



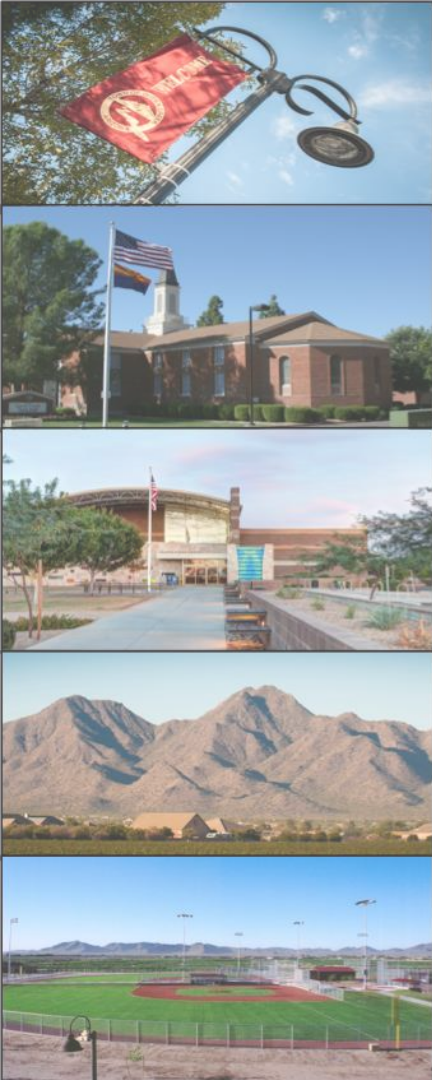
QUEEN CREEK STATION PHASE I

CONDITIONAL USE PERMIT (CASE NO. P18-0026)
REZONE (CASE NO. P18-0027)
SITE PLAN (CASE NO. P18-0029)

September 5, 2018

Town Council

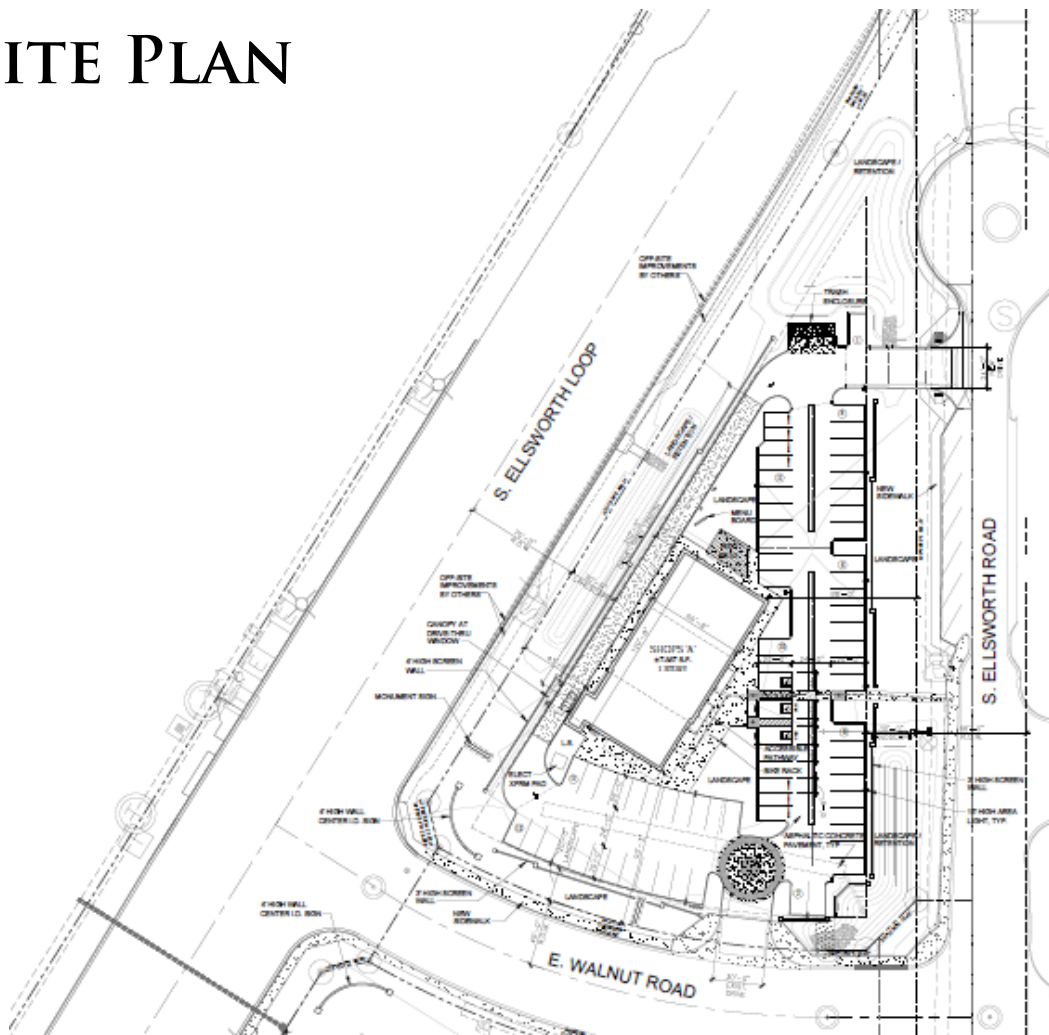




AERIAL EXHIBIT

- 2 acre site

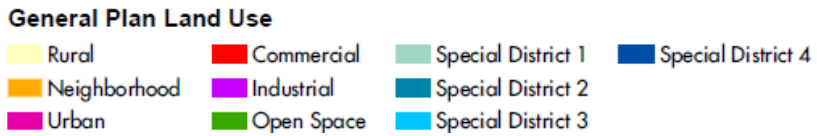
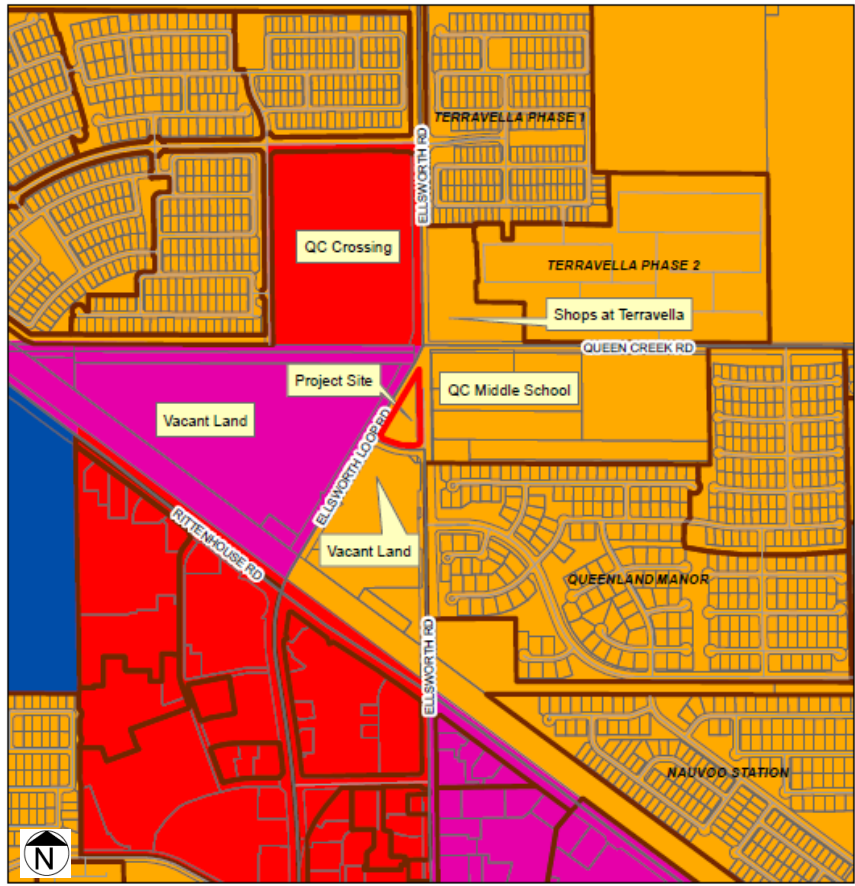
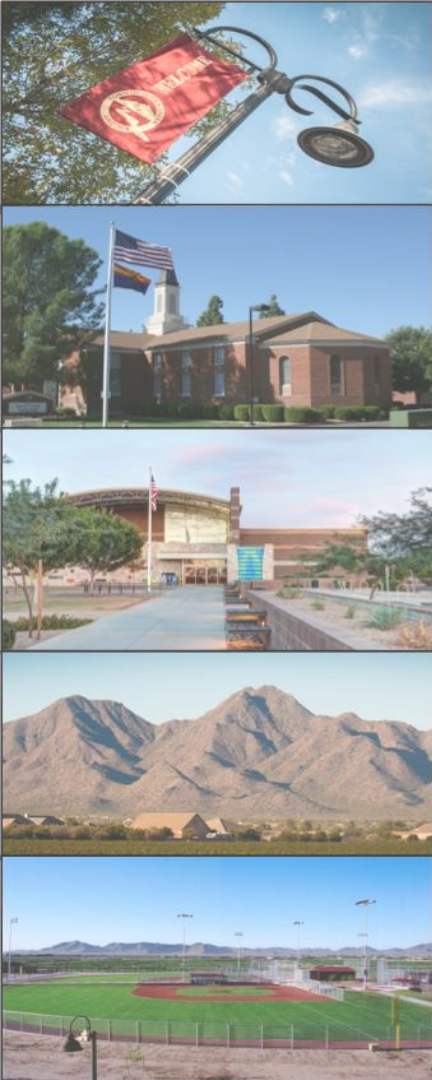
SITE PLAN

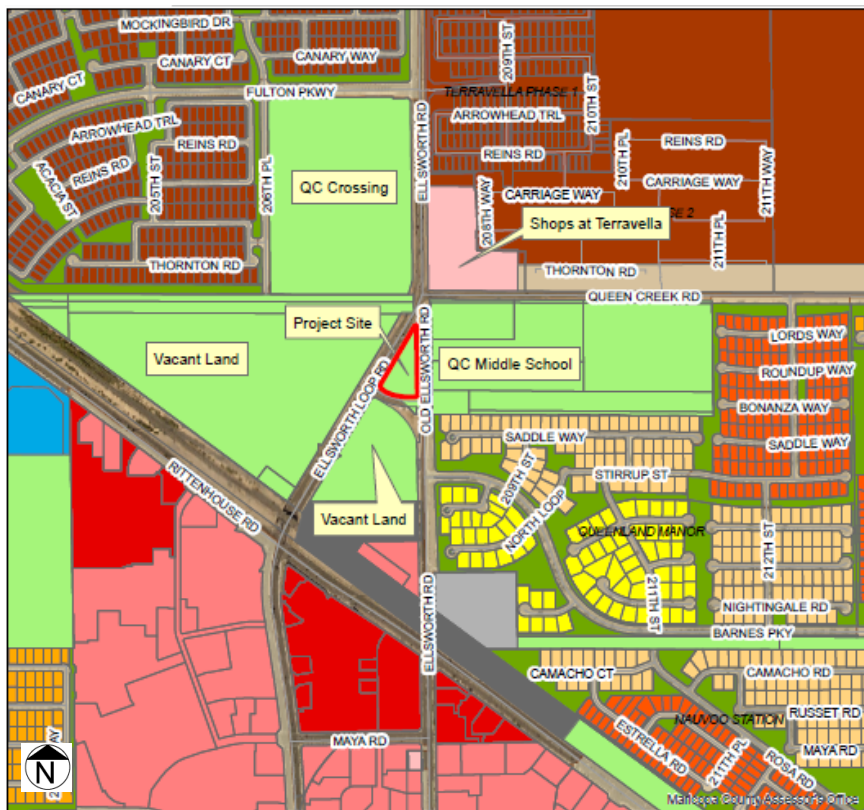


Lot Size	Proposed Zoning District	Building Size	Parking Spaces Provided	Parking Spaces Required
2 ac.	C-2	7,337 sf	72	72

GENERAL PLAN EXHIBIT

- Neighborhood





ZONING EXHIBIT

- R1-43 (Rural Estate District)

Zoning Districts

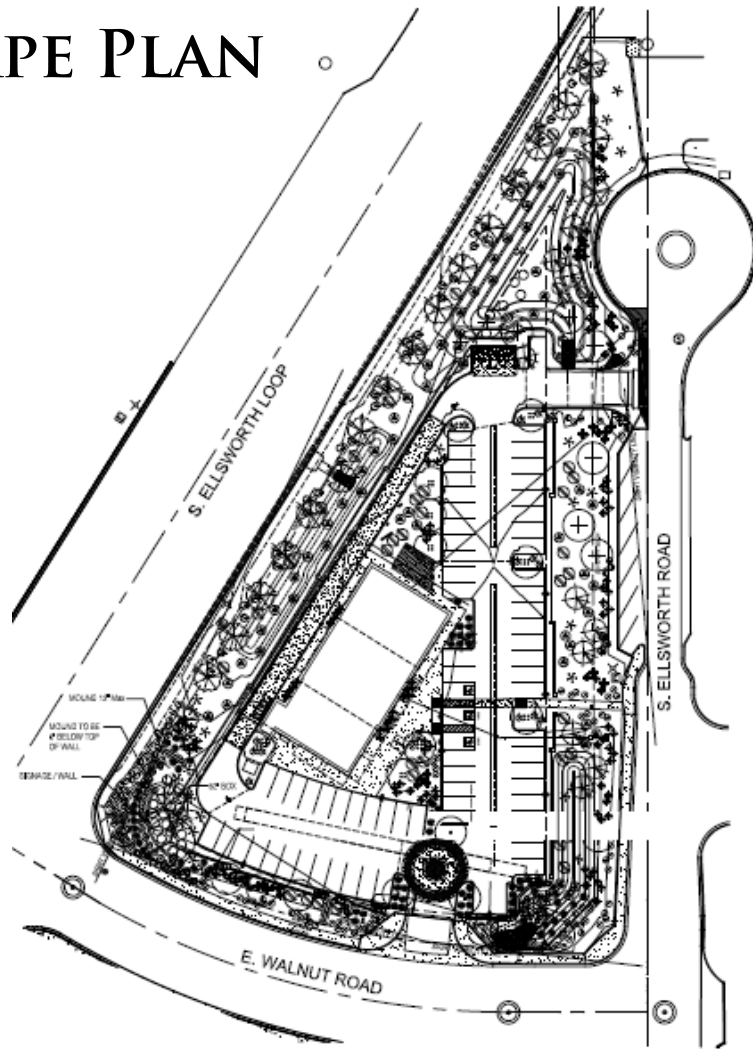
C-1 - Commercial	RC - Recreation/Conservation	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	MDR - Residential	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	R1-4 - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-5 - Residential	R1-12 - Residential	R1-190 - Residential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

REQUESTS

- R1-43 (Rural Estate) to C-2 (General Commercial)
- Site Plan, Landscape Plans, and Building Elevations
- CUP for drive-thru restaurant



LANDSCAPE PLAN



- Landscape Coverage (Required): 15%
- Landscape Coverage (Provided): 47.4%

ELEVATIONS



ELEVATIONS



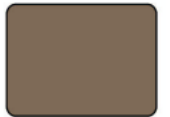
BRICK



SHERWIN WILLIAMS
SAND DOLLAR



METAL SIDING
DARK GRAY



BENJAMIN MOORE
DAVENPORT TAN



NEIGHBORHOOD MEETING

- A neighborhood meeting was held on May 24th, 2018 with 1 attendee.

PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval on August 8th, 2018 with a 6-0 vote. Commissioner Sossaman was absent.



Questions?

Thank you.