



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Sarah Clark, Senior Planner/Project Manager

RE: **Public Hearing and Possible Action on “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”**, a request by Rob Friend of Fat Cats Entertainment and Ralph Pew of Pew and Lake, to amend the Pecan Lake PAD by rezoning approximately 3.7 acres (approx.) of R1-5/PAD to C-2/PAD to facilitate the development of a Fat Cats entertainment center. The property is located approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads.

DATE: January 29, 2020

STAFF RECOMMENDATION

Staff recommends approval of “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”, subject to the conditions of approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”, subject to the conditions of approval outlined in this report.

SUMMARY

The proposal consists of a request for Rezoning and Site Plan approval to amend the Pecan Lakes PAD to eliminate 18 residential lots zoned R1-5/PAD and increase the C-2/PAD zoning district from 3.3 acres to 7 acres (approx.) to facilitate the development of a Fat Cats entertainment center. The property is located approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads.

HISTORY

- Sept. 16, 2015: Town Council approved the Pecan Plaza Planned Area Development Rezone (Ordinance 576-16), rezoning a portion of the subject site from R1-43 to C-2/PAD.
- June 6, 2018: Town Council approved the Pecan Lake PAD (Ordinance 664-18), where the subject property was split off from the Pecan Plaza PAD to become part of the Pecan Lake PAD.

PROJECT INFORMATION

Project Name	Fat Cats PAD Amendment												
Site Location	Approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads												
Current Zoning	C-2/PAD & R1-5/PAD												
Proposed Zoning	C-2/PAD												
Surrounding Zoning	<table border="0"> <tr> <td style="padding-right: 20px;">North</td> <td>R1-5 PAD (Pecan Lake)</td> </tr> <tr> <td></td> <td>Riggs Road</td> </tr> <tr> <td>South</td> <td>Sonoqui Wash</td> </tr> <tr> <td></td> <td>R1-12/PAD (Toll Brothers at Bridle Ranch aka Ranchos Legante)</td> </tr> <tr> <td>East</td> <td>C-2/PAD (Pecan Plaza)</td> </tr> <tr> <td>West</td> <td>R1-18/PAD (Pecan Lake LDS Church Site)</td> </tr> </table>	North	R1-5 PAD (Pecan Lake)		Riggs Road	South	Sonoqui Wash		R1-12/PAD (Toll Brothers at Bridle Ranch aka Ranchos Legante)	East	C-2/PAD (Pecan Plaza)	West	R1-18/PAD (Pecan Lake LDS Church Site)
North	R1-5 PAD (Pecan Lake)												
	Riggs Road												
South	Sonoqui Wash												
	R1-12/PAD (Toll Brothers at Bridle Ranch aka Ranchos Legante)												
East	C-2/PAD (Pecan Plaza)												
West	R1-18/PAD (Pecan Lake LDS Church Site)												
Acreage	7 acres (net) 8.3 acres (gross)												
Building Area	61,040 square feet												
Building Height (max):													
Permitted	48-feet												
Proposed:	48-feet												
Landscape/Open Space:													
Required:	15% (48,506 sf)												
Proposed:	18% (58,140 sf)												
Parking:													
Required:	337 spaces												
Proposed:	337 spaces												

DISCUSSION

In June 2018, the Town Council approved the Pecan Lake Planned Area Development, rezoning a 32-acre site to accommodate a master planned development with the underlying zoning districts of R1-5 (Urban Development District), C-2 (General Commercial), Agritainment, and R1-18 (Suburban Residential Type B District). The master development included a 47-lot gated community, a church, 3.3 acres of commercial pad sites, “agriscaping” demonstration gardens and greenhouse, and a reception center.

This proposal consists of a request for Rezoning and Site Plan approval to amend the Pecan Lakes PAD by expanding the 3.3 acre commercial site to 7 acres to accommodate the development of a Fat Cats entertainment center as well as a future pad site. The proposed request requires the removal of 18 residential lots (3.7 acres), to be rezoned to C-2/PAD to accommodate the expanded commercial area and proposed use. This proposal would leave 29 lots remaining in the subdivision. A Site Plan for the pad site will be submitted for administrative approval at a later date.

The proposed 61,040 square foot Fat Cats entertainment center is proposed to include:

- 8 movie theaters
- 20 lane bowling alley
- Arcade games
- Dining
- Indoor miniature golf
- Party rooms

The applicant is not requesting any deviations from the Zoning Ordinance to accommodate the proposed entertainment use.

To the east of the proposed Fat Cats commercial site is the Pecan Plaza commercial development. To the west and north is the remainder of the Pecan Lake PAD, which includes the LDS Church building to the west, a gated residential community to the north, and the “agriscaping” demonstration gardens and greenhouse, and a reception center to the northwest. An exhibit has been provided as an attachment to this report to demonstrate how the developments interrelate with one another.

The proposed building elevations incorporate a mixture of wood cladding, standing seam shed awnings, stucco, storefront windows, stucco columns, and a mixture of split and smooth face cmu block. The front entry tower for the building has a building height of 48-feet and the roof parapet of the remainder of the building varies from 44-feet to 35-feet in height.

The applicant is proposing a band of colored lighting at the roof parapet at the front elevation and colored lighting around the perimeter of the front entryway. The proposed lighting features can change color, but the applicant has stated that the lights would only change color on certain days (i.e., holidays) and are not animated. Staff has expressed concern with the use of the proposed lighting due to the project site’s proximity to adjacent residential neighborhoods (Toll Brothers at Bridle Ranch approximately 580-feet to the south and Orchard Ranch approximately 1,650 feet to the southeast) and the general context of the surrounding area. An exhibit highlighting the proposed location of the colored lighting has been added as an attachment to this staff report.

The Zoning Ordinance requires commercial uses to provide 15% (48,506 sf) of open space, where this development provides a total of 18% (58,140 sf). The proposed development incorporates Fan-Tex Ash trees along Riggs Road and a dense planting of trees Canary Island Pine, which can grow to over 50-feet in height, and Joan’s Liotteti Oak (a faster growing oak variety with a denser crown) along the northern perimeter to provide a dense buffer to the future residents to the north. The development also includes a 10-foot multi-use trail along Riggs Road, which will connect to the greater Town Master Trail Plan as defined in the Town’s Parks, Trails, and Open Space Master Plan.

The proposed Site Plan includes a gate located at the eastern edge of the site between the Fat Cats site and the Pecan Lake gated residential community. The purpose of this gate is to serve as an entryway only for trash trucks and not for resident access.

The development is served by two access points. The eastern most access point is a shared driveway between the Fat Cats site and the Pecan Plaza and the western access point is located along 206th street which services the Pecan Lake residential development, LDS Church, and Pecan Lake Agritainment area.

The development provides 15-foot parking lot lights in the parking field and 12-foot parking lot lights at the rear of the building, adjacent to the residential development to the north in an effort to minimize light impact to the residents.

PUBLIC PARTICIPATION

The applicant held a neighborhood meeting on August 19, 2019 at the Community Chambers with approximately two residents attending. The applicant provided those in attendance with general information about the project and presented the proposed building elevations, site plan, and landscape plan. Questions from the residents included questions on what “Fat Cats” is, parking lot security, and next steps in the process. Those in attendance were generally supportive of the proposed use.

The project site is located north of the future Toll Brothers at Bridle Ranch residential development. A representative of Toll Brothers reached out to staff and the applicant to express concerns over signage, lighting, and the materials used for signage and screen walls. The applicant revised the submittal to incorporate the same colors and materials for the screen walls and monument signage as used in Bridle Ranch. The representative from Toll Brothers responded, stating that the revised elevations and walls were an improvement and expressed no additional concerns.

A letter of support was provided by David Newquist, of Newquist Commercial Properties and owner of the Pecan Plaza commercial property directly east of the subject site. This letter is provided as an attachment to this report.

Staff has not received any additional input or questions from the community on this development proposal.

ANALYSIS

General Plan Review: The General Plan Land Use designation for this project is Commercial and Neighborhood. The Neighborhood Designation allows for commercial uses under 25 acres in size. The proposed request is consistent with the General Plan Land Use Designation.

Zoning Review: The property is currently zoned C-2/PAD and R1-5/PAD. The request to rezone the site to C-2/PAD would permit the proposed entertainment use.

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 Traffic Review: The Engineering Division, Traffic Division, and Utilities Department have been involved throughout the review of the request. Conditions of Approval have been added to address Engineering, Utilities, and Traffic requirements for this project.

Signage: Proposed signage will be reviewed and approved as part of a separate Comprehensive Sign Plan that will be presented before the Planning Commission at a future date.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the Zoning Ordinance applicable to this case, except as modified herein.
2. The development shall meet all conditions of approval as provided in Ordinance 664-18, except as modified herein.
3. Signage will be reviewed and approved through the Comprehensive Sign Plan application (P19-0106).
4. Prior to the development of the site, a Re-Plat of the Pecan Lake final plat is required to be submitted and approved.
5. A cross access easement shall be required for this development associated with the subdivision plat.
6. 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.
7. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main color of the building or to blend in with adjacent landscaping.
8. All roof mounted equipment shall be fully screened by the roof parapet.
9. Per Ordinance 576-15 (Pecan Plaza), a 15-foot Water Line Easement shall be provided at the east side of the project. The Easement shall not encumber any lot or P.U.E. The Developer shall work with the neighboring property owner to establish the Easement.
10. The Final Plat shall note "The Pecan Lakes HOA shall be responsible for the maintenance of all landscaping within the landscape easement".
11. A Landscape Easement for the area between the Fat Cats northern wall and the properties northern boundary shall be provided. The Easement layout shall be per the Exhibit provided by Allen Consulting. The Landscape Easement shall be shown on the Final Re-Plat.
12. A Drainage Easement for the drainage pipe and retention basins not on the Fat Cats property that will convey and accept storm water from the Fat Cats property shall be provided. The Drainage Easement shall be recorded prior to recordation of the Final Re-Plat.
13. The existing Ingress/Egress Easement recorded on the current Final Plat shall be shown on the Final Re-Plat.
14. All entrances shall provide a decel lane as demonstrated in the plans associated with this case. The decel lane that extends beyond the limits of the property will require coordination and acceptance of the adjacent property owner's approval.
15. No Parking - No Blocking Entrance Signs shall be placed in the gate area to Pecans Subdivision.
16. Shrubs shall not obstruct entrance into Pecan Lake Subdivision and trees must be maintained to 14' in height for trash trucks to service the Pecan Lake development.
17. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be

approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.

18. The public sales report and final plat for the Pecan Lake Final Plat shall note that the residential development is adjacent to an entertainment center.
19. The eastern most driveway along Riggs Road shall be centered on the eastern property line. The width of the driveway shall not exceed 20-feet on either property and the overall driveway width shall not exceed 40-feet total.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Existing Zoning Exhibit
4. Proposed Zoning Exhibit
5. Site Plan
6. Landscape and Wall Plan
7. Elevations and Floor Plan
8. Lighting Exhibit
9. Letter of Support from David Newquist
10. Project Narrative
11. Surrounding Development Exhibit

Project Name: Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)

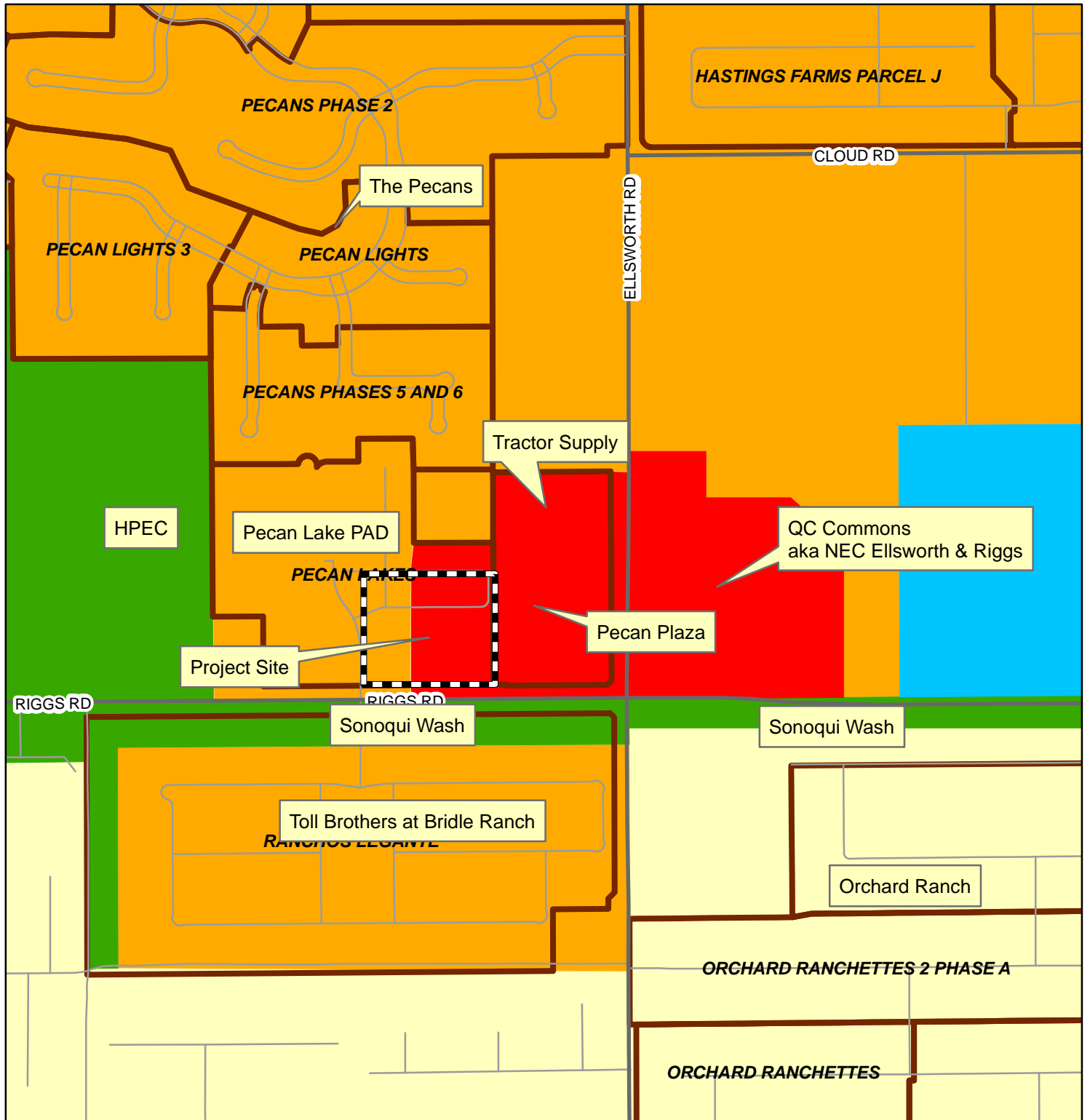


Hearing Date: January 29, 2020 (Planning Commission) and February 5, 2020 (Town Council)



Project Name: Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)

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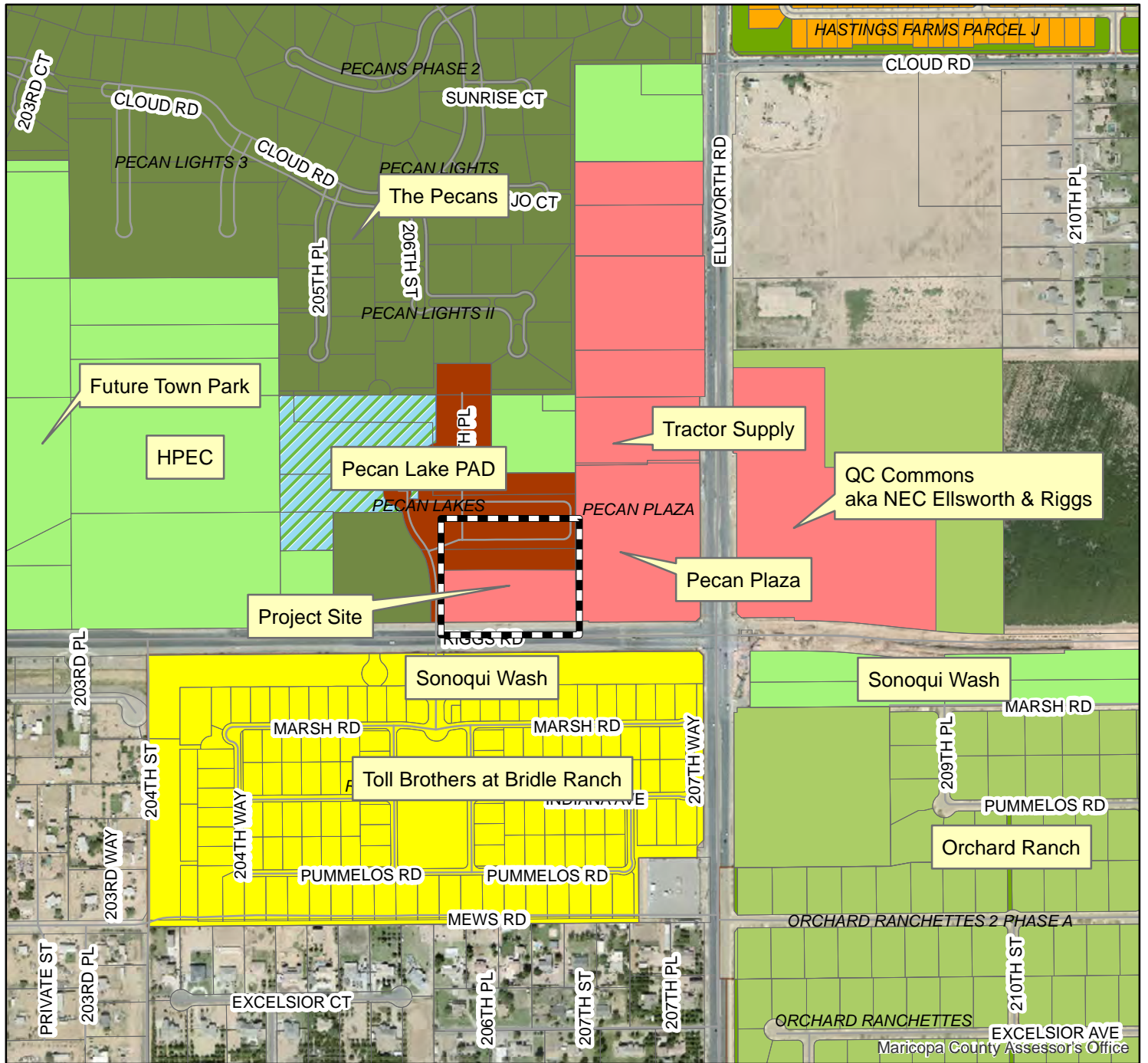
General Plan Land Use

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

Project Name: Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107) Existing Zoning



Hearing Date: January 29, 2020 (Planning Commission) and February 5, 2020 (Town Council)

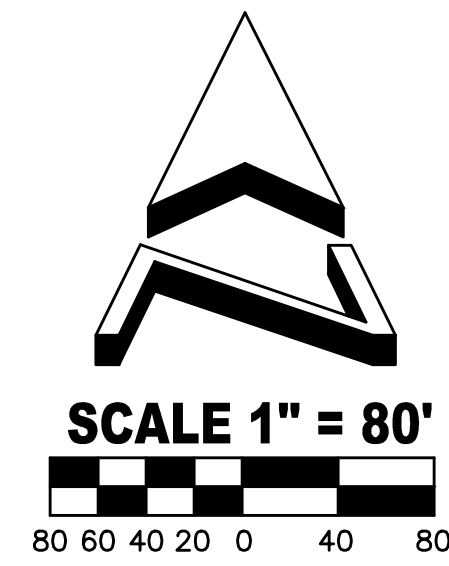
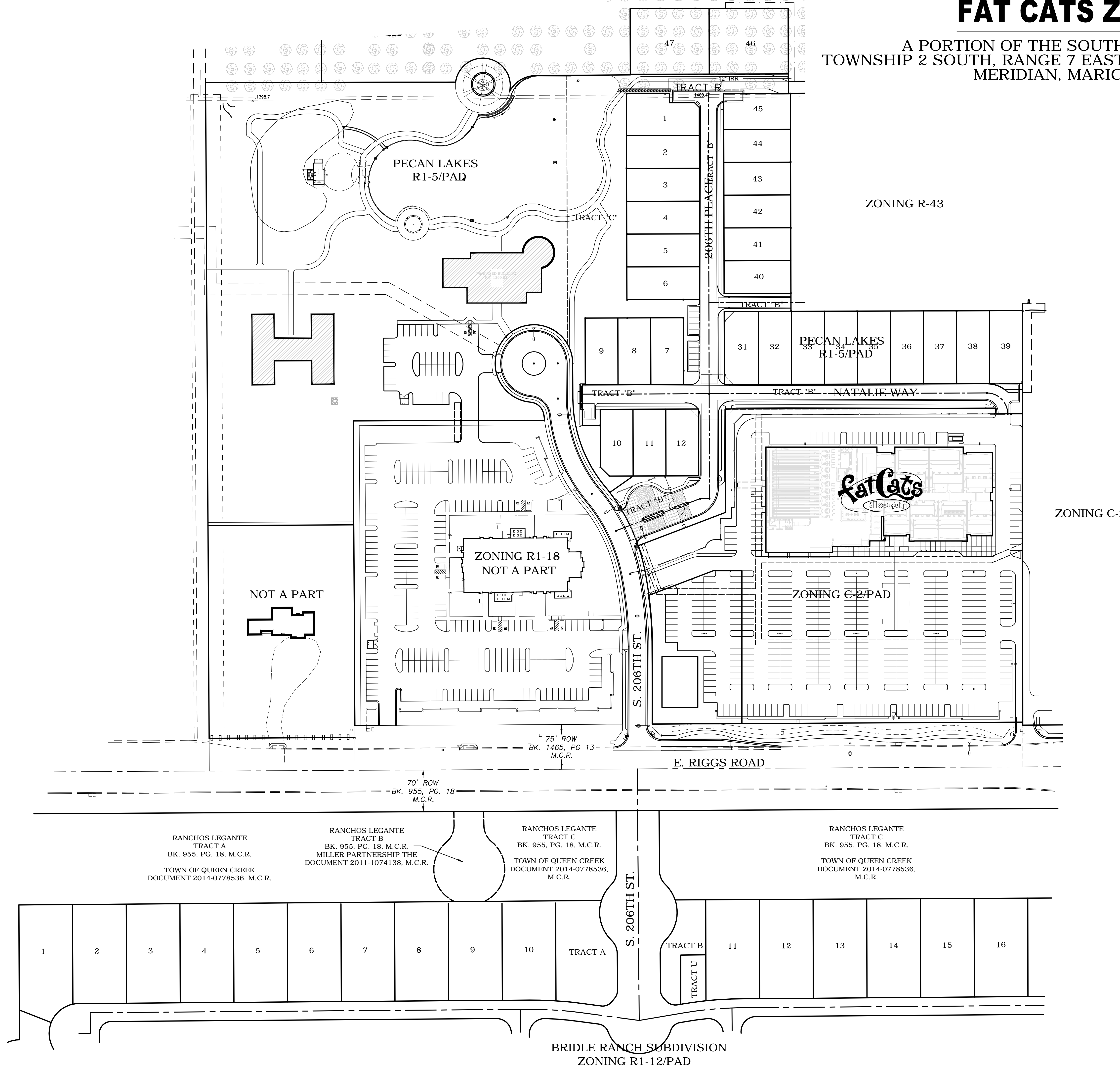


Zoning Districts

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

FAT CATS ZONING EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

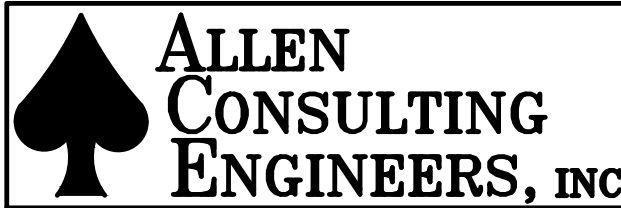


RANCHOS LEGANTE
TRACT A
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536, M.C.R.

RANCHOS LEGANTE
TRACT B
BK. 955, PG. 18, M.C.R.
MILLER PARTNERSHIP THE
DOCUMENT 2011-1074138, M.C.R.

RANCHOS LEGANTE
TRACT C
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536,
M.C.R.

RANCHOS LEGANTE
TRACT C
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536,
M.C.R.

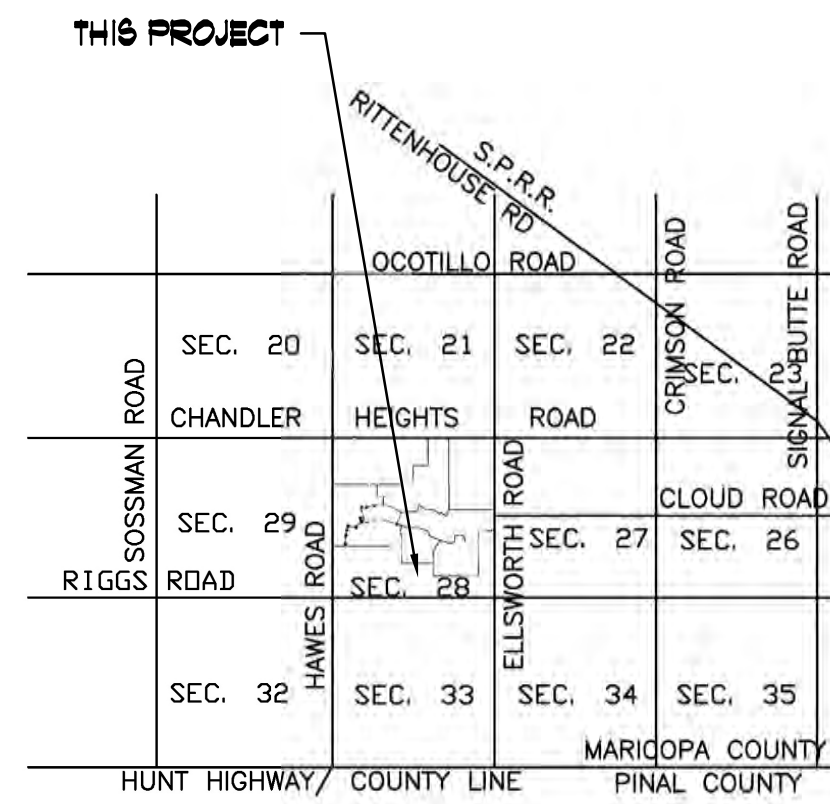
 ALLEN CONSULTING ENGINEERS, INC.		4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com	
FAT CATS ZONING EXHIBIT PECAN LAKES			
JOB NUMBER	000	SHEET	1 OF 1
DRAWING	95848	CHECKED BY	
DRAFTSMAN		DATE	01-16-2020

PLANT SCHEDULE:

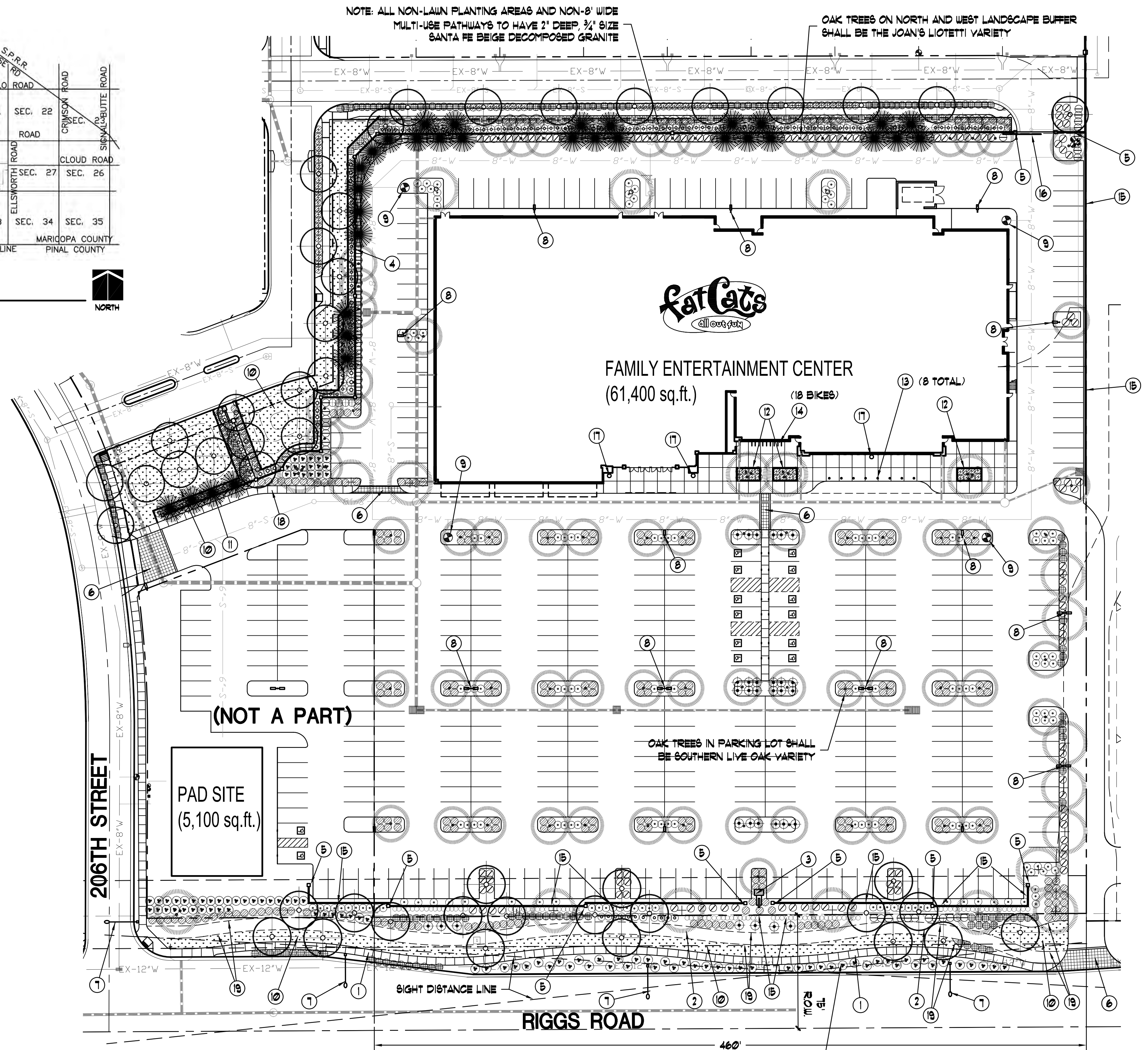
● PINUS CANARIENSIS	36" BOX MIN.	33 TOTAL
● CANARY ISLAND PINE	14' HT, 1" SP, 3" CAL.	
● CERATONIA	48" BOX	5 TOTAL
● CAROB TREE	MULTI-TRUNK, SPECIMEN TREE	
● QUERCUS FUSIFORMIS/ VIRGINIANA	24" BOX MIN.	61 TOTAL
● JOAN'S LIOTETTI OAK OR SOUTHERN LIVE OAK (SEE PLAN)	10' HT, 4' SP, 2" CAL.	
● PISTACHIA CH. "RED PUSH"	24" BOX MIN.	13 TOTAL
● RED PUSH PISTACHIA	10' HT, 4.5' SP, 1.5" CAL.	
● FRAXINUS VELUTINA "FAN TEX"	24" BOX MIN.	19 TOTAL
● FAN-TEX ASH	10' HT, 4.5' SP, 2" CAL.	
● ULMUS PARVIFOLIA "SEMPERVIRENS"	24" BOX MIN.	3 TOTAL
● EVERGREEN ELM	10' HT, 4.5' SP, 1.5" CAL.	
● NEROLIUM OLEANDER	36" BOX, MATCHING	14 TOTAL
● WHITE OLEANDER TREE	12' HT, 6' SP, 2.5" CAL.	
● CITRUS AURANTIUM	15 GALLON MIN.	80 TOTAL
● SOUR ORANGE	COLUMNAR	
● LIGUSTRUM TEXANUM	5 GALLON MIN.	61 TOTAL
● TEXAS PRIVET	FULL, PAST CAN	
● ILEX VOMITORIA "STOKES"	5 GALLON MIN.	92 TOTAL
● YAUPON HOLLEY	FULL, PAST CAN	
● HIBISCUS TW "TRADE WINDS"	5 GALLON MIN.	10 TOTAL
● TRADE WINDS HIBISCUS	FULL, PAST CAN	
● CARISSA GRANDIFLORA "G.C."	5 GALLON MIN.	304 TOTAL
● GREEN CARPET CARISSA	FULL, PAST CAN	
● DODONEA VISCOSEA	5 GALLON MIN.	70 TOTAL
● GREEN HOPSEED BUSH	FULL, PAST CAN	
● TECOMA X SPARKY TM	5 GALLON MIN.	135 TOTAL
● SPARKY TECOMA	FULL, PAST CAN	
● LEUCOPHYLLUM FRUTESCENS "R.B."	5 GALLON MIN.	150 TOTAL
● RIO BRAVO SAGE	FULL, PAST CAN	
● ILEX CORNUTA "CARISSA"	5 GALLON MIN.	236 TOTAL
● CARISSA HOLLEY	FULL, PAST CAN	
● LANTANA SELLOWIANA "T.P."	1 GALLON MIN.	11 TOTAL
● TRAILING PURPLE LANTANA	FULL, PAST CAN	
● EREMOPHYLA MINGINEW GOLD	1 GALLON MIN.	110 TOTAL
● OUTBACK SUNRISE	FULL, PAST CAN	
● BUXUS MICROPHYLLA "GREEN BEAUTY"	5 GALLON MIN.	81 TOTAL
● HYBRID JAPANESE BOXWOOD	FULL, PAST CAN	
● BOUGANVILLEA "LA JOLLA"	5 GALLON MIN.	31 TOTAL
● RED BOUGANVILLEA	FULL, PAST CAN	
● SODDED LAWN		13,545 SF.
● MID-IRON		
● DECOMPOSED GRANITE	3/4" SIZE	44,595 SF.
● SANTA FE BEIGE	2" DEEP	

PLAN KEY NOTES: (FOR THIS SHEET ONLY)

- ① 6" WIDE MEANDERING CONCRETE SIDEWALK
- ② 8" WIDE MULTI-PURPOSE TRAIL (3" DEEP STABILIZED DECOMPOSED GRANITE)
- ③ SIGN MONUMENT
- ④ 8" DECORATIVE MASONRY WALL (SEE DETAIL 2/D)
- ⑤ DECORATIVE COLUMN (SEE DETAIL 2/D)
- ⑥ INTEGRAL COLOR PAVEMENT (CROSSWALK)
- ⑦ STREET LIGHT
- ⑧ SITE LIGHT
- ⑨ FIRE HYDRANT
- ⑩ SODDED LAWN
- ⑪ 6"x6" CONCRETE HEADER
- ⑫ RAISED PLANTER/ SEAT WALL, DETAIL B/C
- ⑬ 36" TALL CONCRETE DECORATIVE BOLLARDS, DETAIL 3/C
- ⑭ BIKE LOOPS, DETAIL 4/C
- ⑮ 36" HIGH DECORATIVE SCREEN WALL, DETAIL 1/D
- ⑯ EMERGENCY AND TRASH ACCESS GATE, DETAIL 1/C
- ⑰ TRASH RECEPTACLES, DETAIL 2/C
- ⑱ ACCESSABLE SIDEWALK
- ⑲ 1/4"x4" STEEL EDGING



Vicinity Map



Riggs Road Street Frontage Landscape Requirements:

460 LINEAL FEET: TREES REQUIRED: (16) 24" BOX TREES
TREES PROVIDED: (17) 24" BOX TREES

LANDSCAPE REQUIREMENTS:

GROSS SITE AREA:	323,375 SF.
LANDSCAPED AREA:	58,140 SF. (17.98% OF SITE)
TREES REQUIRED:	59 TOTAL
TREES PROVIDED:	160 TOTAL
SHRUBS REQUIRED:	590 TOTAL
SHRUBS PROVIDED:	1,395 TOTAL

NOTE: ALL NON-LAWN PLANTING AREAS AND NON-8" WIDE MULTI-USE PATHWAYS TO HAVE 2" DEEP, 3/4" SIZE SANTA FE BEIGE DECOMPOSED GRANITE

Preliminary Landscape Plan
Scale 1:40

GRAPHIC SCALE

NORTH

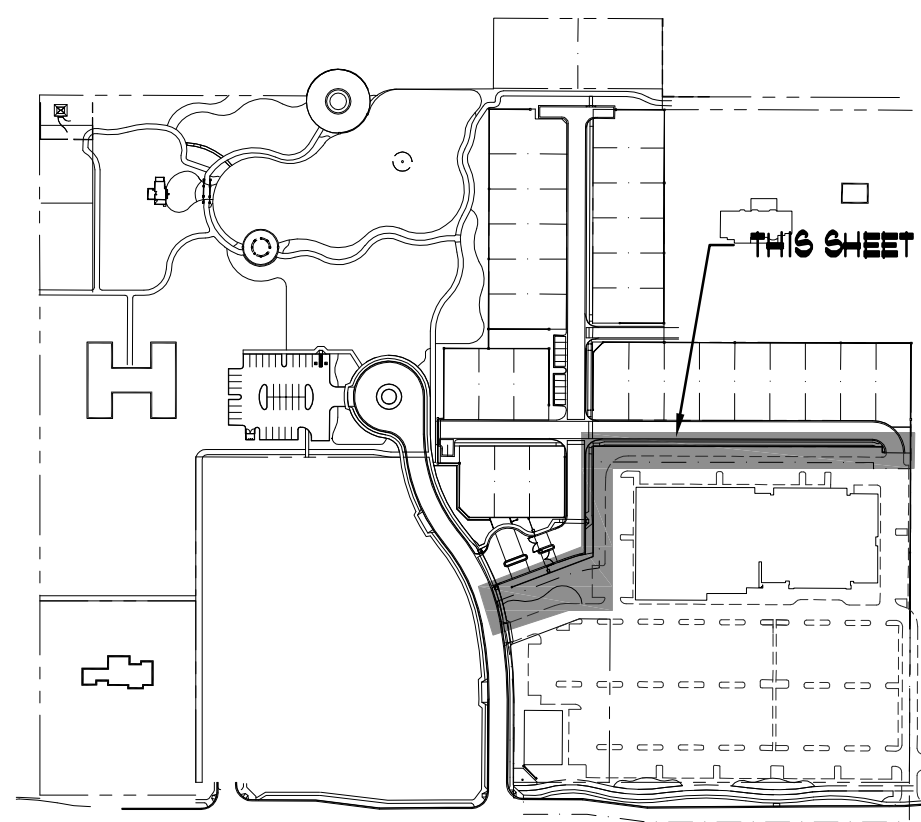
Fat Cats

Overall Landscape Exhibit

phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Exhibit A

Prepared: December 13, 2019

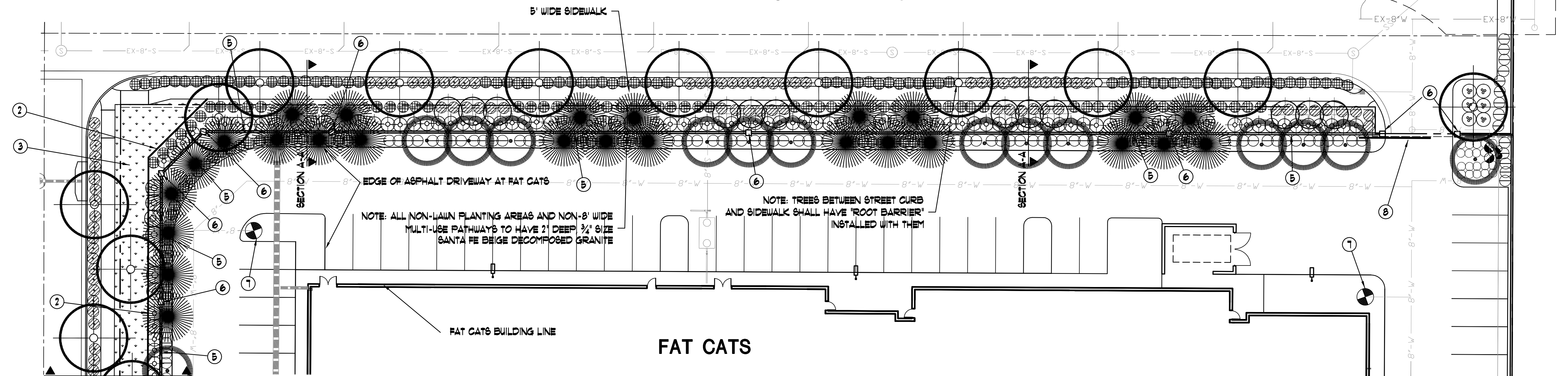


Key Map

PLAN KEY NOTES:

- ① SIGN WALL FOR RESIDENTIAL
- ② 6'x6' CONCRETE HEADER
- ③ SODDED LAWN
- ④ 5' WIDE SIDEWALK
- ⑤ 8' PROJECT THEME WALL, DETAIL 2, EXHIBIT D
- ⑥ THEME WALL COLUMN, DETAIL 1, EXHIBIT D
- ⑦ FIRE HYDRANT
- ⑧ GATED ENTRY, DETAIL 1, EXHIBIT C

PECAN LAKE RESIDENTIAL



NOTE: ALL NON-LAWN PLANTING AREAS AND NON-8' WIDE MULTI-USE PATHWAYS TO HAVE 2" DEEP 3/4" SIZE SANTA FE BEIGE DECOMPOSED GRANITE

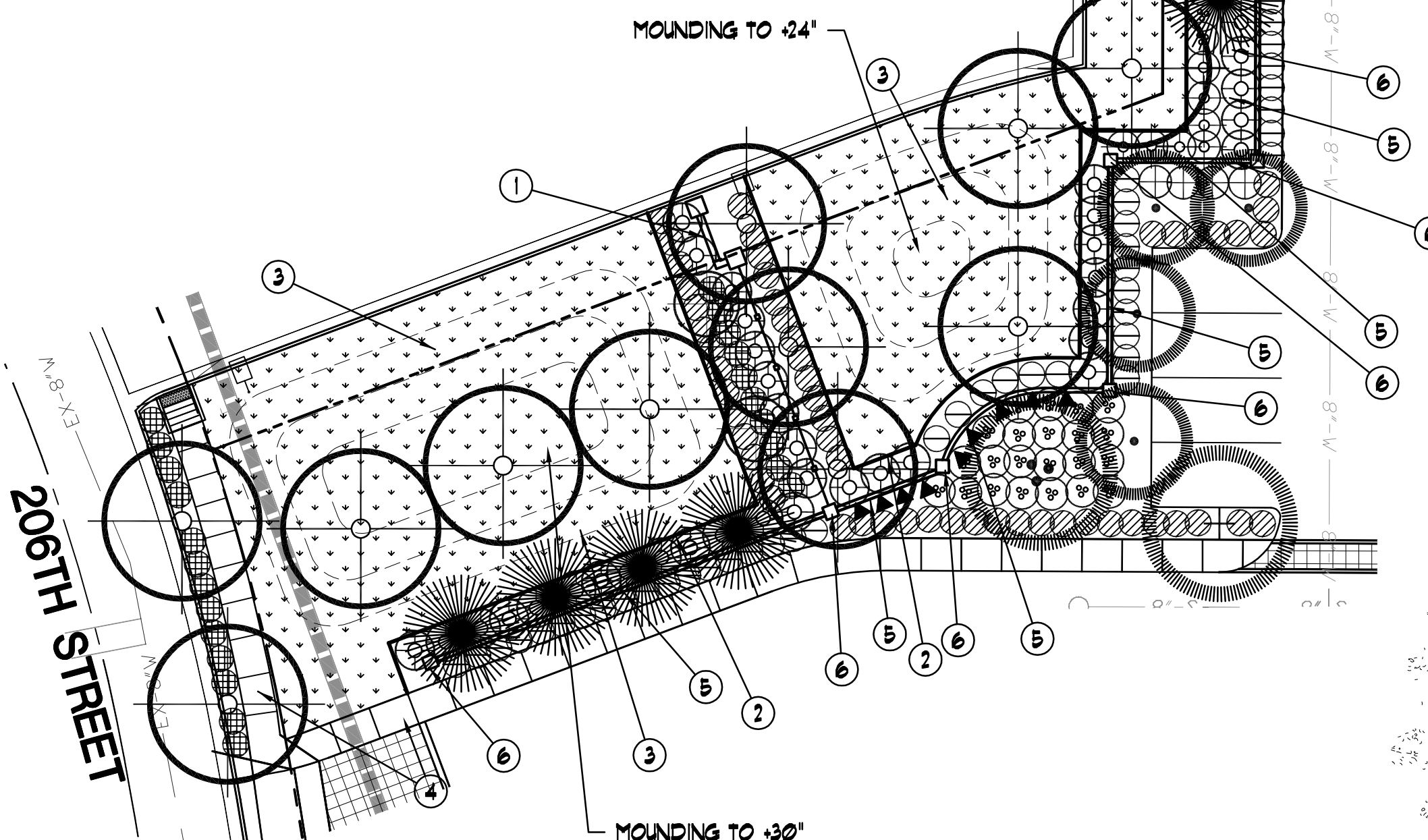
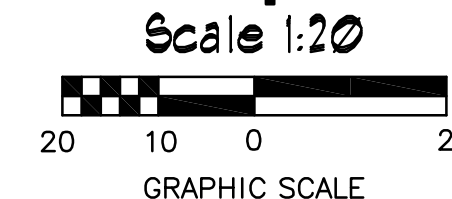
NOTE: TREES BETWEEN STREET CURB AND SIDEWALK SHALL HAVE 'ROOT BARRIER' INSTALLED WITH THEM

FAT CATS

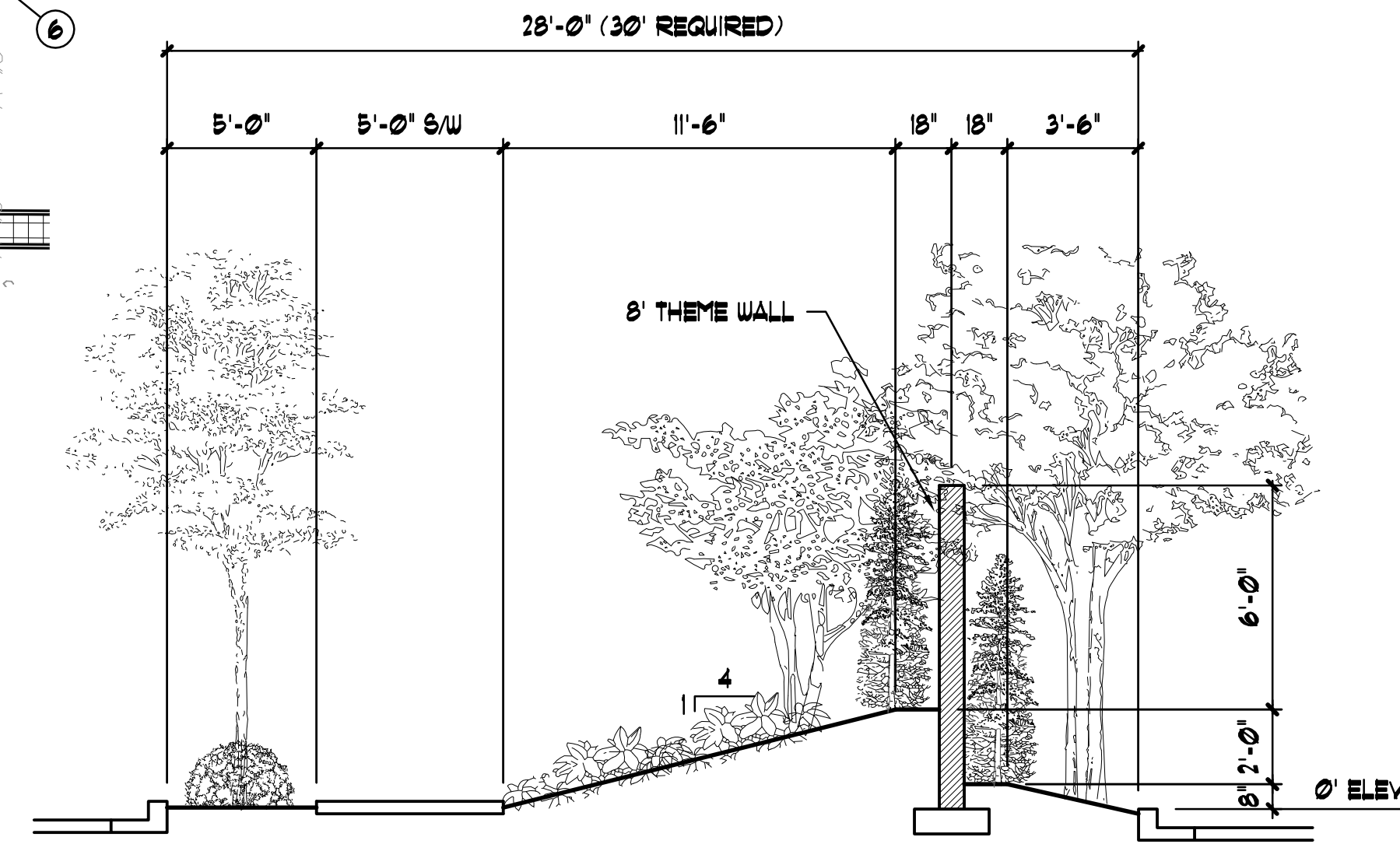
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

<ul style="list-style-type: none"> ○ PINUS CANARIENSIS ○ CANARY ISLAND PINE ○ CERATONIA ○ CAROB TREE ○ QUERCUS FUSIFORMIS ○ JOAN'S LIOTETTI OAK TREE ○ PISTACHIA CH. 'RED PUSH' ○ RED PUSH PISTACHIA ○ FRAXINUS VELUTINA 'FAN TEX' ○ FAN-TEX ASH ○ NEROLIUM OLEANDER ○ WHITE OLEANDER TREE ○ ILEX VOMITORIA 'STOKES' ○ YAUFON HOLLEY ○ CARISSA GRANDIFLORA 'G.C.' ○ GREEN CARPET CARISSA 	<ul style="list-style-type: none"> 36" BOX MIN. 14' HT., 1" SP., 3" CAL. 48" BOX MULTI-TRUNK, SPECIMEN TREE 24" BOX MIN. 10' HT., 4" SP., 15" CAL. 36" BOX MIN. 12' HT., 6" SP., 2.5" CAL. 24" BOX MIN. 10' HT., 4.5" SP., 2" CAL. 36" BOX MATCHING 12' HT., 6" SP., 2.5" CAL. 5 GALLON MIN. FULL, PAST CAN 5 GALLON MIN. FULL, PAST CAN 	<ul style="list-style-type: none"> 33 TOTAL 1 TOTAL 21 TOTAL 1 TOTAL 26 TOTAL 14 TOTAL 6 TOTAL 100 TOTAL 	<ul style="list-style-type: none"> ○ CITRUS AURANTIUM ○ SOUR ORANGE ○ LIGUSTRUM TEXANUM ○ TEXAS PRIVET ○ DODONEA VISCOSA 'PURPUREA' ○ PURPLE HOPSEED BUSH ○ ILEX CORNUTA 'CARISSA' ○ CARISSA HOLLEY ○ EREMOPHYLLA MINGINEW GOLD ○ OUTBACK SUNRISE ○ BUXUS MICROPHYLLA 'GREEN BEAUTY' ○ HYBRID JAPANESE BOXWOOD ○ HIBISCUS TW 'TRADE WINDS' ○ TRADE WINDS HIBISCUS ○ BOUGANVILLEA 'SAN DIEGO RED' ○ RED VINING BOUGANVILLEA 	<ul style="list-style-type: none"> 15 GALLON MIN. COLUMNAR 5 GALLON MIN. FULL, PAST CAN 5 GALLON MIN. COLUMNAR, FULL TO GROUND 5 GALLON MIN. FULL, PAST CAN 1 GALLON MIN. FULL, PAST CAN 5 GALLON MIN. FULL, PAST CAN 5 GALLON MIN. FULL, PAST CAN 5 GALLON MIN. FULL, PAST CAN 5 GALLON STAKED 	<ul style="list-style-type: none"> 80 TOTAL 67 TOTAL 134 TOTAL 215 TOTAL 38 TOTAL 57 TOTAL 8 TOTAL 9 TOTAL
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North and West Buffer Landscape Plan

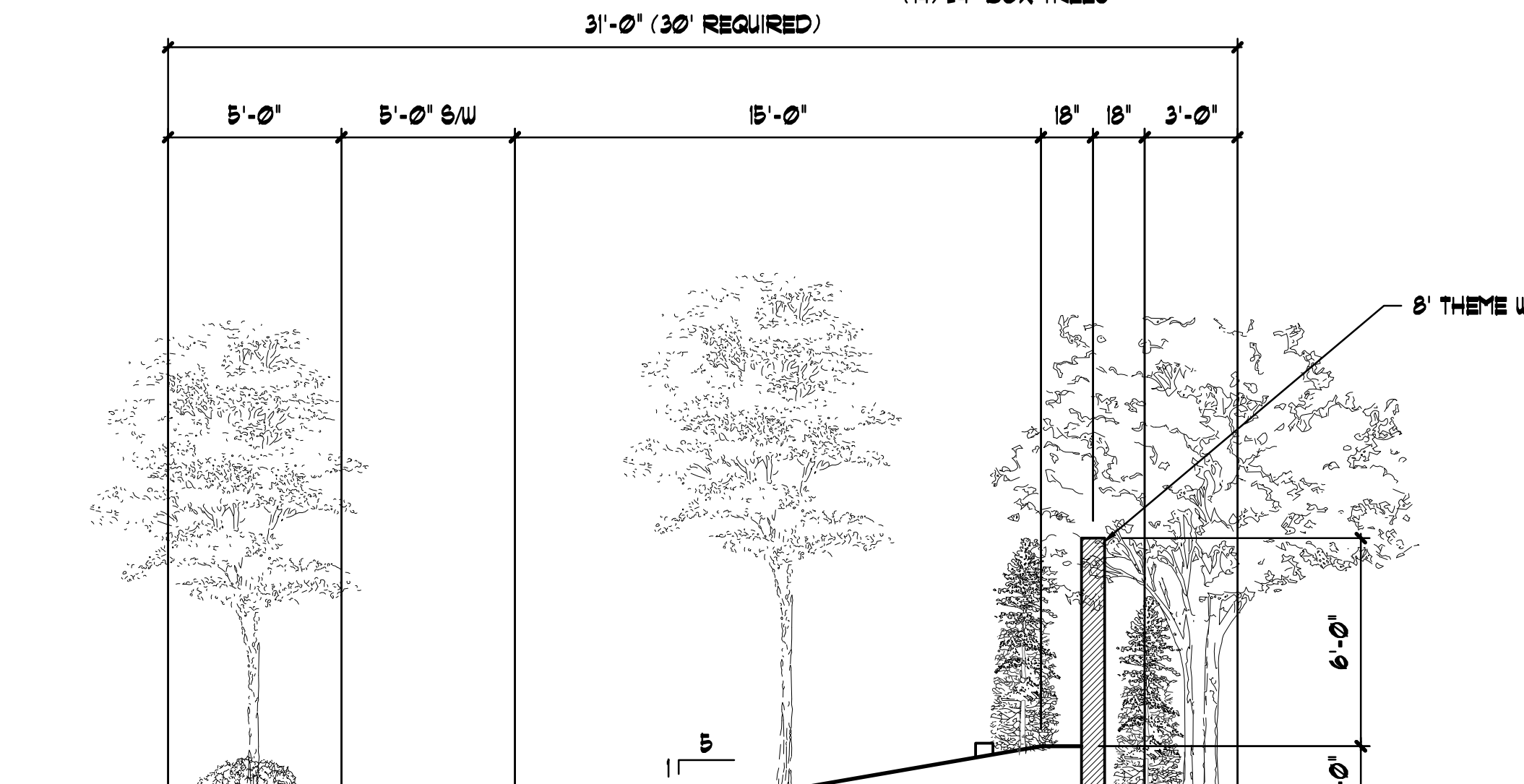


420 LINEAL FEET OF BUFFER: REQUIRED TREES: (2) 24" BOX TREES
 PROVIDED TREES: (34) 36" BOX TREES
 (11) 24" BOX TREES



SECTION A-A (NORTH BUFFER) SCALE 1/4" = 1'-0"

240 LINEAL FEET OF BUFFER: REQUIRED TREES: (2) 24" BOX TREES
 PROVIDED TREES: (8) 36" BOX TREES
 (14) 24" BOX TREES



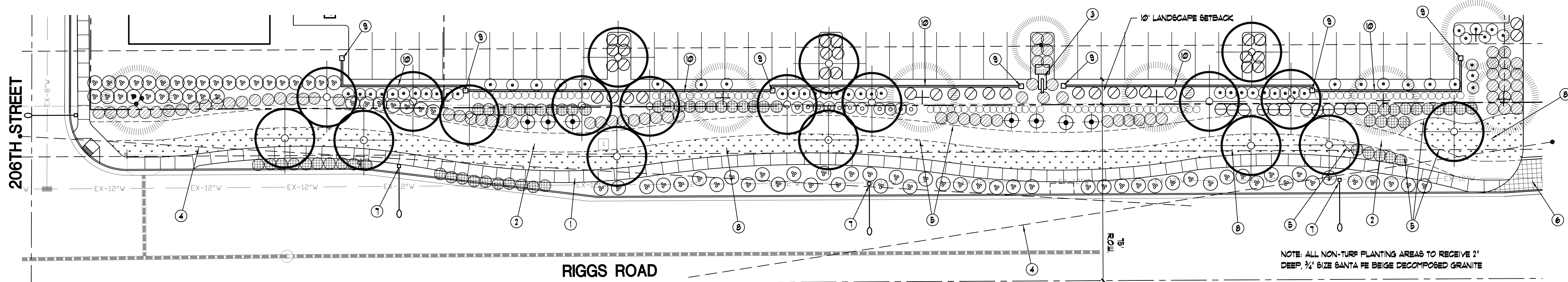
SECTION B-B (WEST BUFFER) SCALE 1/4" = 1'-0"

Fat Cats

phillip r. ryan
 landscape architect p.c.
 landscape architecture & planning

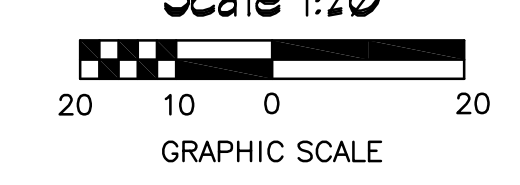
North and West Perimeter Landscape Exhibit

Exhibit B
 Prepared: December 13, 2019

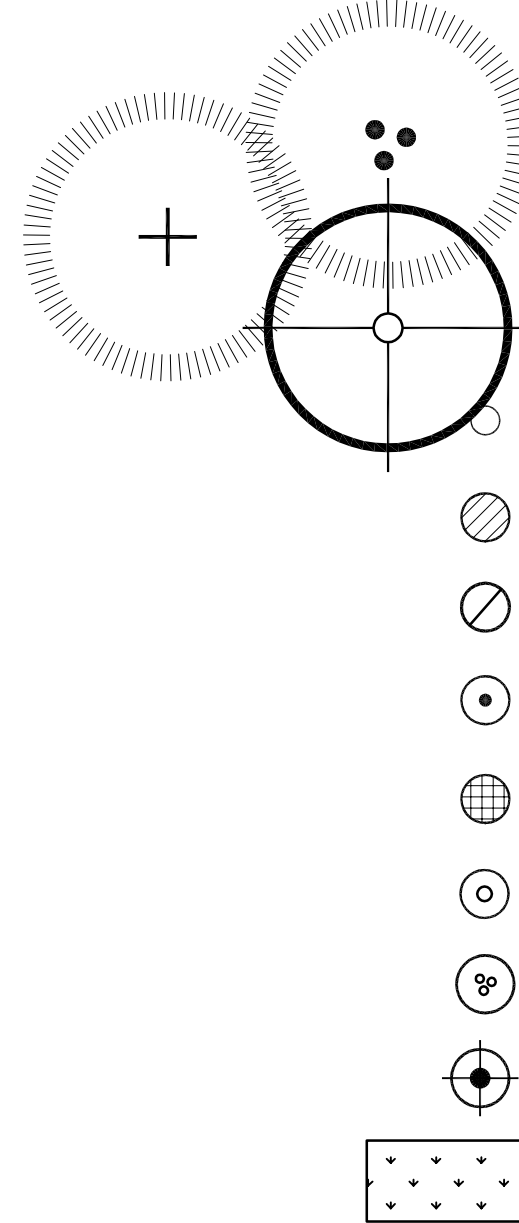


NOTE: ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, 3/4" SIZE SANTA FE BEIGE DECOMPOSED GRANITE

Enlarged Riggs Road Preliminary Landscape Plan
Scale 1:20



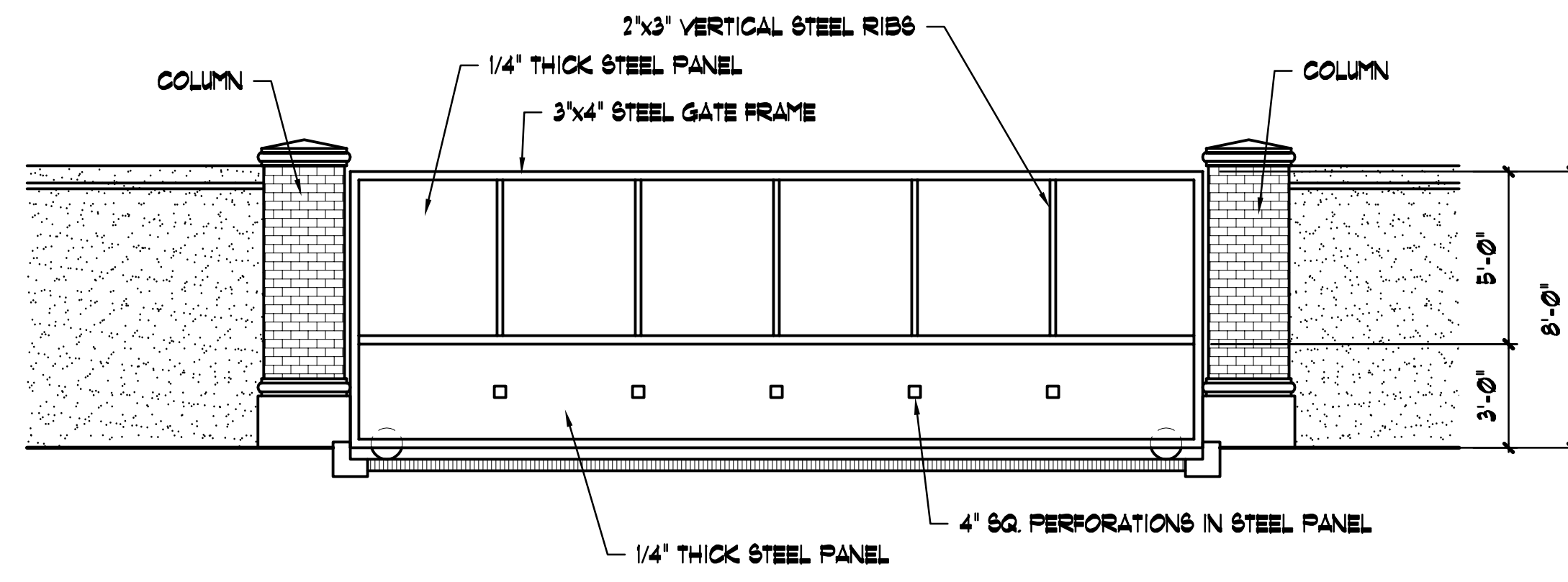
PLANT SCHEDULE: (FOR THIS SHEET ONLY)



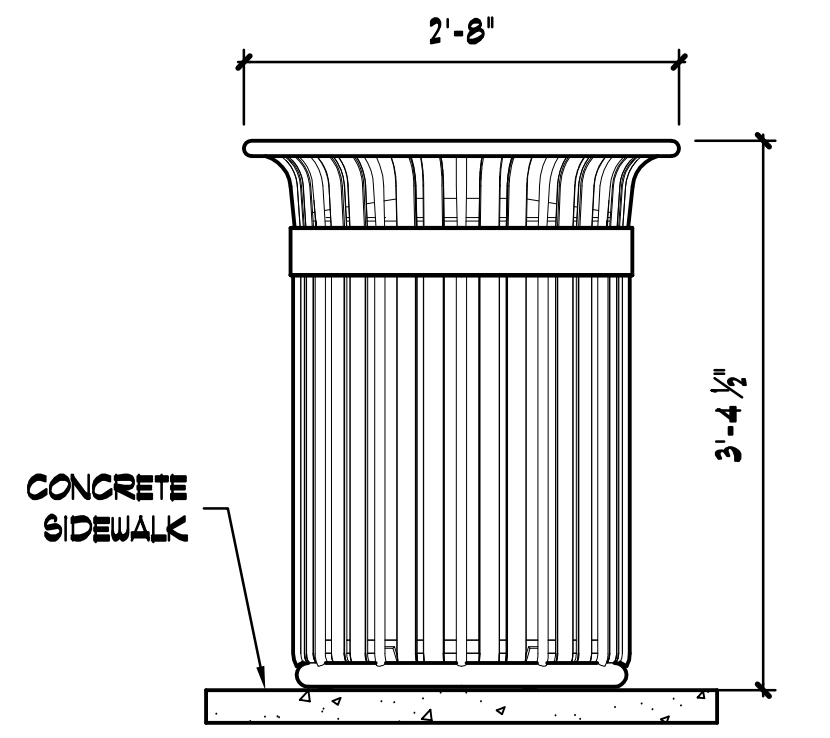
CERATONIA CAROB TREE	48" BOX MULTI-TRUNK, SPECIMEN TREE	1 TOTAL
PISTACHIA CH. 'RED PUSH'	36" BOX MIN. 12" HT, 6" SP, 25" CAL.	6 TOTAL
FRAXINUS VELLUTINA 'FAN TEX'	24" BOX MIN. 10" HT, 4.5" SP, 2" CAL.	19 TOTAL
ILEX VOMITORIA 'STOKES'	5 GALLON MIN. FULL, PAST CAN	92 TOTAL
CARISSA GRANDIFLORA 'G.C.'	5 GALLON MIN. FULL, PAST CAN	76 TOTAL
TECOMA X SPARKY TM	5 GALLON MIN. FULL, PAST CAN	31 TOTAL
LEUCOPHYLLUM FRUTESCENS 'R.B.'	5 GALLON MIN. FULL, PAST CAN	53 TOTAL
ILEX CORNUTA 'CARISSA'	5 GALLON MIN. FULL, PAST CAN	62 TOTAL
LANTANA BELLOUJIANA 'T.P.'	1 GALLON MIN. FULL, PAST CAN	11 TOTAL
EREMOPHYLLA MINGINEU GOLD	1 GALLON MIN. FULL, PAST CAN	84 TOTAL
BOUGANVILLEA 'LA JOLLA'	5 GALLON MIN. FULL, PAST CAN	7 TOTAL
SODDED LAWN MID-IRON		5,065 SF.

PLAN KEY NOTES: (FOR THIS SHEET ONLY)

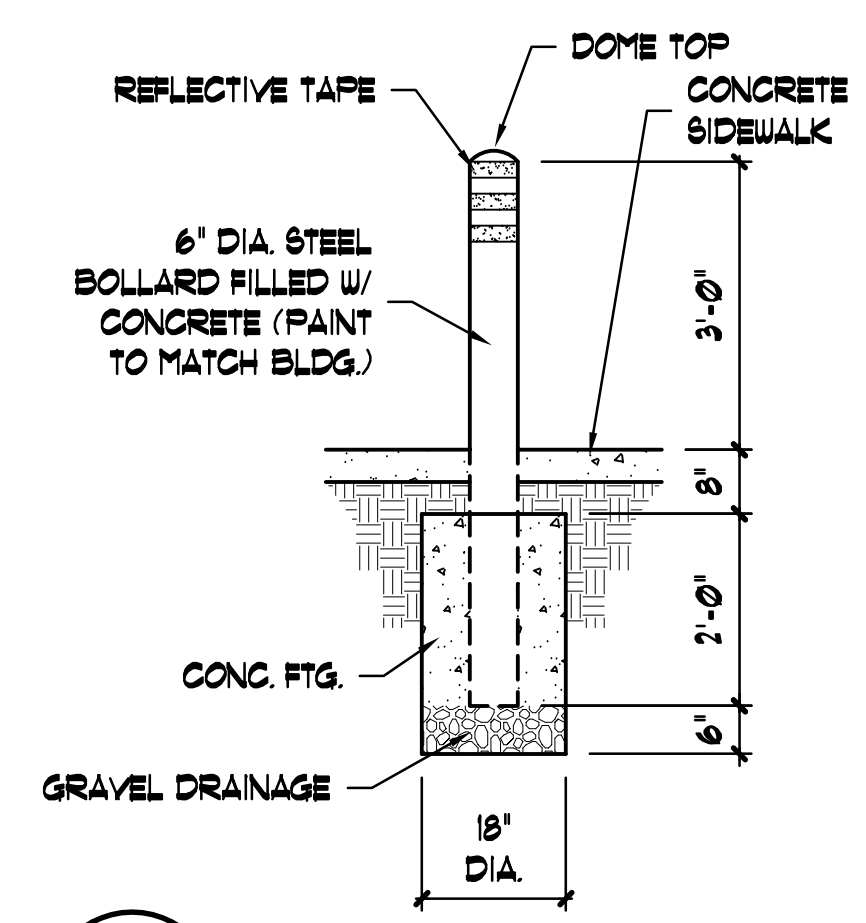
- ① 6' WIDE MEANDERING CONCRETE SIDEWALK
- ② 8' WIDE MULTI-PURPOSE TRAIL (3" DEEP STABILIZED DECOMPOSED GRANITE)
- ③ SIGN MONUMENT
- ④ SIGHT DISTANCE LINE
- ⑤ 1/4"x4" STEEL EDGING
- ⑥ INTEGRAL COLOR PAVEMENT (CROSSWALK)
- ⑦ STREET LIGHT
- ⑧ SODDED LAWN
- ⑨ DECORATIVE COLUMN, DETAIL 1/D
- ⑩ 36" HIGH DECORATIVE SCREEN WALL, DETAIL 1/D



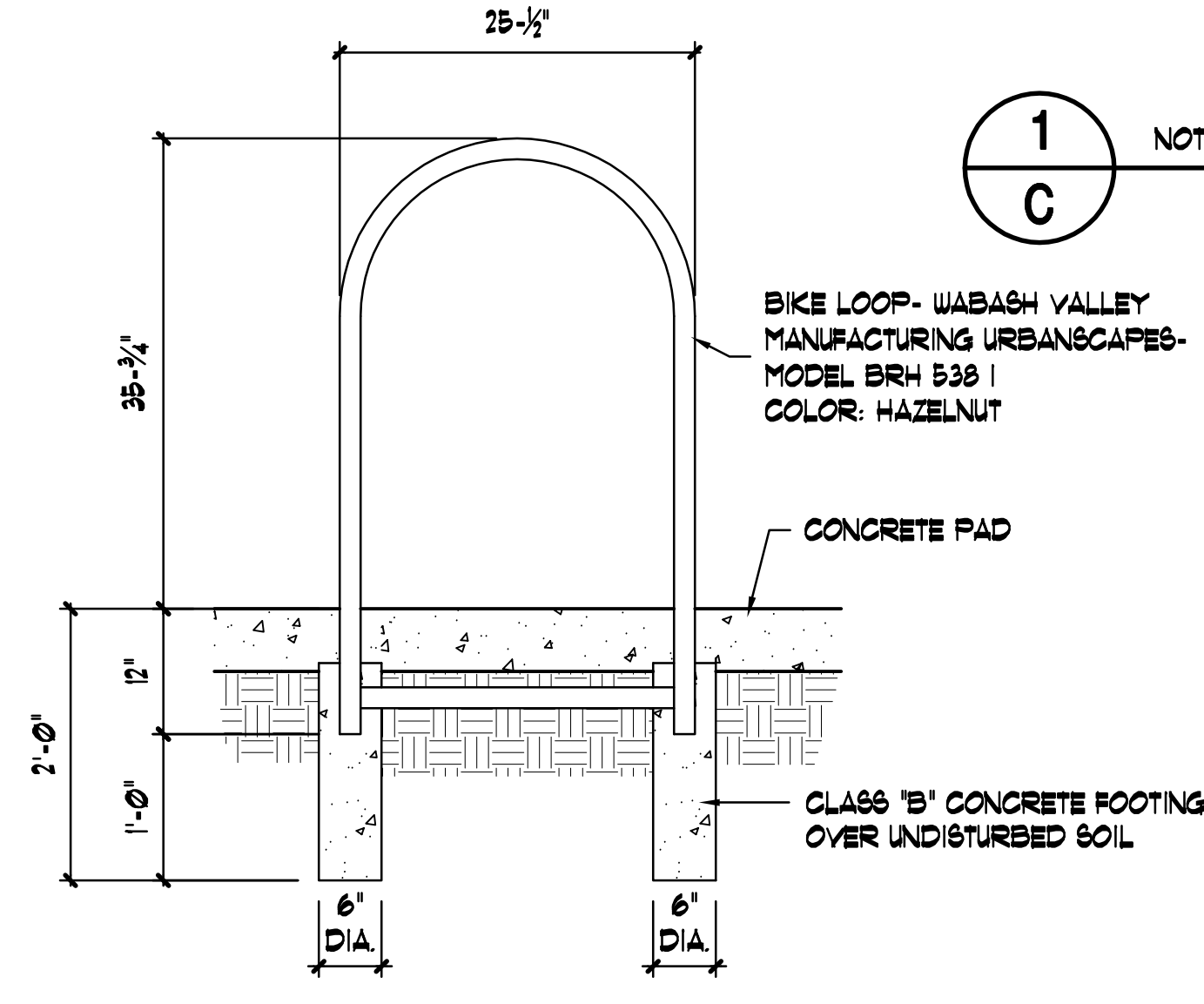
1 C ROLLING GATE
NOTE: ALL METAL TO BE PRIMED AND PAINTED TO MATCH WALL
SCALE 1/4" = 1'-0"



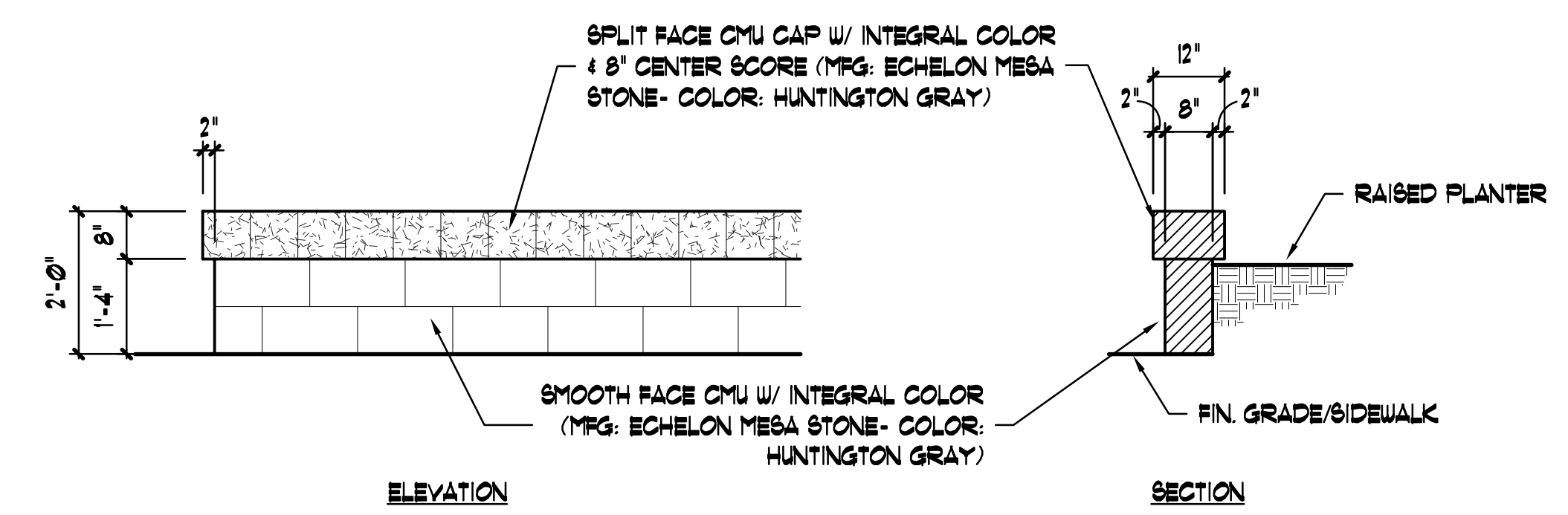
2 C TRASH RECEPTACLE
NOT TO SCALE



3 C BOLLARDS
SCALE 1/2" = 1'-0"



4 C BIKE LOOPS
NOT TO SCALE
(NOTE: SPACE BIKE LOOPS @ 30' O.C.)



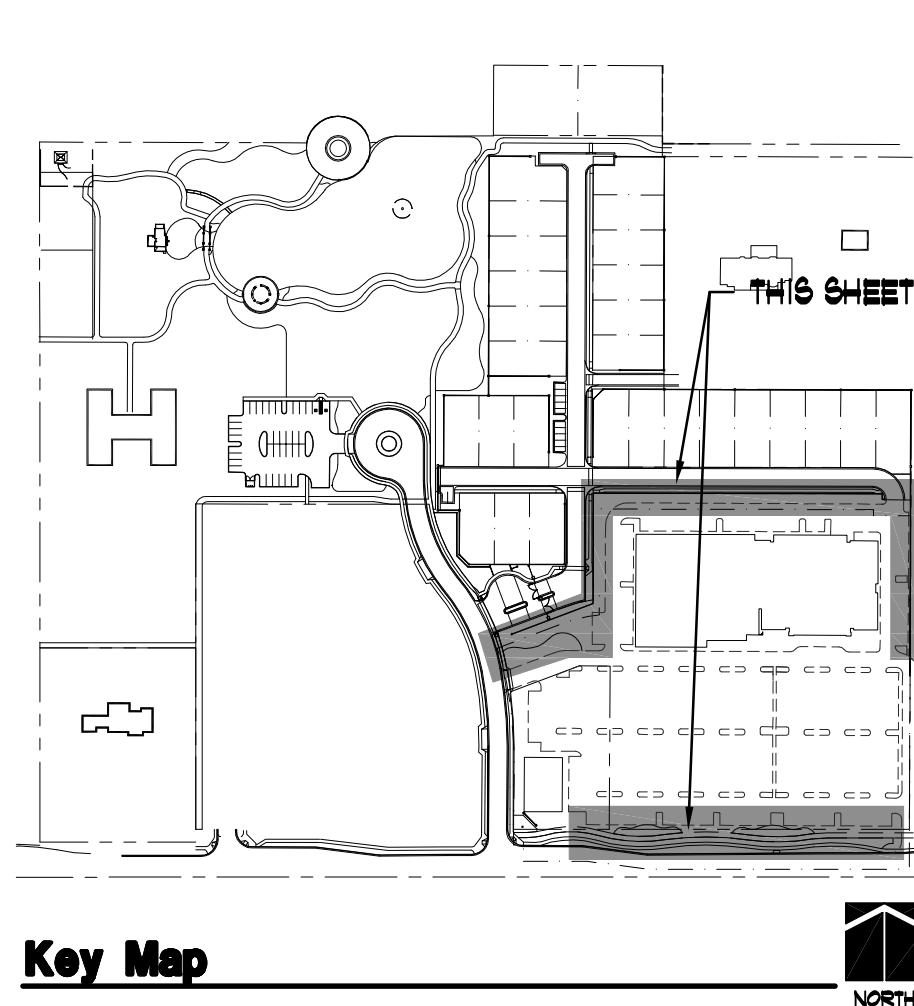
5 C RAISED PLANTER/ SEAT WALL
SCALE 1/2" = 1'-0"

Fat Cats

phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Riggs Road Street Frontage Exhibit

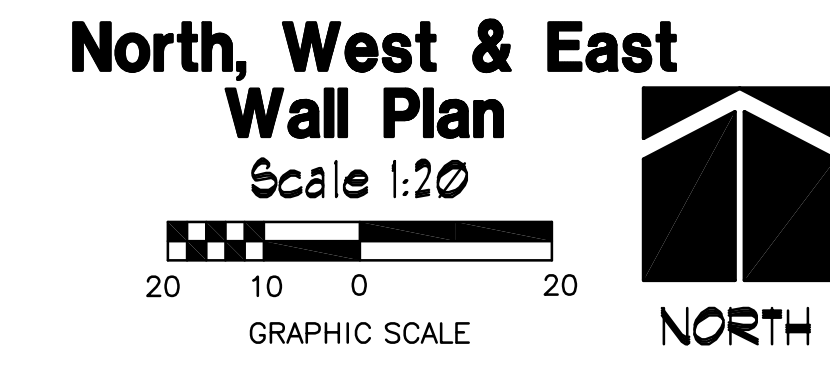
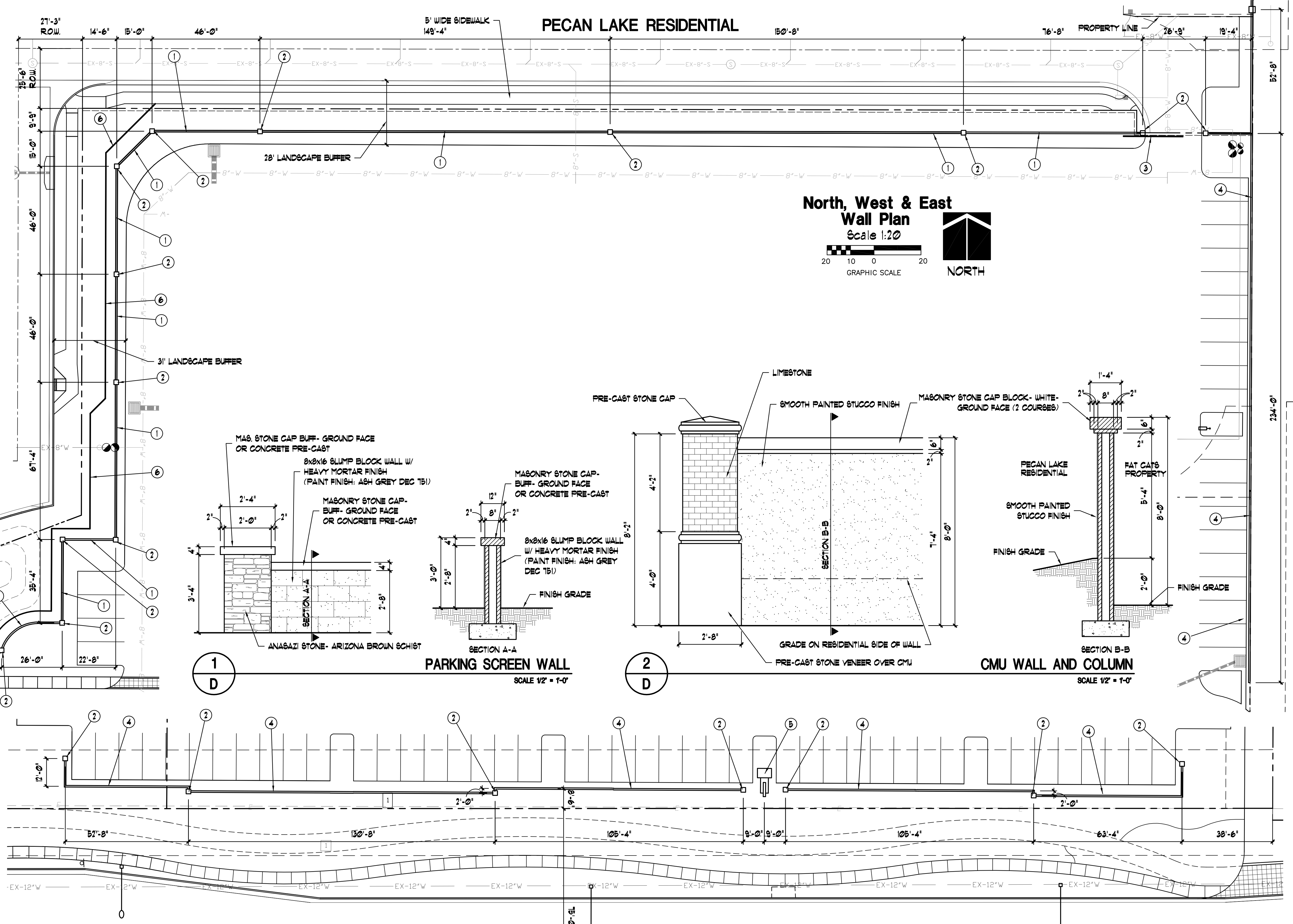
Exhibit C
Prepared: December 13, 2019



Key Map

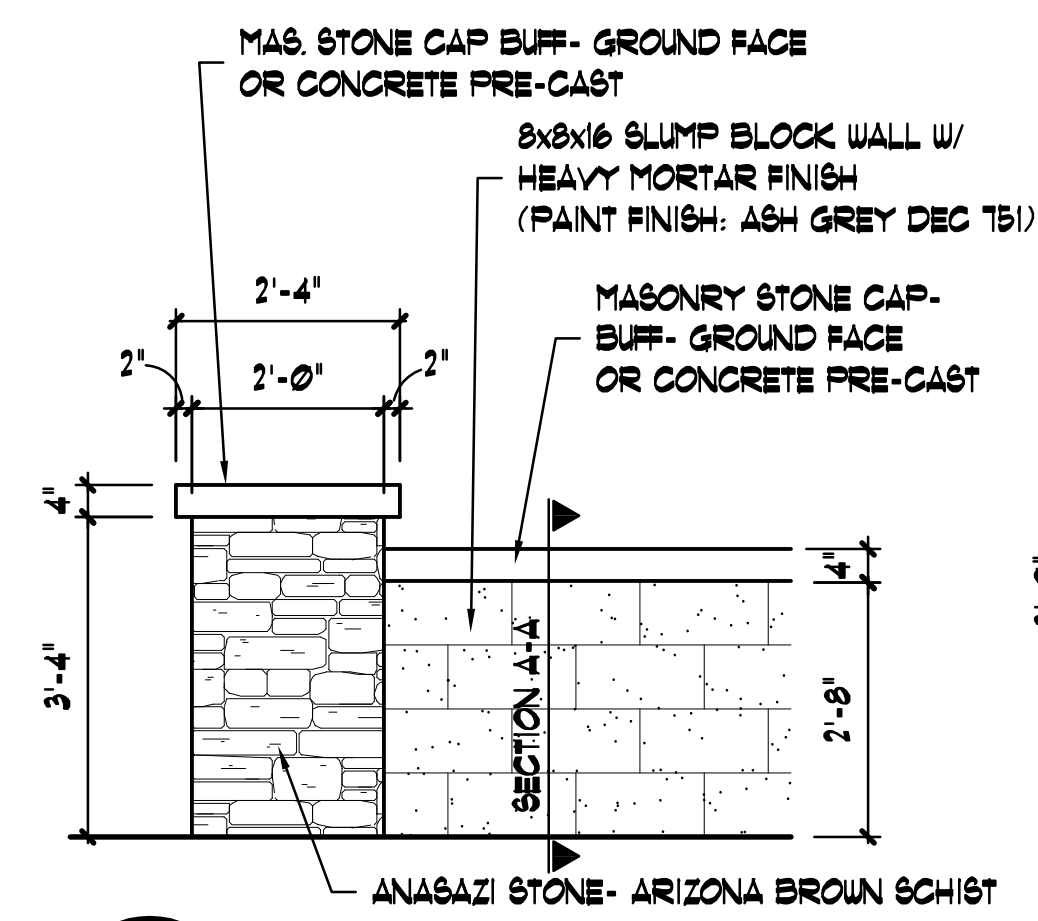
PLAN KEY NOTES:

- ① 8' PROJECT THEME WALL, DETAIL 2, EXHIBIT D
- ② THEME WALL COLUMN, DETAIL 1, EXHIBIT D
- ③ GATED ENTRY, DETAIL 1, EXHIBIT C
- ④ 36" HIGH DECORATIVE SCREEN WALL, DETAIL 1, EXHIBIT D
- ⑤ SIGN MONUMENT
- ⑥ 6"x6" CONCRETE CURB TO SEPARATE LAWN FROM PLANTER

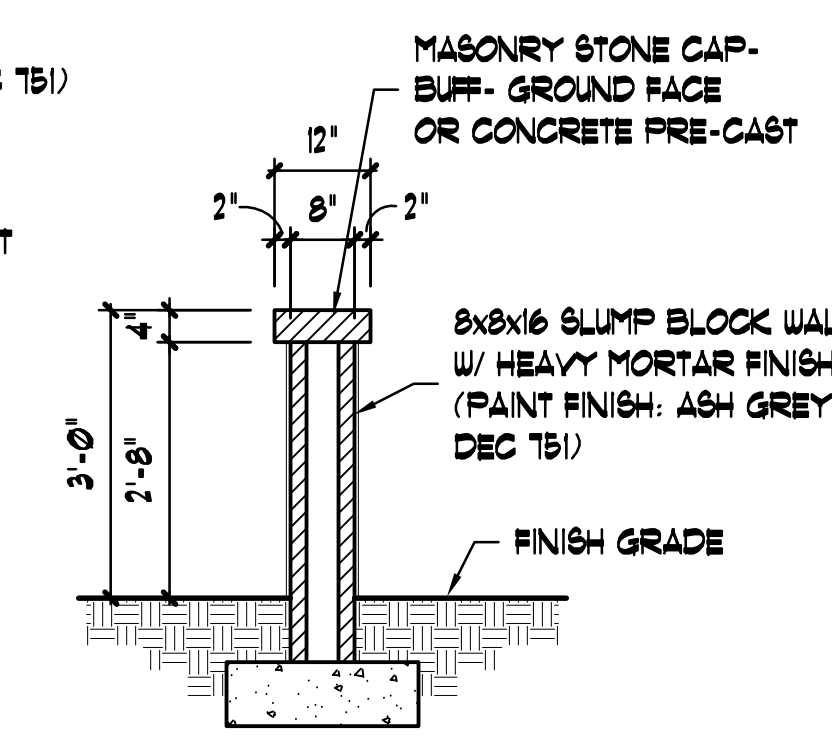


PECAN LAKE RESIDENTIAL

206TH STREET



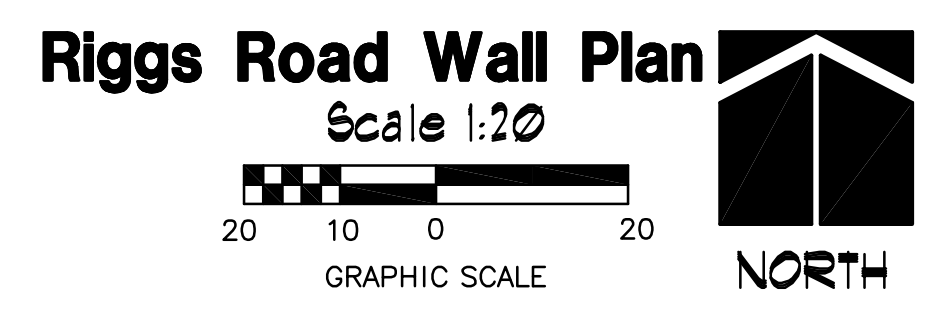
1
D
PARKING SCREEN WALL
SCALE 1/2" = 1'-0"



2
D
CMU WALL AND COLUMN
SCALE 1/2" = 1'-0"

Fat Cats

Perimeter Wall Exhibit



phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Exhibit D
Prepared: December 13, 2019



EXTERIOR CONCEPT PACKET

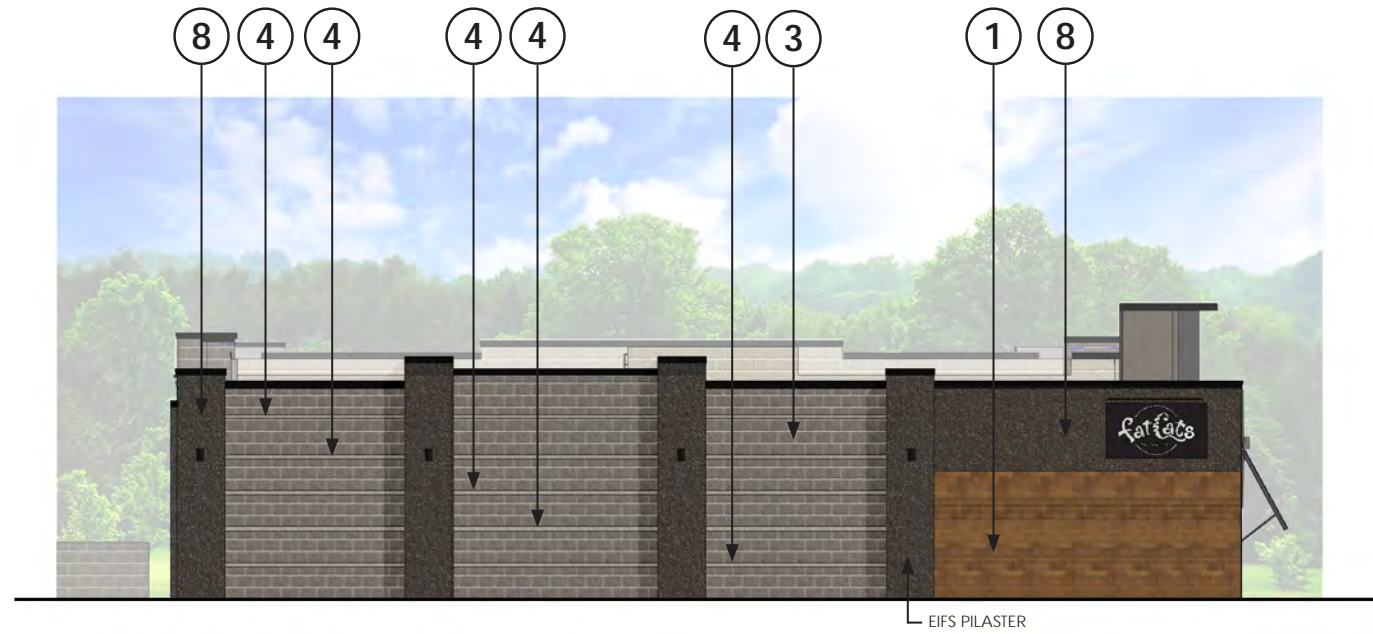
PREPARED BY
TK ARCHITECTS INTERNATIONAL



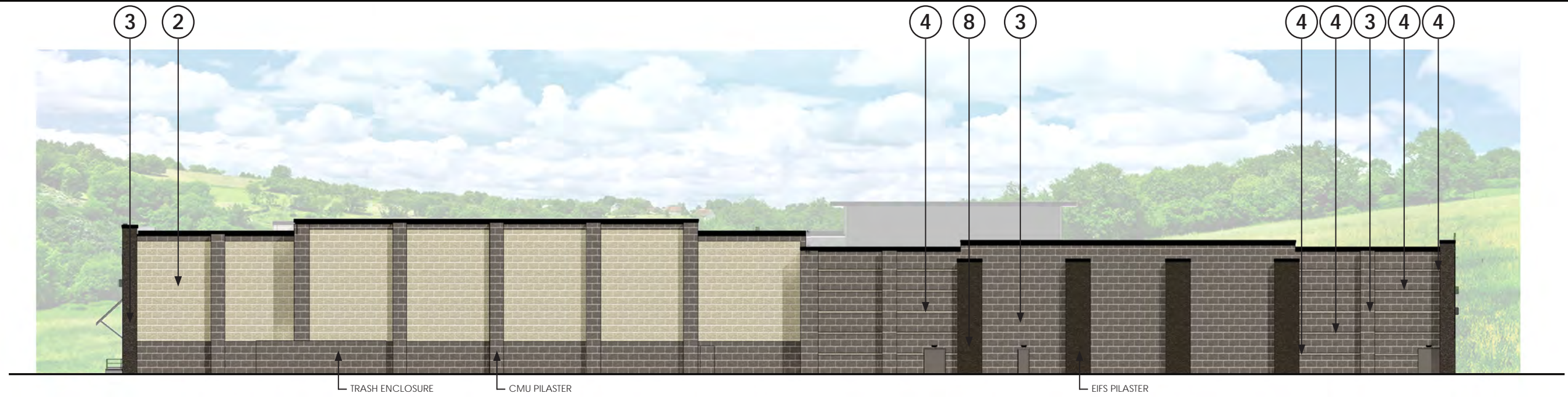
1 EAST ELEVATION - RENDERED
1/32" = 1'-0"



2 SOUTH ELEVATION - RENDERED
1/32" = 1'-0"



① WEST ELEVATION - RENDERED
1/32" = 1'-0"



② NORTH ELEVATION - RENDERED
1/32" = 1'-0"

OUR MATERIALS



1
Wood Cladding
Manufacturer: Moituresheid
Series: Vantage
Color: Walnut
<https://www.moituresheid.com/products/composite-decking/vantage/>



2
Smooth-Face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Durango



3
Split-face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Black Canyon

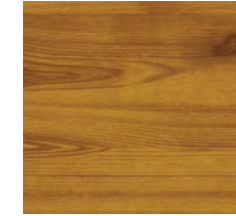


4
Smooth Face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Huntington Gray

PECAN PLAZA & SURROUNDING AREA MATERIALS



Wood Cladding
Red Robin, Queen Creek
Moituresheid
Vantage
Walnut



Wood Cladding
Pecan Plaza Color &
Material Board
Longboard
Dark Knotty Pine



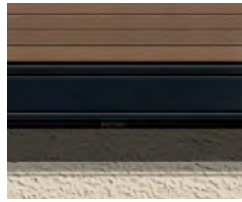
Masonry Stone
Pecan Plaza Color and Material Board
Cordova
Buff - Groundface (or approved equal)



Metal Panel
Pecan Plaza Color & Material Board
Atas
Slate Grey (20) or approved equal



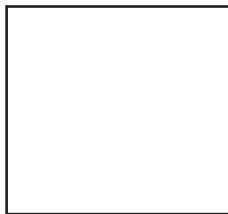
Paint
Pecan Plaza Color and Material Board
P2: Field Color
GRAY PEARL (DEC795)



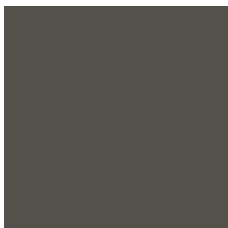
Metal Panels
 Manufacturer: Firestone Building Products
 Product: Flurocarbon Aluminum
 Color: Matte Black
6



Metal Panels
 Manufacturer: Firestone Building Products
 Product: Flurocarbon Aluminum
 Color: Slate Gray



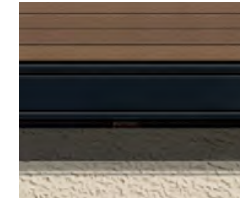
7
 White acrylic
 (Provided by signage vendor)



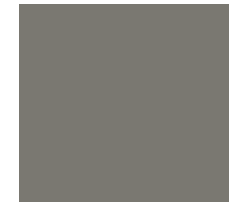
8
 EIFS - Painted
 Manufacturer: Sherwin-Williams
 Color: 7048 Urbane Bronze



9
 Metal Storefront
 Manufacturer: EFCO
 Series: 401 (NT)
 Color: Black
<http://www.efcocorp.com/products/detail/3/9/24>



Metal Panel
 Red Robin, Queen Creek
 Black Metal Overhang
 or approved equal



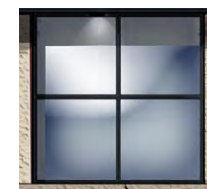
Metal Panel
 Pecan Plaza Color
 & Material Board
 Atas
 Slate Grey (20)
 or approved equal



Metal Panel
 EOS Fitness
 Gray Metal



Paint
 Pecan Plaza Color & Material Board
 P3: Accent/Trim Color
 Weathered Brown (DE756)

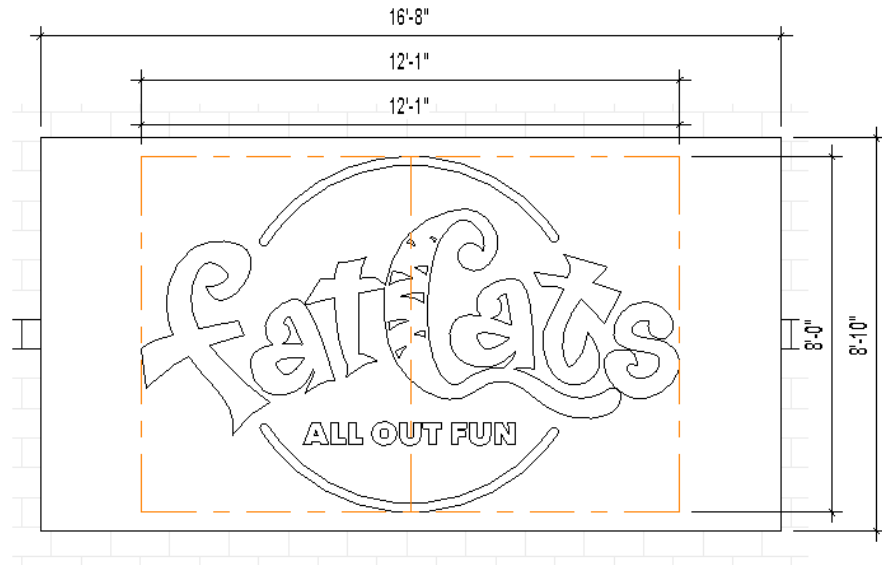


Storefront
 Red Robin, Queen Creek
 Black Storefront

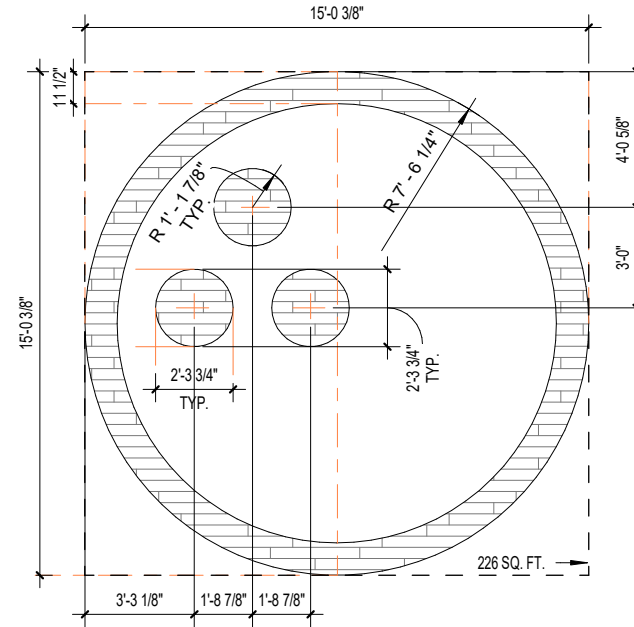
SIGNAGE (6 signs, 1,281 SF total)

A (389 SF)
 Front Facade FatCats Logo
 Individual letters mounted to exterior wall
 White acrylic letters with black channels
 Internally illuminated LED
 Font: Custom FatCats logo

B (142 SF) x2 = (284 SF)
 Side Painted FatCats Logo
 Painted letters on exterior wall
 Black and white paint
 Font: Custom FatCats Logo
NOTE: Same size as sign A



C (226 SF)
 Bowling Ball Logo
 Sheet metal shape on exterior wall
 LED on metal surface



LIGHTING



S-5
Linear LED (light color RGB)
 Entry band behind white acrylic at entry
 Cornice band not including the rear horizontal light



S-2
Wall Sconce (light color white)
 Pilaster front and side elevations
 Down light

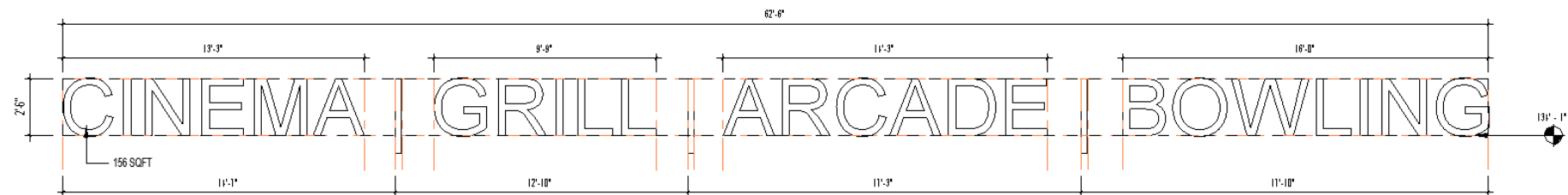
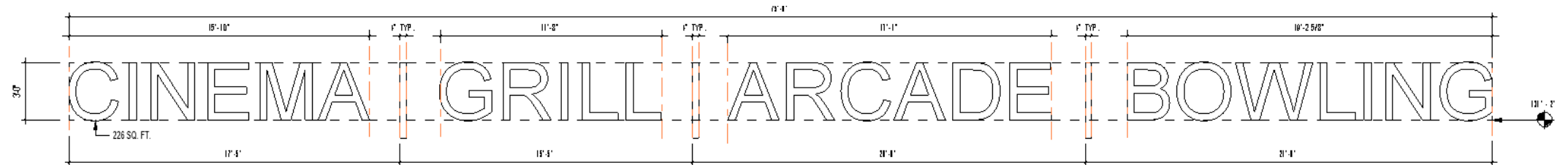


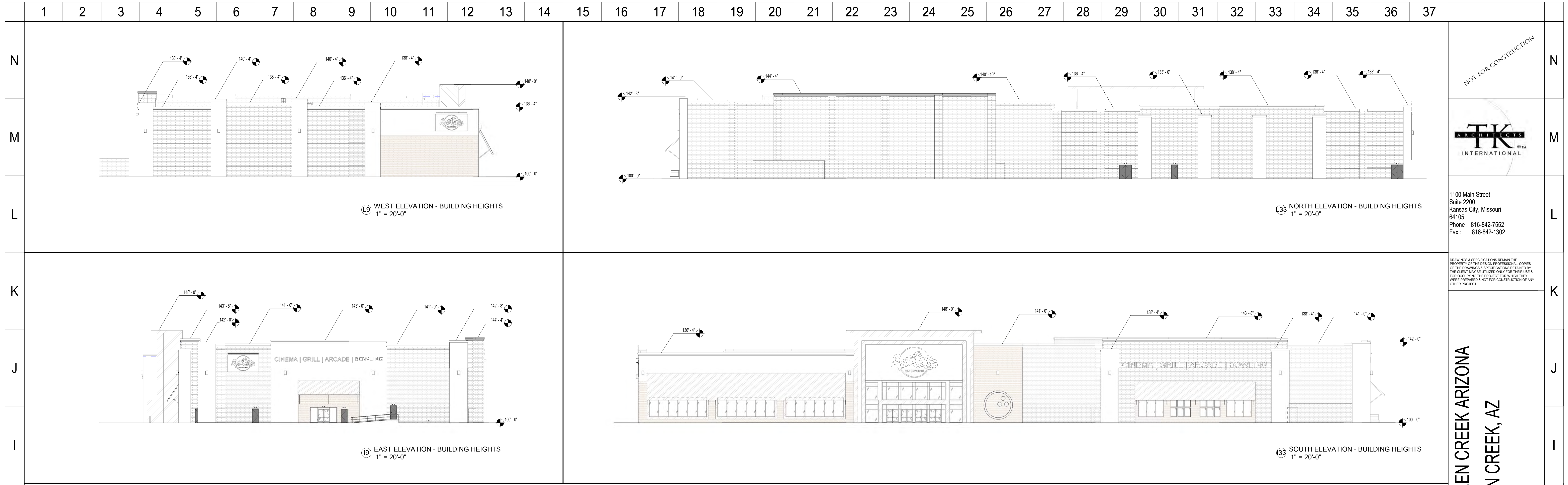
S-4
Wall Washer (light color white)
 Above Fat Cats logo
 Down light



P
 Exterior Postercase
 (x12 total)

E (226 SF) & (156 SF)
 CINEMA | GRILL | ARCADE | BOWLING
 Individual letters mounted to exterior wall
 White acrylic letters with black channels
 Internally illuminated LED
 Font: Arial





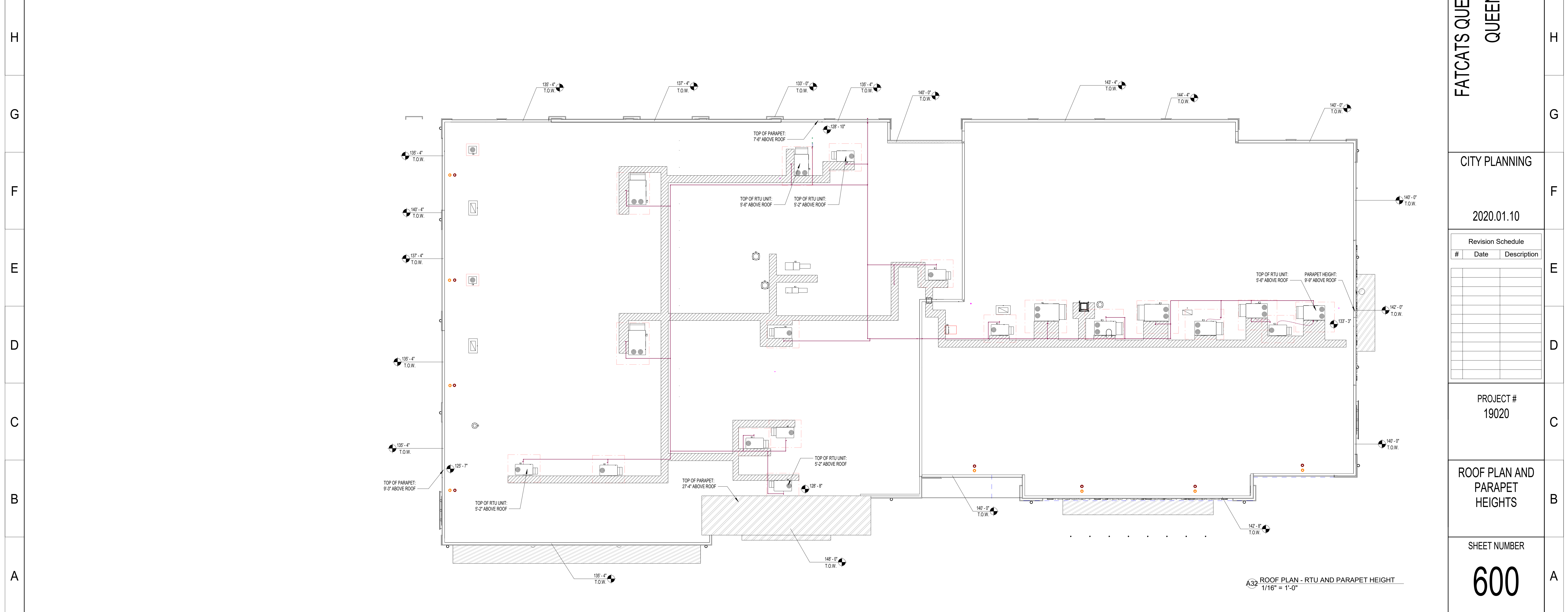
NOT FOR CONSTRUCTION



1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT

FATCATS QUEEN CREEK ARIZONA
QUEEN CREEK, AZ



CITY PLANNING

2020.01.10

Revision Schedule		
#	Date	Description

PROJECT #
19020

ROOF PLAN AND
PARAPET
HEIGHTS

SHEET NUMBER
600

132 ROOF PLAN - RTU AND PARAPET HEIGHT
1/16" = 1'-0"



- LED RGB ACCENT BAND
- ACRYLIC FRONT LIGHT BOX
LED RGB BACKLIT



1100 Main st.
St Suite 2200
KC, MO 64105
Ph (816) 842-7552
Fax (816) 842-1302

FATCATS QUEEN CREEK ARIZONA
QUEEN CREEK, AZ
FRONT ELEVATION LIGHTING

PROJECT 19020
DATE 01/07/2020

RIGGS & ELLSWORTH NW, LLC

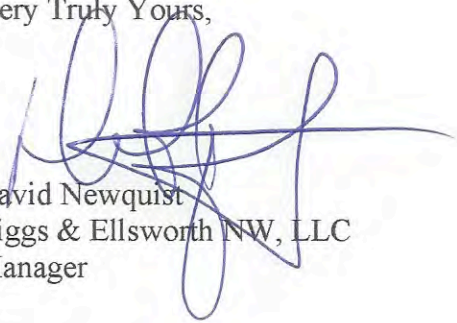
6720 North Scottsdale Road • Suite 220 • Scottsdale, Arizona • 85253

July 18, 2019

Town of Queen Creek
Attn: Sarah Clark
22350 S Ellsworth Rd
Queen Creek, AZ

This letter is submitted on behalf of Riggs & Ellsworth NW, LLC. We are the adjoining landowner directly adjacent to the proposed Fat Cats development. Per the request of Fat Cats, we submit this letter in full support as an adjoining landowner for the proposed Fat Cats use. We have met with the developers of Fat Cats and they have provided us with a preliminary site plan. Although there are several residual issues to coordinate between the projects, we remain fully supportive of the Fat Cats development.

Very Truly Yours,


David Newquist
Riggs & Ellsworth NW, LLC
Manager

**FatCats Entertainment Center
Project Narrative
January 2020**

Contact Information

Applicant	Rob Friend	1129 S Oakland, Suite 101, Mesa, AZ 85206	(480) 707-3944
Landowner	Lonnie McCleve	23995 S 205 th Court, Queen Creek, AZ 85142	(480) 540-5656
Architect	Chad Philhour TK Architects	1100 Main St, Suite 2200, Kansas City, MO 64105	(816) 842-7552
Engineer	Anthony Zaugg Allen Consulting Engineers	4111 E Valley Auto Drive, Suite 103, Mesa, AZ 85206	(480) 844-1666

Project Description

FatCats proposes to construct a 61,400 SF building on 6.0 acres.

FatCats is the next generation Family Entertainment center where most of the popular forms of family entertainment are all located under one roof. FatCats is anticipated to include:

- 8 recline and dine movie theaters with fully reclining seats, with food delivered directly to your seat. Seats will also be equipped with tray tables and cup holders to enhance the dining and viewing experience.
- 20 lane modern bowling alley complete with special lighting and optional gaming experiences to change regular bowling into fun and unique games.
- Large arcade and redemption area featuring all the latest and most popular arcade games
- FatCats Grill featuring pizza, salads, burgers, sandwiches, wings, French fries, desserts, ice cream and alcoholic beverages.
- Glow Golf. A 9 hole glow-in-the-dark miniature golf experience
- Virtual Reality
- Party Rooms

FatCats was founded 17 years ago in Salt Lake City, UT and has now grown to locations in Utah, Idaho, Colorado and Arizona. The concept has evolved over the years from a bowling center to a full family entertainment center with multiple forms of indoor family entertainment.

Existing and Proposed Zoning

Existing Zoning = C-2/PAD & R1-5/PAD

Proposed Zoning = C-2/PAD

Pecan Lakes PAD and Plat

c. The development application narrative for PAD demonstrates specific goals exceeding the General Plan and demonstrates how the overall goal of the General Plan is exceeded by the proposed development.

The following 8 items to the manner in which this proposal meets and/or exceeds the Goals of the Town's General Plan:

1. Supports the entertainment needs of a variety of lifestyles all year long: An individual or family can enjoy the recreational services offered by FatCats throughout the various seasons and weather during the year. This type of venue is attracting to a "variety of lifestyles," which is encouraged in the General Plan (General Plan, p. 22).
2. The Town continues to promote and support sufficient recreational facilities to meet projected population growth. Significant growth is expected in the vicinity of the subject property, especially on Riggs Road east of Ellsworth Road. The General Plan notes that "the amount of parks and recreation facilities will have to double to meet the needs of new residents," and this proposal meets or exceeds this standard by providing unique and highly demanded amenities for the community" (General Plan, p. 61).
3. Queen Creek encourages additional "facilities that are different from what the Town currently provides" (General Plan, p. 61), and FatCats will help the Town provide for its residents to have adequate amenities comparable to those in similar or larger cities (General Plan Goal 1, p. 62).
4. Private entities such as FatCats through the proposed development can exceed expectations of the General Plan by helping "expand recreation opportunities for Queen Creek Residents and visitors," which extend beyond the regular trails and parks provided in each neighborhood (Goal 4, p. 63).
5. The recreational and commercial uses proposed will provide an attractive and diverse recreational type of use that enhance the quality lifestyle of existing and proposed neighborhoods. This proposal addresses the General Plan vision to provide places where residents can "play" and enjoy the available entertainment opportunities in "commercial areas" near neighborhoods as designated in the General Plan. (Strategic Theme – Quality of Life, p. 21)
6. The General Plan supports "attractive options" for residents that will help "pay for public services," and the proposed development and its diversity of commercial entertainment uses will promote economic sustainability" (General Plan Strategic Theme – Economy, p. 21).
7. Goal to encourage a healthy lifestyle through social interaction: Active recreational opportunities proposed will promote social opportunities and include bowling, arcade, dining, special events, and theater. A use that provides opportunities for "interaction with others," which will "contribute to a healthier community" (General Plan, Strategic Theme – Health, p. 21).
8. Land Use Element includes indoor recreational uses: The General Plan Land Use element's description of the Commercial category is very broad and includes recreational and entertainment uses. The proposed use falls within the anticipated land use types for commercial uses, simply

The Pecan Lake PAD and Final Plat will be revised to remove 18 residential lots from the now proposed 47 residential lots. This will leave a total of 29 residential lots remaining on the revised plat. The PAD and Plat will also remove a portion of Tract "A" and Country Meadows Drive & 206th Way which are part of Tract "B". The revised PAD and Plat will expand the commercial parcel to include the Fat Cats development.

Development Standards

FatCats will meet or exceed the Town of Queen Creek development standards in the following ways:

1. Complement adjacent residential and commercial development through landscaping, signage, building details, and other common elements
2. Provide connected pedestrian access through the project, adjacent developments and adjacent roadways. The project will unify the pedestrian space by providing site furnishings such as seating areas, planters, bike racks, trash receptacles, and bollards.
3. Create a gathering place that will be attractive to other retail, restaurant and commercial development in the immediate area

Findings/Criteria for PAD Approval

The proposed development complies with Zoning Ordinance, Sections 4.11.B.2.a through d as follows:

- a. The development application for PAD approval proposes substantial land use planning standards and principles over and beyond the minimum standards required in this Ordinance or any development ordinance adopted by the Town.**

This development application for PAD approval presents development criteria for a large scale family-oriented entertainment use that requires modification to a few development standards, because this use is a unique one-of-a kind entertainment venue that cannot be developed within the existing/typical commercial standards. Land use planning principles pertain to a use of this size and configuration combining bowling, arcades, grill, and theater are over and above routine commercial building developments in its parking requirements, access, setbacks, and architecture. Additionally, the proposed building setbacks far exceed the minimum requirements in C-2 zoning, and the proposed approximately 18%-19% lot coverage more than complies with the maximum allowed 60% lot coverage under the Zoning Ordinance.

- b. The development application for PAD approval exceeds the minimum intent of the underlying zoning district(s) creating neighborhoods and sustainable communities over and above the criteria established in this Ordinance.**

The proposed development exceeds what could be built in a conventional commercial center with typical and routine uses, and offers recreational and family entertainment opportunities that are close to residential uses and that are sustainable over time.

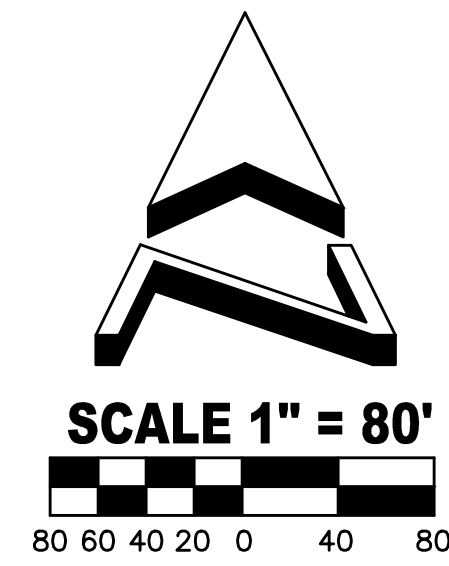
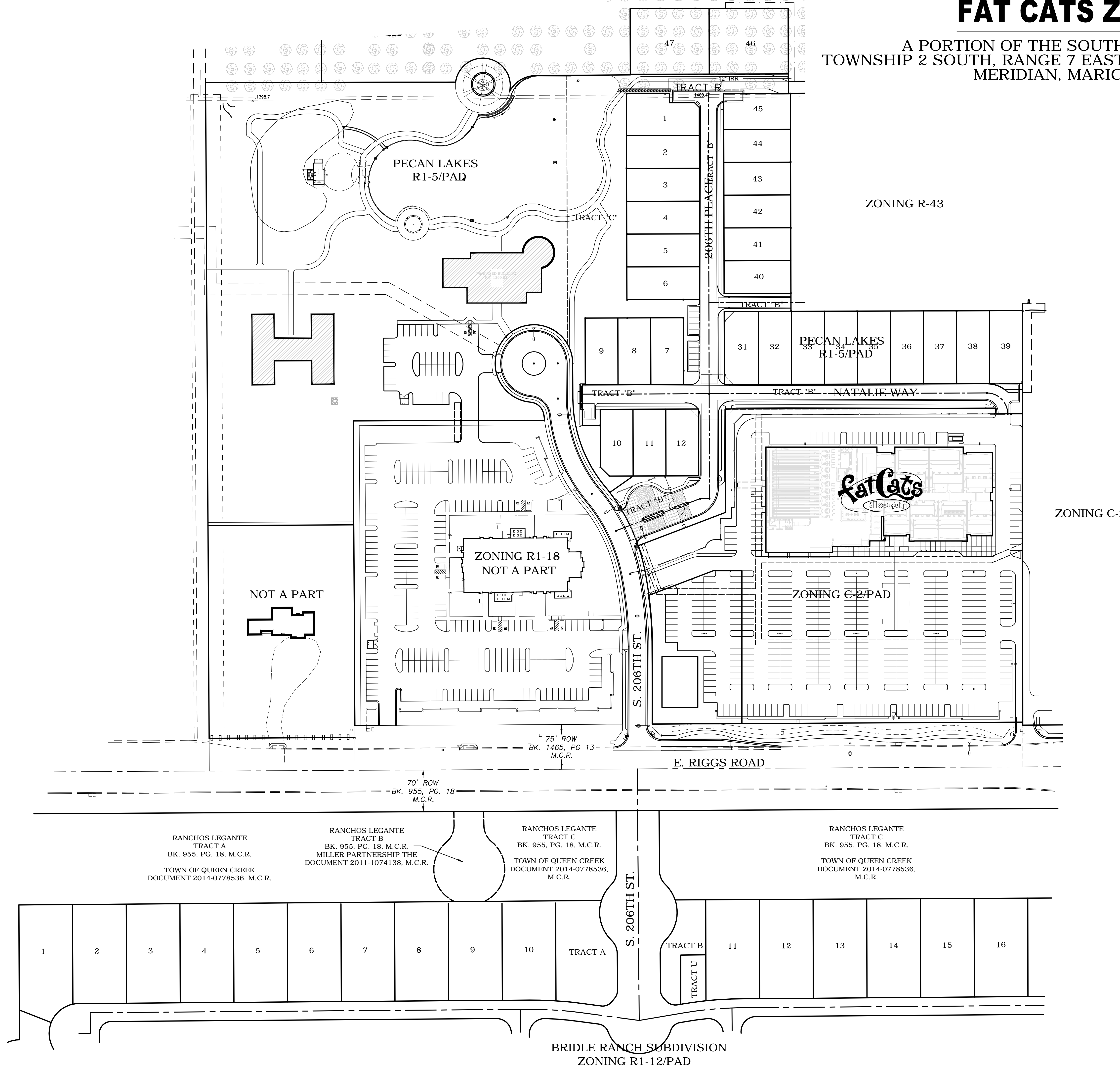
described as follows: “auto-oriented commercial centers and existing Town commercial centers (General Plan, p. 36).”

- d. The development application for PAD represents a unique and ingenious approach to land use development that separates itself from other typical suburban and / or urban development’s found within the region.**

The proposal for the FatCats entertainment venue clearly satisfies this finding/criterion. Its combination of bowling, arcade, grill, and theater uses is one-of-a-kind in the Town and surrounding region. The proposed venue is distinct and separates itself from other typical commercial developments in the area.

FAT CATS ZONING EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



RANCHOS LEGANTE
TRACT A
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536, M.C.R.

RANCHOS LEGANTE
TRACT B
BK. 955, PG. 18, M.C.R.
MILLER PARTNERSHIP THE
DOCUMENT 2011-1074138, M.C.R.

RANCHOS LEGANTE
TRACT C
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536,
M.C.R.

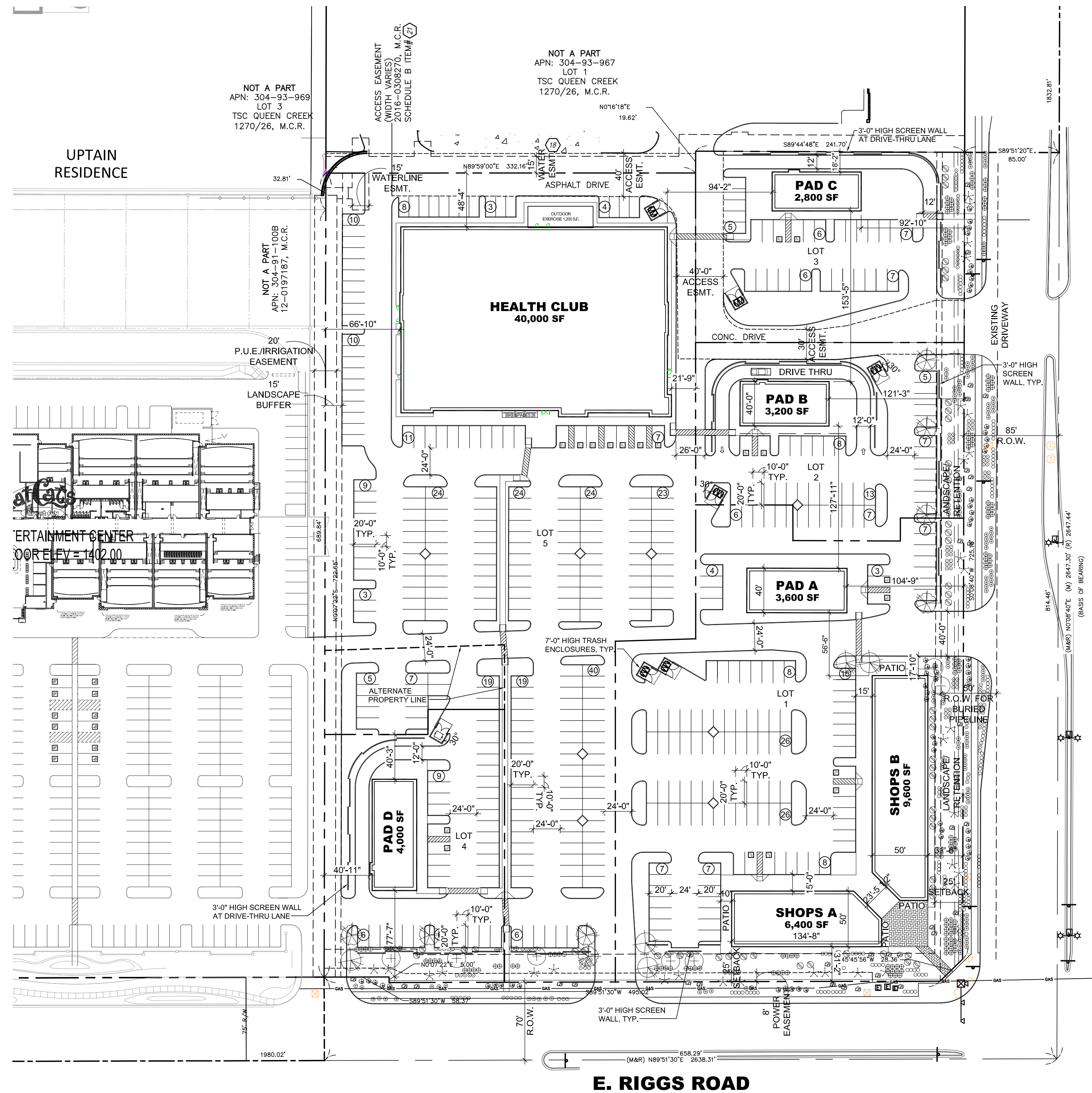
RANCHOS LEGANTE
TRACT C
BK. 955, PG. 18, M.C.R.
TOWN OF QUEEN CREEK
DOCUMENT 2014-0778536,
M.C.R.

DATE

ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

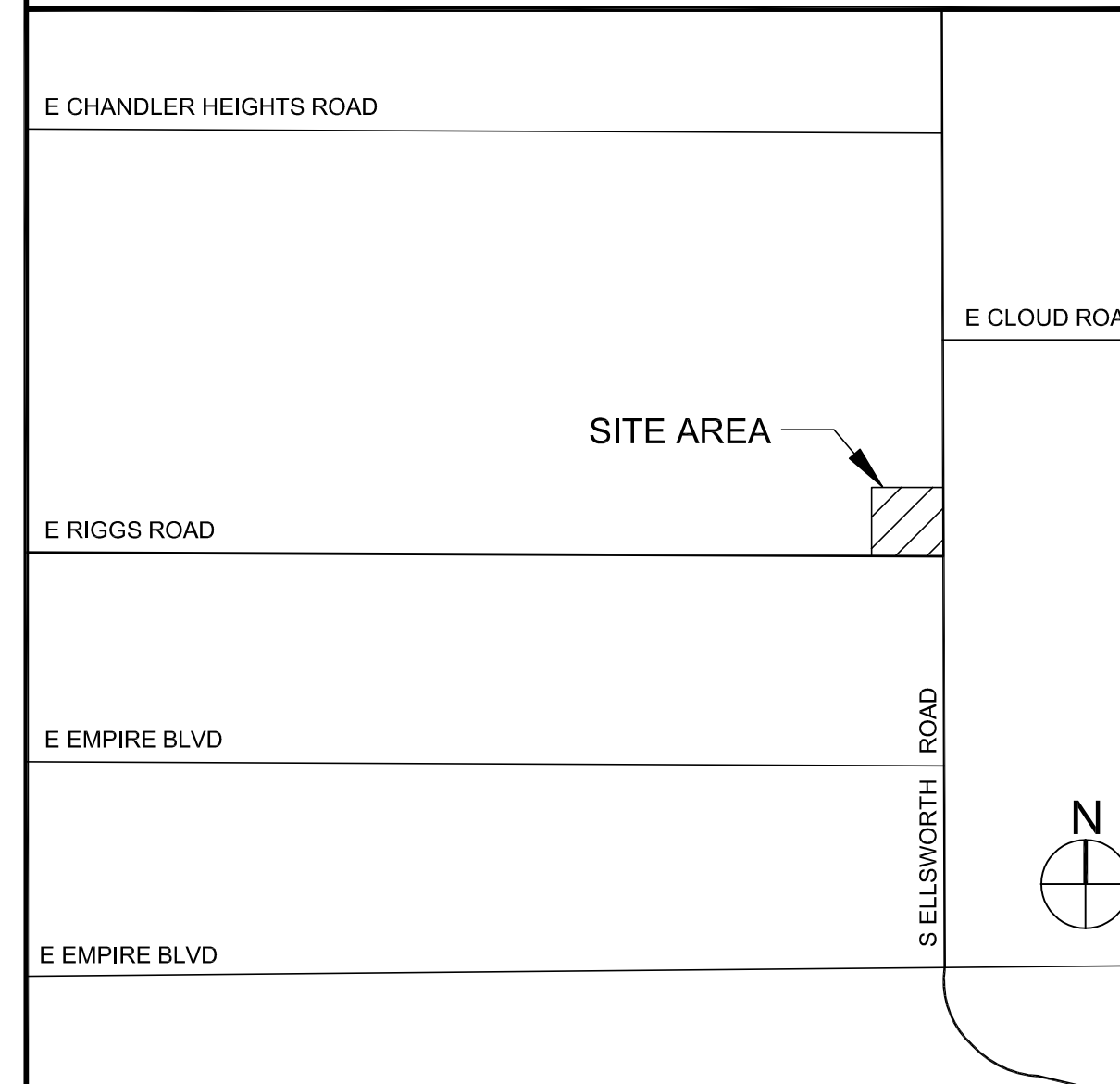
**FAT CATS ZONING EXHIBIT
PECAN LAKES**

JOB NUMBER	000	SHEET	1	OF	1
DRAWING	95848				
DRAFTSMAN		CHECKED BY		DATE	01-16-2020



SITE PLAN
SCALE: 1" = 60'-0"

VICINITY MAP



SITE DATA:

APN :	304-93-968
EXISTING ZONING:	C-2
LAND USE:	GENERAL COMMERCIAL DISTRICT
MAXIMUM BUILDING HEIGHT ALLOWED:	48'-0"
GROSS SITE AREA:	531,140± SF (12.19± ACRES)
NET SITE AREA:	
LOT 1:	121,136 SF (2.78 ACRES)
LOT 2:	38,966 SF (0.89 ACRES)
LOT 3:	41,427 SF (0.95 ACRES)
LOT 4:	37,321 SF (0.85 ACRES)
LOT 5:	182,403 SF (4.18 ACRES)
	421,253 SF (9.67 ACRES) TOTAL
BUILDING AREA:	
LOT 1 - SHOPS A:	6,400 SF
LOT 1 - SHOPS B:	9,600 SF
LOT 1 - PAD A:	3,600 SF
LOT 2 - PAD B:	3,200 SF
LOT 3 - PAD C:	2,800 SF
LOT 4 - PAD D:	4,000 SF
LOT 5 - HEALTH CLUB:	40,000 SF
TOTAL	69,600 SF
MAXIMUM LOT COVERAGE ALLOWED:	60%
LOT COVERAGE PROPOSED	16.52%
BUILDING SETBACKS	
MINIMUM SIDE SETBACK:	10'-0"
MINIMUM REAR SETBACK:	15'-0"
LANDSCAPE BUFFER SETBACKS	
COMMERCIAL ADJ. TO SINGLE FAMILY RESIDENTIAL:	30' X 50% = 15'
PARKING REQUIRED:	
LOT 1 (GENERAL RETAIL SALES - 1 PER 300 SF):	30 SPACES
LOT 1 (RESTAURANT - 1 PER 75 SF):	94 SPACES
LOT 1 (MEDICAL OFFICE - 1 PER 200 SF):	18 SPACES
LOT 2 (RESTAURANT W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE/FOOD PREP AREA):	40 SPACES
LOT 3 (RESTAURANT W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE/FOOD PREP AREA):	35 SPACES
LOT 4 (RESTAURANT W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE/FOOD PREP AREA):	25 SPACES
LOT 4 (GENERAL RETAIL SALES - 1 PER 300 SF):	7 SPACES
LOT 5 (HEALTH CLUB - 10 SPACES + 1 PER 200 SF IN EXCESS OF 1,000 SF):	205 SPACES
	454 SPACES TOTAL
PARKING PROPOSED:	
LOT 1:	117 SPACES
LOT 2:	40 SPACES
LOT 3:	31 SPACES
LOT 4:	42 SPACES
LOT 5:	235 SPACES
	465 SPACES TOTAL
TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED:	9 SPACES
TOTAL NUMBER OF ACCESSIBLE SPACES PROPOSED:	
LOT 1:	6 SPACES
LOT 2:	2 SPACES
LOT 3:	2 SPACES
LOT 4:	2 SPACES
LOT 5:	7 SPACES
	19 ACCESSIBLE SPACES TOTAL
PARKING RATIO:	6.52 SPACES / 1,000 SF

N.W.C. ELLSWORTH RD. AND RIGGS RD.

QUEEN CREEK, AZ

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PROJECT NO.: 19071



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