



TO: Planning and Zoning Commission

FROM: Brett Burningham, Planning Administrator;
Steven Ester, Planner I

RE: Public Hearing and Possible Action on “Queen Creek Station Phase I: Rezone (Case P18-0027), Conditional Use Permit (Case P18-0026), and Site Plan (Case P18-0029)”, a request by Kelly Hayes (Kaidence Group) to rezone from R1-43 to C-2 (General Commercial) for a new multi-tenant shops building with a drive-thru restaurant on a 2.03 acre site located at the northeast corner of Ellsworth Loop Road & Walnut Road.

DATE: August 8, 2018

STAFF RECOMMENDATION

Staff recommends approval of “Queen Creek Station Phase I: Rezone (Case P18-0027), Conditional Use Permit (Case P18-0026), and Site Plan (Case P18-0029)”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of “Queen Creek Station Phase I: Rezone (Case P18-0027), Conditional Use Permit (Case P18-0026), and Site Plan (Case P18-0029)”, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Secure Future

SUMMARY

This proposal consists of a request to rezone approximately 2 acres from R1-43 to C-2 (General Commercial) with approval of a Conditional Use Permit and Site Plan application for a new 7,337 square foot multi-tenant shops building with a drive-thru restaurant. The project site is located at the northeast corner of Ellsworth Loop Road and Walnut Road.

HISTORY

May 31, 1990: The project site is incorporated into the Town of Queen Creek with R1-43 zoning applied.

PROJECT INFORMATION

Project Name	Queen Creek Station Phase I
Site Location	NEC of Ellsworth Loop Road & Walnut Road
Current Zoning	R1-43 (Rural Estate District)
Proposed Zoning	C-2 (General Commercial)
General Plan Designation	Neighborhood
Surrounding Zoning Designations:	
North	C-1 (Shops at Terravella) C-2/PAD (Queen Creek Crossing)
South	R1-43 (Vacant Land)
East	R1-43 (Queen Creek Middle School)
West	R1-43 (Vacant Land)
Site Area	2.03 Acres
Parking Required	72
Parking Provided	72
Landscaping Required	15% (13,246 square feet)
Landscaping Provided	47.4% (41,869 square feet)
Building Square Footage	7,337
Building Height	26'-8" (allowed 48')
Lot Coverage (Allowed)	60%
Lot Coverage (Provided)	8.3%

DISCUSSION

This proposal consists of a request to rezone 2.03 acres from R1-43 to C-2 (General Commercial) with approval of a Conditional Use Permit and Site Plan application for a new 7,337 square foot multi-tenant shop building with a drive-thru restaurant. The project site is located at the northeast corner of Ellsworth Loop Road & Walnut Road.

The current General Plan designation for this property is Neighborhood. The purpose of the Neighborhood district is to provide areas for commercial retail uses designed in scale with surrounding residential uses. To the northeast, the Shops at Terravella are developing under the Neighborhood designation. To the northwest, Queen Creek Crossing is designated as Commercial. The property to the west across Ellsworth Loop Road is shown as Urban on the General Plan Map. The remaining properties to the south and east of the project are shown Neighborhood. These proposed applications are in conformance with the existing General Plan designation of Neighborhood.

The subject property is zoned R1-43 (Rural Estate District). The vacant parcels to the south and west are also zoned R1-43. To the northeast, the Shops at Terravella are zoned C-1 (Light Commercial). To the northwest, Queen Creek Crossing is designated as C-2/PAD (General Commercial/Planned Area Development). The property to the east (Queen Creek Middle School) is zoned R1-43. The applicant is proposing to rezone the property to C-2 (General Commercial).

Queen Creek Station Phase I provides 47.4% (41,869 s.f.) of landscape coverage compared to the 15% required (13,246 s.f.) by the Town. The proposed landscape materials consist of a blend of drought tolerant plants and trees including Red Push Pistache, Fan Tex Ash, and Desert Willows. Screen walls provide buffering from vehicular traffic along Ellsworth Road and Walnut Road.

The applicant is also requesting Conditional Use Permit approval for one (1) in-vehicle service facility designed to be part of the multi-tenant shop building. The drive-thru is located along the project's western frontage on Ellsworth Loop Road. To reduce the visual impact, a four (4) foot tall screen wall spans the length of the drive-thru lane, and Red Push Pistache trees further buffer the frontage between the road and screen wall. All speaker boxes and menu boards are oriented to face away from any residential properties. A specific user has not been identified at this time.

With the proposed development's proximity to the Queensland Manor subdivision, there has been a specific emphasis on the site's design to accommodate the nearby neighborhood. The landscaping provided aims to create a buffer that efficiently and aesthetically shields activity from residents to the south east. A 3' parking screen wall on the east side along Ellsworth Road reduces the visual impact of the proposed parking. Further, the drive-thru is located on the west side of the building along Ellsworth Loop Road to completely separate the sight and noise associated with drive-thru type establishments from the Queensland Manor subdivision.

A total of 72 parking spaces are provided. 72 parking spaces are required by the Zoning Ordinance.

DESIGN STANDARDS

Queen Creek Station Phase I demonstrates compliance with the following site design concepts within the Town's Design Standards Manual:

Site Design Concepts:

- *Pedestrian Connectivity.* The development is fully accessible by walking, bicycle, and vehicular travel through appropriate scaled sidewalks, streets, and driveways.

- *Screen Walls.* Along the Ellsworth Loop Road frontage, a four (4) foot screen wall sufficiently reduces the visual impact of the proposed drive-thru. All parking along Walnut Road and Ellsworth Road will be screened by a three (3) foot screen wall.
- *Center Identification.* A center identification feature is provided at the southwest corner of the site, and will feature the same building materials as the screen walls to create a sense of character for the overall development.

Building Design: The applicant has proposed a commercial development that meets the Town’s Design standards by providing quality materials and architecturally pleasing building facades.

- *Site Layout.* The multi-tenant shop building is oriented to keep the drive-thru facing away from any neighboring residents. Tenants will have store frontage internal to the site, bolstering a sense of entry when in the development.
- *Streetscape.* Ellsworth Loop Road (west) frontage features Red Push Pistache street trees and a variety of shrubs planted in a 30’ landscaping setback, while the Ellsworth Road (east) frontage incorporates Desert Willows, Palo Verdes, Chilean Mesquites, and shrubs in a 30’ landscaping setback as well. The southern boundary of the site along Walnut Road uses a similar variety of plant materials in a 20’ landscaping setback. Decorative pavers at the southern access point are arranged in an aesthetic circular design to delineate the entrance into the development and create character.
- *Building Facades.* The architecture uses elements from farm styles and contemporary agrarian design aesthetics. Building materials will consist of stucco, metal siding, brick, and timber canopies to shade the patio. The color palette includes rich earth tones that complement the landscape and surrounding Queen Creek environment.
- *Access & Circulation.* There is one access point off of Walnut Road and another access point off of Ellsworth Road. The drive-thru and parking lot layout are designed to promote efficient circulation, while also ensuring safety and overall functionality.

ANALYSIS

Conditional Use Permit Review:

The subject property is zoned R1-43 (Rural Estate District), but the applicant is requesting a rezone to C-2 (General Commercial) to allow the proposed multi-tenant shop building and drive-thru. The proposed restaurant with a drive-thru is considered an “In-Vehicle Service Facility” according to Article 6.5 of the Town Zoning Ordinance. All “In-Vehicle Service Facilities” are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to ensure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

Conditional Use review in the Zoning Ordinance sets forth the following approval criteria for evaluating a proposed Conditional Use (as outlined in Article 3.5 of the Zoning Ordinance) Below is the criteria along with a response from the applicant:

1. The proposed Conditional Use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Applicant Response: The proposed development is in compliance with all regulations and standards of Article 5 and 6.

2. The proposed Conditional Use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

Applicant Response: The proposed development introduces convenience based services to the immediate surrounding neighborhood. Special considerations have been taken in developing the site plan and elevations in order to have minimal impact on the neighborhood. Considerations include: 1) Singles-story building; 2) Building located adjacent to Ellsworth Loop and furthest away from residences; 3) Large landscape setbacks along all street frontages; 4) Ample landscaping along all frontages; 5) Screenwall located along street frontages for additional screening; 6) Increased screenwall along the drive-thru (4') to screen the drive-thru from public view.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Applicant Response: As shown on our proposed site plan, grading & drainage plan and utility plans, the site will have adequate utilities, access roads, drainage, fire protection and other necessary facilities. Water and sewer will be provided from existing taps on Ellsworth Road. Dry utility providers have responded to our inquiries with available utilities and no conflicts. Public roads (Ellsworth Road, Ellsworth Loop Road and Walnut Road) have been constructed and curb cuts into the property have been constructed. Drainage will be handled on site via

basins and dry wells. A new fire hydrant will be installed in front of the building in a parking lot landscape planter.

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Applicant Response: *Ingress and Egress to the site will be via two curb cuts – one on Ellsworth Road and one on Walnut Road. These curb cuts were constructed along with the extension of Ellsworth Road and the construction of Walnut Road. Special consideration was taken between the property owner and the Town of Queen Creek Traffic Engineer to ensure that the location of these curb cuts would minimize traffic congestion on public roads. In addition, the future of expansion Signal Butte Road and Meridian Road will further relieve congestion in the area.*

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Applicant Response: *No planned uses would be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas. The drive-thru ordering board will be placed on the west side of the site and far enough away from residences to create a noise nuisance.*

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

Applicant Response: *The proposed use will enhance the neighborhood by providing convenient access to neighborhood oriented uses.*

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Applicant Response: *The subject property is its own established parcel with fully improved roadways on three sides. Much of the infrastructure improvements in the immediately surrounding area are complete and therefor, the proposed use will not impede orderly development and improvement of surrounding property.*

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Applicant Response: *The proposed use will be maintained and operated as a first-class neighborhood shopping center similar to others in the immediate surrounding area and will not be detrimental or endanger the public health,*

safety, morals, comfort, or general welfare.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Applicant Response: The proposed conditional use will provide convenient access to daily services for many in the surrounding area. Through preliminary neighborhood outreach, we have found that there is general support for the project.

The proposed uses appear to meet the above-listed approval criteria for evaluating a proposed conditional use, as outlined in Article 3.5 of the Zoning Ordinance.

In-Vehicle (“drive-through”) service facilities, including are also subject to the following Performance Standards (as outlined in Article 6.5 of the Zoning Ordinance). Below is the criteria along with a response from the applicant:

1. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving, such as products to similar to boomanite, stone, etc.

Applicant Response: As demonstrated on the site plan, pedestrian walkways do not intersect the drive-through drive aisle.

2. Drive-through aisles shall have a minimum twelve foot (12') width on curves and a minimum eleven foot (11') width on straight sections.

Applicant Response: As demonstrated on the site plan, the drive-through aisle is 12' wide. There are no curves on the drive-through.

3. All service areas, rest rooms, and ground mounted and roof mounted mechanical equipment shall be screened from view.

Applicant Response: As demonstrated on the site plan, all ground and roof mounted mechanical equipment is screened from view.

4. Drive-through lanes for all restaurants shall provide at least 160 total feet of stacking distance (80 feet of stacking distance between pick-up windows and order-placing speakers, and at least 80 feet of stacking distance between order-placing speakers and the entry to the drive-through lane). Distances shall be measured along the centerline of the drive-through lane.

Applicant Response: It is anticipated that this drive-through will serve a restaurant. The current queue length is 210'. The menu board will be placed so that there is at least 80' between the drive-through entrance and the menu board

and a minimum of 80' between the menu board and the pick-up window.

5. Landscaping shall screen drive through or drive-in aisles from the public right-of-way and shall be used to minimize the visual impact of reader board signs and directional signs.

Applicant Response: Trees have been placed 30' on center along the drive-thru and a 4' screenwall (increased from 3') has been placed along the drive-thru lane to screen the aisle and menu board from the public right-of-way.

6. The building shall be the main element of the overall site plan and parking shall be oriented on the side or rear of the site.

Applicant Response: The building is the main element of the overall site plan, placed adjacent to Ellsworth Loop Road.

7. Menu boards shall be a maximum of twenty-four (24) square feet, with a maximum height of five (5) feet, and shall not be placed adjacent to the public street.

Applicant Response: The menu board design will be no more than 24 square feet and no more than 5' in height. The menu board will be screened from public view by a 4' screen wall and strategically placed landscaping.

8. Drive-through uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through use must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans shall have variation in depth and angle to create a variety and interest in its basic form and silhouette.

Applicant Response: Although this development is a single building, the intent is to continue the architectural theme through other properties under the same ownership at the intersection. The architecture of the building is intended to compliment the surrounding area by using a mixture of brick, stucco and metal to produce a modern farmhouse look.

9. Articulation of structure surface shall be encouraged through the use of opening and recesses, which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment and landscaping plaza. No drive-through aisles shall exit directly onto a public right-of-way.

Applicant Response: The building architecture incorporates articulation on all four-sides to shadow patterns while the use of different materials – brick, stucco, and metal – create texture. The main entrance to the site is featured by using enhanced paving. Landscaping has been used to create a sense of arrival, the

theming of which will be carried through to the other properties owned at the intersection. The drive-through aisle does not exit directly onto the public right-of-way.

Additionally, the proposed uses appear to meet the above-listed Performance Standards, as outlined in Article 6.5 of the Zoning Ordinance.

General Plan Review: The General Plan Designation for this project is Neighborhood. The proposed project is in compliance with the General Plan.

Zoning Review: The current zoning designation of the property is R1-43 (Rural Estate District). The applicant is proposing to change the zoning to C-2 (General Commercial) to allow for the proposed multi-tenant shop building with a drive-thru. Under the C-2 zoning district, a drive-thru restaurant is permitted with approval of a Conditional Use Permit.

Engineering Review: The project has been reviewed by the Engineering and Traffic Engineering Divisions.

Site Plan Review: The Site Plan meets the Zoning Ordinance requirements for site planning and design. Adequate parking is provided with sufficient points of ingress and egress for vehicular traffic. Patrons will be able to access the site via 2 entrances, with one off Walnut Road and another off Ellsworth Road. Efficient internal circulation and pedestrian safety are maintained through the overall site orientation.

Building Elevation Review: The proposed building elevations are in compliance with the Zoning Ordinance and Design Standards. Elements from farm styles and contemporary agrarian design aesthetics are incorporated into the building's appearance. Building materials will consist of stucco, metal siding, brick, and timber canopies to shade the patio. The color palette includes rich earth tones that complement the landscape and surrounding Queen Creek environment.

Landscape / Open Space / Fence Plan Review: With 47.4% open space provided, the proposed landscaping and open space meet the standards set forth in the Zoning Ordinance. The selected plant materials complement the character of the development and similar commercial centers nearby.

PUBLIC COMMENTS

A Neighborhood Meeting was held on May 24, 2018 at the Queen Creek Community Chambers with 1 attendee. The resident expressed concern over the possibility of increased traffic near the Queenland Manor neighborhood, and how the area experiences congestion currently.

Aside from the one resident at the neighborhood meeting, staff has received no other public input on the project.

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. Monument signage and building signage will be reviewed and approved under a separate permit.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from view.

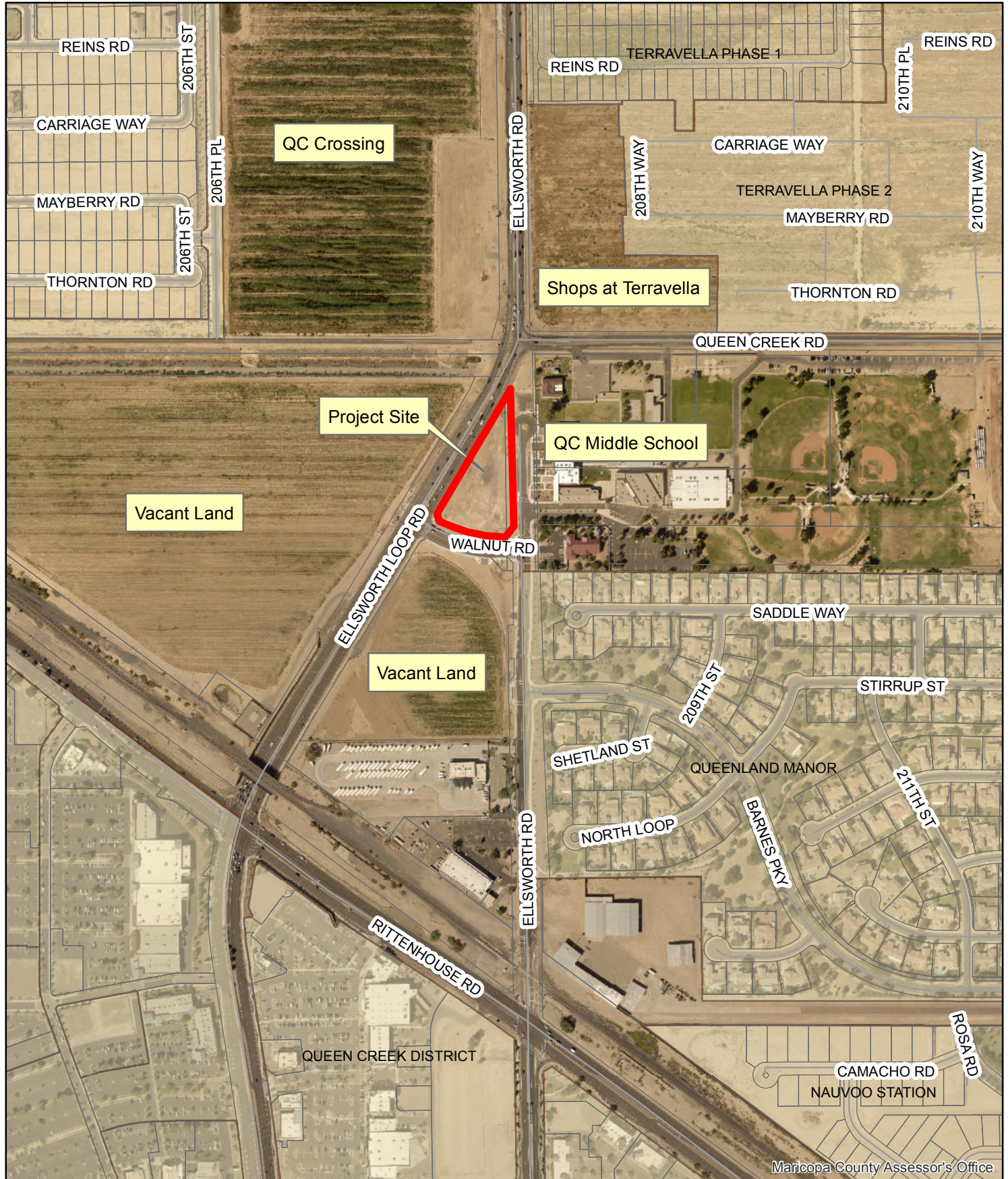
ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Site Plan
5. Landscape Plan
6. Building Elevations

Project Name: Queen Creek Station Phase I Aerial Exhibit

Case Numbers: P18-0026, P18-0027, P18-0029

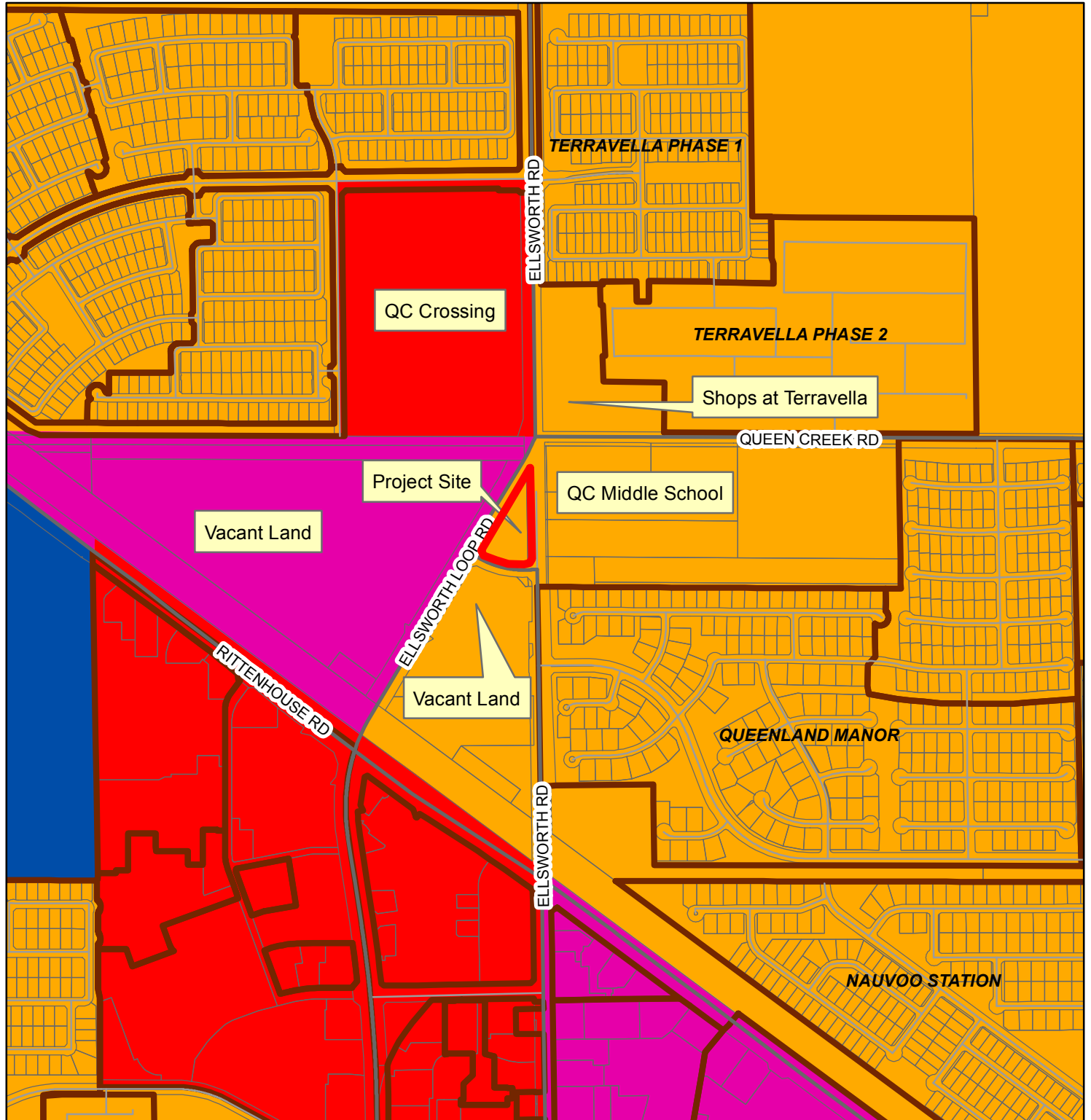
Hearing Date: August 8, 2018 (Planning Commission)



Project Name: Queen Creek Station Phase I General Plan Exhibit

Case Numbers: P18-0026, P18-0027, P18-0029

Hearing Date: August 8, 2018 (Planning Commission)



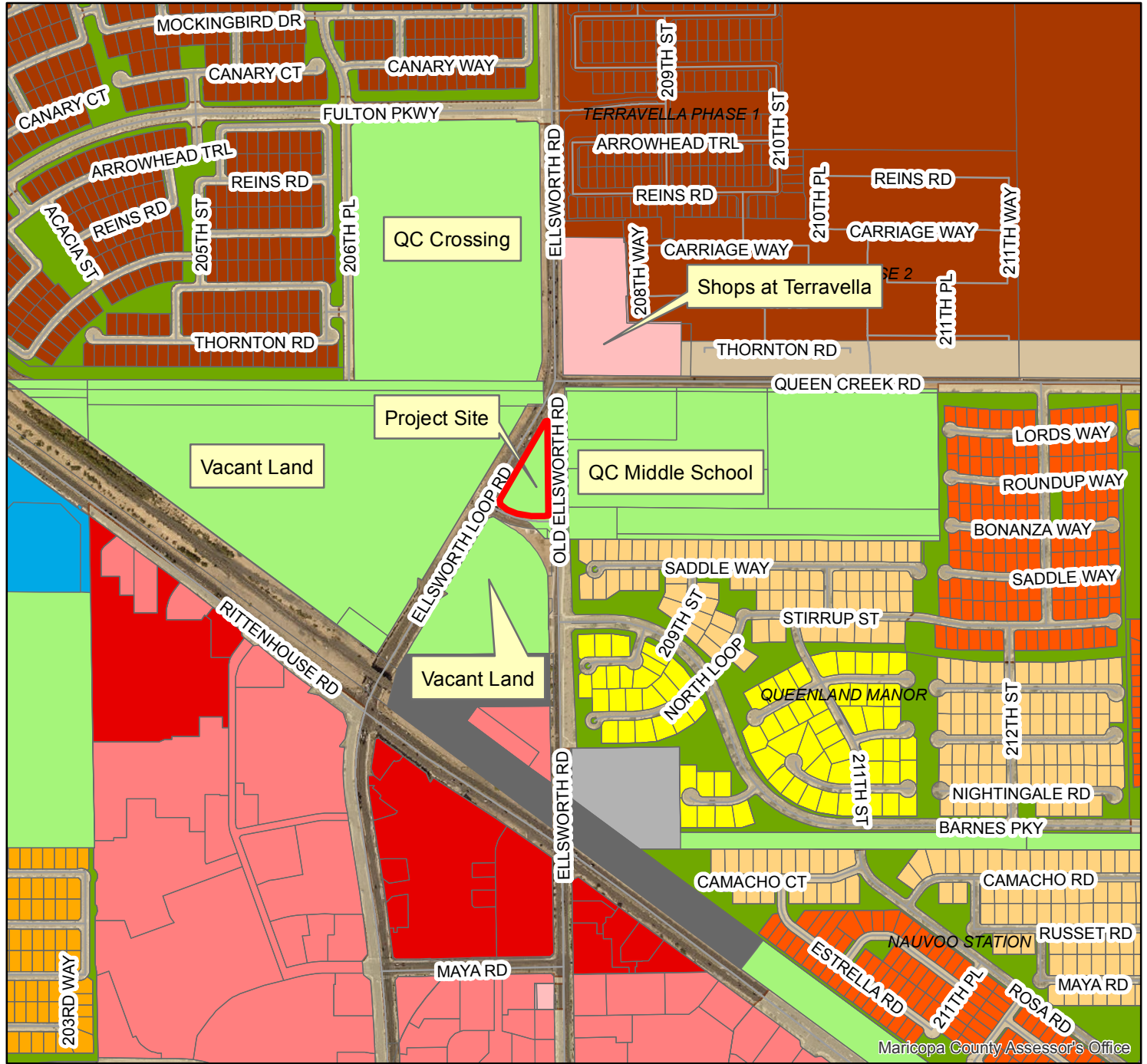
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Queen Creek Station Phase I Zoning Exhibit

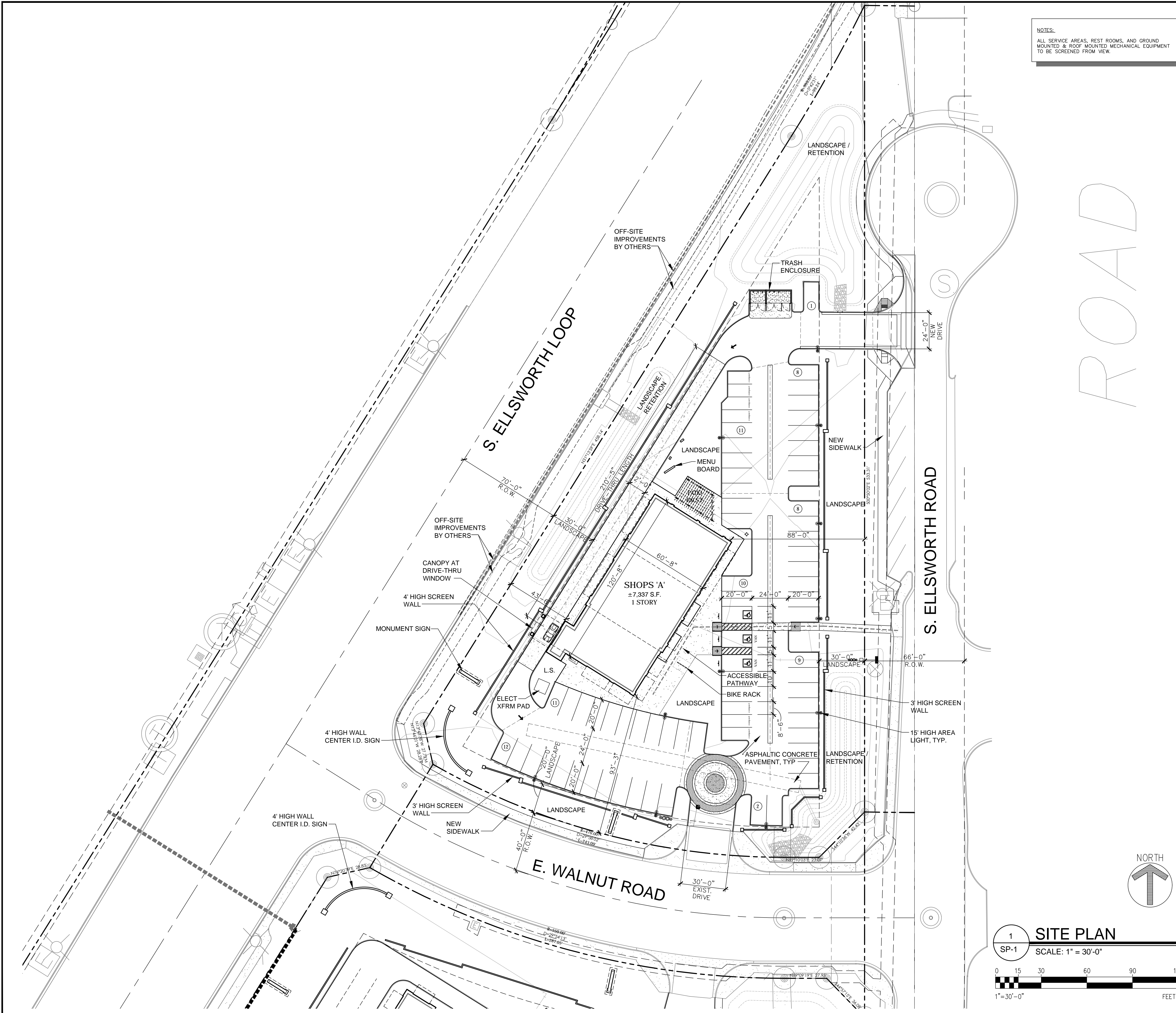
Case Numbers: P18-0026, P18-0027, P18-0029

Hearing Date: August 8, 2018 (Planning Commission)



Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



NOTES:
 ALL SERVICE AREAS, REST ROOMS, AND GROUND MOUNTED & ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW.

ROAD

PROJECT DATA

PROJECT NAME: QUEEN CREEK STATION NORTH
 NEC ELLSWORTH LOOP & WALNUT ROAD
 QUEEN CREEK, AZ
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-TENANT SHOPS W/ DRIVE-THRU
 OWNER:
 W HOLDINGS
 1121 W. WARNER ROAD, SUITE 109
 TEMPE, ARIZONA 85284
 (480) 831-2000
 CONTACT: ASHTON WOLFSWINKEL
 ARCHITECT:
 PM DESIGN GROUP
 76 EAST MITCHELL DRIVE
 PHOENIX, ARIZONA 85012
 (602) 457-5269 OFFICE
 (602) 457-5755 FAX
 CONTACT: PAT MUSSER

SITE DATA

SITE AREA: 88,306 S.F. (2.03 ACRES)
 APN #: 304-89-938, -939
 ZONING - CURRENT: R1-43
 ZONING - PROPOSED: C-2
 GENERAL PLAN DESIGNATION: COMMERCIAL
 BUILDING FOOTPRINT: 7,337 S.F.
 BUILDING COVERAGE: 7,337 S.F. / 88,306 S.F. = 8.3%
 BUILDING HEIGHT: MAXIMUM: 48'-0" PROVIDED: 26'-8"
 LANDSCAPE AREA: 41,869 S.F.
 LANDSCAPE COVERAGE: 41,869 S.F. / 88,306 S.F. = 47.4%
 PARKING DATA:

USE	S.F.	RATIO	REQUIRED
RESTAURANT	2,400 S.F.	1/75	32
PATIO	400 S.F.	1/400	1
RESTAURANT (DRIVE-THRU)	1,200 S.F.	1/50	24
PATIO	817 S.F.	1/200	4
PATIO	400 S.F.	1/400	1
GENERAL OFFICE	2,920 S.F.	1/300	10
TOTAL REQUIRED	7,337 S.F.		72

PROVIDED:
 STANDARD PARKING SPACES: 62 SPACES
 COMPACT PARKING SPACES: 7 SPACES
 ACCESSIBLE PARKING SPACES: 3 SPACES
TOTAL PROVIDED: 72 SPACES
 BICYCLE SPACES:
 REQUIRED: (4 SPACES MIN.)
 RESTAURANT: 1 PER 20 VEHICLE SPACES = 3 SPACES
 GENERAL OFFICE: 1 PER 10 VEHICLE SPACES = 4 SPACES
TOTAL REQUIRED: 7 SPACES
 PROVIDED: 9 SPACES

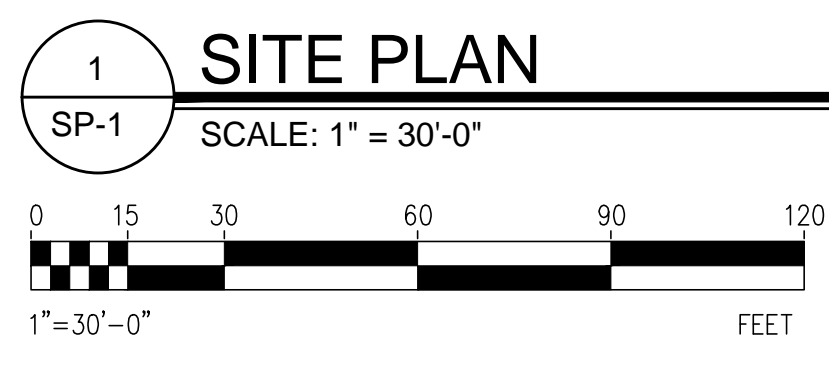
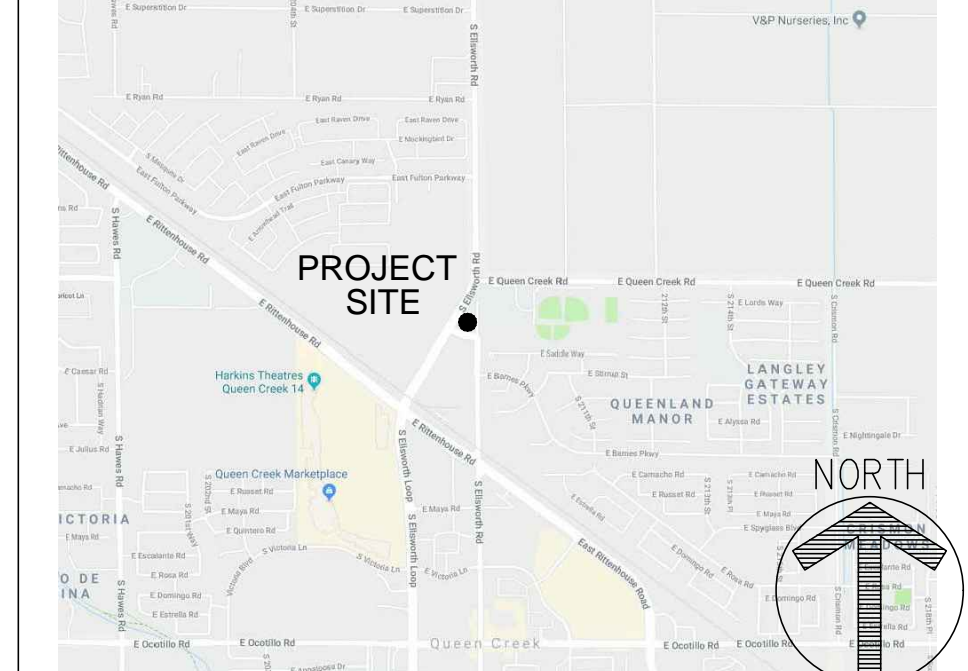
SETBACKS: SETBACKS: BECD: PROVIDED:
 WEST (ELLSWORTH LOOP) 30' ±43'-6"
 SOUTH (WALNUT) 20' ±93'-3"
 EAST (ELLSWORTH RD) 30' ±88'-0"

TYPE OF CONSTRUCTION: VB - NON-SPRINKLERED RESTAURANT A-2
 OFFICE B
 RETAIL M

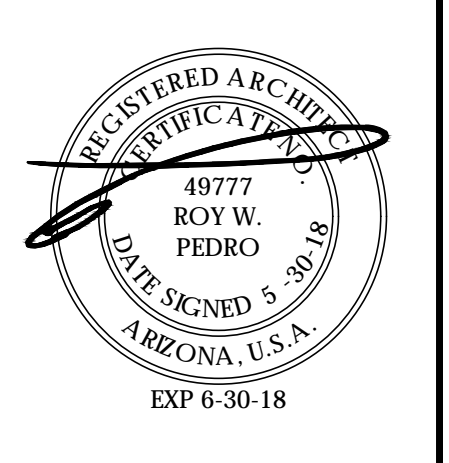
LEGAL DESCRIPTION

PARCEL NO. 3:
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST 2646.97 FEET;
 THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 738.94 FEET;
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH LINE OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 2016-066170;
 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES:
 THENCE SOUTH 44 DEGREES 10 MINUTES 36 SECONDS WEST 42.44 FEET;
 THENCE SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST 23.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 38 MINUTES 02 SECONDS AN ARC DISTANCE OF 243.09 FEET TO THE EASTERLY RIGHT-OF-WAY OF ELLSWORTH ROAD AS RECORDED IN DOCUMENT NO. 2009-0106311;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 13 DEGREES 43 MINUTES 38 SECONDS WEST 27.73 FEET;
 THENCE NORTH 31 DEGREES 13 MINUTES 59 SECONDS EAST 458.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 31 SECONDS AN ARC DISTANCE OF 89.24 FEET TO THE WEST LINE OF THE EAST 33.00 OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE 533.31 FEET TO THE POINT OF BEGINNING.
 EXCEPT ANY PORTION LYING WITH THOSE CERTAIN PARCELS OF LAND AS CONVEYED IN DOCUMENT NO. 2006-1558840, DOCUMENT NO. 2009-0106310, DOCUMENT NO. 2009-0106311, DOCUMENT NO. 2016-066170 AND DOCUMENT NO. 2016-1558839

VICINITY MAP



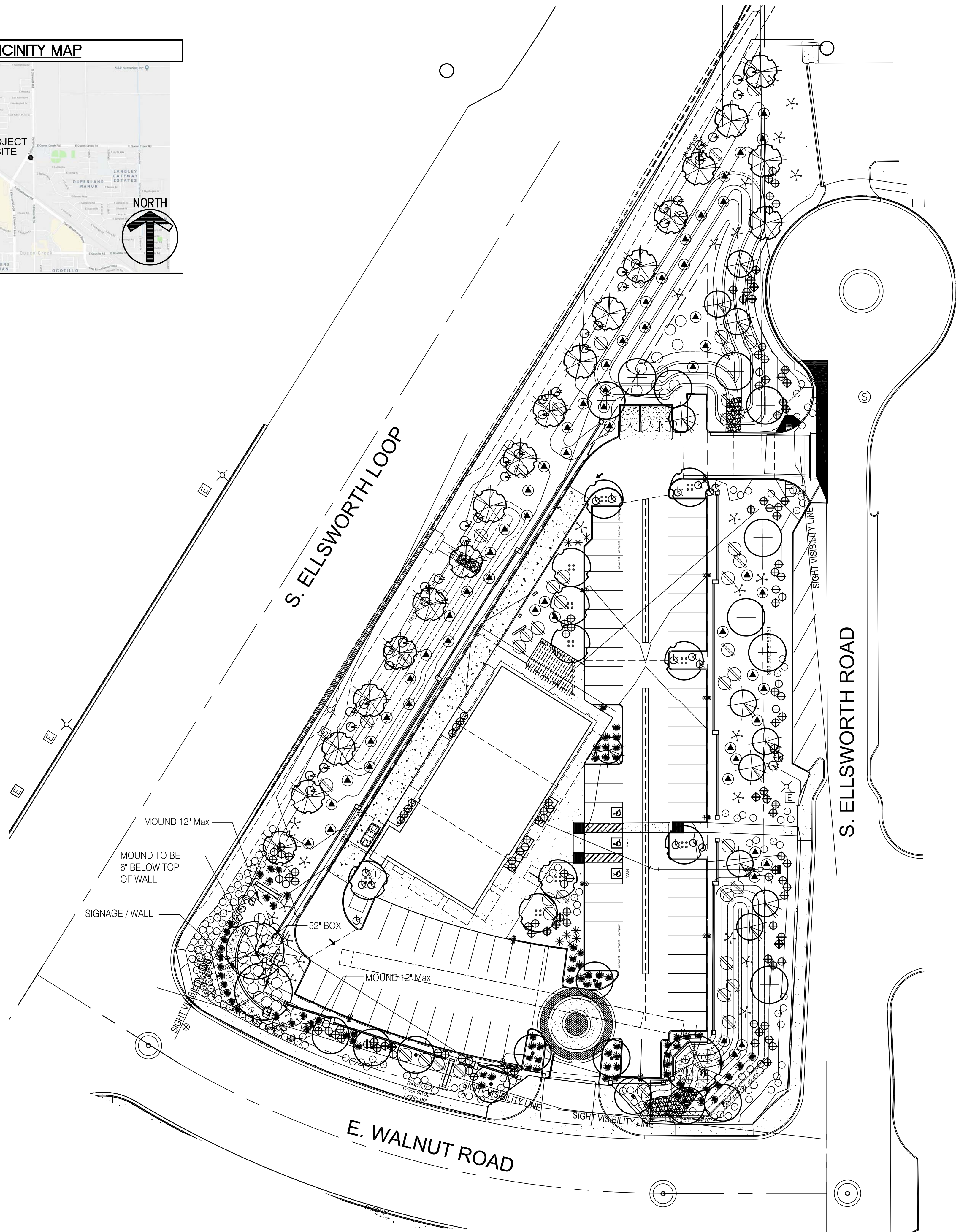
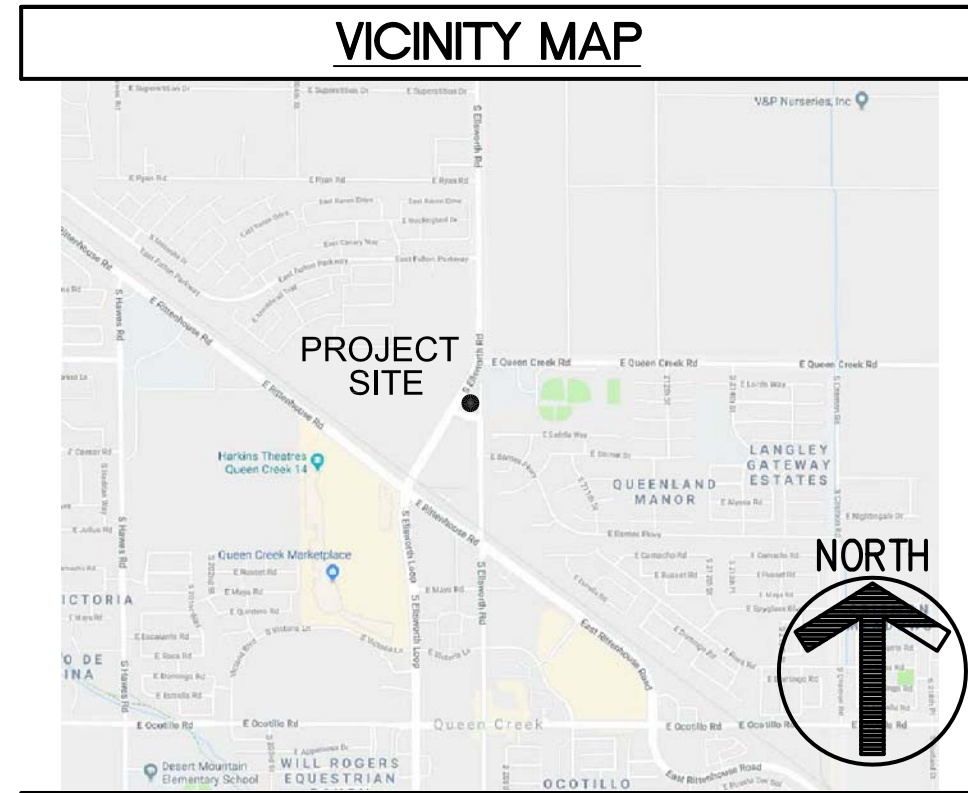
PM DESIGN
 Architectural Solutions Group
 76 E MITCHELL DRIVE
 PHOENIX, AZ 85012
 PHONE: (602) 457-5757
 FAX: (602) 457-5755
 ROY PEDRO, ARCHITECT
 KEN MCCrackEN, ARCHITECT
 JESSE MACKEY, VICE PRESIDENT



REVISION	DATE	MARK
1ST SUBMITTAL	2/6/2018	△
2ND SUBMITTAL	4/19/2018	△
3RD SUBMITTAL	5/30/2018	△

KAIDENCE
 ADVISORS, DEVELOPMENT, INVESTMENTS
 QUEEN CREEK STATION - NORTH
 NEC ELLSWORTH LOOP and WALNUT ROAD
 QUEEN CREEK, AZ

Project Number: KGL17003
 Sheet Name: NORTH PRELIMINARY SITE PLAN
 Sheet Number: SP-1



LANDSCAPE LEGEND

- PISTACHE 'RED-PUSH' RED-PUSH PISTACHE 24" BOX (19)
- CHILOPSIS LINEARIS 'LOIS ADAMS' SEEDLESS DESERT WILLOW 15 GALLON (18)
- PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 15 GALLON (9)
- FRAXINUS VELUTINA FAN TEX ASH 24" BOX (10)
- CERCIDIUM PRAECOX SONORAN PALO VERDE 36" BOX (MATCHING) (9)
- SPECIMEN TREE IRONWOOD 52" BOX (MATCHING) (3)
- MUHLBERGIA SP. 'NASHVILLE' NASHVILLE MUHLEY 5 GALLON (87)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (151)
- CALLIDENDRA CALIFORNICA RED BAJA FAIRY DUSTER 5 GALLON (36)
- SENNA LINDHELMERIANA LINDEIMERS SENNA 5 GALLON (41)
- 4'x4' SURFACE SELECT GRANITE BOULDER MINIMUM 2500lbs EACH
- AGAVE GEMINIFLORA TWIN FLOWER AGAVE 5 GALLON (8)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (91)
- LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO SAGE 5 GALLON (3)
- LEUCOPHYLLUM LAEVIGATUM CHIHUIHUAN SAGE 5 GALLON (16)
- CAESALPINA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON (28)
- BOUGAINVILLEA TORCH GLOW TORCH GLOW 5 GALLON (60)
- MUHLBERGIA RIGENS DEER GRASS 5 GALLON (36)
- EUPHORBIA RIGIDA GOPHER PLANT 5 GALLON (28)
- CAESALPINA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (45)

- 1/2" SCREENED EXPRESS ARMOR DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- 1/2" SCREENED EXPRESS ARMOR DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:
 NET SITE AREA: 88,306 SQ.FT.
 LANDSCAPE AREA: 41,869 SQ.FT. (47%)
 BUILDING SQ.FT.: 7,337 SQ.FT.

ELLSWORTH LOOP TREES W/IN L/S SET BACK
 TREES REQUIRED: 18 TREES
 TREES PROVIDED: 18 TREES
 SHRUBS REQUIRED: 54 SHRUBS
 SHRUBS PROVIDED: 65 SHRUBS

WALNUT LANE W/IN L/S SET BACK
 TREES REQUIRED: 8 TREES
 TREES PROVIDED: 8 TREES
 SHRUBS REQUIRED: 24 SHRUBS
 SHRUBS PROVIDED: 28 SHRUBS

ELLSWORTH ROAD TREES W/IN L/S SET BACK
 TREES REQUIRED: 16 TREES
 TREES PROVIDED: 16 TREES
 SHRUBS REQUIRED: 48 SHRUBS
 SHRUBS PROVIDED: 56 SHRUBS

PROJECT DATA

PROJECT NAME: QUEEN CREEK STATION NORTH
 NEC ELLSWORTH LOOP & WALNUT ROAD
 QUEEN CREEK, AZ

EXISTING USE: VACANT

PROPOSED USE: MULTI-TENANT SHOPS W/ DRIVE-THRU

OWNER: W HOLDINGS
 1121 W. WARNER ROAD, SUITE 109
 TEMPE, ARIZONA 85284
 (480) 831-2000
 CONTACT: ASHTON WOLFSWINKEL

ARCHITECT: PM DESIGN GROUP
 76 EAST MITCHELL DRIVE
 PHOENIX, ARIZONA 85012
 (602) 457-5269 OFFICE
 (602) 457-5759 FAX
 CONTACT: PAT MUSSER

SITE DATA

SITE AREA: 88,306 S.F. (2.03 ACRES)

APN #: 304-89-938, -939

ZONING - CURRENT: R1-43

ZONING - PROPOSED: C-2

GENERAL PLAN DESIGNATION: COMMERCIAL

BUILDING FOOTPRINT: 7,337 S.F.

BUILDING COVERAGE: 7,337 S.F. / 88,306 S.F. = 8.3%

BUILDING HEIGHT: MAXIMUM: 48'-0" PROVIDED: 26'-8"

LANDSCAPE AREA: 41,869 S.F.

LANDSCAPE COVERAGE: 41,869 S.F. / 88,306 S.F. = 47.4%

PARKING DATA:

USE	S.F.	RATIO	REQUIRED
RESTAURANT	2,400 S.F.	1/75	32
PATIO	400 S.F.	1/400	1
RESTAURANT (DRIVE-THRU)	1,200 S.F.	1/50	24
PATIO	817 S.F.	1/200	4
PATIO	400 S.F.	1/400	1
GENERAL OFFICE	2,920 S.F.	1/300	10
TOTAL REQUIRED	7,337 S.F.		72

PROVIDED:
 STANDARD PARKING SPACES: 62 SPACES
 COMPACT PARKING SPACES: 7 SPACES
 ACCESSIBLE PARKING SPACES: 3 SPACES

TOTAL PROVIDED: 72 SPACES

BICYCLE SPACES:
 REQUIRED: (4 SPACES MIN.)
 RESTAURANT: 1 PER 20 VEHICLE SPACES 3 SPACES
 GENERAL OFFICE: 1 PER 10 VEHICLE SPACES 4 SPACES
TOTAL REQUIRED: 10 SPACES / 10 = 1 SPACE
 PROVIDED: 4 SPACES

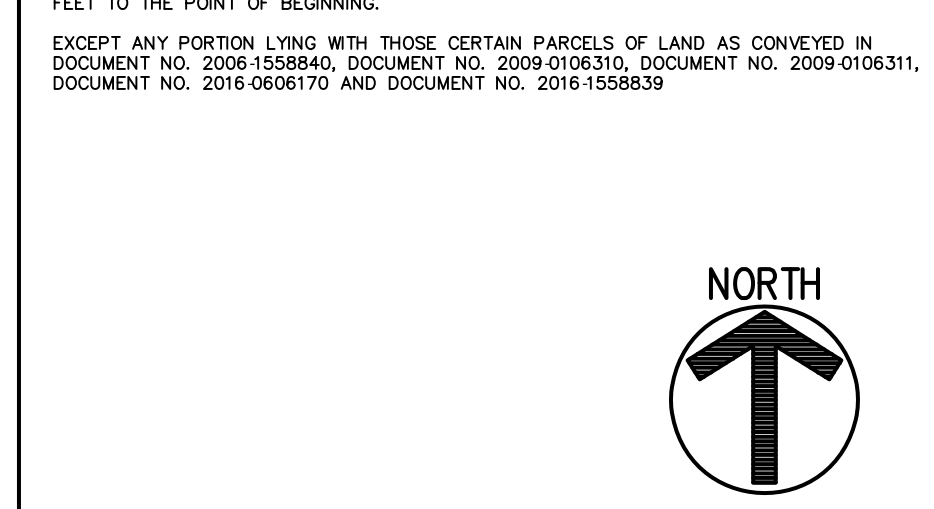
LEGAL DESCRIPTION

PARCEL NO. 3:
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST 2646.97 FEET;
 THENCE SOUTH 03 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 728.94 FEET;
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH LINE OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 2016-0608170;
 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES:
 THENCE SOUTH 44 DEGREES 10 MINUTES 36 SECONDS WEST 42.44 FEET;
 THENCE SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST 23.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 38 MINUTES 02 SECONDS AN ARC DISTANCE OF 243.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF ELLSWORTH ROAD AS RECORDED IN DOCUMENT NO. 2009-0106311;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:
 THENCE NORTH 13 DEGREES 43 MINUTES 38 SECONDS WEST 277.73 FEET;
 THENCE NORTH 31 DEGREES 13 MINUTES 59 SECONDS EAST 458.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 31 SECONDS AN ARC DISTANCE OF 89.24 FEET TO THE WEST LINE OF THE EAST 33.00 OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE 533.31 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITH THOSE CERTAIN PARCELS OF LAND AS CONVEYED IN DOCUMENT NO. 2008-1558840, DOCUMENT NO. 2008-0106310, DOCUMENT NO. 2009-0106311, DOCUMENT NO. 2016-0608170 AND DOCUMENT NO. 2016-1558839.

REVISIONS

MARK	DATE	REVISION
1	2/6/2018	1ST SUBMITTAL
2	4/19/2018	2ND SUBMITTAL
3		
4		
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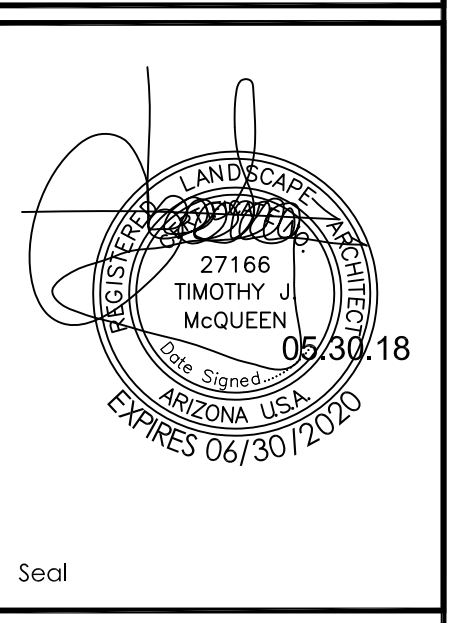
T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P. (602) 265-0320
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76 E MITCHELL DRIVE
 PHOENIX, AZ 85012

PHONE: (602) 457-5755
 FAX: (602) 457-5755

ROY PEDRO, ARCHITECT
 KEN MCCRAKACKEN, ARCHITECT
 JESSE MACIAS, VICE PRESIDENT



REVISIONS

MARK	DATE	REVISION
1	2/6/2018	1ST SUBMITTAL
2	4/19/2018	2ND SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		

KAIDENCE
 ADVISORS, DEVELOPMENT, INVESTMENTS

QUEEN CREEK STATION - NORTH
 NEC ELLSWORTH LOOP AND WALNUT ROAD
 QUEEN CREEK, AZ

Project Number: **KGL17003**

Sheet Name: **NORTH PRELIMINARY LANDSCAPE PLAN**

Sheet Number: **La.01**



EAST ELEVATION 3/16"=1'-0"



NORTH ELEVATION 3/16"=1'-0"



SOUTH ELEVATION 3/16"=1'-0"



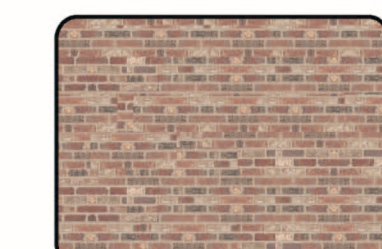
WEST ELEVATION 3/16"=1'-0"



SHERWIN WILLIAMS
SAND DOLLAR



BENJAMIN MOORE
DAVENPORT TAN



BRICK



METAL SIDING
DARK GRAY