



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Development Services Director

FROM: Sarah Clark, Senior Planner/Project Manager

RE: Public Hearing and Possible Action on Case P16-0041 “NEC Ellsworth & Riggs Rezone”, a request from Alan Beaudoin of Norris Design to rezone approximately 19.6 acres from C-1 and R1-35 to C-2 for a future commercial development at the northeast corner of Ellsworth and Riggs roads.

DATE: August 14, 2019

STAFF RECOMMENDATION

Staff recommends approval of Case P16-0041 “NEC Ellsworth & Riggs Rezone”, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to recommend approval of Case P16-0041 “NEC Ellsworth & Riggs Rezone”, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request to rezone approximately 19.6 acres from C-1/PD (Light Commercial) and R1-35 (Suburban Residential Type-A District) to C-2 (General Commercial) for a future commercial center. The property is located at the northeast corner of Ellsworth and Riggs roads. The applicant is not proposing any deviations from the Town Zoning Ordinance or Design Standards.

HISTORY

August 15, 2002: The subject site was zoned to C-1/PD and R1-35 in Maricopa County

July 17, 2019: The first annexation public hearing was held (Case P19-0044).

PROJECT INFORMATION

Project Name	NEC Ellsworth & Riggs Rezone
Site Location	NEC of Ellsworth and Riggs roads
Current Zoning	C-1/PD (Maricopa County) R1-35 (Maricopa County)
Proposed Zoning	C-2
General Plan Designation	18.6 acres (approximate) Commercial 1 acre (approximate) Neighborhood
Surrounding Zoning Designations:	
North	R1-35
South	Riggs Road Sonoqui Wash R1-35 (Orchard Ranch)
East	R1-35
West	Ellsworth Road C-2 (Pecan Plaza and Tractor Supply)
Gross Acreage	19.6 acres

DISCUSSION

The subject property is currently zoned C-1 and R1-35 and exists within unincorporated Maricopa County. The site is immediately bounded by Ellsworth Road to the west, Riggs Road to the south, and R1-35 zoned property located in Maricopa County to the north and to the east.

The 19.6 acre subject property is part of a larger annexation application, which includes a request to annex a 40 acre parcel into the Town of Queen Creek (Case P19-0044). The first annexation public hearing was held on July 17, 2019 and the second annexation public hearing is scheduled for September 18, 2019.

In 2016, the applicant submitted an annexation and PAD rezone application, however the annexation and rezone process was never completed. Late last year, the land owner and applicant contacted Town Staff to resume the annexation and rezone applications, proposing only to rezone approximately 19.6 of the approximate 40 acres of the site to C-2 (General Commercial) and rezone the remaining 20 acres at a later date. The applicant resubmitted the annexation and rezone applications in March 2019.

The applicant has stated that the proposed commercial site is to be anchored by a Fry's Marketplace and Pharmacy. A Site Plan application and Comprehensive Sign Plan for the center will be submitted and reviewed at a later date.

The applicant has stated that a separate application to potentially rezone the remaining 20 acres that surrounds the subject site will be submitted to the Town at a later date.

ANALYSIS

General Plan Review: The current General Plan designation for this property is predominately Commercial (approximately 18.5 acres), with one acre designated as Neighborhood. The request to rezone the subject site to C-2 brings the site into conformance with the General Plan Land Use Map.

Zoning Review: The zoning designation of the property will become C-1 (Light Commercial) and R1-35 (Suburban Residential Type A District) upon annexation. The applicant is requesting to rezone the property to C-2 (General Commercial) to facilitate the development of a commercial center anchored by a Fry's Marketplace and Pharmacy. The applicant is not requesting any deviations from the Zoning Ordinance or Design Standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address Engineering and Utilities requirements for this project.

Public Notification/Participation: In 2016, the applicant submitted a request to rezone the 19.6 acre subject site to C-2/PAD; the application also included a request to rezone 20-acres surrounding the subject site to multi-family for an apartment development. At the first Neighborhood Meeting that was held on October 13, 2016, many of the 25 residents in attendance were opposed to the request for apartments. Residents also shared concerns regarding with the commercial development, traffic, building height, crime, impacts to property values, and light spillover. Following this Neighborhood Meeting, Staff received 20 written comments from the public, the majority of them expressing opposition for apartments. While the comments regarding the previous request to zone the 20-acres surrounding the subject site are not presently related to the current zoning request presented in this Staff Report, these written comments are included as an attachment to this Staff Report for reference.

Following the first Neighborhood Meeting, the applicant revised the application to modify the request to limit the residential density to 10 du/acre. The application still included a request to rezone the subject site to C-2/PAD. A second Neighborhood Meeting was held on March 21, 2017 with 13 members of the public in attendance. Some members in

attendance were generally supportive of the reduction in residential density, while others were not. After the meeting, Staff received 7 emails from residents. Some were not supportive of the proposed high density single-family residential development, while others were pleased that the request for multi-family housing was removed from the application. Again, while the comments regarding the previous request to zone the 20-acres surrounding the subject site are not presently related to the current zoning request presented in this Staff Report, these written comments are included as an attachment to this Staff Report for reference.

In 2019, the applicant resubmitted the rezoning application, removing any request to rezone the 20-acres surrounding the subject site to residential, instead focused on rezoning 19.6 acres to C-2 without a PAD to facilitate the development of the commercial center. A third Neighborhood Meeting was held on April 20, 2019 with 20 members of the public in attendance. The majority of residents expressed support for the Fry's Marketplace use. Residents communicated their concerns regarding any future request to rezone the area surrounding the commercial center to multi-family. Other questions included the timing of the Fry's development, other tenants, building architecture, and landscaping. The majority of residents in attendance were supportive of the proposed rezone request. Staff received one email from a member of the public, where the resident expressed a desire for high quality building design and identified preferred uses in the center.

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. For the offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or bond, to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
3. In the event a traffic signal has not been constructed by others at the Ellsworth Road full movement access location, the developer will be responsible to construct the traffic signal at the full access point. The Town will reimburse the developer any monies for the traffic signal collected from the development to the west or collect 50% (\$150,000) of the cost for the signal from the developer of the NEC Ellsworth & Riggs.
4. The development will be responsible to complete the adjacent arterial roadway half street improvements per Town standards. These improvements include but are not limited to landscaping, sidewalks, driveways, and drainage facilities.

5. If subdividing into more than five parcels, development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.

ATTACHMENTS

1. NEC Ellsworth & Riggs Aerial Exhibit
2. NEC Ellsworth & Riggs General Plan Exhibit
3. NEC Ellsworth & Riggs Existing and Proposed Zoning Map Exhibit
4. NEC Ellsworth & Riggs Narrative
5. NEC Ellsworth & Riggs Neighborhood Meeting Summary and Public Comments

Project Name: NEC Ellsworth & Riggs Rezone Aerial Exhibit

Case Numbers: P16-0041

Hearing Date: August 14, 2019 (Planning Commission)

September 18, 2019 (Town Council)

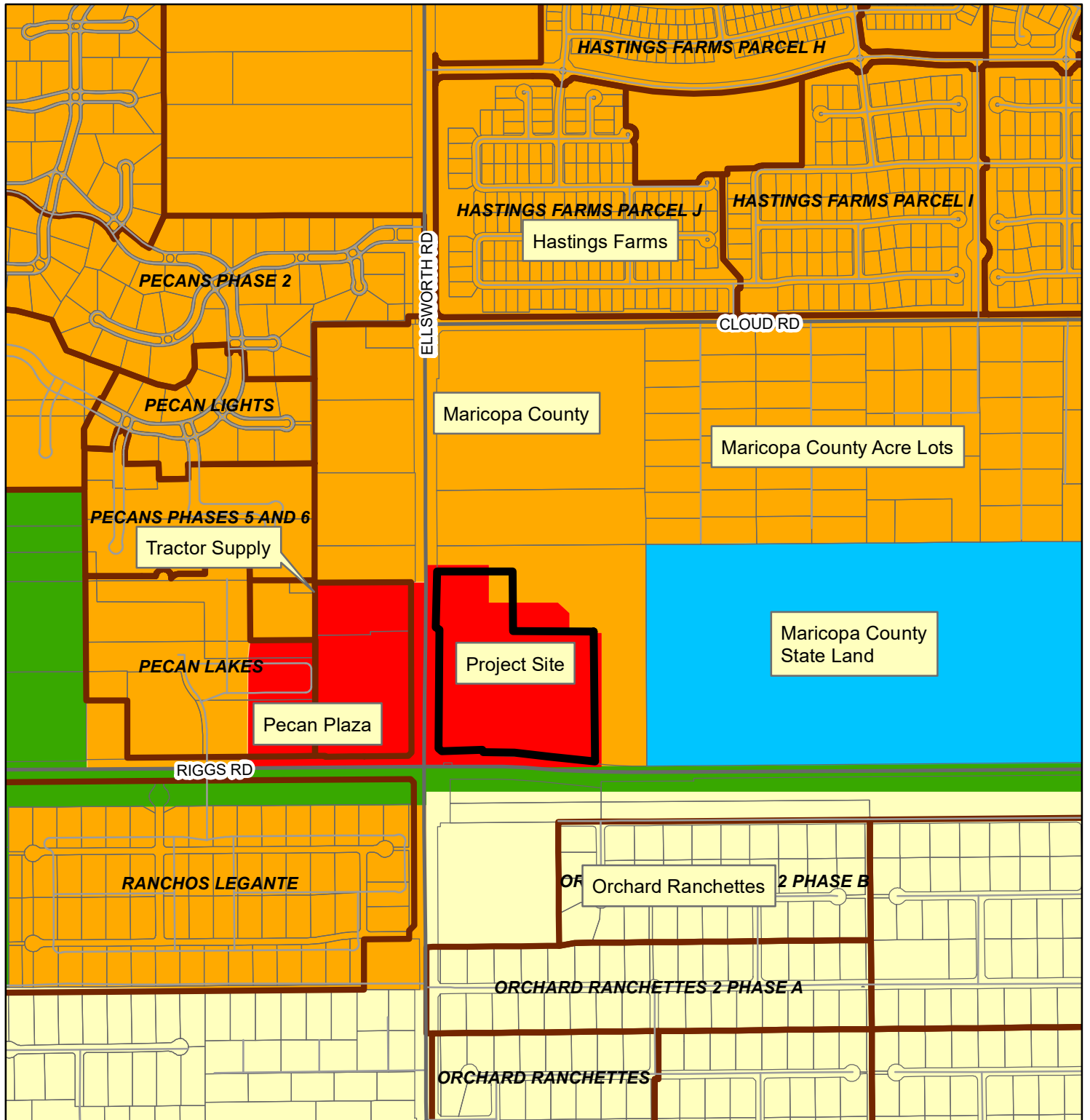


Project Name: NEC Ellsworth & Riggs Rezone General Plan Exhibit

Case Numbers: P16-0041

Hearing Date: August 14, 2019 (Planning Commission)

September 18, 2019 (Town Council)



General Plan Land Use

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

NEC ELLSWORTH & RIGGS

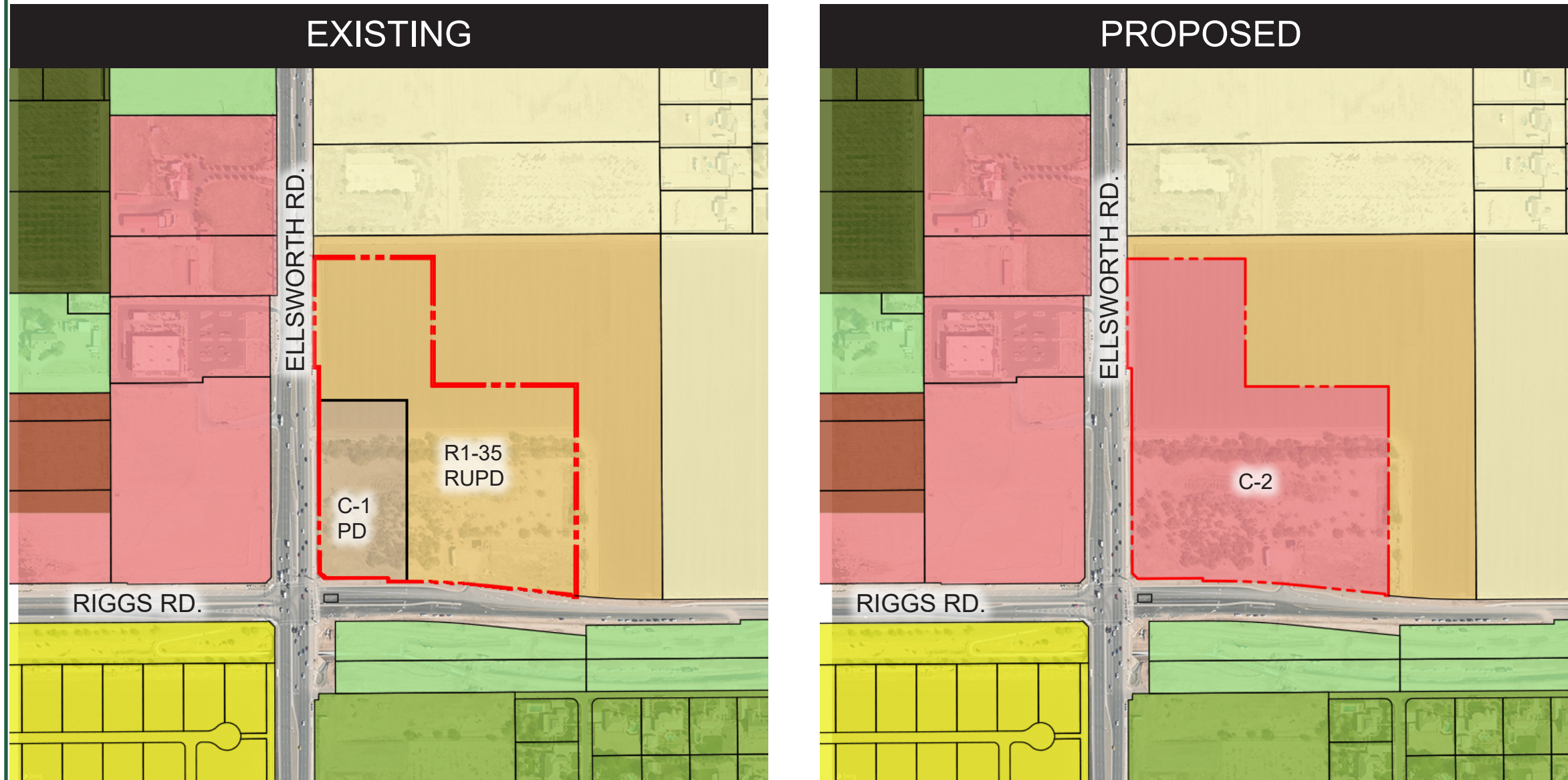

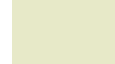










FIGURE 1
ZONING MAP

LEGEND

- | | | | | |
|--|--|---|---|--|
|  R1-35 (COUNTY) |  RU-43 (COUNTY) |  C-1 (COUNTY) |  REZONE BOUNDARY | |
|  C-2 (TOWN) |  R1-5 (TOWN) |  R1-18 (TOWN) |  R1-35 (TOWN) |  R1-43 (TOWN) |
|  R1-12 (TOWN) | | | | |



NORTH SCALE: NTS

DATE: June 6, 2019

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NEC ELLSWORTH & RIGGS
Commercial Center

Rezone Narrative

Case Number: P16-0041

1st Submittal: SEPTEMBER 14, 2016

2nd Submittal: January 19, 2017

3rd Submittal: March, 2017

4th Submittal: March 18, 2019

5th Submittal: May 3, 2019

6th Submittal: June 6, 2019

NEC ELLSWORTH & RIGGS

Commercial Center

REZONE NARRATIVE

CASE NUMBER: P16-0041

1ST SUBMITTAL: SEPTEMBER 14, 2016

2ND SUBMITTAL: January 19, 2017

3RD SUBMITTAL: March 2017

4TH SUBMITTAL: March 18, 2019

5TH SUBMITTAL: May 3, 2019

6TH SUBMITTAL: June 6, 2019

NORTHEAST CORNER OF ELLSWORTH ROAD & RIGGS ROAD
QUEEN CREEK, ARIZONA

NEC ELLSWORTH & RIGGS

REZONE NARRATIVE

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A. INTRODUCTION

In 2016, Riggs Ellsworth 40 LLC/JMN Riggs 40 LLC submitted a Rezone request (P16-0041), Minor General Plan Amendment (P16-0043), and Annexation (P16-0042) for their 40-acre property (Assessor Parcel #304-91-003E) located at the northeast corner of Ellsworth Road and Riggs Road for the development of a commercial center and adjacent residential community. The applications were in the final review process with the Town when the Applicant paused the entitlement process and took a step back to refine their request. While the project and entitlements were on hold, the Town adopted a General Plan update which included the modifications to the Land Use Map that were being requested by the Applicant, therefore no longer requiring the Applicant to move forward with the Minor General Plan Amendment. In addition, the planned improvements to Riggs Road along the southern property boundary were made and the right-of-way area was annexed into the Town, reducing the required annexation area. At this time, the Applicant has chosen to move forward with Annexation of the entire 40-acre property and a Rezone request for the 19.6-acre commercial center only.

Riggs Ellsworth 40 LLC / JMN Riggs 40 LLC, in association with Fry's Food Stores, is pleased to submit a Rezone request for approximately 19.6 acres of its 40-acre property at the northeast corner of Ellsworth Road and Riggs Road. This request is for the approval of C-2 Zoning to accommodate the future development of a neighborhood commercial retail shopping center anchored by Fry's Marketplace. The property is currently within the jurisdiction of Maricopa County, however, is within the Town of Queen Creek's Municipal Planning Area. A formal annexation request is being processed concurrently with this Rezone application.

This narrative is intended to provide a comprehensive overview of the proposed commercial center project, including existing and proposed zoning, General Plan conformance, and preliminary site design.

1. ZONING REQUEST

This rezoning application seeks to rezone approximately 15.0 acres of Maricopa County residential district R1-35 (Single-Family Residential) and approximately 4.6 acres C-1 (Neighborhood Commercial), for a total of 19.6 acres, to Town of Queen Creek zoning district C-2 General Commercial District.

2. OTHER CONCURRENT APPLICATIONS

This zoning request is supported by other concurrent applications and several applications that will track behind the zoning entitlement process. These applications will request action by ordinance and resolution through the Town of Queen Creek Council, with recommendations of the Planning and Zoning Commission are as follows:

Concurrent Applications with Zoning Process

- Annexation Application (19.6 acres)
- Pre-Annexation Development Agreement (19.6 acres)

Applications to Track Behind Zoning Process

- Site Plan Review for Commercial Center
- Comprehensive Sign Plan for Commercial Center
- Conditional Use Permits - Commercial (Drive Thru Services and In-Vehicle Services)
- Preliminary and Final Plat (4 commercial parcels)

B. DEVELOPMENT TEAM

<i>OWNER:</i>	Riggs Ellsworth 40 LLC/JMN Riggs 40 LLC	Michael Nothum, Jr. Mike@landworksaz.com
<i>DEVELOPER:</i>	Fry's Food Stores	Dennis Barr Dennis.barr@frysfood.com Carlos Torres carlos.torres@kroger.com
LAND PLANNER:	Norris Design 901 East Madison Street Phoenix, Arizona 85034 (602) 254-9600	Alan Beaudoin abeaudoin@norris-design.com
ARCHITECTS:	Vertical Design Studios 4650 E. Cotton Center Blvd. Ste. 200 Phoenix, Arizona 85040 (602) 393-5222 Suite 6 Architecture + Planning, Inc. 6111 North Cattletrack Road Scottsdale, Arizona 85250 (480) 348-7800	Justin Gregonis jgregonis@verticaldesignstudios.com Dean Munkachy, AIA, LED AP Dean@suite6.net
CIVIL ENGINEER COMMERCIAL:	SEG Sustainability Engineering Group 8280 E. Gelding Dr. Ste. 101 Scottsdale, Arizona 85260 (480) 516-5514	Ali Fakh Ali@azseq.com
TRAFFIC ENGINEER:	CIV TECH, INC. 10605 N. Hayden Rd. Ste. 140 Scottsdale, Arizona 85260 (480) 659-4250	Dawn Cartier dcartier@civtech.com

C. PROJECT DESCRIPTION

1. OVERVIEW OF THE CONCEPTUAL DEVELOPMENT PLAN

The proposed project includes a 19.6-acre commercial center located on the northeast corner of Ellsworth Road and Riggs Road. The commercial center is planned to accommodate approximately 160,000 square feet of planned retail and minor office space in nine buildings which will cover approximately twenty percent (20%) of the net lot area of the commercial center. Access will be provided via Riggs Road on the south and Ellsworth Road on the west. Preliminary analysis of traffic, off-site drainage, and infrastructure capacity has been completed and has determined that the infrastructure that has been developed, or will soon be developed, is sufficient to support this planned level of intensity.

The mix and type of retailers and restaurants has not been finalized but the retail center will be anchored by a grocery store (Fry's Marketplace and Pharmacy) and is planned to include a collection of local retail shops and services, restaurant pads, and a fueling station. The ultimate mix of retailers is dependent on evolving market conditions.

Fry's Foods is a full-line grocer and household goods marketplace. As proposed, Fry's Foods is anticipated to occupy approximately 126,000 square feet. The broadening of categories, departments, and services associated with a full-line grocery store includes their preference for a grocer-branded fueling station and convenience mart within the project. The proposed Fry's fueling station and convenience mart is currently planned to have approximately 860 square feet of walk-in Kiosk and ten fuel pumps. The nearest access to the fueling station from off-site will be located approximately 330 feet north of the Riggs Road and Ellsworth Road intersection, with traffic restricted to right-in/right-out turning movements, although customers will be able to enter/exit the fueling station via other driveways provided throughout the commercial site.

In addition to the grocer and fuel station, the other commercial buildings are designed to complement one another and expand the retail and dining experiences currently available within the Town of Queen Creek. The conceptual development plan presented with this application has been designed to accommodate a variety of retail, dining, and service components. As the specific users and their needs evolve over the course of the pre-development/construction phase of the project, any Site Plan refinement will be subject to the Town of Queen Creek Site Plan Review Process.

Although not part of this application, it is noted that the remainder of the 40-acre property owned by the Applicant is planned for an approximately 16.7-acre single-family residential community. This community will be located along the north and east edges of the subject property. It is expected that the neighboring residential project will complement the commercial component by providing a nearby consumer base to support the commercial and retail businesses located within the center. The residential portion of the property is anticipated to be rezoned, at a future date, under a separate rezone application.

D. EXISTING ZONING & SURROUNDING USES

The Applicant has inventoried and studied the properties surrounding the subject property to understand the existing uses, property ownership, and future designated land uses.

1. EXISTING ZONING AND LAND USE DESIGNATION

The original zoning designation for the 19.6-acre property was Maricopa County Rural-43. In 2002, the property was rezoned to R1-35 RUPD (approximately 15.0 acres) and C-1 PD (approximately 4.6 acres). **See Figure 1: Zoning Map.**

In 2005, the property was granted a Town of Queen Creek General Plan Land Use designation, placing it within the Town of Queen Creek Municipal Planning Area. The land use designation adopted by the Town of Queen Creek included Neighborhood Commercial and Employment – Type A. In 2017, the Town updated their General Plan and revised the Land Use Map, modifying the land use designations for the property to Commercial and Neighborhood. **See Figure 2: General Plan Land Use.**

2. SURROUNDING LAND USES AND PROPERTY OWNERSHIP

The subject property is surrounded by commercially and residentially zoned property slated for future development. The majority of surrounding land is currently vacant or being used for agricultural uses. More specifically, the subject property is surrounded by the following accessor parcel numbers, land owners, zoning, and land uses:

ADJACENT AND SURROUNDING PROPERTIES

Direction	APN	Owner	Zoning	Existing Use
<i>North</i>	304-91-003E	Riggs Ellsworth 40 LLC/JMN Riggs 40 LLC and Arizona Thoroughbred Training Center Inc and	R1-35	Vacant land
	304-91-987		RU-43	Vacant land
<i>Northeast</i>	304-91-003E	Riggs Ellsworth 40 LLC/JMN Riggs 40 LLC	R1-35	Vacant land
<i>East</i>	304-91-003E	Riggs Ellsworth 40 LLC/JMN 40 LLC Arizona State Trust Land (Barnes Farm LLC Agricultural Lease 1-0115)	R1-35	Vacant land
	304-91-986		RU-43	Agriculture
<i>Southeast</i>	304-94-979	Town of Queen Creek	R1-43	South half of Riggs Rd. Right-of-Way and Sonoqui Wash
<i>South</i>	304-91-799A	Town of Queen Creek	R1-43	South half of Riggs Road Right-of-way and Sonoqui Wash
<i>Southwest</i>	304-93-499B	Town of Queen Creek Toll Brothers	R1-35 R1-12 PAD	Sonoqui Wash Ranchos Legante
<i>West</i>	304-93-967 and 304-93-968	Houser Holdings AZ LLC and Riggs & Ellsworth NW LLC	C-2	Tractor Supply Company and vacant land planned for Pecan Plaza
<i>Northwest</i>	304-91-102G and 304-91-011S	Meyer Ranch LLC	C-2	Desert Mountain Equine

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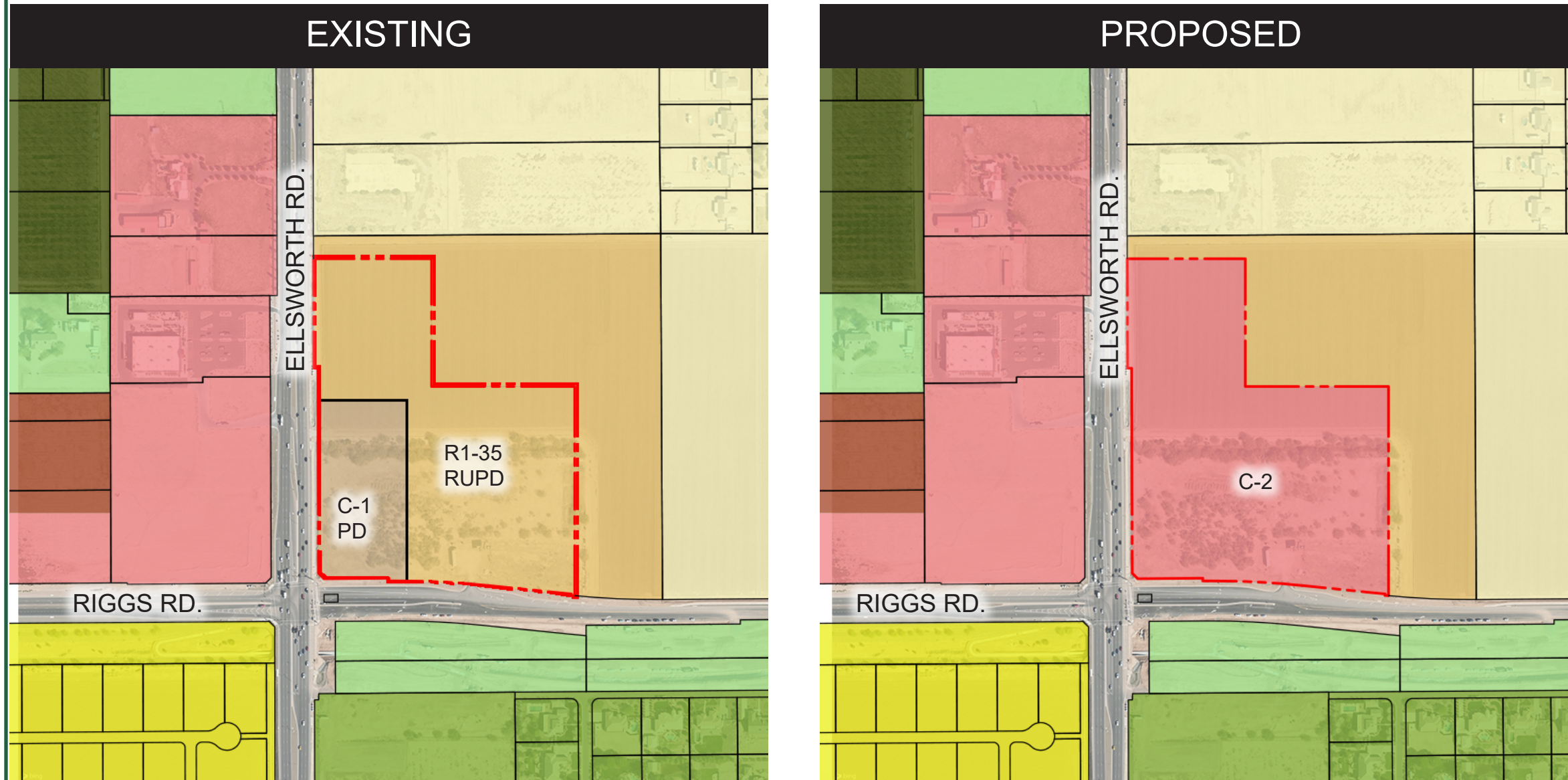

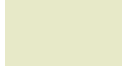










FIGURE 1
ZONING MAP

LEGEND

- | | | | | |
|--|--|---|---|--|
|  R1-35 (COUNTY) |  RU-43 (COUNTY) |  C-1 (COUNTY) |  REZONE BOUNDARY | |
|  C-2 (TOWN) |  R1-5 (TOWN) |  R1-18 (TOWN) |  R1-35 (TOWN) |  R1-43 (TOWN) |
|  R1-12 (TOWN) | | | | |



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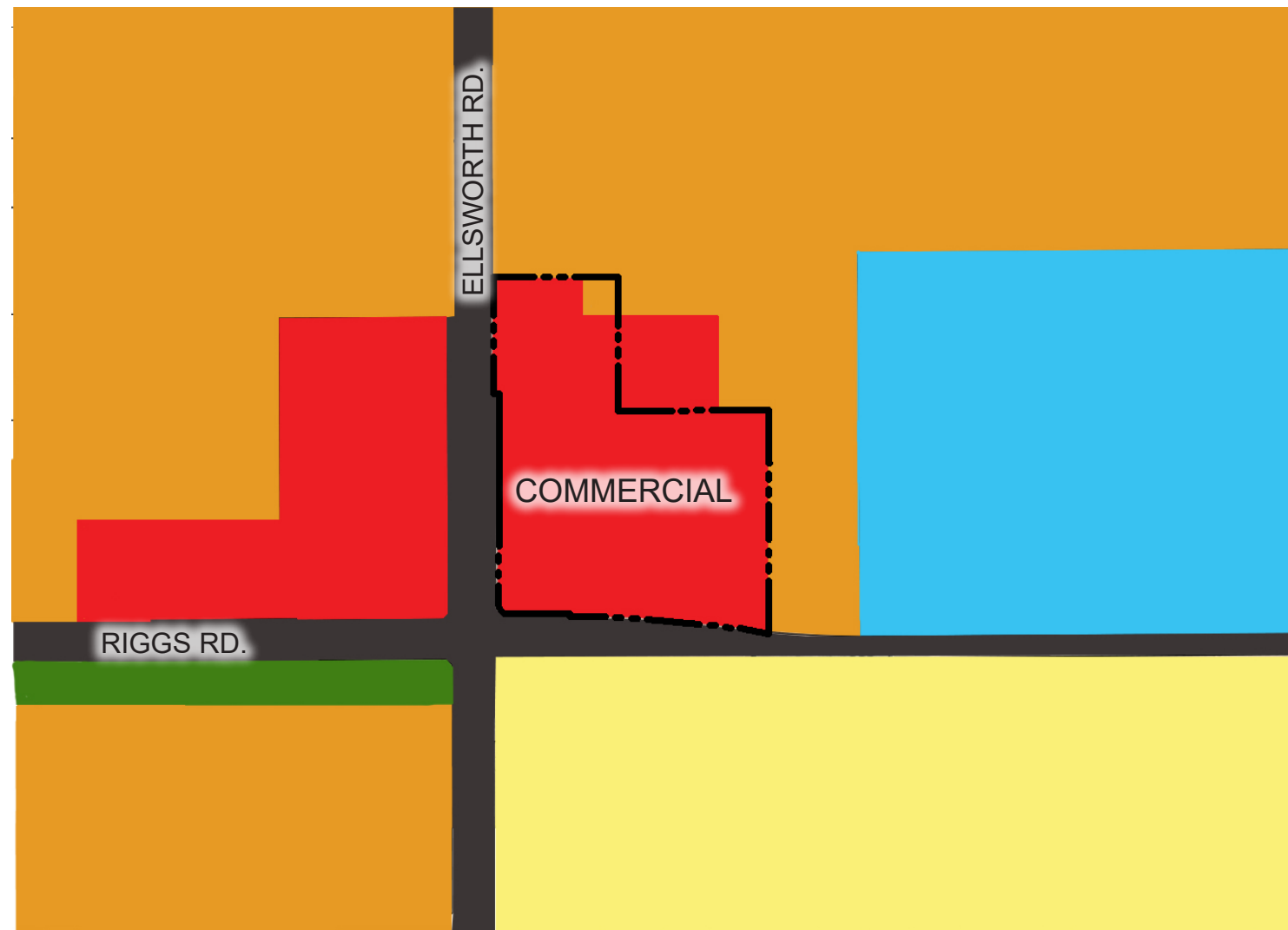


FIGURE 2

GENERAL PLAN LAND USE

LEGEND

- RURAL
 - NEIGHBORHOOD
 - COMMERCIAL
 - OPEN SPACE
 - SPECIAL DISTRICT 3: STATE LAND
- REZONE BOUNDARY



NORTH SCALE: NTS

DATE: June 6, 2019

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E. EXISTING SITE CONDITIONS

The subject property is located at the northeast corner of Ellsworth Road and Riggs Road and is currently within the jurisdiction of Maricopa County, but within the Municipal Planning Area of the Town of Queen Creek. The 19.6-acre property represents a portion of the approximately 40-acre parcel (Assessor Parcel # 304-91-003D) owned by the Applicant. The subject property is characterized and influenced by the following conditions.

1. SITE CONDITIONS & LOCATION

The property is currently vacant and partially leased for agricultural operations and production. A portion of the property has been also recently utilized for cattle grazing. The subject property is predominantly surrounded by agricultural uses and vacant land. **See Figure 3: Vicinity Map.**

The Orchards Ranchettes, within the Town of Queen Creek, is an existing single-family neighborhood to the south and southeast of the property, south of Riggs Road and the adjacent Sonoqui Wash. This community has been developed under R1-35 zoning and maintains an average lot size of 35,000 square feet. An existing un-named single-family residential subdivision, within the jurisdiction of Maricopa County, is located to the northeast of the property. This community has been developed under RU-43 zoning and maintains an average lot size greater than 51,000 square feet. This community does not share a boundary with the subject property and will be further buffered from the commercial development by the future residential development proposed for the remaining 16.7 acres of the 40-acre parcel currently owned by the Applicant.

Bordering the property to the west is Ellsworth Road, a fully-improved 7-lane arterial (including six lanes for vehicular travel and a raised median). Bordering the property to the south is Riggs Road, which is partially improved but not yet open to traffic. As of this writing, Riggs Road roadway construction project TT251 (Maricopa County/Town of Queen Creek) is nearly complete, improving the north half of Riggs Road between Ellsworth Road and Rittenhouse Road. At the Ellsworth Road intersection, the roadway has been constructed to the ultimate, seven-lane, cross section. Eventually, the south half street will be constructed to improve Riggs Road to its full width as a 7-lane arterial roadway. All vehicular access to the property will be from Riggs Road and Ellsworth Road.

2. OPPORTUNITIES AND CONSTRAINTS

The subject property anticipates numerous opportunities for success but must also overcome some constraints. These influences have shaped this development proposal.

Opportunities

The subject property has several development advantages. At the geographic center of the Town of Queen Creek Municipal Planning Area, the property is located within immediate access to existing and planned infrastructure. Ellsworth Road, one of the most dominant of Queen Creek's north/south arterial roadways, is fully improved to Principal Arterial standards with both water and wastewater services available to fully support the development of the subject property. Riggs Road, a road of regional significance, will soon be open to traffic providing connectivity between Ellsworth Road and Rittenhouse Road. With the extension of Riggs Road, and with water and wastewater services installed as part of the public works project, the subject property will be fully supported with roadway infrastructure and wet utility capacity. In addition, the projected populations and job growth expected for the Town of Queen Creek make the subject property

prime for commercial use. To the south of the subject property, immediately south of Riggs Road, the Sonoqui Wash has been extended to the east of Ellsworth Road to promote the interception of the area watershed as necessary to manage the flows.

Constraints

The subject property has few constraints for land use, development, and economic development. As noted above, the subject property is influenced by regional drainage patterns affiliated with the San Tan Valley watershed. Off-site stormwater runoff is influential to the development of the property and must be properly managed as a part of the planning and development of the land uses. Additionally, the agricultural production affiliated with the current use of the property must be properly managed to phase out the former use and to phase out irrigation supply and tail-water facilities.

F. GENERAL PLAN CONFORMANCE

Although currently within the jurisdiction of Maricopa County, the subject property falls within the Town of Queen Creek's Municipal Planning Area. The current 2018 Town of Queen Creek General Plan land use designation for the property is predominantly Commercial, with approximately one acre of Neighborhood. This Rezone request for a General Commercial C-2 base zoning district for the property is consistent with the Town's General Plan.

It is important to note that the 2018 General Plan update included modifications to the Land Use Map based on the Applicant's previous 2016 Rezoning and General Plan Amendment applications. The General Plan land use boundaries match the previous General Plan Amendment application (P16-0043) and the conceptual site plan prepared in 2016. Although the Applicant paused their applications to make refinements and modify their request, the Town adopted the 2018 General Plan with the intended modifications to the Land Use Map that had been initially requested by the Applicant. Since such time, the Applicant has made minor refinements to the conceptual development plan, resulting in a minor modification to the commercial center boundary.

NEC ELLSWORTH & RIGGS

FIGURE 3

VICINITY MAP



NORTH

SCALE: NTS

DATE: June 6, 2019

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G. CONCEPTUAL DEVELOPMENT PLAN

The NEC ELLSWORTH & RIGGS property lies just south of the Queen Creek Town Center, at the geographic center of the Municipal Planning Area. Undoubtedly, the subject property, at the crossroads of two roads of regional significance (Ellsworth Road and Riggs Road), will enjoy substantial physical and visual access. As such, this commercial center is in a perfect place to draw nearby residents needing retail services and thus will aid in keeping sales tax dollars in the Town. Through the use of prized building materials, elegant craftsmanship, enduring style, and timeless forms, the site design and landscape architecture will artfully tie NEC ELLSWORTH & RIGGS into its unique Town of Queen Creek context.

The conceptual development plan envisions the establishment of an approximately one hundred sixty thousand (160,000) square foot retail center anchored by a major grocer with supporting and complimentary commercial uses. Supporting uses will likely include restaurants, medical office, and retail. Four (4) commercial parcels will be created to support the development of the retail center and thereby provide needed local and community-based retail and commercial services to area residents.

An efficient transportation network has been developed and planned to ensure appropriate access to all areas of the commercial center, while providing a variety of access options for retail employees and patrons. As stated earlier, the subject property is bounded on two sides by arterial roadways, Ellsworth Road on the west and the newly constructed half-street of Riggs Road on the south. While Ellsworth Road is constructed to its ultimate service capacity, Riggs Road will be improved on a phased basis to serve the subject property, the surrounding community, as well as traffic movements within the region.

The planned retail center envisions elevated hardscape and landscape treatments at the predominant driveway locations. In addition to vehicular access and circulation, the conceptual development plan encourages non-motorized transportation choices through a planned multi-use trail along Ellsworth Road, pedestrian connectivity at points of entry, and an internal sidewalk network.

The identity of NEC ELLSWORTH & RIGGS will be established and reinforced using thematic building, hardscape, and landscape components. Entry monuments and theme walls will respond to the Town of Queen Creek standards and the property context by utilizing forms and materials organized into pleasant and harmonic compositions. Architectural 'Small Town' characteristics will be employed in the design of buildings. The proposed design style will incorporate simple forms and materials reminiscent of rural Arizona while blending in modern elements that create a timeless design style.

1. LAND USE PLAN & SITE DESIGN CONCEPT

This Rezone request for C-2 General Commercial designates commercial land uses specifically drafted in accordance with the Town of Queen Creek Zoning Ordinance and the provisions of Article 4.2. The development of the subject property will strive to achieve the following objectives:

- Promote community retail services at the geographic center of the Town of Queen Creek Municipal Planning Area and at the crossroads of two roadways of regional significance;
- Promote land use compatibility, transitions and buffers with and to adjacent uses;
- Promote a framework for the balanced distribution of open space;
- Provide pedestrian, bicycle and other non-motorized circulation and connectivity to adjacent properties;

- Promote a conceptual development plan that has been coordinated with the extension of Riggs Road to the east of Ellsworth Road and that recognizes the proximity with the Sonoqui Wash and the regional drainage pattern affiliated with its watershed;
- Provide an efficient internal and perimeter vehicular circulation system for local and regional access to the property;
- Provide a conceptual development plan that meets the general design guidelines of the Town of Queen Creek;
- Provide a unified design theme and landscape program for the development to ensure a high quality retail center;

The proposed conceptual development plan has been created with retail services and commercial intensity designed to respond to projected market demands, recent extensions of infrastructure, the phasing out of agricultural uses, the consideration of adjacent land uses, and consideration for planned roadway and circulation networks. The overall planned commercial intensity for NEC ELLSWORTH & RIGGS is planned at a 0.2 Floor Area Ratio, which is consistent with the land use designation (Commercial) defined on the Town of Queen Creek adopted Land Use Plan.

The Applicant intends to initiate the Site Plan review process for the retail center following the initiation of the Annexation and Zoning processes and following the first review of the Application materials by the Town and the first neighborhood meeting. It is anticipated that the Site Plan Review Process for the retail center will also include the concurrent submittal and review of the preliminary plat, conditional use permits, and a comprehensive sign plan.

2. PRELIMINARY LANDSCAPE CONCEPT

The landscape design is an integral component to making the commercial center a desirable and successful project. Landscaping will complement the building architecture, provide desirable pedestrian environments, and break up building massing to create a pleasant visual experience. Shade trees along pedestrian pathways and in parking lot medians will provide relief from the summer heat while landscaped setbacks at the property perimeters soften the visual impact of the development.

The proposed landscaping for the subject property will consist of drought tolerant plant materials that are in compliance with the Town of Queen Creek’s Zoning Ordinance standards. Areas to be landscaped include landscape setbacks along Riggs and Ellsworth Roads, parking area medians, perimeter buffers, community open space, retention areas, and on individual pads.

3. PERMITTED USES & DEVELOPMENT STANDARDS

This Rezone narrative supports the C-2 (General Commercial) base zoning district. The permitted uses and development standards affiliated with the zoning entitlement are defined in Tables 4.6-1, 4.7-2 and 4.7-3 within Article 4 of the Town of Queen Creek Zoning Ordinance.

4. DESIGN STANDARDS

The provisions defined by Section DS.6 (Non-Residential Standards) of the Town of Queen Creek Design Standards, as administered by the Planning Administrator, shall apply to the subject property and addressed as a part of the Site Plan Review Process.

5. DIMENSIONAL STANDARDS & BUILDING HEIGHTS

The dimensional standards and building heights for the proposed NEC ELLSWORTH & RIGGS development – including lot width and depth, lot area, lot coverage, building height, and building setbacks – will be in compliance with the C-2 zoning district standards.

6. PHASING PLAN

Development of the NEC ELLSWORTH & RIGGS property is anticipated to occur in one phase, based on market conditions. The general anticipated target for the construction start of the retail center is 1st quarter of 2020 with an anticipated completion of the major tenant and the retail shops occurring in Spring 2021. The site improvements for the commercial center will occur in one phase while some of the PAD uses may lag slightly behind the retail center opening date.

H. PUBLIC FACILITIES, UTILITIES & INFRASTRUCTURE

1. ARTERIAL STREETS AND ACCESS

The proposed circulation system for NEC ELLSWORTH & RIGGS is designed to offer multiple choices for mobility, including vehicular, bicycle, and pedestrian facilities. The design principles and facilities for each mobility type are discussed below.

A. Vehicular

A traffic Impact Analysis for the subject property, including the additional approximately 16.7 acres of Assessor Parcel #304-91-003E currently owned by the Applicant, has been prepared by CivTech. The specific objectives of the Traffic Impact Analysis are to evaluate land use, background traffic, and projected traffic to determine the impacts on intersections within vicinity of the subject property, as well as, driveway locations affiliated with the proposed land use. The Report determines future levels of service for all major intersections affected and evaluated and provides findings affiliated with the need for future traffic control changes. The Traffic Impact Analysis, and the findings contained within, is provided under separate cover.

The subject property currently has no developed roadways or formal trail systems. There are multiple maintenance vehicle and access way points associated with the current agricultural uses of the property.

Arterial Roadways:

The NEC ELLSWORTH & RIGGS property is adjacent to two arterial roadways, including Ellsworth Road to the west and the nearly complete half-street extension of Riggs Road to the south. Both roadways are planned Principal Arterial Roadways as defined by the Town of Queen Creek General Plan. While Ellsworth Road has been constructed to a full build-out configuration, Riggs Road will be improved in two phases with the north half opening to traffic in Summer 2019 and the south half being improved at a later, undefined, date.

Local Access:

Access to the commercial center will be managed on the two adjacent arterial roadways. Although finalized site access will be determined with the Site Plan application, it is anticipated that there will be three access points along Ellsworth Road, one full movement access approximately 660 feet from the Ellsworth Road and Riggs Road intersection and two additional driveways with right-in/right-out access. On Riggs Road, it is anticipated that there will also be three access

points, two full movement access drives and one right-in/right-out access. The proposed number of access drives and their locations will provide sufficient and efficient vehicular access to the commercial center.

B. Bicycle

NEC ELLSWORTH & RIGGS has been designed to accommodate recreational and multi-modal transportation opportunities, including the development of bicycle facilities with expectation for connectivity to Town bicycle lane facilities.

C. Pedestrian

The Conceptual Development Plan designates the intended pedestrian facilities which includes a public multi-use trail along the Ellsworth Road frontage, public sidewalks along both adjacent arterial roadways, and planned concrete paths to serve the general public between the peripheral facilities and all building entrances. Full accessibility, in accordance with the American for Disabilities Act, is anticipated to be provided for all walkways.

2. PRELIMINARY DRAINAGE CONCEPT

According to the current FEMA Flood Insurance Rate Maps, as defined by the Flood Insurance Rate Map (FIRM) for Maricopa County, Arizona, and incorporated areas, Community number 040037, Panel number 3135 of 4425, as shown on Map Number 04013C3135L dated October 16, 2013, NEC ELLSWORTH & RIGGS is not located within any special flood hazard zones. The area surrounding the site generally falls westerly at a very mild slope (less than one half of one percent). The Sonoqui Wash serves as an outfall for the regional watershed located upstream, to the southeast of NEC ELLSWORTH & RIGGS. There are no significant onsite drainage facilities currently present within the NEC ELLSWORTH & RIGGS property.

Offsite drainage impacts, calculated to be 208 cubic feet per second, exist along the east property line of the Applicant's 40-acre parcel and, as a part of the overall development plan for the full 40 acres, must be managed. The applicant is currently discussing potential solutions with Town staff.

3. PRELIMINARY WATER SYSTEMS PLAN

Water for the NEC ELLSWORTH & RIGGS property will be provided by the Town of Queen Creek. Town of Queen Creek does not utilize specific zone designations for this area.

A. Existing Water Service Conditions

Existing water infrastructure immediately adjacent to the NEC ELLSWORTH & RIGGS property includes an existing 12-inch potable water main in Ellsworth Road and, per information provided by Town Utilities staff, a 16-inch water main was installed within Riggs Road in advance of the roadway construction project (TT251).

B. Preliminary Water Plan

The on-site water infrastructure for NEC ELLSWORTH & RIGGS will consist of an internal network of 8-inch water service stubs and a looped 8-inch main intended for fire protection to serve the commercial center. Water meter services will be established along the arterial roadway rights-of-way along both roadways for service to each of the four planned subdivided parcels.

Planned service extensions to the commercial center are anticipated to include 1-inch to 3-inch service taps from the new 8-inch public on-site water mains. Service will be provided to each parcel. Adequate water is available to support the domestic and fire flow requirements for this project.

4. PRELIMINARY WASTEWATER PLAN

Wastewater service for the NEC ELLSWORTH & RIGGS property will be provided by the Town of Queen Creek.

A. Existing Sewer Service Conditions

A 24-inch sewer main exists along the Ellsworth Road frontage of the property. Per the Town's sewer master plan, an 18-inch sewer line has been constructed along the Riggs Road frontage of the subject property as part of the recent Riggs Road improvements.

B. Preliminary Sewer Plan

The on-site wastewater infrastructure for NEC ELLSWORTH & RIGGS will consist of 8-inch public sewer and 4-inch or 6-inch service stubs to each of the divided properties with connectivity to either the existing 24-inch sewer main in Ellsworth Road or the 18-inch sewer main in Riggs Road.

The on-site proposed 8-inch diameter sanitary sewer pipe at $s=0.52\%$ ($n=0.013$) has a flow capacity at 70% full of approximately 465,349 gpd, providing adequate capacity for the on-site system.

5. SUMMARY OF DRY UTILITIES

All major dry utilities are available at the site to service this project. Utility providers are as follows:

Electric: SRP

Electric is available along Ellsworth Road. Refer to SRP plan UG YG-28-16.

Communications:

- Cox – A fiber vault is located at the southwest corner of the site, fed from the south. No additional service is indicated in front of the site.
- Century Link – Multiple buried cables are located on the westerly side of Ellsworth Road.

Gas: Southwest Gas Corporation

A 6-inch encased PE main is located approximately 60 feet east of the Ellsworth Road centerline.

6. EMERGENCY RESPONSE FACILITIES

A. Fire

Fire service for the subject property will likely be provided by Queen Creek Fire Stations #411 & #412. Station #411 is located approximately 1.5 miles north of the property along Ellsworth Loop. Station #412 is located approximately two miles west of the property on Sossaman Road north of Riggs Road. It is anticipated service could be provided within three minutes from each of these locations.

B. Police

Public safety service in Queen Creek is contracted through the Maricopa County Sheriff's Office. Police service for the subject property will likely be provided from the MCSO Queen Creek Substation located at 22308 S. Ellsworth Road just two miles north of the property. Service response is based on patrol routes and schedules as administered by the department.

7. SCHOOLS

The subject property is within the Queen Creek Unified School District. The property taxes generated by the project will support area schools and contribute to the District's ability to meet the needs of existing and future students.

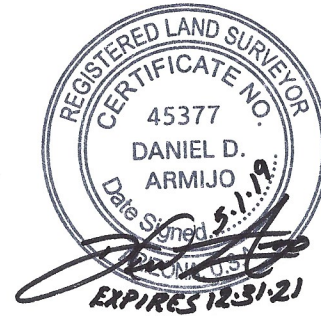
Appendices

- A. Legal Description of C-2 Zoning District
- B. Traffic Impact Analysis
- C. Town of Queen Creek Land Use Compatibility Questions

A. Legal Description for C-2 Zoning District



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287



May 1, 2019
AWLS #16-013

Parcel Description

A portion of the Southwest quarter of the Southwest quarter of Section 27, Township 2 South, Range 7 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 27, a Brass Cap in Handhole, from which the west quarter corner of said Section, a Maricopa County Department of Transportation Brass Cap in Handhole, bears North 00 degrees 08 minutes 59 seconds West (Basis of Bearing), a distance of 2647.28 feet;
Thence along the west line of the southwest quarter of said Section, North 00 degrees 08 minutes 59 seconds West, a distance of 105.44 feet;
Thence leaving said west line, North 89 degrees 51 minutes 01 seconds East, a distance of 85.00 feet, to the easterly right-of-way line of Ellsworth Road as described in said Document No. 2009-0895229, Maricopa County Records and the **Point of Beginning**;
Thence along said easterly right-of-way line, North 00 degrees 08 minutes 59 seconds West, a distance of 740.76 feet;
Thence South 89 degrees 51 minutes 01 seconds West, a distance of 15.00 feet;
Thence North 00 degrees 08 minutes 59 seconds West, a distance of 402.72 feet;
Thence leaving said easterly right of way line, North 90 degrees 00 minutes 00 seconds East, a distance of 423.54 feet;
Thence South 00 degrees 00 minutes 00 seconds East, a distance of 468.66 feet;
Thence North 90 degrees 00 minutes 00 seconds East, a distance of 513.76 feet;
Thence South 00 degrees 00 minutes 00 seconds West, a distance of 756.09 feet, to the northerly right-of-way line of Riggs Road as described in Document No. 2018-0906022, Maricopa County Records and a non-tangent curve, having a radius of 2930.00 feet, whose radius bears North 05 degrees 38 minutes 12 seconds East;
Thence along said northerly right-of-way line, northwesterly along said curve, an arc distance of 13.66 feet, through a central angle of 00 degrees 16 minutes 02 seconds;
Thence North 84 degrees 05 minutes 46 seconds West, a distance of 299.82 feet, to the beginning of a curve, concave southwesterly, having a radius of 3070.00 feet;
Thence northwesterly along said curve, an arc distance of 343.33 feet, through a central angle of 06 degrees 24 minutes 27 seconds;
Thence North 00 degrees 26 minutes 52 seconds West, a distance of 15.00 feet;
Thence South 89 degrees 33 minutes 08 seconds West, a distance of 244.57 feet;
Thence North 45 degrees 17 minutes 55 seconds West, a distance of 28.21 feet, to the **Point of Beginning**.

Containing 856,273 Square Feet or 19.66 Acres more or less.
Subject to easements, restrictions and rights of way of record.

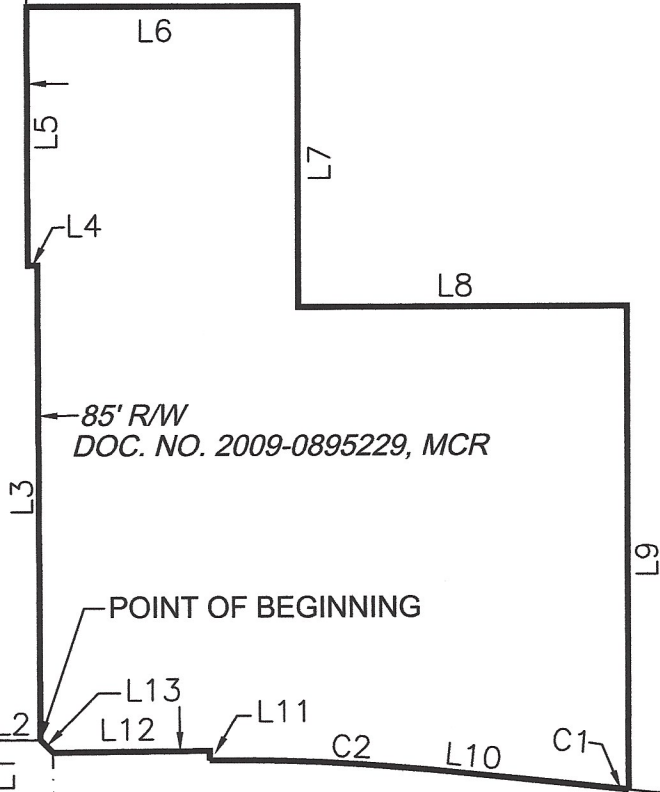
W 1/4 CORNER
SECTION 27
T.2S., R.7E.
FD MCDOT BCHH

70' R/W
DOC. NO. 2009-0895229,
MCR

ELLSWORTH ROAD

2647.28'

N 00°08'59" W



85' R/W
DOC. NO. 2009-0895229, MCR

POINT OF BEGINNING

RIGGS ROAD

R/W
DOC. NO. 2018-0906022, MCR

SW CORNER
SECTION 27
T.2S., R.7E.
FD BCHH
POINT OF
COMMENCEMENT



AW
LAND
SURVEYING, LLC

P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA	CHECKED BY: DDA	DATE: 05/01/19	JOB NO.: 16-013
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SHEET NO. 2 OF 3

LINE	BEARING	DISTANCE
L1	N 00°08'59" W	105.44'
L2	N 89°51'01" E	85.00'
L3	N 00°08'59" W	740.76'
L4	S 89°51'01" W	15.00'
L5	N 00°08'59" W	402.72'
L6	N 90°00'00" E	423.54'
L7	S 00°00'00" E	468.66'
L8	N 90°00'00" E	513.76'
L9	S 00°00'00" W	756.09'
L10	N 84°05'46" W	299.82'
L11	N 00°26'52" W	15.00'
L12	S 89°33'08" W	244.57'
L13	N 45°17'55" W	28.21'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	13.66'	2930.00'	0°16'02"	13.66'	S 84°13'47" E
C2	343.33'	3070.00'	6°24'27"	343.15'	S 87°18'00" E



P.O. BOX 2170, CHANDLER, AZ 85244
 (480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 05/01/19 JOB NO.: 16-013

SHEET NO. **3 OF 3**

B. Traffic Impact Analysis

Report prepared by CivTech under separate cover dated January 2017.

C. Town of Queen Creek Land Use Compatibility Questions

RESPONSE TO TOWN OF QUEEN CREEK COMMENTS

1. How will the proposed rezone be compatible with the surrounding area/ adjacent neighborhoods?

Commercial development for this site has been planned for many years. The surrounding existing and planned roadways have been designed to accommodate this use and the surrounding area has been zoned to be compatible with a commercial development at this corner. The proposed development, along with the existing Tractor Supply Company and planned Pecan Plaza located adjacent to the Site at the northwest corner of Riggs and Ellsworth Roads, will make this corner an effective commercial center capable of serving the entire community.

The landscape and architectural theme will be designed to be compatible with existing developments in the immediate area. The design style will incorporate forms and materials reminiscent of rural Arizona while blending modern elements to create a timeless design style. Open space buffers and landscape elements will break up the building massing to create a pleasant visual experience. Shade trees and landscaped setbacks along the public street frontages will soften the visual impact of the development and allow it to blend with the surrounding area.

2. Will there be adverse impacts on the capacity of safety of the portion of street network influenced by the rezone, parking problems, or environmental impacts that the new use will generate such as an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances?

Extensive coordination has taken place between the project engineers, planners and traffic analysts to ensure that all roadway improvements meet safety criteria and that there will be no negative offsite impacts associated with this development. Vehicle, bicycle and pedestrian circulation will be provided directly to Ellsworth Road and to the newly constructed Riggs Road, assuring minimal impacts on surrounding land uses. All Site-related development will be constructed in accordance with Town of Queen Creek ordinances and will be inspected to ensure that no undue water, air, noise or light pollution negatively impacts surrounding properties.

3. How will the proposal conform with and is in furtherance of the implementation of the goals and policies of the General Plan, other adopted plans, objectives and policies of the Zoning Ordinance, and other Town regulations and guidelines, including goals and policies related to economic development?

Located at the intersection of two major arterials, this property has long been planned for Commercial Use under the Town of Queen Creek General Plan. The proposed approximately 160,000 square foot Commercial Center embodies the values laid out in the Town of Queen Creek General Plan in that it fits within the community character, enhances resident's quality of life, and positively contributes to the Town's economy.

4. How is the property suitable for the proposed use?

This property is well suited for commercial development due to its location at the geographic center of the Town of Queen Creek Municipal Planning area and at the intersection of two major Queen Creek thoroughfares. As such, the Site features excellent access and visibility for future commercial tenants. Both Ellsworth Road and Riggs Road will provide easy access to existing and planned utilities which will allow for the efficient development of the site.

5. What is the degree to which the proposed zoning will benefit the community and the benefits derived by the community, or area, by granting the proposed rezone?

Developing this Site will bring a long-envisioned Town of Queen Creek land use to life. The proposed development will provide valuable commercial services to surrounding residents in an easily accessed, central location. This Commercial Center will allow nearby residents to have another option for commerce and will therefore reduce the length of vehicular trips and will keep sales tax dollars within the Town. This Site is envisioned as a quality development which will be to the benefit of the entire Town.



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1

January 23, 2017

QC40

(NEC Ellsworth & Riggs Roads)

Case Nos. P16-0041, P16-0042 & P16-0043

NEIGHBORHOOD MEETING/NEIGHBOR INPUT SUMMARY

Date: October 13, 2016
Time: 6:00 PM – 7:00 PM
Location: Town of Queen Creek Council Chambers
Purpose: Proposed Minor General Plan Amendment, Rezoning and PAD
Attendees: Chris Webb, Cameron Carter and Nick Labadie (Rose Law Group pc), Alan Beaudoin and Annie Vos (LVA), Sarah Mertins (Town of Queen Creek) and Neighbors (see attached sign-in sheet)

Meeting Summary

The neighborhood meeting was noticed and conducted in compliance with the Town of Queen Creek's requirements.

The meeting was conducted in an open house format, with neighbors able to come and go at their convenience. Exhibit boards were stationed around the meeting room depicting the location of the project, the current and proposed General Plan and zoning designations, the proposed site plan, open space, walls, building elevations, etc. Project team members were positioned around the room adjacent to the exhibit boards. Neighbors were able to move around the room, look at the exhibit boards, listen to an explanation of the applications, the Town's review and approval process, details of the proposed project, and ask questions of the various project team members.

Approximately 25 neighbors attended the meeting, primarily from the nearby Orchard Ranch subdivision and the nearby unincorporated County residential area. The following is a summary of the most common questions/comments received from the neighbors at the meeting and via

email to the project team and Town Staff following the meeting, as well as the responses provided by our project team members:

Comment/Question: We are opposed to apartments being developed at this location. We are concerned with the impact they will have on surrounding low-density residential neighborhoods. Will the applicant consider replacing the proposed apartments with a different residential product?

Response: This was, by far, the most common comment received by neighbors at the neighborhood meeting, as well as by email to both our project team and the Town. In general, there were few major concerns related to the commercial component of the project. The overwhelming majority of concerns were related to the proposed apartment component of the project.

At the neighborhood meeting, project team members attempted to explain the benefits of the proposed apartments and their compatibility with land use plans for the area. However, after strong opposition to the apartments continued following the neighborhood meeting, the property owner decided to eliminate the apartment component of the project and neighbors were notified accordingly.

As outlined in the revised application submitted with this summary, in response to neighbor concerns, the apartment component has been replaced with a proposed single-family residential concept (R-2/PAD zoning), which most neighbors we spoke to indicated they would prefer.

Comment/Question: Why is a project of this intensity being proposed at this location? Wouldn't it be more appropriate closer to Town Center?

Response: This corner of Ellsworth & Riggs Roads has been designated by the Town as a major commercial corner since the last General Plan was adopted in 2008. Due to the recession, the realization of that planned development has been delayed many years. Ellsworth Road is the most heavily trafficked road in the Town, and with the improvement of Riggs Road by the Town and MCDOT over the next 2 years, this intersection will become one of the major intersections in Town, making it an ideal location for this type of commercial and residential development. Further, a major commercial center has already been approved on the NW corner of this same intersection. The character of this intersection was set on a path to change many years ago.

Comment/Question: We would prefer this area of the Town to remain low-density custom home lots instead of the proposed commercial and apartment project.

Response: The Town's General Plan Land Use Map, adopted by the voters of the Town of Queen Creek in 2008, currently designates the development of the property to be a combination of commercial and employment uses. It does not contemplate or support large lots and custom homes at this location. There appears to be some misconception on this point. The commercial services at this location respond to the evolving development in the area and the placement of the use will be at the intersection of what is expected to be two of the busiest arterial roadways in the Town in years to come. Residential land use for the remainder of the property would seem to be

more compatible with the designated commercial land use, but large-lot custom homes don't work immediately behind a Fry's grocery store. Consequently, a medium/high density residential use is currently being contemplated as a transition between the commercial use and the immediately adjacent vacant land and the nearby residential uses in the area.

Comment/Question: Why does the Town need another Fry's grocery store at this location? There is already a Fry's at Gantzel/Ironwood and Combs.

Response: Fry's believes there is an existing market and demand for another grocery store at this location, otherwise they would invest the time or capital to pursue this project. Additionally, one of the more common comments/inquiries received by the Town is related to the need for another grocery store in the Town.

Comment/Question: We are concerned with the additional traffic that this project will generate on both Ellsworth and Riggs Roads, especially considering all the traffic that already passes through from San Tan Valley.

Response: While this project will certainly generate additional traffic, our Traffic Impact Analysis (which the Town is still reviewing) demonstrates that the existing and planned roadway improvements on Ellsworth and Riggs Roads will adequately handle the traffic volumes going forward. The Riggs Road improvement project is one of several that the Town is undertaking, or will undertake in the next few years to help alleviate traffic congestion through the Town.

Comment/Question: We are opposed to building heights for the apartments that would reach 40'.

Response: We will evaluate that concern with our resubmittal to the Town.

Now that the apartments have been eliminated, we are no longer proposing a height of 40'. No structures will exceed 30' in height.

Comment/Question: Will there be roadway connectivity between the proposed project and the low-density residential neighborhood to the northeast? Such a connection is not desired by the residents there.

Response: No, no such roadway connection is being contemplated with this project.

Comment/Question: We are concerned with the impact of lighting from the project and loss of the "dark sky" in the area.

Response: Our project team is sensitive to this concern and will be looking at ways to minimize and mitigate light impacts from the project, while still meeting the Town's lighting requirements. It should be noted as well that while there may not be any significant lighting in the area today (other than on Ellsworth Road), the Riggs Road improvement project being completed by the Town and MCDOT will include the installation of new street lights along Riggs Road.

Comment/Question: We understand that Chris Webb, one of the project team members, is also a member of the Town's Planning & Zoning Commission. Isn't this a conflict of interest?

Response: No, it is not. A conflict of interest would only arise IF he were to; (a) discuss the project with other members of the Planning & Zoning Commission, and/or (b) participate in the Planning & Zoning Commission's vote on the proposed project. This has been confirmed with the Town Attorney, and any concerned resident is welcome to discuss it with the Town Attorney should they feel so inclined. Neither of these situations has occurred, nor will they occur in the future. Mr. Webb has already stated and committed that he will never discuss this project with other member of the Planning Commission, nor will he participate in the vote. So no conflict of interest exists.

It should be noted that the majority of Planning & Zoning Commissions in municipalities around the Valley, including Queen Creek, are comprised of residents whose professions are related to the land development industry. This is done intentionally as such residents are well versed in land use issues and impacts and can therefore make well educated decisions. When a member of the Planning & Zoning Commission is involved in a project that comes before the Commission for a vote, that member simply recuses himself/herself from the vote and any conflict of interest is thereby avoided. This is very common practice around the Valley.

Comment/Question: What are the next steps in the County review and approval process?

Response: Following the neighborhood meeting, our project team will evaluate the feedback provided, make certain modifications to our applications, and resubmit them to the Town for further review. It is possible that a second neighborhood meeting will be held to present and discuss any changes made to the applications. Once fully reviewed by the Town, the applications will go in front of the Planning & Zoning Commission and then the Town Council for final approval.

Comment/Question: What is the anticipated timeline for development of the project?

Response: Over the course of the next 12 months or so, the project team anticipates completing the entitlement process, as well as the design process for the commercial portion of the project. Construction on the commercial portion of the project is anticipated to start in late 2017 or early 2018, as Fry's would like to be open for business in early 2019.



Comments received following 1st Neighborhood Meeting

Sarah Clark <sarah.clark@queencreek.org>

Fwd: Proposed changes to Riggs and Ellsworth development

Brett Burningham <brett.burningham@queencreek.org>
To: Sarah Mertins <sarah.mertins@queencreek.org>

Tue, Oct 11, 2016 at 3:59 PM

Brett Burningham, AICP | Planning Administrator, Development Services Department | Town of Queen Creek |
phone: 480-358-3097 | e-mail: brett.burningham@queencreek.org | 22350 S. Ellsworth Rd., Queen Creek, AZ 85142
www.queencreek.org
Office hours: Mon. – Thurs., 7:00 A.M. – 6:00 P.M. (closed on Fridays)

----- Forwarded message -----

From: **Jeff Brown** <jeff.brown@queencreek.org>

Date: Tue, Oct 11, 2016 at 3:49 PM

Subject: Fwd: Proposed changes to Riggs and Ellsworth development

To: Brett Burningham <brett.burningham@queencreek.org>, Chris Anaradian <chris.anaradian@queencreek.org>, Bruce Gardner <bruce.gardner@queencreek.org>

Chris and Brett,

I want to be 100% certain that the Schneiders are advised of EVERY public/neighborhood meeting held by applicant for QC40 (Riggs/Ellsworth Frys/MultiFamily) and every public Town meeting including P&Z and TC.

Thanks, Jeff Brown

----- Forwarded message -----

From: **Bob&Deb Schneider** <schneider8rus@gmail.com>

Date: Tue, Oct 11, 2016 at 3:48 PM

Subject: Proposed changes to Riggs and Ellsworth development

To: jeff.brown@queencreek.org

Thank you for your response. I really appreciate it. Yes, I would definitely want to be on a list to be notified, as our property would be one that would be directly affected by apartments. The 1st letter you posted is the one that I saw from one of my neighbors. We are all on acre+lots on the south side of Cloud that backs right up to where the proposed zoning changes are. I personally have horses, goats, pigs and chickens. I know that numerous of my neighbors did not receive this notice. My next door neighbor works for the city and she had to dig to find out any details, and she knew nothing about it. We are all quite concerned. My husband will be attending this meeting Thursday. I really hope that I am wrong. We have just seen it happen way to often. Apartments that end up being low-income government housing. We did not by property out here for our animals and open spaces only to have apartments built right behind us. I know those living in Orchard Ranch, just south of Riggs are equally as concerned, plus it makes absolutely no sense! But yes, please keep me informed.

Robert and Debbie Schneider
21209 E. Vallejo St.
Queen Creek 85142
480-528-4410
Schneider8rus@gmail.com



Sarah Clark <sarah.clark@queencreek.org>

Re: Opposition to high density homes and apartments in the outlying areas of Queen Creek

Chris Anaradian <chris.anaradian@queencreek.org>

Tue, Oct 18, 2016 at 4:57 AM

To: Gail Barney <gail.barney@queencreek.org>

Cc: "Brett Burningham, Aicp" <brett.burningham@queencreek.org>, sarah.mertins@queencreek.org

Mayor,

I, or one of our planners will contact Mrs. Johnson today.

Sent from my iPhone

On Oct 18, 2016, at 4:10 AM, Gail Barney <gail.barney@queencreek.org> wrote:

FYI

Sent from my iPhone

Begin forwarded message:

From: Danielle Johnson <bndjohnson@gmail.com>**Date:** October 17, 2016 at 11:47:15 PM MST**To:** undisclosed-recipients;**Subject: Opposition to high density homes and apartments in the outlying areas of Queen Creek**

Hello!

My name is Danielle Johnson and I live in the county island just west of Signal Butte between Cloud and the proposed Riggs extension. I have some concerns with the new developments and was hoping you can shed some light on the situation. My family and I moved to Queen Creek as a chance to raise our children in a safe and open environment. My husband is a pilot in the Air Force and has to deploy from time to time, leaving me with my small children alone. I know this world is a dangerous place, but I truly feel that the area in which we live give us the safety and peace of mind due to the surroundings and help preserve the "small town/farmy" lifestyle that we strove for when buying a home in this area. My husband, like so many in Queen Creek, commute a great distance everyday, but feel the commute is worth the lifestyle that this area provides. I am concerned with the news that the voter approved 1 acre lots have been changed to now high density homes and apartments? I know that growth is necessary for an economy, but I am wondering who I may talk to in order to discuss my concerns for the traffic, noise and safety issues that will arise, when these structures are approved. Are there any measures being taken to help maintain the integrity of the area in which we reside currently? I am very opposed to any zoning changes to made that will affect the area around us (from Signal Butte and Riggs heading west to Ellsworth) from low density housing to high density or apartments. Thank you for your time in helping shed some light on this issue.

Thanks for all you do for our community,

Sincerely,

Danielle Johnson



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs/Ellsworth

Michael Dunn, MD <flyingdoc1@yahoo.com>

Mon, Oct 17, 2016 at 9:53 PM

Reply-To: "Michael Dunn, MD" <flyingdoc1@yahoo.com>

To: "Sarah.Mertins@queencreek.org" <Sarah.Mertins@queencreek.org>

Sarah-

Please note that I am a resident of Queen Creek and am apposed to any changes to the General Plan that would permit apartments to be built near Riggs and Ellsworth.

Thanks.

**Sincerely,
Michael Dunn, MD
Cell 480-650-8133**



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs/Ellsworth

Mary Bonanno <rmbonanno@yahoo.com>

Tue, Oct 18, 2016 at 6:25 PM

Reply-To: Mary Bonanno <rmbonanno@yahoo.com>

To: "Sarah.Mertins@queencreek.org" <Sarah.Mertins@queencreek.org>

Hello, I have been reading a bit about a proposal for an apartment complex at Riggs & Ellsworth.

I would like to emphatically state my opposition to this general plan amendment. And I am VERY concerned that Chris Webb is on the P & Z commission and is representing the applicant as well.

Granted I understand very little about government and how the commissions, school boards, etc. are to operate. But this seems like a conflict of interest to me in that he obviously has relationships built with the others that are on the commission as well. He can recuse himself and I would surely hope everyone votes with their integrity and the town's best interest.

I first moved to QC 15 years ago and have expected development to occur although I wished it wouldn't :) . I love the area around Riggs & Ellsworth - that location with the - what I call mini ranches & equestrian park right there would be totally ruined with an apartment complex - the atmosphere would not be the same at all which is a little bit rustic/rural feel. I love the smaller town feel that we have outside of the immediate downtown area.

Thank you for taking the time to 'listen' to a concerned resident.

Rita Mary Bonanno
21911 E Desert Hills Dr



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs

William Kerick <williamkerick@yahoo.com>

Tue, Oct 18, 2016 at 12:17 PM

Reply-To: William Kerick <williamkerick@yahoo.com>

To: "Sarah.Mertins@queencreek.org" <Sarah.Mertins@queencreek.org>

Sarah,

We have been residents of Orchard Ranch since 2006. We oppose any changes to the General Plan to allow apartments at the proposed site of Riggs and Ellsworth. We made our decision to move to this community based on the General Plan for the adjacent area. We would not have invested in this community with nearby zoning for apartments.

Bill and Gladys Kerick



Sarah Clark <sarah.clark@queencreek.org>

Apartments in Queen Creek

Lisa <lbspence@yahoo.com>
To: Sarah.Mertins@queencreek.org

Tue, Oct 18, 2016 at 12:02 PM

I am sending this email to inform you of my opposition to apartments at Riggs and Ellsworth. We live in an airpark and it would be dangerous and detrimental to have structures that close. Besides that everyone renting would start complaining about the air traffic. That would affect my home and our lives financially and mentally.

Lisa Spencer

Sent from my iPhone



Sarah Clark <sarah.clark@queencreek.org>

Apartments

Stephanie Sandoval <cashbackrealtyaz@gmail.com>

Mon, Oct 17, 2016 at 8:51 PM

To: Sarah.Mertins@queencreek.org

Sarah

On record Im would like it documented that our family in Orchard RANch are against any kind of zoning or general plan change that would allow high density apartments - We are not also interested in buffering .

The traffic would bring an additional 800 cars daily x 5 trips a day on average to this area. We already have 300 houses going in front of Pegasus that is bringing an additional amount of traffic to the area.

Along with OR being made to have View Fencing - How safe it that apartments would be put in place and you would be able to look into the backyards.

I would like to also request a form to I can get details of the applicant and what they are asking as tax incentives from the Town of QC !

Thanks



Thanks so Much

*Stephanie Sandoval *

*Designated Broker / Owner *

480.390.6683 - Cell

Business Mailing Address
21820 S. Ellsworth Suite 102
Queen Creek, AZ 85142

WWW.SELLING-ARIZONA.COM

*** CONFIDENTIALITY NOTE: The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.



Sarah Clark <sarah.clark@queencreek.org>

apts at Riggs and Ellsworth

Patrick McClure <patwmcclore@cox.net>

Tue, Oct 18, 2016 at 8:35 PM

To: gail.barney@queencreek.org, dawn.oliphant@queencreek.org, craig.barnes@queencreek.org, robin.benning@queencreek.org, jeff.brown@queencreek.org, emilena.turley@queencreek.org, julia.wheatley@queencreek.org, sarah.mertins@queencreek.org

I am writing to oppose any change to the Queen Creek Master Plan that would allow apartments to be built at Ellsworth Rd and Riggs Rd. My wife and I are new residents in Queen Creek having moved to Pegasus Airpark in March 2015. One of the main attractions of Queen Creek is the rural atmosphere and low density housing. Allowing apartments in Queen Creek undermines the General Plan which promotes small town atmosphere and open spaces. It would also have a disastrous effect on traffic which is already strained with current growth.

Please do not change the General Plan. Reject the proposed apartment complex and maintain our small town character and open spaces.

Sincerely,

Patrick and Lynne McClure

21850 E Stacey Rd

Queen Creek AZ 85142



Sarah Clark <sarah.clark@queencreek.org>

QC40 rezone

Robert Goodridge <robertleti@yahoo.com>

Tue, Oct 18, 2016 at 11:18 PM

Reply-To: Robert Goodridge <robertleti@yahoo.com>

To: "sarah.mertins@queencreek.org" <sarah.mertins@queencreek.org>

Hello Sarah, it was nice meeting with you last week at the neighborhood meeting for the QC40. I've had some time to digest the scope of this project. I've also had a chance to talk with a few neighbors about it as well. I think we're all pretty much on the same page as far as not wanting to see high density housing in this area. This location seems to be a transition area from what I would call medium density to low density (1 house per acre approximately). I have lived in this area since 1998 and moved here specifically because of the low density. This is one of the reasons why I like Queen Creek so much. The town plan has always had an emphasis on "open space" and promoting a rural environment. I know a lot of people are drawn to this. The towns growth over the last 10 years is proof.

To the North, South, East, and West of this proposed development is low density. It does not make sense to build a 3 story apartment complex in the middle of this. I can't imagine any residents in the surrounding communities supporting this kind of development. I'm sure that the reason they chose to live in these low density neighborhoods is just that; they like low density. So, when a developer comes along and wants to build high density housing in the middle of all this, I don't think it's going to go over well. I understand the need for grocery stores and commercial areas, and I think the area would support it. It makes sense to have it along a major road such as Ellsworth.

I heard you mention at the meeting that the developer feels that the grocery store would not be successful unless it had the customer base from the adjacent apartments. I don't buy their line for one minute, nor do I think anyone else will. If the success of a major store development such as Frys hinges entirely upon having an apartment complex next to it, then it should never even be considered in the first place. I find it hard to believe they honestly feel 260 extra customers will make or break the deal. Bull!

I am also uneasy with the fact that the guy representing this development is also involved with the town government in some capacity. It makes me wonder what his level of influence is with the rest of the people involved that work for the town that could approve or disapprove this project. It doesn't look good on the surface, I might be over reacting though. I'm sure some people will read more into it than I do.

At this point, I think the developer might be better off proposing single level town homes for this location if a higher density is being considered. Personally, I'd rather see zoning consistent with the surrounding neighborhoods.

It seems like the building boom is in full swing again. I must say that I think the Queen Creek Planning Dept. has done a good job managing and preparing for new growth (I'm sure it's not easy). I truly like living in this town. I'm in the process of building a new home off of Cloud Rd just East of Ellsworth and plan on being there for at least 20 years. This is one of the reasons why I want to give you some honest input on this project. I am curious to hear how the town feels about the proposed rezone. What do they feel the pros and cons are? I hope you continue to keep the residents informed.



Sarah Clark <sarah.clark@queencreek.org>

Riggs & Ellsworth Appartments

Paul Schreiber <pbschreiber@gmail.com>
To: Sarah.Mertins@queencreek.org

Tue, Oct 18, 2016 at 9:05 PM

I'm emailing to voice my opposition to the proposed zoning and development changes brining another apartment building to Queen Creek.

Sincerely,

Paul Schreiber



Sarah Clark <sarah.clark@queencreek.org>

Fry's shopping center and Multi-family housing on Riggs/Ellsworth

Susan U <fullerudall@gmail.com>

Thu, Oct 13, 2016 at 4:04 PM

To: jeff.brown@queencreek.org, Sarah.mertins@queencreek.org, cwebb@roselawgroup.com

To Whom it May Concern (and I hope it concerns many!):

I am writing to add my voice to the many with whom I have spoken regarding the proposed plans for development at the NE of Riggs Rd and Ellsworth. I live in the SE neighborhood of Cloud Rd and Ellsworth and will be severely impacted by this potential growth. When we moved to Queen Creek more than 12 years ago, there was a much different focus for the town and the vision for the future was that of rural, small town America. Over the years, I have met many (hundreds, in fact) of people who have fallen in love with this little town and they all voiced the same feelings- who knew we could have a this quaint, small town feeling so close to the luxuries of a big city?!

Now, there seems to be a big push to move the big city right into the middle of town. Many shops and restaurants have opened up over the years and I know most of them have been greatly appreciated. If this new type of development begins right in the middle of our rural neighborhoods, I'm sure there will be many people unhappy with the direction this development will lead. We already have one of the highest taxes for a small city as well as overflowing schools. The residents are constantly bombarded with requests to increase taxes, bonds, fundraising, etc just to service the current population and current growth.

I could go on and on.... when I have a few hours of extra time, I probably will make a better list of reasons why this is a bad idea.

I am out of town today but I'm hoping my husband will be there in my place.

Either way, I will continue to stay in touch and keep informed of decisions that are made regarding this area.

Sincerely,
Susan Udall



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs and Ellsworth

Scott Kessler <scott.kessler1969@gmail.com>

Mon, Oct 17, 2016 at 9:56 PM

To: Sarah.Mertins@queencreek.org

No apartments at Riggs and Ellsworth!!!! It brings the property values down and the crime in!!!!!!

We moved to Queen creek from Gilbert to get away because Gilbert grew too big too fast. All the apartments that went up around Power Ranch brought in HUD housing and the criminal element that goes with it. Not that I don't want to see Queen Creek grow, however; there is plenty of land available just North and North East of Mesa Gateway airport that they could put an apartment complex in. If CHRIS WEBB is part of the QC planning committee and part of the development group that wants to build this project I will publicly ask for his resignation immediately for conflict of interest and not upholding the duties of the office to which he sits.

Respectfully

Scott Kessler
480-299-5977
USMC ret.

To be challenged in life is inevitable. To be defeated is optional.



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs and Ellsworth

Jenn Goodall <wavesndunes@gmail.com>
To: sarah.mertins@queencreek.org

Tue, Oct 18, 2016 at 9:52 AM

Ms Mertins,
Please note that I am vehement Lee opposed to apartments at Riggs and Ellsworth. According to Queen Creek General plan that is to be a low-density housing area.
Please keep me informed of any and all meetings regarding this issue .
Thank You,
Jennifer Goodall



Sarah Clark <sarah.clark@queencreek.org>

Apartments at Riggs/Ellsworth

Mary Bonanno <rmbonanno@yahoo.com>

Tue, Oct 18, 2016 at 6:25 PM

Reply-To: Mary Bonanno <rmbonanno@yahoo.com>

To: "Sarah.Mertins@queencreek.org" <Sarah.Mertins@queencreek.org>

Hello, I have been reading a bit about a proposal for an apartment complex at Riggs & Ellsworth.

I would like to emphatically state my opposition to this general plan amendment. And I am VERY concerned that Chris Webb is on the P & Z commission and is representing the applicant as well.

Granted I understand very little about government and how the commissions, school boards, etc. are to operate. But this seems like a conflict of interest to me in that he obviously has relationships built with the others that are on the commission as well. He can recuse himself and I would surely hope everyone votes with their integrity and the town's best interest.

I first moved to QC 15 years ago and have expected development to occur although I wished it wouldn't :) . I love the area around Riggs & Ellsworth - that location with the - what I call mini ranches & equestrian park right there would be totally ruined with an apartment complex - the atmosphere would not be the same at all which is a little bit rustic/rural feel. I love the smaller town feel that we have outside of the immediate downtown area.

Thank you for taking the time to 'listen' to a concerned resident.

Rita Mary Bonanno
21911 E Desert Hills Dr



Sarah Clark <sarah.clark@queencreek.org>

Fwd: Riggs Rd and Sonoqui wash extensions

Jeff Brown <jeff.brown@queencreek.org>

Wed, Oct 12, 2016 at 3:10 PM

To: Sarah Mertins <sarah.mertins@queencreek.org>, Chris Anaradian <chris.anaradian@queencreek.org>, Bruce Gardner <bruce.gardner@queencreek.org>

I want to be 100% certain that Mr Buchanan is advised of EVERY public/neighborhood meeting held by applicant for QC40 (Riggs/Ellsworth Frys/MultiFamily) and every public Town meeting including P&Z and TC.
Thx, Jeff Brown

Spelling and grammar errors for your entertainment, ...courtesy of Google's android voice to text app :-). sent from my Galaxy S5 wireless device. jeffbrown

----- Forwarded message -----

From: "Ryan Buchanan" <ryanb7378@gmail.com>
Date: Oct 12, 2016 2:02 PM
Subject: Fwd: Riggs Rd and Sonoqui wash extensions
To: <jeff.brown@queencreek.org>
Cc:

Jeff,

Thanks for reaching out today thru Facebook. Here is an email I sent Brad and Darren after meeting them on 9/28. I haven't heard back from them on this email.

I would like to include though that the high density home project and Fry's grocery store are a safety concern for our home and neighborhood. We do not have nor was there talk about creating a barrier of sorts to keep sound or access from Riggs Road to Marsh Road. A wash has been discussed but that will not keep foot traffic out especially the kind of residents from apartment type homes. We are already a targeted neighborhood for theft and due to the lack of buffered zoning from the proposed Fry's and apartments to our neighborhood, this theft will only increase. I am especially concerned because our home is located at the NW corner of Orchard Ranch, which makes us the closest target to such future theft. As I mentioned in the body of my previous email I'm not against the road or even the wash. I just don't want Queen Creek to lose its integrity by putting in such a large business anchored to subsequent smaller businesses so close to my home and neighborhood. I highly disagree with the type of high density homes proposed to be built north of Riggs Rd while acre properties are across the street. Half acre to full size acres should be the only type of home to go in while maintaining the appeal this town has and to keep it from becoming a city.

Thanks for listening,

Ryan Buchanan
[623-853-7009](tel:623-853-7009)
us

Begin forwarded message:

From: Ryan Buchanan <ryanb7378@gmail.com>
Date: September 29, 2016 at 11:52:32 AM PDT
To: brad.novacek@queencreek.org, darren.farar@queencreek.org
Cc: Rachel Buchanan <sixbuchanans@gmail.com>
Subject: Riggs Rd and Sonoqui wash extensions

Brad and Darren,

Thank you so much for holding the meeting last night for us to come and learn more about the county and city projects. I was the one that kept you after 7:00 and I really appreciate you allowing me to voice some

opinion and giving me what information you know at this point.

Brad I really am appreciative that you said our opinions will go into consideration as this project gets started and throughout completion.

Please understand I am not against progress, progress is a natural way of life. Progress has given many people opportunities to better communities. And I have loved how the Town of Queen Creek has kept the integrity of this town from becoming a city.

We moved here because we felt like there was more than just some elbow room. We lived in Chandler in the Sun Groves subdivision and our biggest reason for moving here was to feel like we could live in a town but but be apart of a city.

Orchard Ranch is the community we chose, over the Pecans and over County land to build. We love this community, we love our neighbors, and we love our home.

The community of Orchard Ranch is a tight knit family of sorts, where people look out for each other. You can visit our Facebook Page <https://www.facebook.com/groups/ORCHARDRANCHSOCIAL/> It's not perfect but it is fantastic to live among my neighbors. One concern we have had since moving here is theft. You can see by the postings on our page that numerous break ins and items stolen have happened over the past year. Safety is my number one concern and I'm sure for the Town of Queen Creek. More roads means more access. And any kind of barriers to prevent access I would be interested in learning more about.

We love our neighbors but we are concerned to lose them because of the project being started. I would love to know what the time frame is on all the projects in the corridor that scheduled and proposed. I hope that the disruption is minimal and short term.

We love our home and the surroundings. Our biggest draw to the home was the quiet corner of Marsh and 209th pl and our view to the north. The grove of mesquite trees along Marsh Rd provide the integrity of small town and a beautiful view. With the proposed wash extension we are worried to lose these natural, non-maintenance trees. We strongly feel they need to be kept in place because they cost nothing so it doesn't affect budgets. And they are mature and would block our view from Riggs Rd. Please if anything can be done to save them I want them to stay.

Thanks again for letting us communicate our concerns and opinions regarding the project and I trust you will keep the Town of Queen Creek's integrity intact on even the smallest scale.

Ryan Buchanan
[623-853-7009](tel:623-853-7009)

us



Sarah Clark <sarah.clark@queencreek.org>

Opposition to apartments at Ellsworth/Riggs/Cloud

Danielle Johnson <bndjohnson@gmail.com>

Mon, Oct 17, 2016 at 11:19 PM

To: Sarah.Mertins@queencreek.org

Hello!

My name is Danielle Johnson and I live in the county island just west of Signal Butte between Cloud and the proposed Riggs extension. I have some concerns with the new developments and was hoping you can shed some light on the situation. My family and I moved to Queen Creek as a chance to raise our children in a safe and open environment. My husband is a pilot in the Air Force and has to deploy from time to time, leaving me with my small children alone. I know this world is a dangerous place, but I truly feel that the area in which we live give us the safety and peace of mind due to the surroundings and help preserve the "small town/farmy" lifestyle that we strove for when buying a home in this area. I guess I am concerned with the news that the voter approved 1acre lots have been changed to now high density homes and apartments? I know that growth is necessary for an economy, but I am wondering who I may talk to in order to discuss my concerns for the traffic, noise and safety issues that will arise, when these structures are approved. Are there any measures being taken to help maintain the integrity of the area in which we reside currently? Thank you for your time in helping shed some light on this issue.

Thanks for all you do for our community,

Sincerely,

Danielle Johnson



Sarah Clark <sarah.clark@queencreek.org>

Opposition to apartments at Riggs and Ellsworth.

Mike Moore <mike@csabiotech.com>

Mon, Oct 17, 2016 at 9:19 PM

To: Sarah.Mertins@queencreek.org

Sarah,

It was very nice to speak with you today on the phone.

As I relayed to you earlier, I am opposed to the change in the general plan and rezoning to allow apartments on the site.

Quite frankly, the proposal is absurd. They should be ashamed of themselves.

I will email all my concerns when I get the time.

Please send me the development agreement when you get a chance. I am very interested.

Thank you

Mike Moore

Sent from my iPad



Sarah Clark <sarah.clark@queencreek.org>

Proposed Ellsworth and Riggs Rd. project

Bob&Deb Schneider <schneider8rus@gmail.com>
To: Sarah Mertins <Sarah.mertins@queencreek.org>

Mon, Oct 17, 2016 at 10:59 PM

Hi Sarah,

I have some further concerns about this project. My husband, Bob Schneider attended the meeting Thurs. I had a conversation with Chris Webb before the meeting because I could not attend. It was a pleasant conversation, but I made my feelings quite clear about how I feel about this project. Something has not felt right about this from the moment I found out about it. I have since discovered that Chris Webb is also on the planning and zoning commission for the town. Nowhere in our conversation did he indicate this fact, only that he was representing the applicant. How is this not a major conflict of interest? You cannot represent the applicant and sit on the commission that approves these projects. I do NOT understand how the town is allowing this. I know I am not the only one quite upset about this. During our conversation, although pleasant, I felt like Chris was trying very hard to "sell" me on this project. We realize that the meeting last Thursday was put on by the Rose Law Group, but my husband stated that he, and others in attendance felt the same way...like the Rose Group was really trying to convince everyone in attendance that this was such a great thing and was being pushed for diversification purposes. Someone by the name of Alan even stated that the apartments were needed to support the Fry's grocery store, then quickly backtracked when questioned about why the Fry's was even needed, since there is already a Fry's on Combs and Gantzel. Bottom line is this is looking more and more like this is merely about money for the town. There is nothing wrong with the town trying to generate revenue, but this is NOT the place to do it THIS way. Dense housing is not conducive to the lifestyle surrounding an equestrian center There is not a single person in the vicinity that I know of that is remotely interested in having multi-family housing plopped in the middle of 1/2 million dollar homes. We all moved our here in this area because of the more open spaces and because there are not dense multi-family dwellings. This area is zoned for single family 3/4 +acre lots. From what I understand, this was voter approved. My question would be: who is calling for this multi-family dwelling? Is it the law group? Is it the client that the law group represents? Is it Fry's? Is there talk of government subsidies up front or down the road? Certainly this is not approved by any of the surrounding homeowners.

Right now, there is a lot of conversation going on with neighbors. None of us are happy about this. There is much more discussion that is needed to be had on this subject, as well as with the serious conflict of interest with Chris Webb representing the applicant AND sitting on the Planning and Zoning Commission. I really hope that all on the town counsel will really listen and take into consideration the wishes of homeowners surrounding this proposed project.

Thank you,
Debbie Schneider



Sarah Clark <sarah.clark@queencreek.org>

Proposed Frys and Multi Family residences

Julie Buresch <ladolcevita50@gmail.com>
To: sarah.mertins@queencreek.org

Thu, Oct 13, 2016 at 4:07 PM

Sarah,

I live very near this proposed development and I want you and the town to know what it means to our neighborhood. Forget the small town feel as your council members have stated in the past. It's all about revenue and not about our residences. On both sides of the proposed development as you know are high end homes with acre plus properties. Regardless of the cost to the residences, all that the town sees is dollar signs!!! This will bring increased traffic, increased crime and decreased safety and well being to our neighborhood.

This will put Bashas out of business, and it is stupid to build a Fry's when there is the same supermarket just 4 miles away. Oh Right! I forgot, it's not in the Town of Queen Creek!!! The current zoning should stay the way it is!! if Fry's wants to build let them build Rittenhouse and Ellsworth!! Keep this type of development where it should be! With all of the other Commercial buildings.

PLEASE PLEASE DON'T DO THIS TO OUR TOWN!!

Julie Buresch



Sarah Clark <sarah.clark@queencreek.org>

Riggs and Ellsworth Expansion Queen Creek

kirsten ball <kirstenball@msn.com>

Thu, Oct 13, 2016 at 7:55 PM

To: "sarah.mertins@queencreek.org" <sarah.mertins@queencreek.org>, "jeff.brown@queencreek.org" <jeff.brown@queencreek.org>, "cwebb@roselawgroup.com" <cwebb@roselawgroup.com>

Dear Ms. Mertins, Mr. Brown and Mr. Webb,

I am writing to you in hopes to let you know how much my husband and I are against the expansion plans at the corner of Riggs and Ellsworth, in Queen Creek.

We bought our home (Cloud and Ellsworth) in 2009, and the reason we bought it was that it was rural farm land, on an acre, surrounded by other homes of similar size and situations. We bought it for the views, the surrounding farm land, the horses, the trees, and the clean, quiet air and streets. It was hard to find, even back in 2009. We also enjoyed the irrigated water system, little to no traffic, and very little concern for property crimes.

The area then was surrounded by abandoned developments and overbuilding all around, and it was sort of desolate (Chandler Heights ghost community, the Pegasus airpark, etc.). Within a few years the land to the north of us (Cloud/Ellsworth) was developed and that brought increased traffic, increased crime in our neighborhood, and brought down our home values with densely packed houses.

We are now distressed to here that there is a master planned build going on to the south of us. We ask that you please take into consideration the comments, calls, and in person meetings our neighbors will also provide.

We don't want to sell our home, but we will have to consider it very carefully. We bought the home thinking- "we'll retire right here" and that plan didn't involve looking at the back of apartments and a Frye's grocery store as we looked out over the San Tan Mountains.

Thank you for your consideration.

Kirsten Ball

Resident South 210th Place,

Queen Creek, AZ



Sarah Clark <sarah.clark@queencreek.org>

Say NO to QC Apartments at Riggs/Ellsworth

Sharon Aut <sharon@skyaut.com>

Tue, Oct 18, 2016 at 7:38 AM

To: Sarah.mertins@queencreek.org, gail.barney@queencreek.org, dawn.oliphant@queencreek.org, craig.barnes@queencreek.org, robin.benning@queencreek.org, jeff.brown@queencreek.org, Emilena.Turley@queencreek.org, julia.wheatley@queencreek.org

For the record, I live in Pegasus Airpark and I am opposed to an apartment complex going in at Riggs/Ellsworth.

Sincerely,

Sharon Aut

2nd Neighborhood Meeting Summary

QC 40

Northeast Corner Ellsworth and Riggs Roads
Case No. P16-0041, P16-0042 & P16-0043
Neighborhood Meeting / Neighborhood Input Summary

Date: March 21, 2017

Time: 6:00 P.M.

Location: Town of Queen Creek City Council Chambers, 22350 South Ellsworth Road, Queen Creek AZ 85142

Purpose: Proposed Minor General Plan Amendment, Rezoning and PAD

Attendees: Alan Beaudoin and Annie Vos (LVA), Chris Webb (Rose Law Group), Sarah Mertins (Town of Queen Creek), and Neighbors (see list of signed in attendees below).

Meeting Summary

The neighborhood meeting was noticed and conducted in compliance with the Town of Queen Creek requirements.

The meeting was conducted in an open house format, with neighbors able to come and go at their convenience. Exhibits were stationed around the meeting room depicting the location of the project, the current and proposed General Plan and zoning designations, the proposed site plan, open space, walls, building elevations, etc. Project team members were positioned around the room adjacent to the exhibit boards. Neighbors were able to move around the room, look at the exhibit boards, listen to an explanation of the applications, the Town's review and approval process, details of the project, and ask questions of the various project team members. As this was the second neighborhood meeting conducted regarding the listed Applications, the project team informed the attendees that the commercial component of the proposed development remained consistent with the initial filing, but this meeting intended to focus on the modifications to the residential component of the proposed development plan. This meeting was intended to focus on the removal of multifamily residential land use with a residential density greater than 20 dwelling units per acre to a possible variety of single-family residential types ranging between 4 and 10 dwelling units per acre. Residential housing types were displayed on the meeting exhibits and distributed throughout the room.

Approximately 13 neighbors attended the meeting, primarily from the nearby Orchard Ranch subdivision and the nearby unincorporated County residential area. A list of neighboring meeting participants is provided below.

Jayne & Dennis Westlind	21565 E. Mewes Rd.	480-802-0994	dwestlind@cox.net
David & Toni Brown	PO Box 1637, QC, AZ	480-987-2720	dbrown007@cox.net
Karen & Mike Gansden	24719 S. 213th Pl.	480-614-1955	kmg@centurylink.net
Bonnie Jewell	20872 E. Mewes Rd.	602-686-4981	ttbjewell@cox.net
Karen Shepard	20856 E Mewes Rd.	406-270-0446	fkshpard@gmail.com
Carol Smith	21332 E. Mewes Rd.		
Greg St. Clair	21036 E. Pummelos Rd.	520-233-3264	
Lonnie McCleve	20523 E. Via De Palmas		lonnieclleve@me.com
Lisa Burke	24410 S. 213th Pl.	509-952-0901	lisaburke17@paleo.com
Cindy Barnes	24607 S. 213th Wy.	480-234-4935	

The following summary of the most common questions / comments received from the neighbors at the meeting, and via email to the project team and Town staff, following the meeting are provided below. For each comment provided, the Applicant team has provided a response.

Comment: Looks good! Glad to have Fry's in area. Need to keep residential area down to 3-4 / acre.

Response: Thank you. We also appreciate some understanding regarding appropriate residential density within immediate proximity to a planned shopping center and a very busy intersection.

Comment: Glad to see no apartments. Now look at options to maintain ½-1 acre lots that complement the surrounding developments – Thank you.

Response: Noted. Good land use planning considers density transitions from intensive transportation facilities and uses. We do not believe very low density residential would be a sustainable use immediately adjacent to the planned shopping center.

Comment: Curious about the actual density of the residential – certainly an improvement.

Response: The modified Zoning Application with the Planned Area Development overlay commits to a maximum density of 10 dwelling units per acre. The modified plan identifies five (5) possible residential development patterns for the residential component of the project.

Comment: Please consider the fact that we want to keep our area more in the concept of ag. & horse & farm informed. That is why we moved here 5 years ago from Tucson.

Response: The proposed development plan is intended to implement the commercial land use defined by the General Plan. It also is suggesting residential land use that is intended to transition intensity and density of land use towards established large lot residential uses to the northeast of the subject property. We envision landscape and architectural treatments will promote the character formerly established within the area. In addition, the development plan includes the anticipation for development of a public multiuse trail along the Ellsworth Road frontage.

Comment: Please consider further reducing the density of the space behind Fry's (R-2). We moved to Queen Creek many years ago to live in an out-of-the-way agricultural/rural way of life. Please consider further equestrian and riding trail space. Thank you. Please also consider the lot by Hasting Farms for the Fry's.

Response: The modified zoning application provides five (5) residential development patterns for immediate adjacency to the planning shopping center and the busy arterial road intersection. These five residential patterns promote responsible density transitions while promoting housing diversity in the area that is intended to respond to the variable stages of life for the citizens of Queen Creek. Additional buffers and transitions to adjacent development may be appropriate.

Comment: Please keep this office complex. No commercial, we are a high end equestrian community with a lot of expensive homes. Trying to put cheap townhomes does not mirror million dollar plus homes surrounding it. The town frankly should have kept commercial off the corner. We invested millions in Horseshoe Park – it should be preserved with big lots in the area. Less commercial so we can ride our horses there to the park.

Response: The General Plan for Queen Creek envisions office uses in the northern parts of the Town within closer proximity to the Phoenix-Mesa Gateway airport business growth area. These five residential patterns promote responsible density transitions while promoting housing diversity in the area that is intended to respond to the variable stages of life for the citizens of Queen Creek. Additional buffers and transitions to adjacent development may be appropriate. Smaller housing square footage does not necessarily mean “cheap” and not every citizen within the Town is interested in living on a high maintenance large lot. The proposed development plan provides a responsible density transition that will promote long term sustainability.



Comments received following the 2nd Neighborhood Meeting

Sarah Mertins <sarah.mertins@queencreek.org>

Townhomes and apartments being proposed near Ellsworth and Riggs.

3 messages

Peter Anderson <tijiqn69@yahoo.com>
Reply-To: Peter Anderson <tijiqn69@yahoo.com>
To: "sarah.mertins@queencreek.org" <sarah.mertins@queencreek.org>

Thu, Mar 23, 2017 at 5:35 PM

Hello Sarah,

My name is Peter Anderson and I live in Orchard Ranch, near where the proposed townhouses are being considered. My feelings are strongly against low cost, high volume housing in this area. There is already too much traffic congestion and with the planned commercial developments coming into this area, it will only get worse. Property values in Orchard Ranch and Pegasus Air Park are just coming back to where they were before the housing market crashed and bringing low cost housing to this area will adversely affect these properties values. It's just a bad idea, at the wrong time! My opinion!

Thank you,
Peter Anderson
21205 E. Excelsior Ave.
Queen Creek, AZ 85142
[847-612-6991](tel:847-612-6991)

Sarah Mertins <sarah.mertins@queencreek.org>
To: Peter Anderson <tijiqn69@yahoo.com>

Thu, Mar 23, 2017 at 5:39 PM

Hello Peter,

I will share your email with the applicant and include your email in the project case file which will be shared with the Planning Commission and Town Council.

Thank you for your response and participation.
Sarah

Sarah Mertins | Planner II, Development Services Department | Town of Queen Creek | phone: [480-358-3020](tel:480-358-3020) | fax: [480-358-3105](tel:480-358-3105) | e-mail: sarah.mertins@queencreek.org | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

[Quoted text hidden]

Sarah Mertins <sarah.mertins@queencreek.org>
To: Alan Beaudoin <alanmbeaudoin@gmail.com>, Chris Webb <CWebb@roselawgroup.com>
Cc: Brett Burningham <brett.burningham@queencreek.org>

Thu, Mar 23, 2017 at 5:40 PM

fyi

Sarah Mertins | Planner II, Development Services Department | Town of Queen Creek | phone: [480-358-3020](tel:480-358-3020) | fax: [480-358-3105](tel:480-358-3105) | e-mail: sarah.mertins@queencreek.org | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

[Quoted text hidden]



Sarah Mertins <sarah.mertins@queencreek.org>

Against Riggs/Ellsworth townhouses/duplexes

3 messages

Jodii Zimmerman <jhz1111online@yahoo.com>
To: sarah.mertins@queencreek.org

Thu, Mar 23, 2017 at 11:37 AM

Dear Sarah - I'd like to express my concerns and dismay regarding the townhouses/duplex type housing that is being proposed to go in behind Fry's Marketplace at Riggs/Ellsworth. This area is getting rapidly overdeveloped with no concern for the town's history or beauty. These new homes will block more views as duplexes/townhouses, and involve many more people moving into an already congested traffic area. Plus this area already has too much low income housing - the town would be better supported and enable higher end stores/commerce if there was more high-end housing such as Orchard Ranch and Pegasus, particularly for the horse people who come to QC to be a part of the Equestrian Center.

Please let me know if there is anything else I can do to express these concerns.

Thank you,
Jodii Zimmerman
Orchard Ranch
21205 E Excelsior Ave
Queen Creek, IL 85142
Phone - not for solicitation calls - [773.343.2423](tel:773.343.2423)

Sarah Mertins <sarah.mertins@queencreek.org>
To: Jodii Zimmerman <jhz1111online@yahoo.com>

Thu, Mar 23, 2017 at 11:51 AM

Hello Jodii,

I will share your email with the applicant and include your email in the project case file which will be shared with the Planning Commission and Town Council.

Thank you for your response and participation.
Sarah

Sarah Mertins | Planner II, Development Services Department | Town of Queen Creek | phone: [480-358-3020](tel:480-358-3020) | fax: [480-358-3105](tel:480-358-3105) | e-mail: sarah.mertins@queencreek.org | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays
[Quoted text hidden]

Sarah Mertins <sarah.mertins@queencreek.org>
To: Alan Beaudoin <alanbeaudoin@gmail.com>, Chris Webb <CWebb@roselawgroup.com>
Cc: Brett Burningham <brett.burningham@queencreek.org>

Thu, Mar 23, 2017 at 11:53 AM

FYI

Sarah Mertins | Planner II, Development Services Department | Town of Queen Creek | phone: [480-358-3020](tel:480-358-3020) | fax: [480-358-3105](tel:480-358-3105) | e-mail: sarah.mertins@queencreek.org | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

[Quoted text hidden]



Sarah Mertins <sarah.mertins@queencreek.org>

Fwd:

Jeff Brown <jeff.brown@queencreek.org>

Thu, Mar 23, 2017 at 4:08 PM

To: Chris Anaradian <chris.anaradian@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>, Sarah Mertins <sarah.mertins@queencreek.org>, Christine Sheehy <christine.sheehy@queencreek.org>

Copied most of the team since I'm not certain which person is responsible for saving and thereby making part of the public comment on Fry's proposal at Ellsworth/Riggs. Here is some comment received from a County Island resident/owner nearby that intersection.

Thanks, Jeff Brown

----- Forwarded message -----

From: **Montes, Sergio** <SergioMontes@allstate.com>

Date: Thu, Mar 23, 2017 at 10:21 AM

Subject:

To: "jeff.brown@queencreek.org" <jeff.brown@queencreek.org>

My name is Sergio Montes and I own a home located at 24409 S 210th PI in QC. I have a 1 1/3 parcel with a CUSTOM HOME horse property. When I purchased this land and built my home it was with the understanding that anything surrounding would be custom or semi-custom, not 150-200k cookie cutter homes at 6-8 per acre. I am in complete opposition to the proposed home plan surrounding the tentative Frys project. Every home within a mile of this project is easily 500k. Do not diminish our home values!!!

Sergio Montes

--

Jeff Brown, Vice Mayor | Office: [480.358.3905](tel:480.358.3905) | Fax [480.358.3909](tel:480.358.3909) | [22350 S. Ellsworth Road, Queen Creek, AZ 85142](https://www.queencreek.org) | www.queencreek.org | Office hours: Monday - Thursday, 7 a.m. - 6 p.m., closed on Fridays. [Twitter](#) | [Facebook](#)

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Sarah Mertins <sarah.mertins@queencreek.org>

FW: NEC of Riggs/Ellsworth Roads: Proposed Fry's/Residential Project

Chris Webb <CWebb@roselawgroup.com>
To: Sarah Mertins <sarah.mertins@queencreek.org>
Cc: Brett Burningham <brett.burningham@queencreek.org>

Wed, Mar 22, 2017 at 10:36 AM

Sarah,

For the case file, see email correspondence with Stephanie Sandoval below. She seems fine with the changes to the project and she didn't come to the meeting last night. I think this type of positive correspondence should be included in staff reports, etc. Thanks!

Chris Webb

Director of Project Management



7144 E Stetson Drive, Suite 300

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Think green, please don't print unnecessarily

From: Stephanie Sandoval [mailto:cashbackrealtyaz@gmail.com]
Sent: Wednesday, March 01, 2017 12:40 PM
To: Chris Webb <CWebb@roselawgroup.com>
Subject: Re: NEC of Riggs/Ellsworth Roads: Proposed Fry's/Residential Project

Sounds great -

On Wed, Mar 1, 2017 at 12:38 PM, Chris Webb <CWebb@roselawgroup.com> wrote:

OK. Sounds good. Also, just realized I didn't answer your question below about the total number of units. The zoning district the owner is applying for would allow a maximum of about 160 homes on the property, which is about half of what was originally proposed, but the reality is that it will most likely end up in the 90-100 range when you account for all of the development requirements, etc.

Chris Webb

Director of Project Management



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From: Stephanie Sandoval [mailto:cashbackrealtyaz@gmail.com]

Sent: Wednesday, March 01, 2017 12:33 PM

To: Chris Webb <CWebb@roselawgroup.com>

Subject: Re: NEC of Riggs/Ellsworth Roads: Proposed Fry's/Residential Project

Chris -

I have the 21st on my calendar and will be happy to just go there !

Excited to see what you have planned.

Stephanie Sandoval

On Wed, Mar 1, 2017 at 12:11 PM, Chris Webb <CWebb@roselawgroup.com> wrote:

Great. What days/times would be convenient for you to meet? The revised residential concept could include both single-family detached and single-family attached. All would be for sale only. It will make more sense when I show you the detail. I'll bring the project manager for the team with me (Alan Beaudoin) and he can really get into the details with you.

Thanks, Chris

Chris Webb

Director of Project Management



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Think green, please don't print unnecessarily

From: Stephanie Sandoval [mailto:cashbackrealttyaz@gmail.com]

Sent: Wednesday, March 01, 2017 12:05 PM

To: Chris Webb <CWebb@roselawgroup.com>

Subject: Re: NEC of Riggs/Ellsworth Roads: Proposed Fry's/Residential Project

Thanks Chris - I would love to have a preview. Is it detached single family or attached single family and how many units are you planning on building -

Also for Sale or For Rental would be a question I would also have?

Thanks

Stephanie

On Wed, Mar 1, 2017 at 11:59 AM, Chris Webb <CWebb@roselawgroup.com> wrote:

Stephanie,

Councilmember Benning asked that our project team contact you about the proposed Fry's and residential project at the NEC of Riggs and Ellsworth Roads. The Town only provided me your email address, so hopefully this reaches you. As you know, the property owner has scrapped the original proposal for a multi-family/apartment development adjacent to the Fry's center. For the past few months the project team has been working on a new single-family concept for the residential component of the project. We will be holding another formal neighborhood meeting on March 21st to present this new concept to all of the neighbors (notices will go out early next week), but I wanted to see if you'd be interested in a preview in advance of that meeting.

I'd be happy to come meet with you at your convenience if that interests you. Let me know.

Thanks, Chris

Chris Webb

Director of Project Management



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Sarah Mertins <sarah.mertins@queencreek.org>

Neighborhood Meeting

Bonnie Jewell <ttbjewell@cox.net>

Tue, Mar 21, 2017 at 8:12 PM

To: Sarah Mertins <sarah.mertins@queencreek.org>

Hi Sarah,

The new proposed housing plan behind Fry's raises several concerns that include:

Does not meet The Town of Queen Creek's "rural" and equestrian lifestyle that it is well-known for. The neighboring communities, such as Orchard Ranch, Pegasus, Creekside Estates, and other larger lot homes, cater to the horse community. The large equestrian center on Riggs road is home to several horse events. The homes that they are recommending to possibly go in behind the Fry's store does not create a nice flow for the area.

As a horse owner, the area should include trails and riding paths to go along with the rural area in the Town of Queen Creek. Please keep the high density type building to the downtown area of Queen Creek. The other Fry's in Gilbert (Higley/Chandler Heights) has much larger lots and homes in the Seville Neighborhood.

The housing developments such as Orchard Ranch, Pegasus, The Pecans, etc. all have a much higher medium income level that warrant some nicer restaurants, shops, and beauty salon type businesses in this development vs townhouse type housing.

It also concerns me about the added traffic that this corner will take on with the proposed type housing being suggested.

Thank you,

Tim & Bonnie Jewell
20872 E Mewes Rd
Queen Creek
[602-686-4981](tel:602-686-4981)



Sarah Mertins <sarah.mertins@queencreek.org>

FW: NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Chris Webb <CWebb@roselawgroup.com>

Mon, Mar 27, 2017 at 1:24 PM

To: Sarah Mertins <sarah.mertins@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

Cc: Alan Beaudoin <alanmbeaudoin@gmail.com>

FYI. Julie was opposed after the 1st meeting and now appears to be fine with the new proposal once I explained it to her. For your files.

Chris Webb

Director of Project Management



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From: Julie Buresch [mailto:juliebphoto@mac.com]
Sent: Monday, March 27, 2017 1:21 PM
To: Chris Webb <CWebb@roselawgroup.com>
Subject: Re: NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Hi Chris,

Thanks for getting back to me so quickly. The example images seem to be something that would be agreeable. I am really thankful that apartments were scrapped, and something like this is in the works. I guess as you know

we as nearby residents don't want to take a big hit on the value of our homes. I will reach out to Cindi (she is a realtor for Century 21 Foothills) my neighbor, and see if she would like to meet with you again. I will let you

know here shortly.

Thanks,

Julie

On Mar 27, 2017, at 1:08 PM, Chris Webb wrote:

Hi Julie,

Sorry you were unable to attend the meeting. Unfortunately it sounds like some misinformation is being passed around about the project. Let me attempt to clarify things a bit. The original proposal was to rezone the residential portion of the project to "R-4" and development apartments. As you know, this proposal has been scrapped completely. The new proposal is to rezone the residential portion of the property to "R-2" which allows for both single-family detached and single-family attached homes. All would be for-sale, nothing would be for-rent or for-lease. Because the owner doesn't yet have a homebuilder on board to construct the residential portion of the project, at the meeting we presented the various single-family housing product types that could be built on the property under the proposed "R-2" zoning. Those product types range from more traditional single-family detached homes to a townhome style product (see attached exhibits from the meeting). The owner is not proposing a townhome project. Townhomes are only one of several different product types that could be built. Our guess is that it won't actually be townhomes, but rather some of the other product types you see on the attached exhibits, most of which have a density of about 6 units per acre, which is considered medium density, not high density. We wanted to be fully transparent though, and show the full range

of products that "R-2" does allow. For some reason everyone seems to be latching on to the townhome product, but again, it's only one of several types that would be allowed.

Regarding the pricing you quoted, I have no idea where those number came from. Wed didn't discuss pricing at all at our meeting. That said, I can't envision anything that could be built here that would sell for less than \$200,000 and I would expect most product offerings to well exceed that. In terms of selling prices for these product types affecting the selling prices of existing homes, they won't. Selling prices are based on comparable sales of comparable products and there are neither as it relates to the lots and homes that comprise your neighborhood. Please take a look at the product types on the attached exhibits and let me know what you think. We're trying to arrive at an appropriate transition between the Fry's and the type of lots in your neighborhood. It has to be something in between to work. We think this concept makes a lot of sense. Happy to discuss with you further.

Thanks, Chris

Chris Webb

Director of Project Management

<image001.jpg>

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From: Julie Buresch [<mailto:juliebphoto@mac.com>]
Sent: Monday, March 27, 2017 12:46 PM
To: Chris Webb <CWebb@roselawgroup.com>
Subject: NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Hello Chris,

Cindi DeWine and I met with you last year at Starbucks regarding this proposed project. I was unable to make the neighborhood meeting

last week. I would like to see if you could forward me the rendering of the "new" project with the single family homes option.

It is my understanding that the "single" family homes are actually high density town homes, with a projected sale price

between 150K and 200K?? Is that correct? I am sure you are already aware that where this project is planned, is also

where some of the highest valued homes are in Queen Creek.

Here is a snapshot of the homes for sale in this area via Zillow. I shutter to think what the possible Town Home selling

price will do to the value of these existing homes (including mine).

<image002.png>

I look forward to your reply.

Julie Buresch

909-518-1002

3/27/2017

Town of Queen Creek Mail - FW: NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

<2nd Neighborhood Meeting_Conceptual Site Plan.pdf><2nd Neighborhood Meeting_R-2 Single-Family Residential Product Types.pdf>



Sarah Clark <sarah.clark@queencreek.org>

FW: QC40 Project (NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Chris Webb <CWebb@roselawgroup.com>
To: Sarah Mertins <sarah.mertins@queencreek.org>
Cc: Brett Burningham <brett.burningham@queencreek.org>

Mon, Mar 6, 2017 at 1:14 PM

Sarah – for you files on the QC40 project. Starting to turn opposition into support!

Chris Webb

Director of Project Management



7144 E Stetson Drive, Suite 300

Scottsdale Arizona 85251

Direct: 480.240.5648

Mobile: 602.214.6286

Fax: 480.505.3925

roselawgroup.com

roselawgroupreporter.com

social.roselawgroup.com

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Think green, please don't print unnecessarily

From: Michael Dunn, MD [mailto:flyingdoc1@yahoo.com]
Sent: Monday, March 06, 2017 12:18 PM
To: Chris Webb <CWebb@roselawgroup.com>
Subject: Re: QC40 Project (NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Chris-

Thank you for the notification. I live in the Pegasus Airpark neighborhood and am a member of the HOA. Although we are south of your project we have been watching carefully what was going to take place on the corner. With the exclusion of the apartments I believe that our community is on board with your project. Please let me know if we may be of assistance.

Mike

Sincerely,

Michael Dunn, MD

Cell 480-650-8133

From: Chris Webb <CWebb@roselawgroup.com>
To:
Sent: Monday, March 6, 2017 11:33 AM
Subject: QC40 Project (NEC Ellsworth & Riggs Roads): Notice of 2nd Neighborhood Meeting

Dear Neighbor:

On behalf of Fry's Food Stores and the owner/developer of the proposed QC40 project at the NEC or Ellsworth & Riggs Roads, please find attached a notification and invitation to attend the 2nd neighborhood meeting on the proposed project. You are receiving this email because you either; (a) attended the 1st neighborhood meeting back in October and provided your email address, or (b) you contacted my office and/or the Town of Queen Creek asking to be notified of future meetings regarding the proposed project. If you live within the Town's required notification radius (with 1,200 feet of the subject property) you will also be receiving a hard copy of the attached notification in the mail in the next few days. My office represents Fry's Food Stores and the owner/developer of the project, assisting them with the required application process through the Town of Queen Creek.

As you are likely aware, in response to neighborhood input received last October following the 1st neighborhood meeting, the owner/developer of the project has eliminated the proposed multi-family/apartment component of the project. This has now been replaced with a single-family residential plan. The purpose of this 2nd neighborhood meeting is present and explain the new single-family residential component of the project and solicit your input. The commercial portion of the project, which will be anchored by Fry's Marketplace, remains the same as presented at the 1st neighborhood meeting.

If you are unable to attend the meeting, but would like to discuss the project over the phone, feel free to contact me at (480) 240-5648, or Jordan Rose at (480) 505-3939, and we will be happy to provide an explanation of the proposed changes and pass along any comments you may have to the owner/developer of the project.

Thanks, Chris

Chris Webb

Director of Project Management



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NEC Ellsworth & Riggs
Case Nos. P16-0041 and P19-0044

Neighborhood Meeting Summary

Date: Tuesday, April 20, 2019

Time: 6:00pm – 7:00 pm

Location: Town of Queen Creek Community Chamber / Law Enforcement

Purpose: Proposed Annexation and Rezoning

Attendees: Alan Beaudoin (Norris Design), Jennifer Meyers (Norris Design), Mike Nothum (Property Owner), Carlos Torres (Fry's Food Stores), Brett Burningham (Town of Queen Creek), Erik Swanson (Town of Queen Creek), and Neighbors (see attached sign-in sheet)

Meeting Summary:

The Neighborhood Meeting was noticed and conducted in compliance with the Town of Queen Creek's requirements.

The meeting was held utilizing an open house format, where neighbors were able to come and go at their convenience. Exhibit boards were located at the front of the room depicting the project location, current and proposed zoning, and the proposed conceptual site plan. Project team members were stationed at the meeting room entrance and adjacent to the exhibit boards in order to walk neighbors through meeting materials and answer questions. Neighbors were asked to sign in, allowed to review the boards and ask questions regarding the proposed project and the Town's review and approval process, and encouraged to fill out a comment card. Approximately twenty neighbors attended the meeting.

The following is a summary of the most common questions/comments received from the neighbors during the neighborhood meeting:

Comment/Question: What is happening with the Residential? Are there going to be apartments? We don't want apartments.

Response: This was the most common question and topic of discussion during the neighborhood meeting. It was explained that at this time, the revised Zoning Application was only for the commercial portion of the 40 acre parcel and for the remainder of the parcel to move forward, another Zoning application would need to be processed and there would be another neighborhood meeting to discuss the future residential proposal. Although neighbors were happy to hear the residential was not moving forward, they still had lots of questions and concerns based on the previous 2016 PAD application. The project team directed the conversation towards the current commercial rezone application and explained that the residential would be a separate request at a later date and there was nothing currently planned for the residential parcel.

Comment/Question: We are really excited about the Fry's. What is the projected timeline?

Response: Members of the project team explained that this neighborhood meeting was the first step in the process and that if the Zoning request gets approved, we would be moving forward with a site plan and preliminary plat. It was explained that Fry's anticipated start of construction in the first quarter of 2020, with anticipated completion of the Fry's and the retail shops occurring in Spring of 2021.

Comment/Question: What users, other than Fry's, will be at the commercial center? We don't want more fast food chains, we have enough. We would like more local, non-chain restaurants and high end restaurants.

Response: Mike Nothum explained that Fry's was the only tenant that had been secured at the time of the meeting, but that he anticipated restaurant and retail uses to round out the balance of the center. He explained that it would be a Fry's Marketplace with pharmacy, grocery pickup, and a gas station. Mr. Nothum strongly encouraged neighbors to reach out to restaurants they would like to see at the center, explaining that restaurants go where the desire, need, demand, and interest is, not just to any available site.

Comment/Question: What will the commercial buildings look like? What style architecture? We want architecture that fits with our Town character. We don't want giant walls of stucco.

Response: Members of the project team discussed that a new project architect (Suite 6 – Dean Munkachy) was on board and gave a few examples of their commercial projects in the area. Neighbors that were familiar with Suite 6's work were happy to hear that they were the architect for this project and had favorable things to say about their other buildings. Mr. Nothum also explained that some of the buildings that neighbors were speaking of as good examples, utilized stucco and EIFS and that perhaps we could look at the use of a combination of materials, making stucco less dominant.

It was explained that the architecture was still being worked through, but the intent was to utilize simple forms and muted, earth tone colors. It was explained that architecture review would be done by the Town as part of the future Site Plan process and that the neighbors would have a chance to review at a future Planning Commission Public Hearing.

Comment/Question: We want high quality landscape.

Response: Members of the project team discussed that the landscape plans would be a part of the Town's Site Plan review and approval process and that the intent would be to meet and/or exceed the Town's open space and landscape requirements.

Neighbors were encouraged to leave comment cards, of which five people did (see attached). One neighbor, Irene Gray, submitted a comment card and then contacted Alan Beaudoin (Norris Design) and requested that her comment card not be shared or made public. No additional contact from the public has been made with the project team regarding follow up comments, questions, or concerns.

April 10, 2019

RE: NEC Ellsworth and Riggs | Zoning Application

Dear Property Owner or Neighborhood Association representative:

We are land planners representing Riggs Ellsworth 40 LLC / JMN Riggs 40 LLC, in association with Fry's Food Stores, writing to inform you that an application for Rezoning (P16-0041) has been filed with the Town of Queen Creek for a Site located near you, at the Northeast corner of Ellsworth Road and Riggs Road.

We would like to invite you to a neighborhood open house to discuss this rezone request and the proposed development. The meeting information is as follows:

Date & Time:

Tuesday, April 30, 2019 (6:00 p.m. - 7:00 p.m.)

Location:

**Town of Queen Creek Community Chamber/Law Enforcement
20727 East Civic Parkway
Queen Creek, Arizona 85142**

This application proposes to seek C-2 Zoning (General Commercial) for the 19.6-acre subject property, currently being used for agricultural purposes. The subject property is currently within the jurisdiction of Maricopa County but will be considered by the Town of Queen Creek for annexation into the Town's Corporate Limits.

The rezoning request will allow for the future development of a neighborhood commercial center, anchored by Fry's Marketplace with supporting retail and service shop space on the subject property. The subject property is currently designated as Commercial within the Town of Queen Creek General Plan and zoned R1-35 and C-1 PD within Maricopa County.

Please be advised that future meetings and hearing dates have not been set. You should receive subsequent mailings identifying the date and location of these future meetings/hearings when they have been scheduled.

In the meantime, please feel free to contact us with any questions you may have. You may reach me by phone (602-254-9600) or by email (ABeaudoin@norris-design.com). You may also reach the Town of Queen Creek Planner assigned to this case, Sarah Clark, who can be reached by phone (480-358-3020) or by email (sarah.clark@queencreek.org). This planner can answer your questions regarding the Town review and hearing processes. You may also make your feelings known on this case by writing to the Town of Queen Creek Development Services Department, 22358 S. Ellsworth Road, Queen Creek, Arizona 85142.

Sincerely,



Alan Beaudoin
Principal

NEC ELLSWORTH & RIGGS | APRIL 30, 2019 | COMMENT CARD

NAME: Ty Barrott

ADDRESS: 21315 E Marsh Rd

EMAIL:

PHONE: 480-599-4054

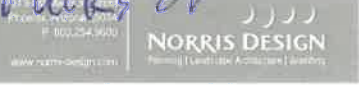
COMMENT: #1 - I am opposed to commercial zoning.

This is another item that is devaluing my property.

#2 - I do not want to be able to see the parking lot/stores or the lights; do not want to be able to hear the traffic.

Suggest large berms.

#3 - I am vehemently opposed to hours of operation after 10pm and before 6am. Dim lights after 10pm. No trucks or deliveries between 6pm + 6am.



NEC ELLSWORTH & RIGGS | APRIL 30, 2019 | COMMENT CARD

NAME: Clyde Spencer

ADDRESS: 21262 E Stacey Rd

EMAIL: Cvs Spencer@yahoo.com

PHONE:

COMMENT: Can't wait! We love Fry's and are eager for them to add another store!



NEC ELLSWORTH & RIGGS | APRIL 30, 2019 | COMMENT CARD

NAME: Cindy Barnes
ADDRESS: 24607 S. 213th Wg Queen Creek, AZ
EMAIL: Barnes.cindylou@gmail.com
PHONE: 480-234-4935
COMMENT: No Residential - Nice - Quality Landscaping for Grocery Store is a Must for Nice Exterior Building. Be great to have trails and it.

901 East McDowell Street
Phoenix, Arizona 85004
P 602.254.8600
www.norrisdesign.com


NORRIS DESIGN
Planning | Landscape Architecture | Interiors

NEC ELLSWORTH & RIGGS | APRIL 30, 2019 | COMMENT CARD

NAME: Laurie Heggem
ADDRESS: 25708 S 206th PL QC AZ 85142
EMAIL: lheggem@30g.com
PHONE:
COMMENT: Both representatives Alan/Mike (owner) said there will NOT be apartments in the residential section ~~next~~ ^{next} to Fry's. I hope they are men of their words. We DO NOT WANT APARTMENTS!!

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Phoenix, Arizona 85004
P 602.254.8600
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NEC ELLSWORTH & RIGGS | APRIL 30, 2019 | COMMENT CARD

NAME:

Lisa Spencer

ADDRESS:

21262 E. Stacey Rd

EMAIL:

PHONE:

COMMENT:

Build the Fris quickly
please

101 East Madison Street
Phoenix, Arizona 85004
P: 602.259.6600
www.norrisdesign.com


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Comments received following 3rd Neighborhood Meeting

Sarah Clark <sarah.clark@queencreek.org>

Frys meeting tomorrow

Cindy Barnes <barnes.cindylou@gmail.com>

Mon, Apr 22, 2019 at 6:53 AM

To: "Sarah Mertins, Queen Creek" <sarah.mertins@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>, Erik Swanson <erik.swanson@queencreek.org>

Hello Brett, Sarah and Erik:

I plan to attend the meeting and am just hopeful the town will be able to work with this commercial building as something that looks like it blends with this open feeling of the southern part of Queen Creek. The new Frys that open two years ago at Gilbert and Octillo is a yellow plaza that did not blend in at all with the residential that has been there for years. The Sprouts across the street has got to be one of nicest strip mall areas I have seen since Scottsdale area such as Gainey Ranch. I hope we can have something that looks upscale because this is the most expensive homes in this area for Queen Creek. The Safeway on Ironwood is also a gorgeous grocery store. I am very concerned as I know others are that this area may get too commercialized because this road is like a freeway of traffic. No one wants to see any fast food in the plaza either. Folks are really frustrated with the amount of fast food that has gone in along Ellsworth Loop area. We need some healthier upscale dining in the Town if possible.

If you have any plans please send.

Also does anyone know if the LDS church purchased 60 acres in Queen Creek? I just wonder if that is a future Temple or possible homes for young people needing boarding from drug problems, etc.

See you tomorrow.

Cindy