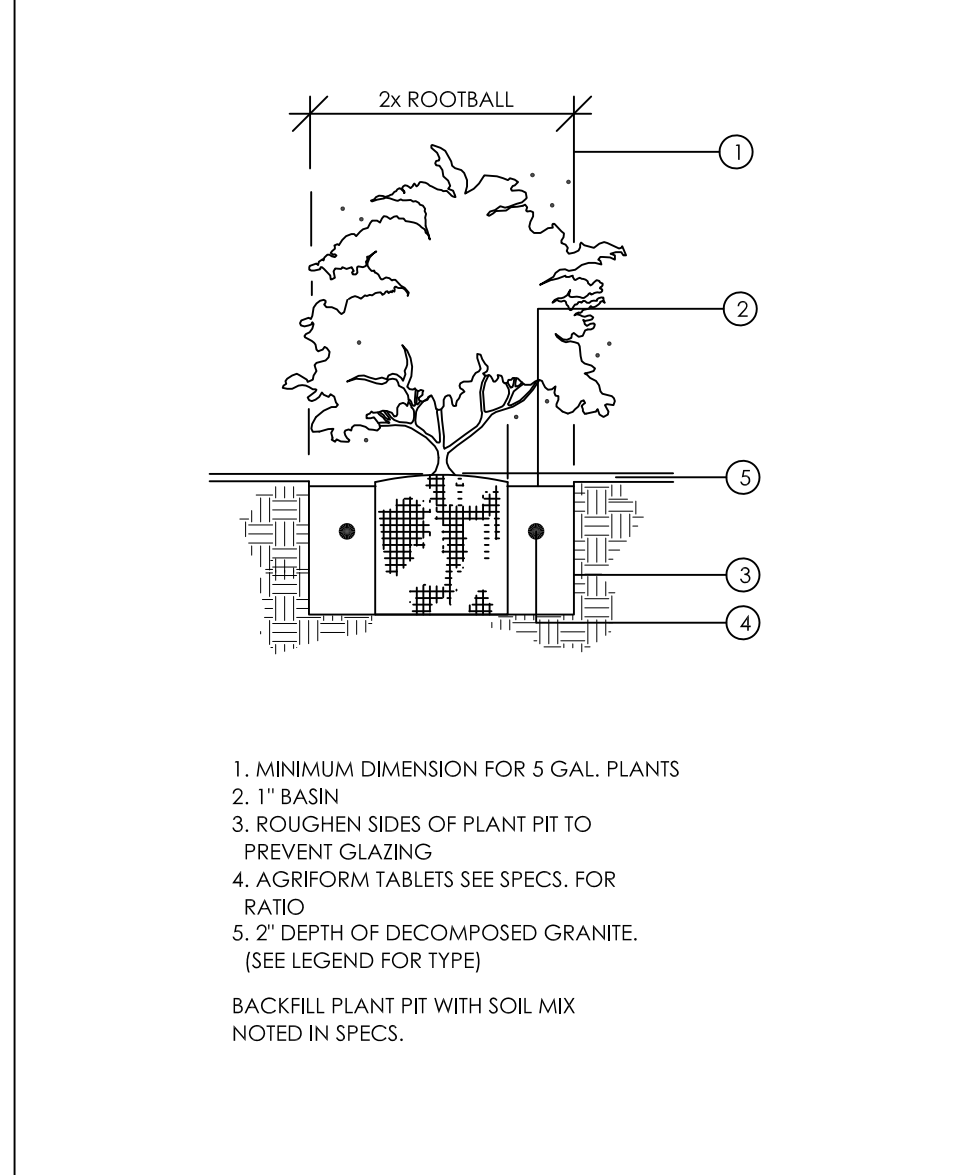
- LANDSCAPE LEGEND**
- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING) (1)
 - PISTACH CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
24" BOX (25)
 - ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (31)
 - EXISTING TREE
PROTECT FROM CONSTRUCTION (2)
 - EXISTING SHRUB
PROTECT FROM CONSTRUCTION (42)
 - PODREANEA SP.
PINK TRUMPET VINE
5 GALLON (6)
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (85)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (50)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (188)
 - ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON (149)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (183)
- MATCH EXISTING (3/4" MINUS EXPRESS ROSE) VERIFY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



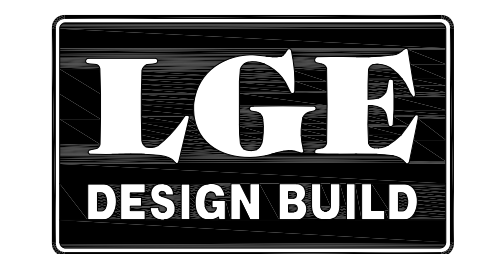
DOUBLE STAKING DETAIL
NOT TO SCALE



TREE GUYING DETAIL
NOT TO SCALE



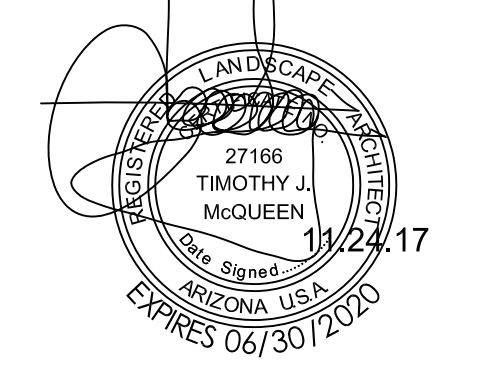
SHRUB PLANTING DETAIL
NOT TO SCALE



NUMBER	REVISION	DATE
1		
2		
3		

SHEET TITLE:
LANDSCAPE PLAN
ISSUE DATE: 11.24.17
DRAWN BY: JMO / GEG
CHECKED BY: VJD
PROJECT No.: 312016
SHEET:

La.01



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



DESIGN REVIEW RESUBMITTAL 11/24/2017

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE (TJMLA) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN OTHER PROJECTS. RIGHTS IN THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT FROM TJMLA.