



**TO:** Planning and Zoning Commission

**THROUGH:** Brett Burningham, Development Services Director

**FROM:** Erik Swanson, Interim Planning Administrator  
Sarah Clark, Senior Planner/Project Manager

**RE:** Discussion and Possible Action on P19-0155 The Shops at the Pecans Preliminary Plat a request from Vince Di Bella of Adaptive Architects Inc. for Preliminary Plat approval of a 9-acre (approx.) site for a future commercial development located approximately 1,075 feet north of the northwest corner of Ellsworth and Riggs roads.

**DATE:** May 13, 2020

#### STAFF RECOMMENDATION

Staff recommends approval of P19-0155 The Shops at the Pecans Preliminary Plat, subject to the Conditions of Approval included in this report.

#### PROPOSED MOTION

Move to approve P19-0155 The Shops at the Pecans Preliminary Plat, subject to the Conditions of Approval included in this report.

#### SUMMARY

This proposal consists of a request for Preliminary Plat approval to facilitate the development of a commercial center, on a 9-acre site (approx.) located approximately 1,075 feet north of the northwest corner of Ellsworth and Riggs roads. In 2017, this site was zoned to C-2 "General Commercial". Because this site is less than 10-acres in size, Site Plans submitted for the site were reviewed and approved administratively by Staff. This Preliminary Plat request is a follow-up to the Site Plan approval to facilitate the development of the commercial center. The proposed Preliminary Plat is consistent with the approved Site Plan.

#### HISTORY

April 5, 2017

Town Council approved Ordinance 625-17 "Desert Mountain Equine Rezone", which rezoned the subject site to C-2.

January 29, 2018

Town Staff Administratively approved Case P17-0129 the Desert Mountain Equine Site Plan for the equine veterinary clinic that exists on the subject property.

February 6, 2020

Town Staff administratively approved P19-0060 "The Shops at the Pecans Site Plan".

**PROJECT INFORMATION**

|                                  |   |
|----------------------------------|---|
| Project Name                     | The Shops at the Pecans Preliminary Plat (P19-0155)                           |
| Site Location                    | 1,075 feet (approx.) north of the northwest corner Ellsworth and Riggs roads. |
| Current Zoning                   | C-2 "General Commercial"  |
| General Plan Designation         | Commercial  |
| Surrounding Zoning Designations: |   |
| North                            | C-2 (USA Youth Fitness)   |
| South                            | C-2 (Tractor Supply)  |
| East                             | Ellsworth Road<br>RU-43 (Maricopa County Island)                              |
| West                             | R1-18 (The Pecans)  |
| Gross Acreage                    | 9-acres (approx.)   |
| Building Area (Total)            | 25,525 sf   |

**DISCUSSION**

This proposal consists of a request for Preliminary Plat approval to facilitate the development of a commercial center, on a 9-acre site. The property is located approximately 1,075 feet north of the northwest corner of Ellsworth and Riggs roads.

In 2019, the applicant submitted a Site Plan application for the development of the existing pastures along Ellsworth Road. The Zoning Ordinance permits all Site Plans for properties under 10-acres in size to be approved administratively by Staff. In February of this year, Staff approved the Site Plan for the proposed development that includes two shops buildings (total of 16,696 square feet of commercial space), one of which includes a drive-thru restaurant use, and a 5,350 square foot Backyard Taco drive-thru restaurant. No other users have been identified at this time. The approved Site Plan is consistent with all Town design standards and has been added as an attachment to this Staff Report for reference.

The Preliminary Plat proposes 4 lots in total: a 1.5 acre lot for the future Backyard Taco drive-thru restaurant, a 2.8 acre lot for the future shops buildings, a 1.2 acre lot for the existing home which will be converted to offices for the equine hospital in the future, and a 3.2 acre lot for the equine veterinary clinic.

## **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. The development shall meet all conditions of approval as provided in Ordinance 625-17.
3. 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. Landscaping in the median shall be provided and coordinated through the construction document process.
4. A cross access easement and cross parking agreement shall be required for this development associated with the final subdivision plat.
5. Per Ordinance 625-17, 70 foot right of way for the entire Ellsworth Road frontage of the property shall be dedicated to the Town through Map of Dedication.
6. The existing decorative wall east of the property, adjacent to Ellsworth Road, shall be removed as part of the development.
7. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the existing Bureau of Reclamation Easement.
8. Any existing 69kV overhead lines may be required to be relocated and any overhead lines less than 69kV shall be placed underground.
9. A private drainage easement shall be recorded per the drainage design proposed for the development.
10. With the final plat submittal, water meters shall be located within the public water easement. The double check shall be located outside of the public water easement.
11. A water model with a flow test shall be provided with the construction documents to ensure system adequacy.

## **ATTACHMENTS**

1. Aerial Exhibit
2. Zoning Exhibit
3. Preliminary Plat
4. Approved Site Plan

**Project Name: The Shops at the Pecans Pre-Plat Aerial Map**

**Case Number: P19-0155**

**Hearing: Planning Commission May 13, 2020**

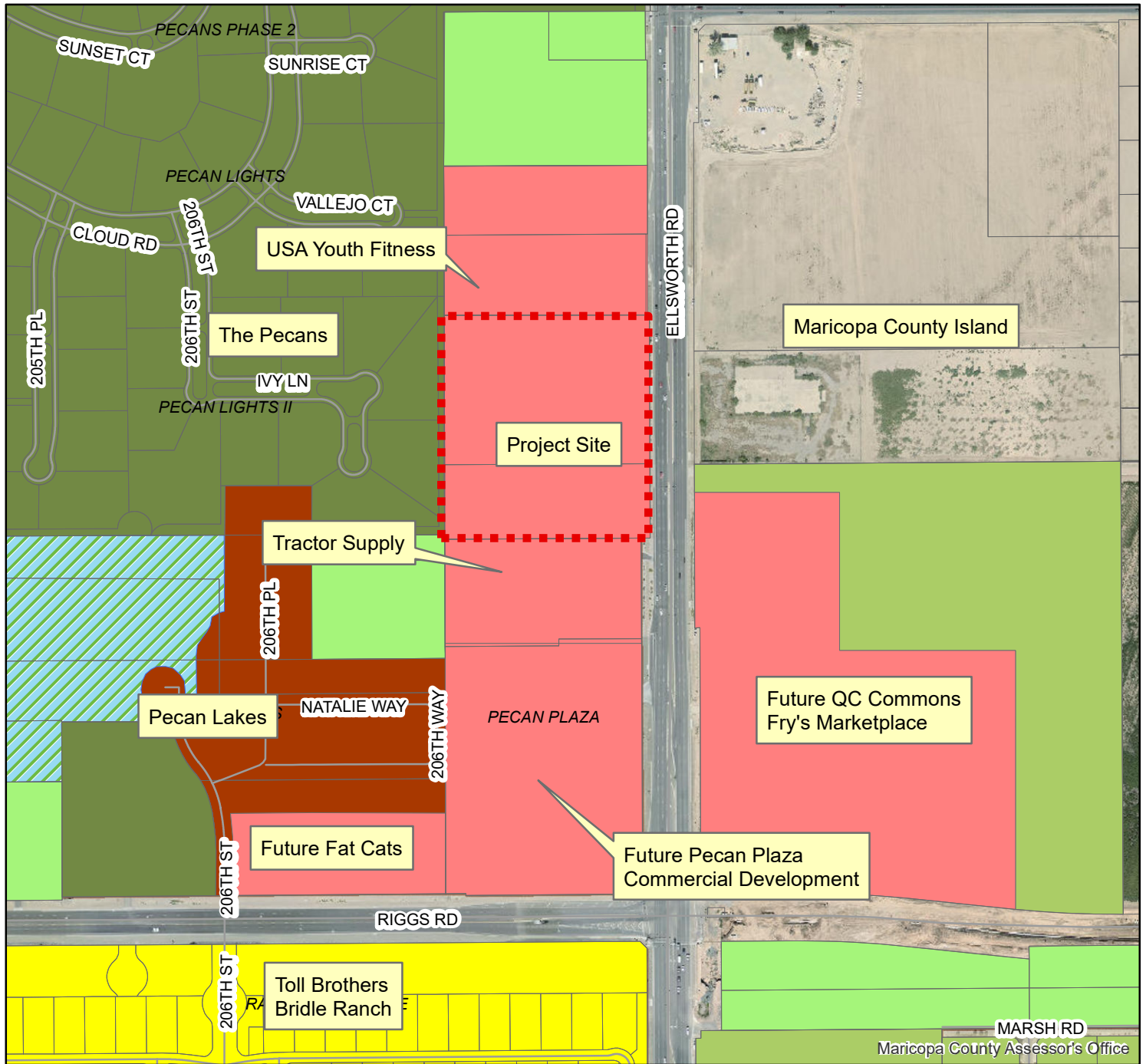


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Maricopa County Assessor's Office

**Project Name: The Shops at the Pecans Pre-Plat Aerial Map**

**Case Number: P19-0155**

**Hearing: Planning Commission May 13, 2020**



**Zoning Districts**

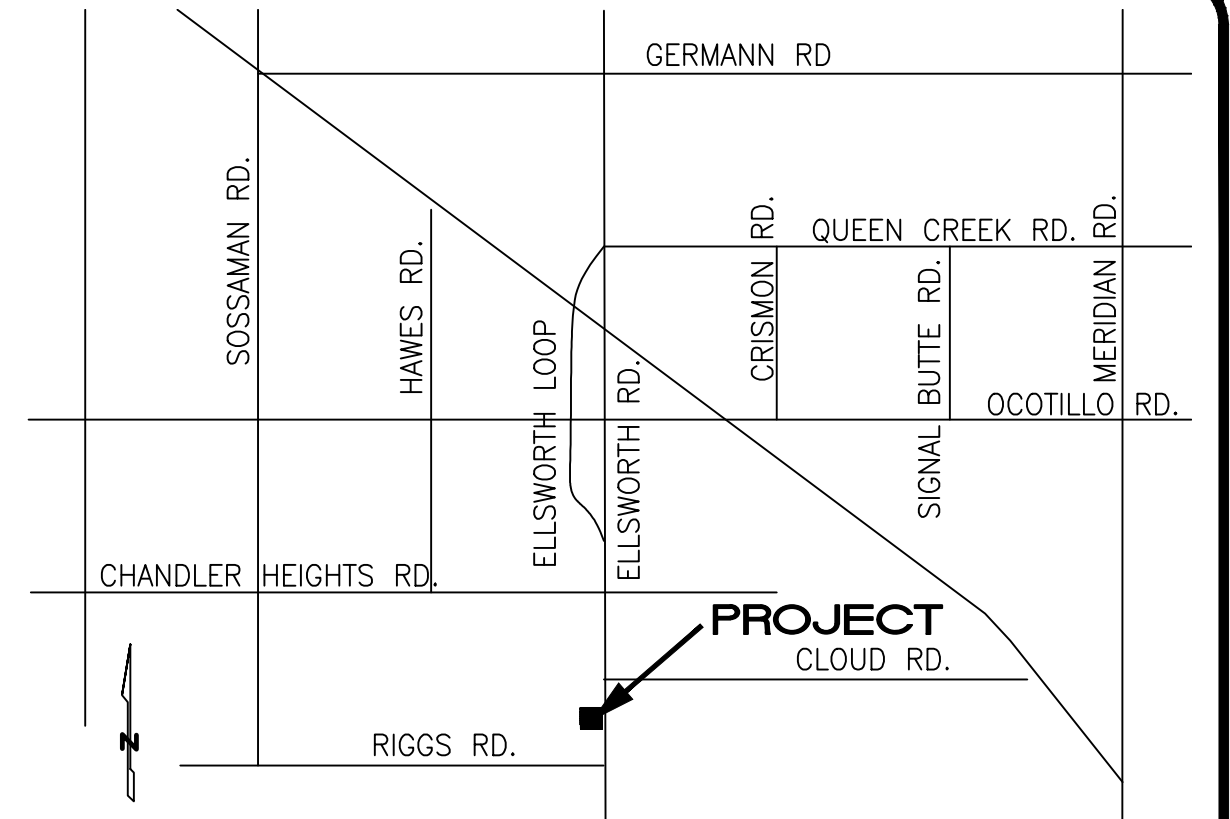
|                                |                              |                     |                         |
|--------------------------------|------------------------------|---------------------|-------------------------|
| C-1 - Commercial               | PQP - Public/Quasi-Public    | R1-7 - 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       |

# SHOPS AT THE PECANS

24760 S ELLSWORTH RD, QUEEN CREEK, AZ 85142

APN 304-91-102G AND APN 304-91-011S

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



VICINITY MAP:

## LEGEND

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- SEWER MANHOLE
- EXISTING ELECTRIC PULL BOX
- EXISTING POWER POLE
- EXISTING GUY WIRE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT
- WATER SURFACE ELEVATION
- EX. CONTOUR AND ELEVATION
- PROP. CONTOUR AND ELEVATION
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING OVERHEAD UTILITY LINES
- PROPOSED SEWER
- PROPOSED WATER
- PUBLIC UTILITY EASEMENT
- SITE VISIBILITY TRIANGLE EASEMENT
- STORM DRAIN CATCH BASIN
- STREET LIGHT
- RIP RAP
- STORM DRAIN MANHOLE
- GRADE BREAK
- 12" SD = STORM DRAIN

## OWNER:

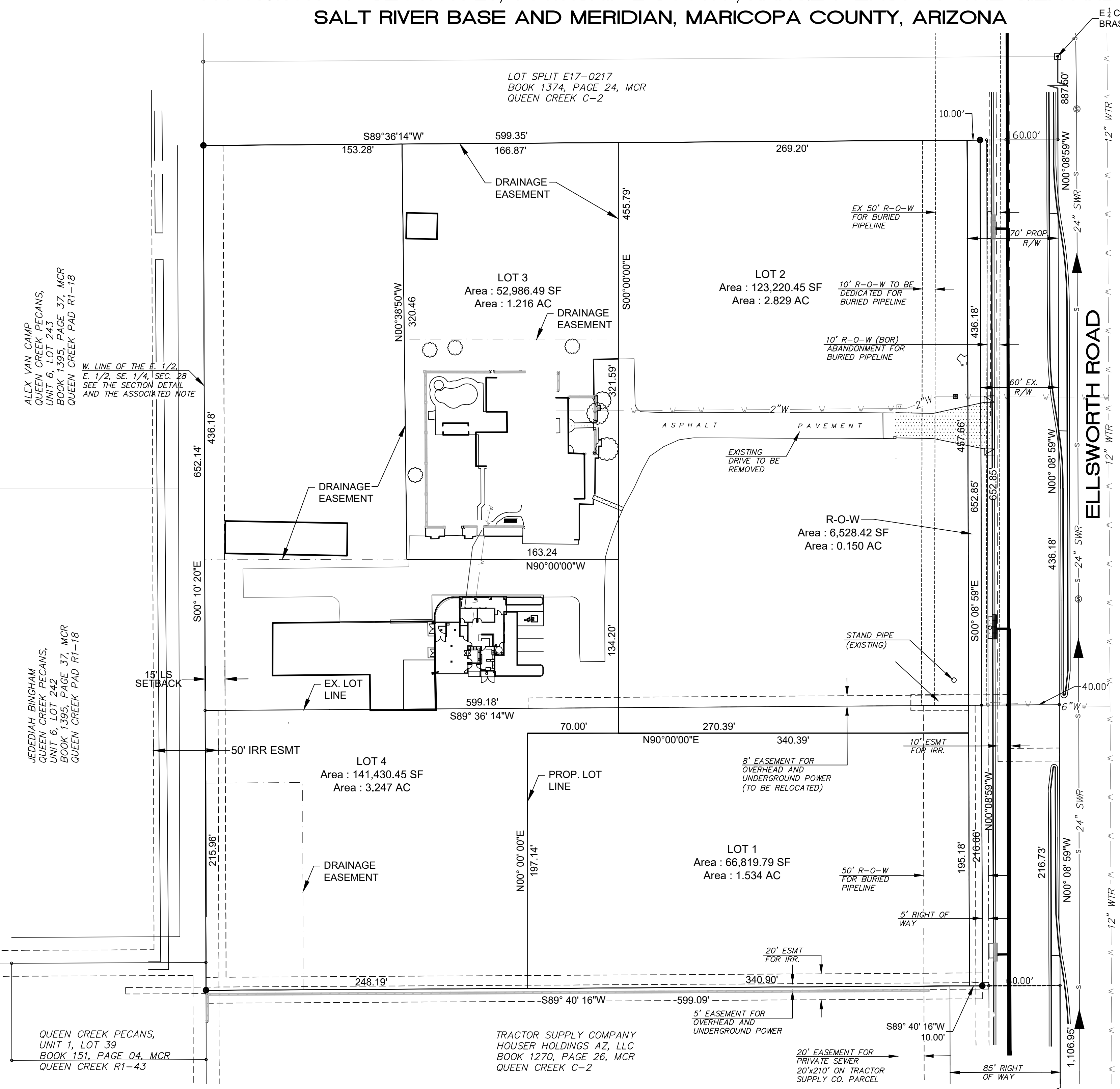
DESERT MOUNTAIN EQUINE  
24760 S ELLSWORTH RD  
QUEEN CREEK, AZ 85142  
480-294-7403  
CONTACT: SCOTT MEYER

## ENGINEER:

6K CONSULTING, LLC  
4858 E BASELINE RD  
SUITE 101  
MESA, AZ 85206  
PHONE (480) 664-8592  
CONTACT: CARL BLOOMFIELD

## ARCHITECT:

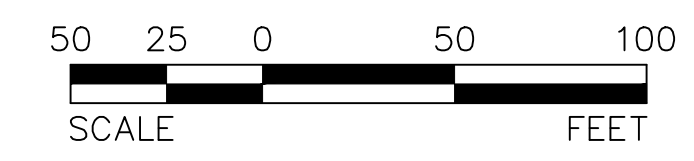
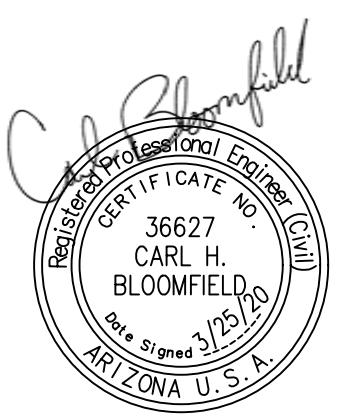
adaptive ARCHITECTS  
1630 S. STAPLEY DR,  
STE 229  
MESA, AZ 85204  
PHONE (480) 655-0633  
CONTACT: VINCE DIBELLA



THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

THIS PROPERTY, DUE DUE TO ITS PROXIMITY TO THE PHOENIX-MESA GATEWAY AIRPORT IS LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT



## NOTES:

- 1- THE IRRIGATION EASEMENT FOR THE BUREAU OF RECLAMATION ON PARCEL 1 IS TO BE SHIFTED 10' TO THE WEST FROM THE ORIGINAL LOCATION BECAUSE OF THE DEDICATION OF AN ADDITIONAL 10' FOR ELLSWORTH ROAD.
- 2- THE DEDICATION FOR AN ADDITIONAL 10' (FOR A TOTAL OF 70') OF RIGHT-OF-WAY FOR ELLSWORTH ROAD IS TO BE MADE ON THE FINAL PLAT.
- 3- ADDITIONAL PUE, WATER AND SEWER EASEMENTS ARE GRANTED TO THE QUEEN CREEK PUBLIC WORKS DEPARTMENT TO CONNECT THE PRIVATE UTILITY LINES TO THE PUBLIC UTILITY LINES.
- 4- THE ORIGINAL PROPERTY IS COMPRISED OF TWO PARCELS TOTALING 8.98 ACRES. THESE PARCELS ARE COMBINED AND THEN SUBDIVIDED FOR RIGHT OF WAY AND 4 LOTS ON THIS PLAT.
- 5- THE DEVELOPMENT IS DESIGNED SUCH THAT THERE IS A SHARED DRAINAGE SYSTEM AND THAT RETENTION FOR LOTS 1 AND 2 WILL BE STORED IN BASINS ON LOTS 3 AND 4.
- 6- THERE IS A 50' QCID EASEMENT ACROSS THE FRONTAGE OF ELLSWORTH. THOSE IRRIGATION IMPROVEMENTS WILL BE MODIFIED BUT REMAIN IN PLACE FOR THIS PROJECT. THE ONSITE PRIVATE IRRIGATION FACILITIES WILL BE MODIFIED BY ABANDONING THE EAST LINE AND MODIFYING THE NORTH IRRIGATION LINE USED TO IRRIGATE THE PASTURES.

## PROJECT DATA:

ADDRESS: 24760 S ELLSWORTH RD.  
LOCATION: WEST SIDE OF ELLSWORTH, BETWEEN CLOUD AND RIGGS ROADS  
DESCRIPTION: COMMERCIAL SUBDIVISION FOR EQUINE TREATMENT CLINIC/HOSPITAL AND SHOPS/RESTAURANTS  
TOWN OF QUEEN CREEK  
JURISDICTION: TOWN OF QUEEN CREEK  
EXISTING ZONING: C-2 (EQUINE CLINIC)  
APN: 304-91-011S (NORTH PARCEL)  
304-91-102G (SOUTH PARCEL)  
GROSS SITE AREA: 391,260 SF (8.98 ACRES)  
NET SITE AREA: 384,457 SF (8.83 ACRES)

## SHEET INDEX:

PP 1.0 PRELIMINARY PLAT COVER  
PP 2.0-2.3 PLAT

## LOT TABLE

|                      |          |
|----------------------|----------|
| 1                    | 1.534 AC |
| 2                    | 2.829 AC |
| 3                    | 1.216 AC |
| 4                    | 3.247 AC |
| TOTAL 8.826 AC (NET) |          |
| AVG 2.206 AC         |          |
| R-O-W 0.150 AC*      |          |
| GROSS 8.976 AC       |          |

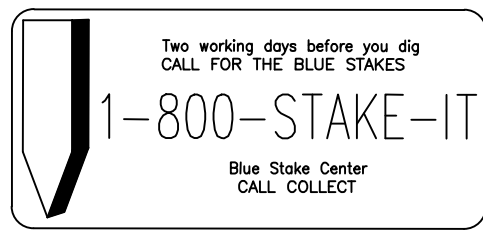
\*THE ADDITIONAL 10' R/W WILL BE DEDICATED TO TOWN WITH FINAL PLAT

## SETBACKS:

FRONT : DEPENDENT  
SIDE : 0'  
REAR : 15'

## BENCHMARK:

THE BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 28. FOUND BCHM ELEV=1393.729 PER NAVD 88  
GDACS POINT #20164-1



**SHOPS AT THE PECANS**  
24760 S ELLSWORTH ROAD  
QUEEN CREEK, AZ 85142

**PRELIMINARY PLAT**

PROJ. No.: 18063  
DATE: MAR 2020  
SCALE: 1"=50'

DESIGNED: 6K  
DRAWN: 6K  
APPROVED: CHB

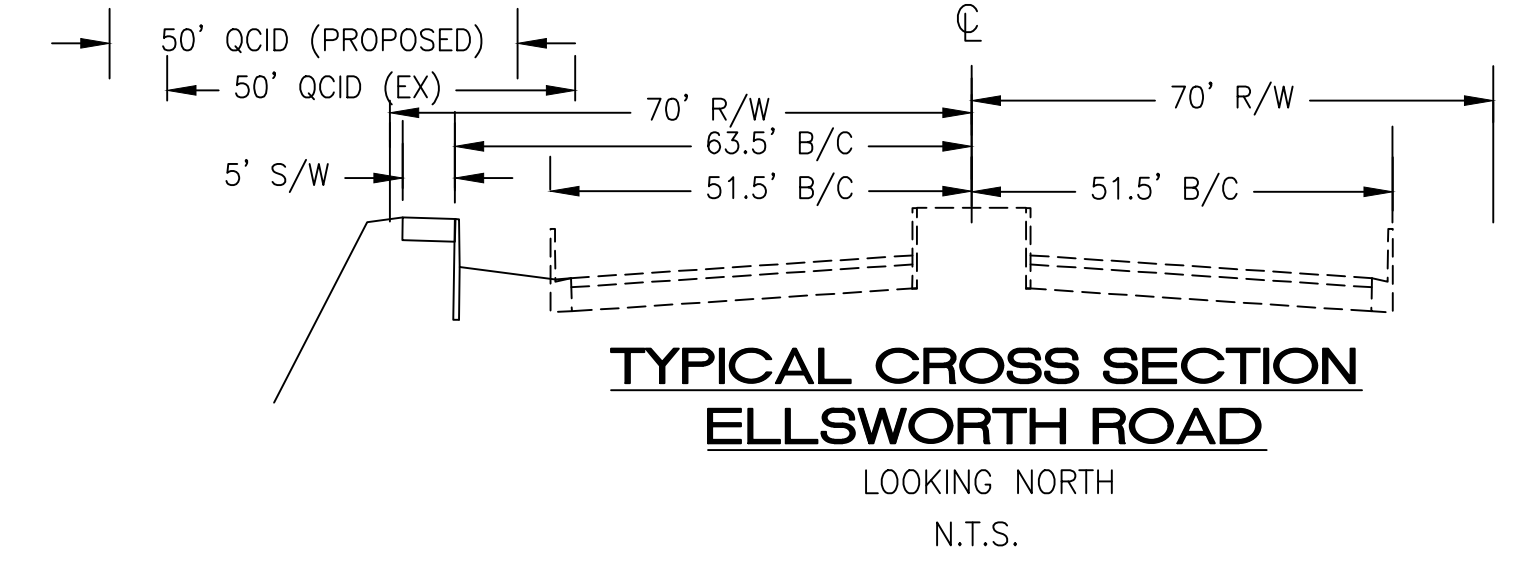
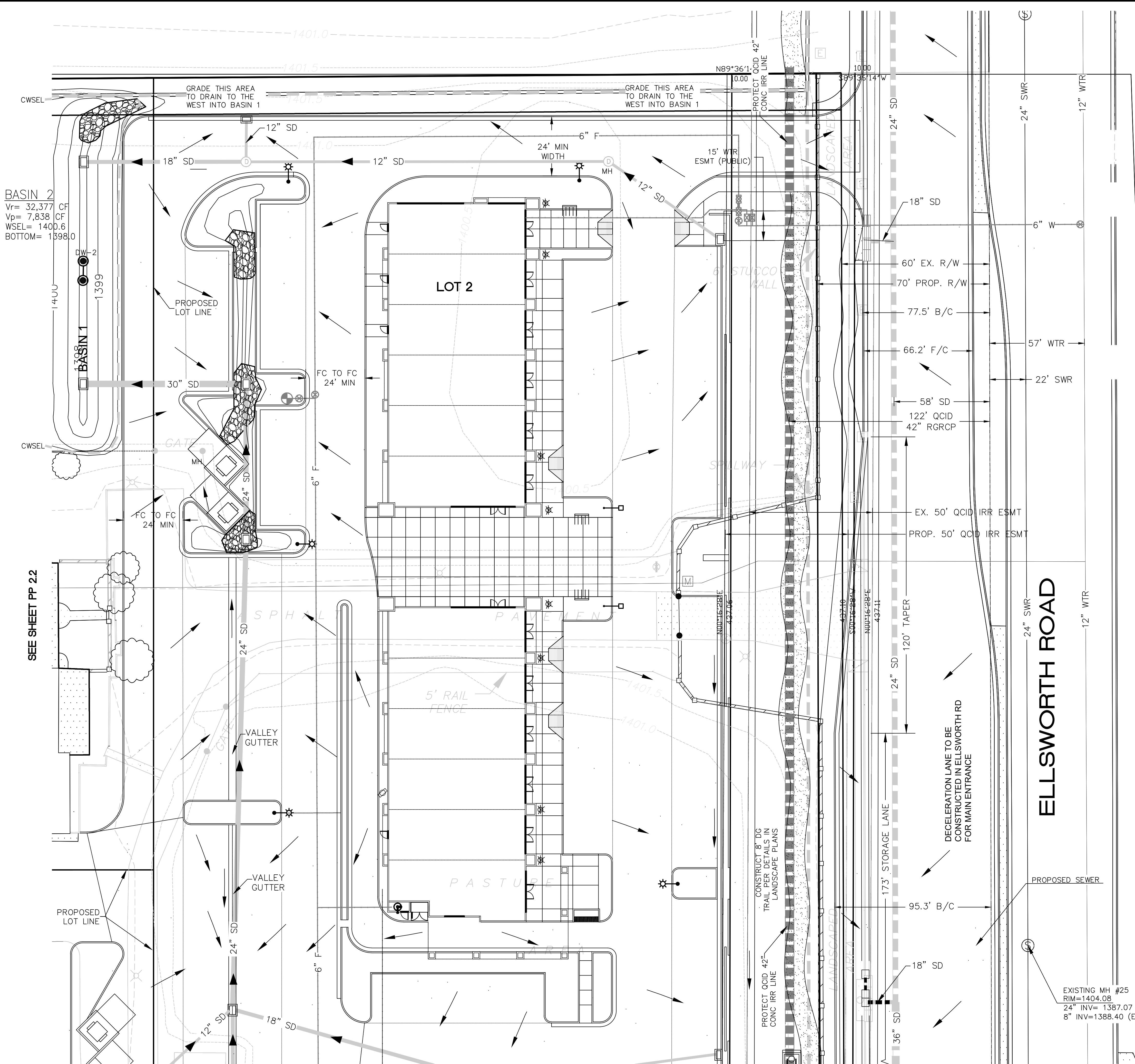
REV.

**6K CONSULTING LLC.**  
DRAWING NO.  
**PP 1.0**  
SHT. 1 OF 5

BASIN 2  
 Vr= 32,377 CF  
 Vp= 7,838 CF  
 WSEL= 1400.6  
 BOTTOM= 1398.0

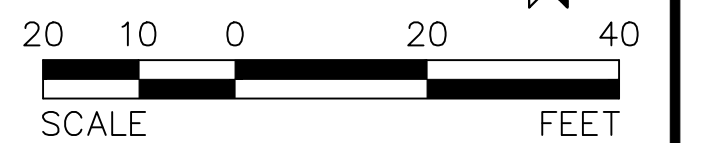
SEE SHEET PP 2.2

SEE SHEET PP 2.1



**ENGINEER'S NOTES**

- 1-GARBAGE DUMPSTER ENCLOSURES TO BE LOCATED AS SHOWN.
- 2-ALL DRAINAGE IS RETAINED IN SURFACE BASINS AND PASTURES. THE BASINS WILL HAVE DRYWELLS AS SHOWN TO DRAIN WITHIN 36 HOURS.
- 3-ALL AREAS OUTSIDE OF ASPHALT TO BE LANDSCAPED PER LANDSCAPING PLANS.
- 4-THE QCID EASEMENT WILL RETAIN ALL RAIN THAT FALLS IN IT. NO ADDITIONAL FLOW WILL BE DIRECTED TO THE AREA FROM THE PROJECT.



**SHOPS AT THE PECANS**  
 24760 S ELLSWORTH ROAD  
 QUEEN CREEK, AZ 85142

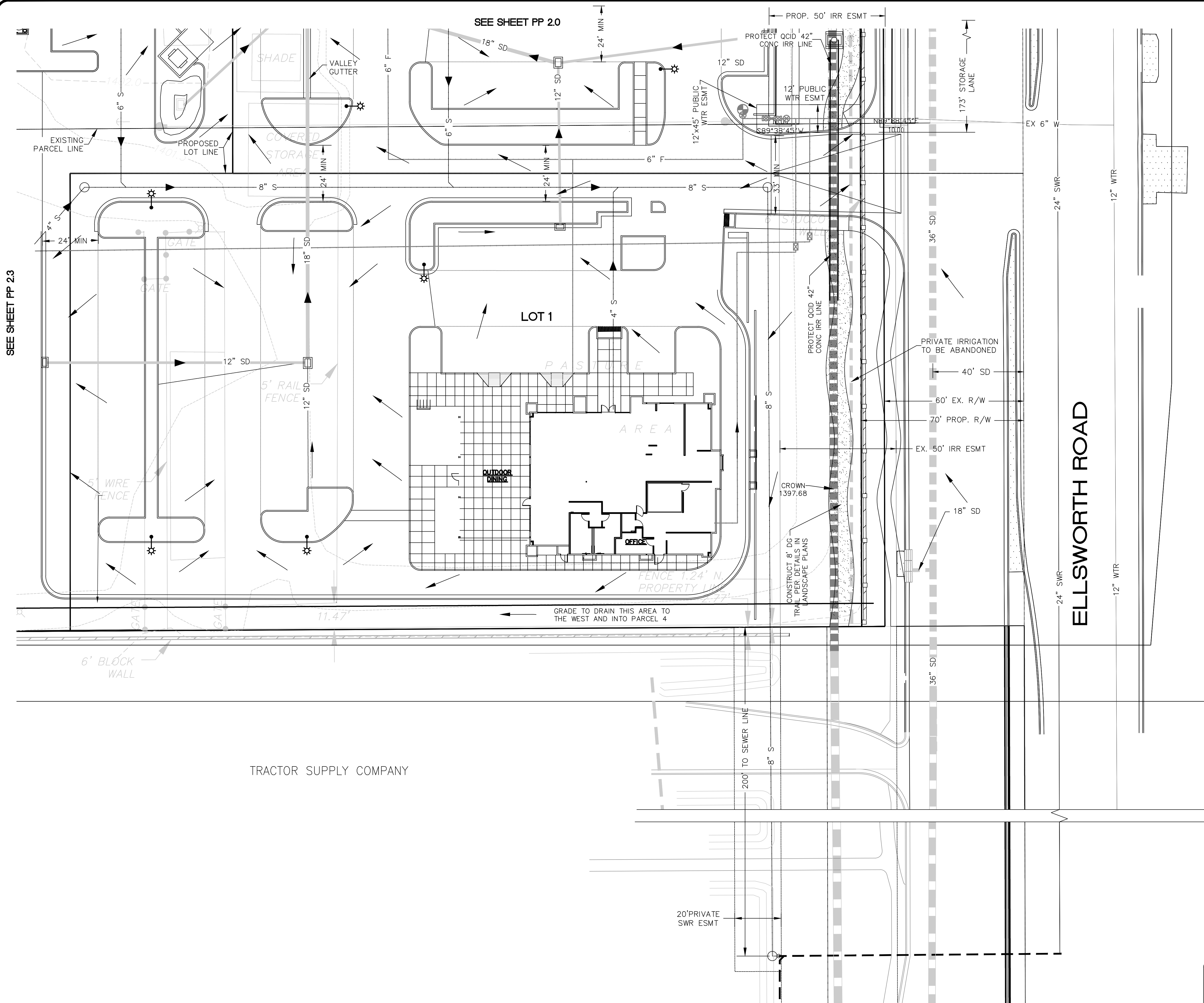
**PRELIMINARY PLAT**

|                  |                           |
|------------------|---------------------------|
| PROJ. No.: 18063 | <b>6K CONSULTING LLC.</b> |
| DATE: MAR 2020   |                           |
| SCALE: 1"=20'    | APPROVED: CHB             |
| DESIGNED: 6K     | DRAWN: 6K                 |
| REV.             | DRAWING NO. <b>PP 2.0</b> |
|                  | SHT. 3 OF 5               |



Two working days before you dig  
 CALL FOR THE BLUE STAKES  
**1-800-STAKE-IT**  
 Blue Stake Center  
 CALL, COLLECT

EXISTING MH #25  
 RIM=1404.08  
 24" INV= 1387.07 (S,N)  
 8" INV=1388.40 (E)



SEE SHEET PP 2.3

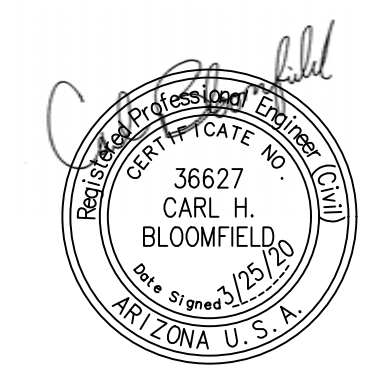
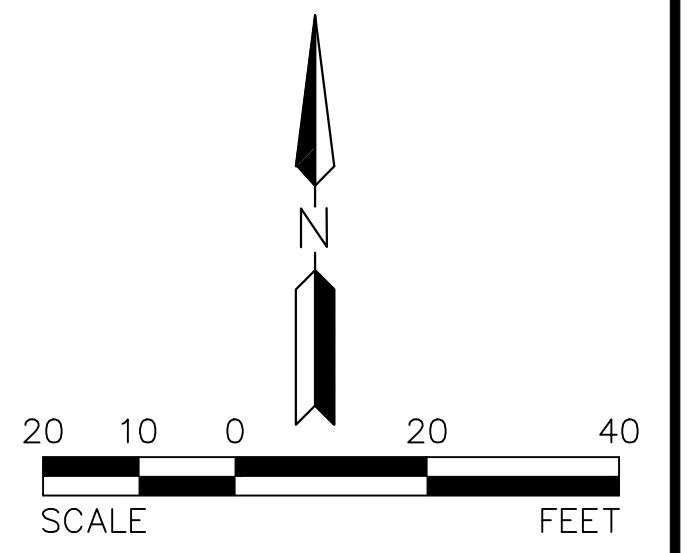
SEE SHEET PP 2.0

TRACTOR SUPPLY COMPANY

ELLSWORTH ROAD

**ENGINEER'S NOTES**

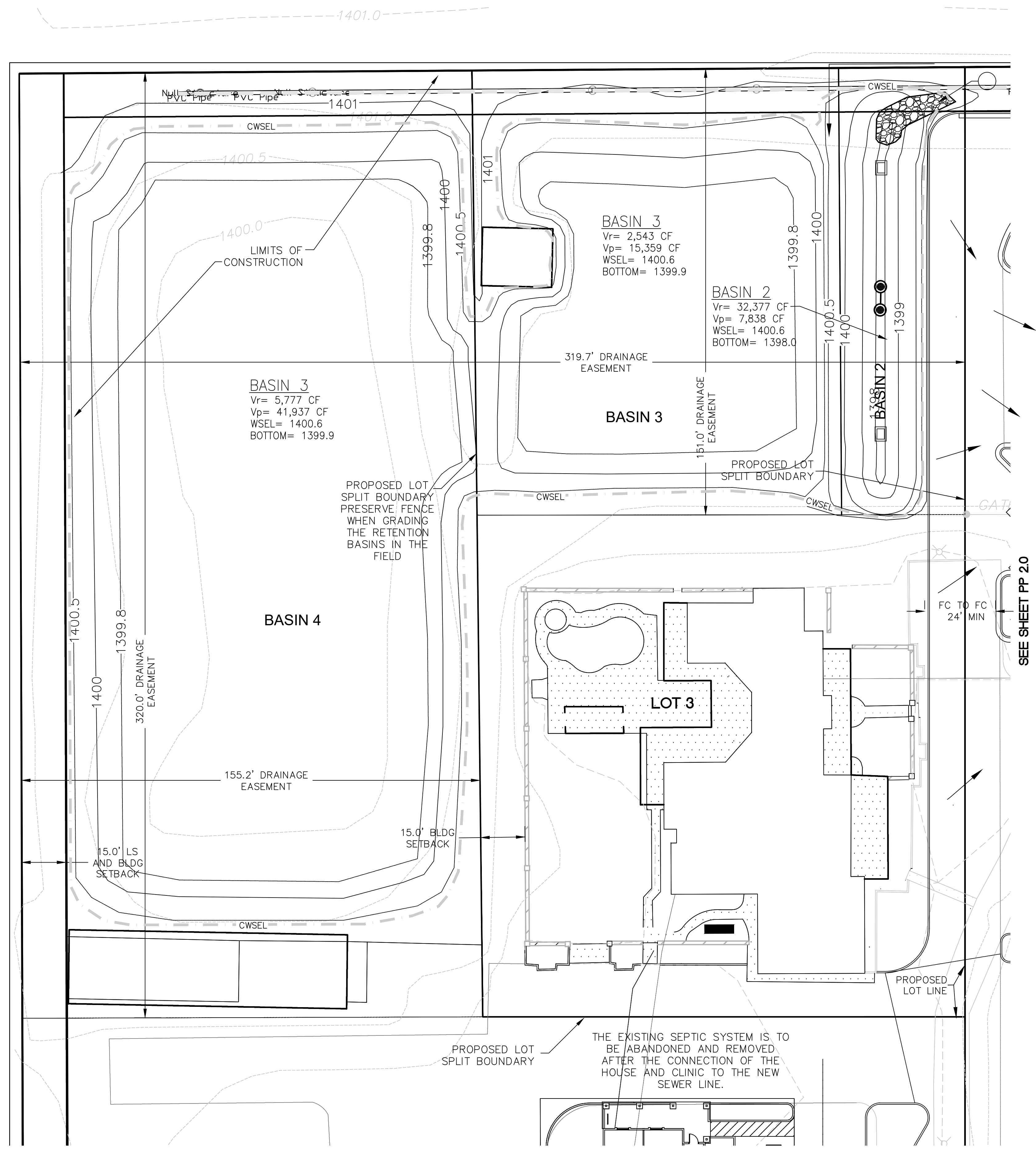
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Blue Stake Center  
CALL COLLECT

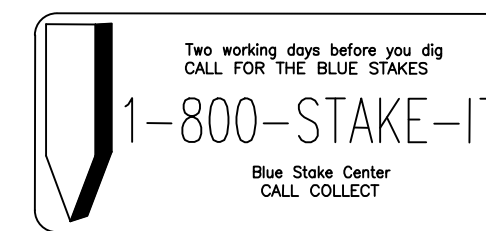
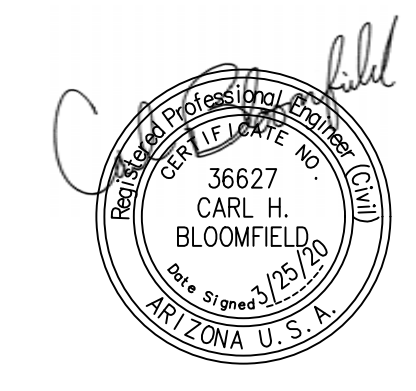
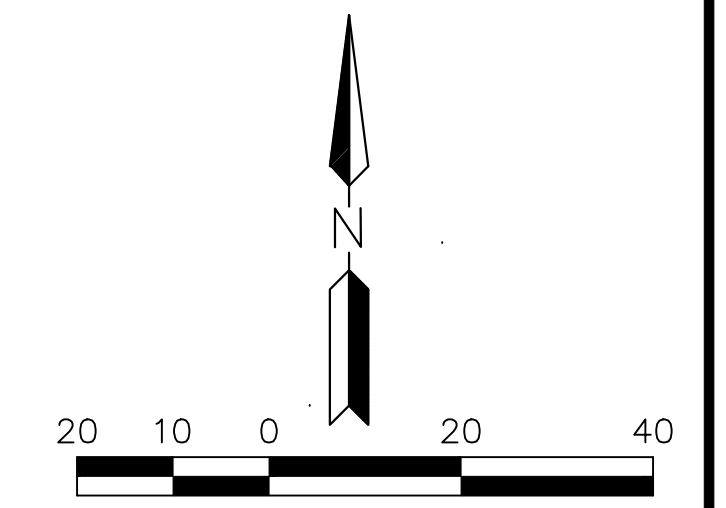
|   |                             |
|---|-----------------------------|
| <b>SHOPS AT THE PECANS</b>                      |                             |
| 24760 S ELLSWORTH ROAD<br>QUEEN CREEK, AZ 85142 |                             |
| <b>PRELIMINARY PLAT</b>                         |                             |
| PROJ. No.: 18063                                | <b>6K CONSULTING LLC.</b>   |
| DATE: MAR 2020                                  |                             |
| SCALE: 1"=20'                                   |                             |
| DESIGNED: 6K                                    | DRAWN: 6K                   |
| REV.  | APPROVED: CHB               |
|   | DRAWING NO.<br><b>PP 21</b> |
|   | SHT. 4 OF 6                 |



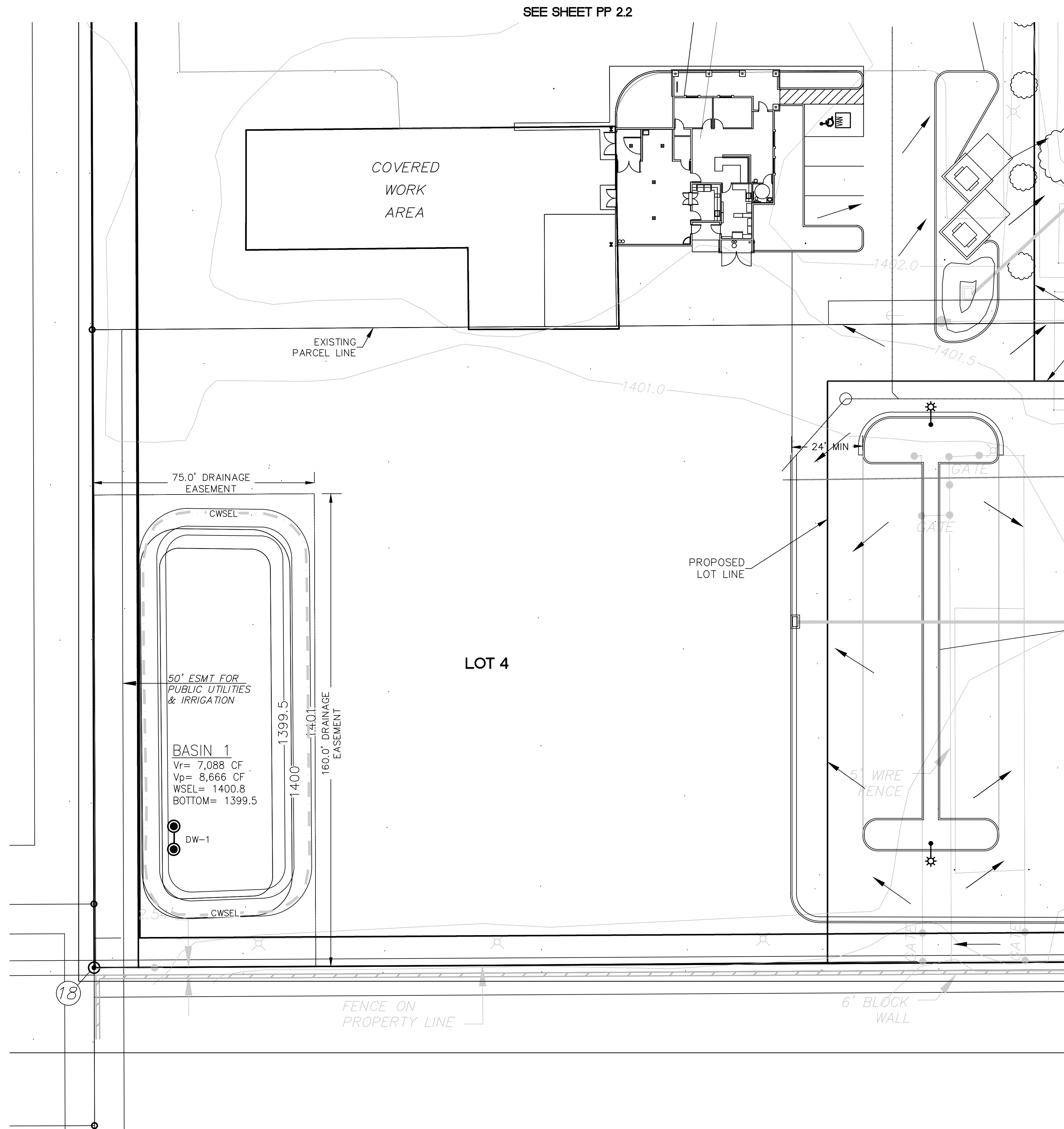


**ENGINEER'S NOTES**

- 1-GARBAGE DUMPSTER ENCLOSURES TO BE LOCATED AS SHOWN.
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- 5-THE COVER/SHADE STRUCTURES, STALLS, HOME AND CLINIC WILL REMAIN AS SHOWN ON LOTS 3 AND 4. ALL OF LOTS 1 AND 2 WILL BE CLEARED OF THE FRONT WALL, DRIVEWAY, TREES AND STRUCTURES.



|   |                           |
|---|---------------------------|
| <b>SHOPS AT THE PECANS</b>                      |                           |
| 24760 S ELLSWORTH ROAD<br>QUEEN CREEK, AZ 85142 |                           |
| <b>PRELIMINARY PLAT</b>                         |                           |
| PROJ. No.: 18063                                | <b>6K CONSULTING LLC.</b> |
| DATE: MAR 2020                                  |                           |
| SCALE: 1"=20'                                   | DESIGNED: 6K              |
| REV.  | DRAWN: 6K                 |
|   | APPROVED: CHB             |
|   | DRAWING NO. <b>PP 22</b>  |
|   | SHT. 5 OF 6               |



SEE SHEET PP 2.2

COVERED  
WORK  
AREA

EXISTING  
PARCEL LINE

PROPOSED  
LOT LINE

SEE SHEET PP 2.1

LOT 4

75.0' DRAINAGE  
EASEMENT

CWSEL

50' ESMT FOR  
PUBLIC UTILITIES  
& IRRIGATION

**BASIN 1**  
Vr= 7,088 CF  
Vp= 8,666 CF  
WSEL= 1400.8  
BOTTOM= 1399.5

DW-1

CWSEL

1400

1399.5

1401

180.0' DRAINAGE  
EASEMENT

PROPOSED  
LOT LINE

24' MIN

GATE

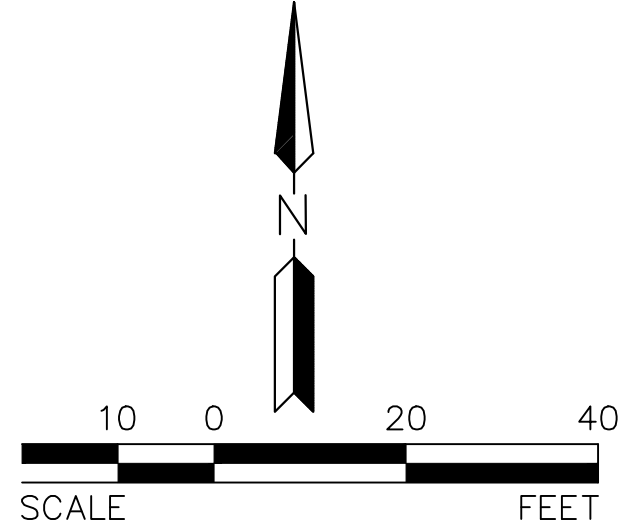
GATE

5' WIRE  
FENCE

6' BLOCK  
WALL

**ENGINEER'S NOTES**

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Two working days before you dig  
CALL FOR THE BLUE STAKES  
**1-800-STAKE-IT**  
Blue Stake Center  
CALL COLLECT

**SHOPS AT THE PECANS**  
24760 S ELLSWORTH ROAD  
QUEEN CREEK, AZ 85142

**PRELIMINARY PLAT**

|                  |                               |           |               |
|------------------|-------------------------------|-----------|---------------|
| PROJ. No.: 18063 | <b>6K CONSULTING<br/>LLC.</b> |           |               |
| DATE: MAR 2020   |                               |           |               |
| SCALE: 1"=20'    | DESIGNED: 6K                  | DRAWN: 6K | APPROVED: CHB |
| REV.             | DRAWING NO.<br><b>PP 23</b>   |           | SHT. 6 OF 6   |

# PROJECT DATA:

**PROJECT ADDRESS:**  
24760 S. ELLSWORTH RD. QUEEN CREEK, AZ 85142  
**CURRENT PARCEL NUMBERS:** 304-91-011S / 304-91-102G  
**SITE AREA (PER ALTA SURVEY):** 8.976 ACRES / 390,986 S.F.

**CURRENT PROPERTY OWNER INFORMATION:**  
MEYER RANCH LLC  
19739 E. COUNTRY MEADOWS DR.  
QUEEN CREEK, AZ 85142  
CONTACT: SCOTT MEYER - (480) 375-8498

**EXISTING ZONING:** C-2 (GENERAL COMMERCIAL)      **GENERAL PLAN DESIGNATION:** NEIGHBORHOOD

**PROPOSED ZONING:** C-2 (GENERAL COMMERCIAL)

**PROJECT DESCRIPTION:**  
PROVIDING FOR TWO NEW GROUND-UP CONSTRUCTION BUILDINGS. FIRST BUILDING WILL SERVE AS RETAIL/OFFICE USE WITH MULTI-TENANT SUITES. THE SECOND BUILDING WILL SERVE AS A RESTAURANT PAD WITH INTEGRATED DRIVE-THRU AND OUTDOOR PATIO SEATING AREA.

**C-2 ZONING GUIDELINES:**  
MAXIMUM HEIGHT ALLOWED: 48'-0" AFF  
MAXIMUM HEIGHT PROVIDED: 35'-0" AFF  
MAXIMUM LOT COVERAGE ALLOWED: 60%  
MAXIMUM LOT COVERAGE PROVIDED (TOTAL PARCELS 1 & 2): 14%  
MINIMUM SIDE BUILDING/LANDSCAPE SETBACK: 10'-0"  
MINIMUM REAR BUILDING/LANDSCAPE SETBACK: 15'-0"  
MINIMUM STREET FACING LANDSCAPE SETBACK: 30'-0"

**PARKING GUIDELINES:**  
10'-0" X 20'-0" STALLS  
24'-0" TWO-WAY DRIVE AISLES  
10'-0" MINIMUM LANDSCAPE PLANTER REQUIRED AT EVERY 12 MAXIMUM PARKING SPACES

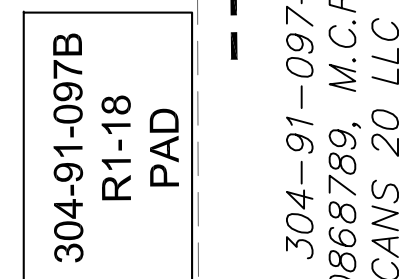
**REQUIRED PARKING SPACES FOR GENERAL RETAIL:**  
1 SPACE PER 300 SF (GROSS FLOOR AREA)  
**REQUIRED BICYCLE SPACES:** 1 PER 10 VEHICLE SPACES; 4 MINIMUM

**REQUIRED PARKING SPACES FOR RESTAURANT WITH DRIVE-THRU FACILITIES:**  
1 SPACE PER 50 SF (GROSS FLOOR AREA) OF PATRON SEATING AREA + 1 PER 200 SF OFFICE/FOOD PREP AREA + 1 PER 400 SF OUTDOOR DINING AREA. **REQUIRED BICYCLE SPACES:** 1 PER 20 VEHICLES

## PARKING CALCULATIONS:

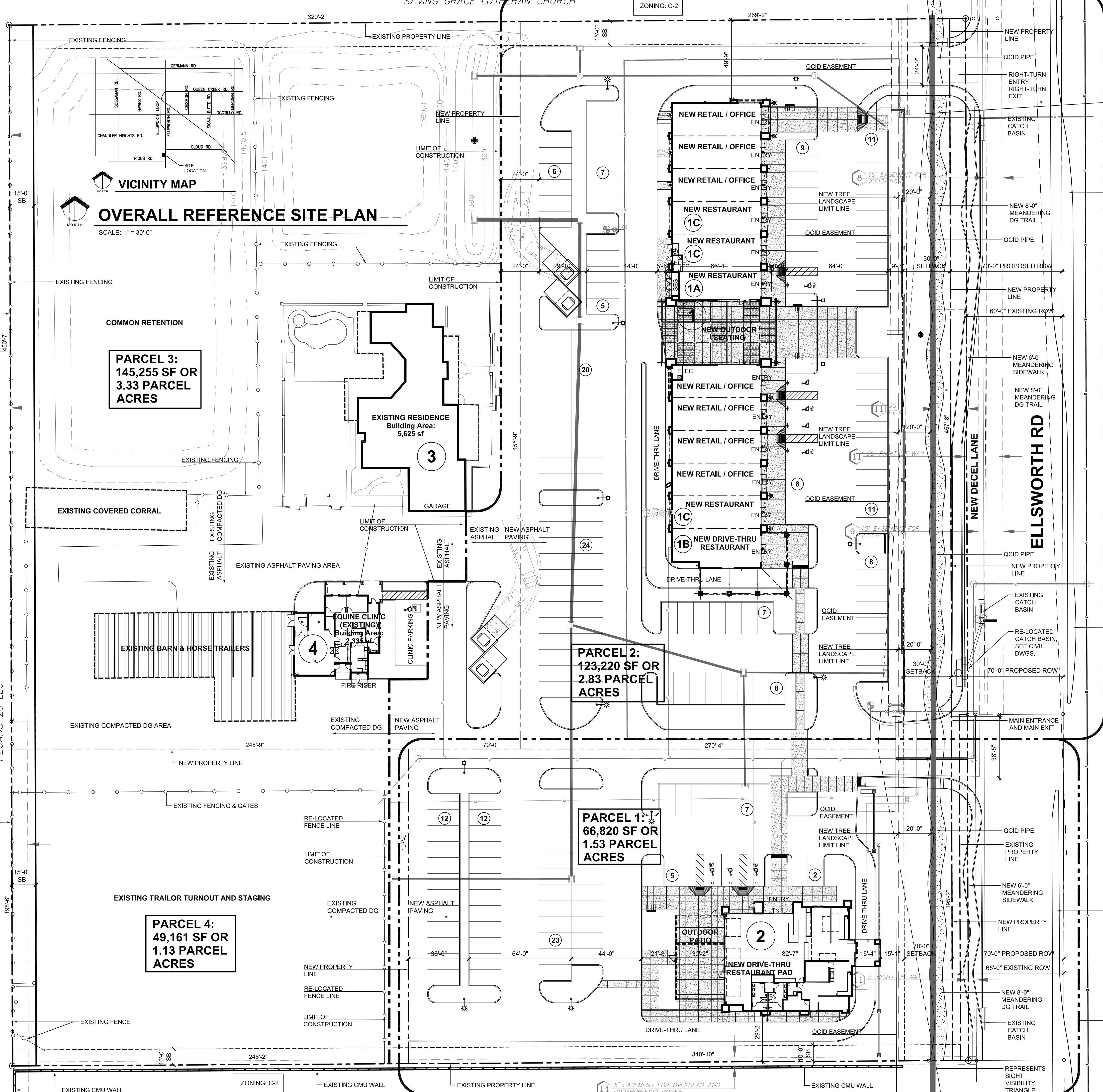
|           |   |
|-----------|---|
| <b>1</b>  | <b>BUILDING 1 - PARKING BREAKDOWN:</b><br>RETAIL / OFFICE = 8,064 SF<br>8,064 SF / 300 SF = 27 PARKING SPACES REQUIRED  |
| <b>1A</b> | RESTAURANT OUTDOOR SEATING/DINING (NO-DRIVE-THRU) =<br>1 PER 75 GFA + 1 PER 400 OUTDOOR AREA =<br>1,080 SF / 75 = 14 SPACES<br>2,263 SF / 400 = 6 SPACES<br>20 PARKING SPACES REQUIRED  |
| <b>1B</b> | RESTAURANT END CAP TOTAL AREA (WITH DRIVE THRU) = 1352 SF<br>KITCHEN / FOOD PREP = 400 SF / 200 = 2 SPACES<br>INDOOR DINING = 952 SF / 50 = 19 SPACES<br>21 PARKING SPACES REQUIRED   |
| <b>1C</b> | OTHER RESTAURANTS INDOOR - (3 SUITES) =<br>KITCHEN / FOOD PREP = 400 SF / 200 = 2 SPACES X 3 = 6 SPACES<br>INDOOR DINING = 755 SF / 50 15 SPACES X 3 = 45 SPACES<br>51 SPACES REQUIRED  |
|           | 119 TOTAL PARKING SPACES REQUIRED FOR 'BUILDING 1'<br>124 TOTAL PARKING SPACES PROVIDED FOR 'BUILDING 1'<br>5 ADA HANDICAP STALLS REQUIRED AND PROVIDED<br>12 BICYCLE RACKS REQUIRED; 15 PROVIDED   |
| <b>2</b>  | <b>BUILDING 2 BREAKDOWN:</b><br>RESTAURANT PAD WITH DRIVE-THRU =<br>KITCHEN/FOOD PREP = 1,395 SF / 200 = 7 SPACES<br>INDOOR DINING = 2,261 SF / 50 = 45 SPACES<br>OUTDOOR DINING = 1,600 SF / 400 = 4 SPACES<br>56 PARKING SPACES REQUIRED<br>61 PARKING SPACES PROVIDED<br>3 ADA HANDICAP STALLS REQUIRED AND PROVIDED<br>3 BICYCLE RACKS REQUIRED; 5 PROVIDED |
| <b>3</b>  | <b>BUILDING 3 - TOTAL BUILDING AREA: 5,625 SF (EXISTING) BREAKDOWN:</b><br>EXISTING RESIDENCE = 5,625 SF<br>INDOOR GARAGE PROVIDED  |
| <b>4</b>  | <b>BUILDING 4 - TOTAL BUILDING AREA: 2,335 SF (EXISTING) BREAKDOWN:</b><br>4 SPACES PROVIDED INCLUDING 1 ADA HANDICAP STALL AS SHOWN IN PREVIOUSLY CITY APPROVED SITE PLAN  |
|           | <b>TOTAL REQUIRED PARKING SPACES (ALL PARCELS) = 179</b><br><b>TOTAL PROVIDED PARKING SPACES (ALL PARCELS) = 189</b>  |

40' EASEMENT FOR PUBLIC UTILITIES & IRRIGATION



## OVERALL REFERENCE SITE PLAN

SCALE: 1" = 30'-0"



304-91-097B R1-18 PAD

A.P.N. 304-91-097-B  
12-0868789, M.C.R.  
PECANS 20 LLC

304-91-098A R1-18 PAD

A.P.N. 304-91-098-A  
12-0868789, M.C.R.  
PECANS 20 LLC

50' EASEMENT FOR PUBLIC UTILITIES & IRRIGATION

A.P.N. 304-91-099-C

ZONING: C-2

REGISTERED ARCHITECT  
CERTIFICATE NO.  
26988  
VINCENT P.  
DIBELLA  
Expires 9-31-2029

**adaptive**  
ARCHITECTS  
1630 S. Stapley Drive  
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www.adaptivearchitects.com

Phase  
**CONSTRUCTION DOCS**

**THE SHOPS AT THE PECANS**  
24760 S. ELLSWORTH RD.  
QUEEN CREEK, AZ 85142

**OVERALL REFERENCE SITE PLAN**

|                                |                |                             |
|--------------------------------|----------------|-----------------------------|
| Project Number:<br><b>1811</b> | Revision Date: | Sheet Number:<br><b>SP1</b> |
| Date:<br><b>01/23/2020</b>     |                |                             |