



Requesting Department:

Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director
Erik Swanson, Interim Planning Administrator

FROM: Sarah Clark, Senior Planner/Project Manager

RE: Discussion and Possible Action on P20-0027 Pecan Plaza Site Plan and P20-0028 Preliminary Plat , a request from Chris Webb of Rose Law Group for Site Plan and Preliminary Plat approval for a 12.2 acre commercial center, located at the northwest corner of Ellsworth and Riggs roads.

DATE: July 8, 2020

STAFF RECOMMENDATION

Staff recommends approval of P20-0027 Pecan Plaza Site Plan and P20-0028 Preliminary Plat, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P20-0027 Pecan Plaza Site Plan and P20-0028 Preliminary Plat, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request for Site Plan and Preliminary Plat approval to facilitate the development of a commercial center on a 12.2 acre site, located at the northwest corner of Ellsworth and Riggs roads.

HISTORY

Sept. 16, 2015: Town Council approved Ordinance 576-15 "Pecan Plaza Planned Area Development", which rezoned the subject site to C-2/PAD.

Feb. 9, 2018 Town Staff administratively approve a minor PAD Amendment (P17-0162) to split off the major tenant and the mini major tenant and shops buildings and to reorient the pad sites.

Feb. 28, 2019 Town Staff administratively approved a minor PAD Amendment (P18-0235) to reorganize the pad locations and to relocate the shops buildings to the intersection of Ellsworth and Riggs roads.

June 6, 2018: Town Council approved the Pecan Lake PAD (Ordinance 664-18), where the 7-acres of the subject property was split off from the original Pecan Plaza PAD to develop separately.

Feb. 5, 2020: Town Council approves Fat Cats PAD Amendment – Ordinance 720-20 (P19-0108) and Site Plan (P19-0107).

June 23, 2020 Town Staff administratively approved a minor PAD Amendment which reorganized the pad sites and identified the health club as the major tenant.

PROJECT INFORMATION

Project Name	Pecan Plaza Site Plan (P20-0027) and Preliminary Plat (P20-0028)
Site Location	NWC of Ellsworth and Riggs roads
Current Zoning	C-2/PAD
General Plan Designation	Commercial
Surrounding Zoning Designations:	
North	C-2 – Tractor Supply
South	Riggs Road Sonoqui Wash Bridle Ranch (Toll Brothers)
East	Ellsworth Road C-2 (Fry's Marketplace)
West	C-2 (Fat Cats) R1-5/PAD (Pecan Lake)
Gross Acreage	12.2 acres
Building Area (Total)	69,173 sf
Landscape/Open Space Area	
Required	63,187 sf (15%)
Provided:	98,828 sf (23.5%)
Parking	
Required:	Per Zoning Ordinance: 458 spaces Per Zoning Ordinance with EOS specific parking demand information: 438 spaces Per Shared Parking Analysis: 413
Provided:	418 spaces

DISCUSSION

This proposal consists of a request for approval of a Site Plan and Preliminary Plat for a commercial center on a 12.2-acre site located at the northwest corner of Ellsworth and Riggs roads.

The Pecan Plaza PAD was originally approved by the Town Council on September 16, 2015, and included a conceptual site plan that detailed building types, locations, landscaped areas, and parking field locations for a larger 19-acre site. Since the PAD's original approval, minor amendments to the PAD have been approved, ultimately yielding the Site Plan as presented with this application.

The applicant is proposing a total of approximately 69,173 square feet of commercial uses which include an EOS gym, two (2) shops buildings, one (1) pad site (Pad A), and three (3) drive-thru restaurants (Pads B, C, and D). No specific users, other than EOS, have been identified at this time.

Pads A, B, C, and D are designated as future pads and will submit a Site Plan application once a tenant is determined. Pads B, C, and D are proposed as drive-thru restaurant uses and will require separate Site Plan review and administrative approval at a later date. Since users are not specified at this time, any future user will be required to submit a separate Site Plan application which will include building elevations and a Traffic Impact Analysis to evaluate the traffic demand, required stacking, and necessary site improvements (if needed) to accommodate traffic.

Based on the calculations provided in the Zoning Ordinance, the proposed site requires a total of 458 parking spaces. The total amount of parking required is determined by applying the calculations for each individual use on the site. Additionally the Zoning Ordinance outlines the parking demand generation rates for different use types based on national and local traffic pattern trends, but does not take into account the traffic patterns of specific businesses. The applicant has provided the individual traffic needs for the EOS health and fitness use, based on customer traffic patterns, historic data, and market data for the area. The EOS fitness facility has stated that based on their demands, they only require a maximum of 185 parking stalls to meet the needs of their individual business, which is 20 parking spaces less than required by Ordinance, for a total of 438 parking spaces in total.

The Zoning Ordinance allows developments that contain a mixture of uses on the same parcel, such as Pecan Plaza, to request a reduced amount of parking by demonstrating that the total parking demand of all the uses at any one time is less than the total parking stalls required by the ordinance through a shared parking analysis.

The shared parking study provided analyzes the hourly parking demand of each use proposed in the Pecan Plaza site to determine shared parking opportunities, identify the maximum parking demand for the combination of uses on the site, and provide a recommendation for how much parking is needed to adequately serve each individual use and the center as a whole.

The results of the analysis estimate a maximum weekday parking demand for Pecan Plaza varies from 376 to 413 spaces, and the estimated maximum weekend parking demand varies from 264 to 375 parking spaces between the models. The study recommends that the center provide 413 parking spaces to meet maximum demands. The applicant is proposing 418 parking stalls, five more spaces than recommended by the analysis.

Staff is supportive of the reduction in parking based on the results of the shared parking analysis as well as the proposed parking demands. A Condition of Approval has been attached to this report and will be included in the executed shared parking agreement for the site that it is the property manager and owner's responsibility to manage all on-site parking. Any issue that may

arise from a parking deficit must be addressed by the property manager/owner, which may include modifications to the parking field (consistent with the Town's Zoning Ordinance standards) or modifications to tenants to reduce parking demand in order to provide sufficient parking to meet the needs of all tenants and patrons and to prevent parking spillover impacts.

The Zoning Ordinance requires commercial uses to provide 15% (63,187 sf) of open space, where this development provides a total of 23.5% (98,828 sf). The landscape palette for the development includes southern live oak, red push pistache, and Chinese elm trees. The application includes the enhanced entry feature at the corner of the Ellsworth and Riggs intersection which was required as part of the PAD. This feature includes a statute of a pecan tree, seating, enhanced painted concrete, decorative gabion walls, and radial style planting. A rendering of the proposed feature is included as an attachment to this report.

The development provides a 12-foot multi-use trail along Ellsworth Road and an 8-foot multi-use trail along Riggs Road, which connect to the Town's Master Trail system per the Town's Parks, Trails and Open Space Master Plan.

Parking lot screen walls are provided along Ellsworth and Riggs roads to screen parking areas and drive-thru queuing lanes from the public right-of-way. The walls incorporate limestone, groundface cmu block, smooth face integral color cmu block, and a concrete cap which complement the building materials used in the center. The parking lot screen wall meets the Zoning Ordinance requirements for wall design, which require a minimum of three distinct materials and columns or undulations in the wall at 150-foot intervals. Wall details are included as an attachment to this report.

Site access is provided at two (2) access point along Riggs Road and two (2) access points along Ellsworth Road. The northern entrance on Ellsworth Road is a four-leg traffic signal which will be shared with the future commercial development (Fry's Marketplace) to the east of the subject site. The second access point on Ellsworth Road is identified as right-turn in and right-turn out only. The western most driveway on Riggs Road is a shared driveway between the Pecan Plaza development and the adjacent Fat Cats Entertainment Center development.

As part of the original Pecan Plaza PAD, the development included a shared access easement to provide legal access to the Uptain Residence –an acre single-family lot located northwest of the subject site behind the existing Tractor Supply– to Ellsworth Road. The Preliminary Plat and Site Plan maintain this shared access easement.

ANALYSIS

General Plan Review: The current General Plan designation for this property is Commercial. The request is in conformance with the property's General Plan Land Use designation.

Zoning Review: This property is zoned C-2 "General Commercial" with a Planned Area Development overlay. All proposed uses including gym, drive-thrus, medical office, and the retail/restaurant shops buildings are permitted uses under the C-2 zoning designation. The proposed Site Plan and Preliminary Plat are also consistent with the Pecan Plaza Planned Area Development plans and the stipulations provided in the Pecan Plaza PAD Ordinance 576-15.

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 divisions. Conditions of Approval have been added to address Traffic requirements for this project.

Parking: The applicant submitted a shared parking analysis with determined that the site should provide 413 total parking spaces. The applicant is proposing 418 parking stalls. Staff is supportive of the reduction in parking based on the results of the shared parking analysis as well as the proposed parking demands. A Condition of Approval has been attached to this report and will be included in the executed shared parking agreement for the site that it is the property manager and owner's responsibility to manage all on-site parking. Any issue that may arise from a parking deficit must be addressed by the property manager/owner, which may include modifications to the parking field (consistent with the Town's Zoning Ordinance standards) or modifications to tenants to reduce parking demand in order to provide sufficient parking to meet the needs of all tenants and patrons and to prevent parking spillover impacts.

Building Elevation Review: The proposed building elevations are in compliance with the Town Zoning Ordinance, Design Standards and the Pecan Plaza PAD. Building materials include a mixture of smoothface cmu block, limestone, stucco, wood grain ceramic panels, standing seam awnings and metal bougainvillea landscape screens.

In-Vehicle Service (Drive-Thru) Review: The Zoning Ordinance requires 160-feet of vehicle stacking distance for drive-thru restaurants (80 feet of stacking distance between pick-up windows and order-placing speakers and 80 feet of stacking distance between order-placing speakers and the entry to the drive-through lane). The proposed Site Plan meets this minimum requirement.

All drive-thru uses are required to provide a Traffic Impact Analysis (TIA) which evaluates the travel demand of the specific tenant, including:

- Nature of product or service being provided;
- Method by which the order is being processed;
- Time required to serve a typical customer;
- Arrival rate of customers;
- Peak demand hour;
- Anticipated vehicular stacking required; and,
- Location of the storage of loading area with respect to parking spaces of circulation aisles.

Once a tenant is chosen for the drive-thru sites, the applicant will be required to submit a Site Plan application, which will include a TIA to evaluate the traffic demands of the specific user. This may warrant additional queuing area and other Site Plan modifications to accommodate the user.

Preliminary Plat Review: The applicant is proposing to subdivide the 12.2 acre site into five (5) lots. The proposed Preliminary Plat complies with all Zoning Ordinance and Subdivision Ordinance requirements.

Signage: Proposed signage will be reviewed and approved as part of a separate Comprehensive Sign Plan.

CONDITIONS OF APPROVAL

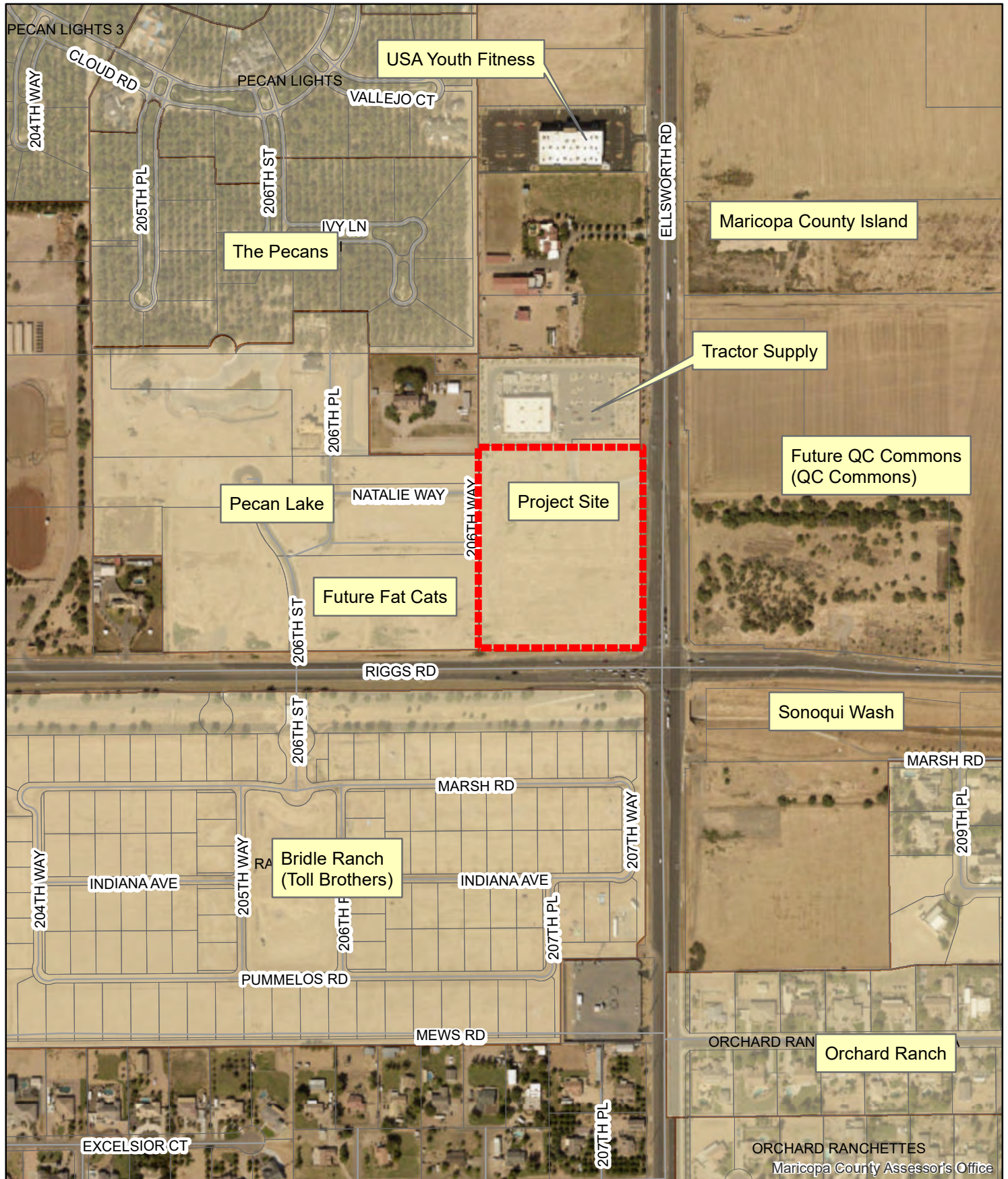
1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The development shall meet all conditions of approval as provided in Ordinance 576-15.
3. The development will be responsible to complete the 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 will be coordinated through the construction document process.
4. 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.
5. SES Cabinets for all tenants shall be screened.
6. Transformers shall be painted per SRP guidelines to blend in with adjacent landscaping.
7. All roof mounted equipment shall be fully screened by the roof parapet.
8. A cross access easement and shared parking agreement shall be required for this development associated with the final subdivision plat. The shared parking written agreement between the owners and lessees is executed for a minimum of twenty years, approved by the Planning Administrator, recorded with title to the land, and a copy maintained in the project file. Should the agreement expire or otherwise terminate, the use for which the off-site parking was provided shall be considered non-conforming and any and all approvals, including Conditional Use Permits, shall be subject to revocation. Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Ordinance.
9. A Comprehensive Sign Plan shall be submitted and approved prior to any issuance of a sign permit.
10. Pads, A, B, C and D are required to submit a Site Plan application for administrative review and approval.
11. All future drive-thru uses are required to submit a Site Plan application which includes an updated Traffic Impact Analysis that shall address the following for the specific tenant:
 - a. Nature of product or service being provided;
 - b. Method by which the order is being processed;
 - c. Time required to serve a typical customer;
 - d. Arrival rate of customers;
 - e. Peak demand hour;
 - f. Anticipated vehicular stacking required; and,
 - g. Location of the storage of loading area with respect to parking spaces of circulation aisles.
12. The owners of the drive-through uses shall work with the Town's Transportation Engineer to ensure that traffic mitigation is sufficiently managed in the event that maximum queuing is exceeded, and/or if traffic issues arise due to the operation of the business.

13. The developer shall coordinate the drainage design with the properties to the west.
14. 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 50 foot Bureau of Reclamation Easement.
15. The development shall coordinate the design and construction of the traffic signal on Ellsworth Road with the QC Commons commercial subdivision.
16. The remaining ½ street improvements within the Ellsworth Road & Riggs Road Right-of-Way shall be designed and constructed with this project. Improvements shall include but are not limited to sidewalks, landscaping, drainage facilities, decel lanes, entry improvements into the subdivision, and wet & dry utility work.
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. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued
18. It is the property manager and owner's responsibility to manage all on-site parking. Any issue that may arise from a parking deficit must be addressed by the property manager/owner, which may include modifications to the parking field (consistent with the Town's Zoning Ordinance standards) or modifications to tenants to reduce parking demand in order to provide sufficient parking to meet the needs of all tenants and patrons and to prevent parking spillover impacts.

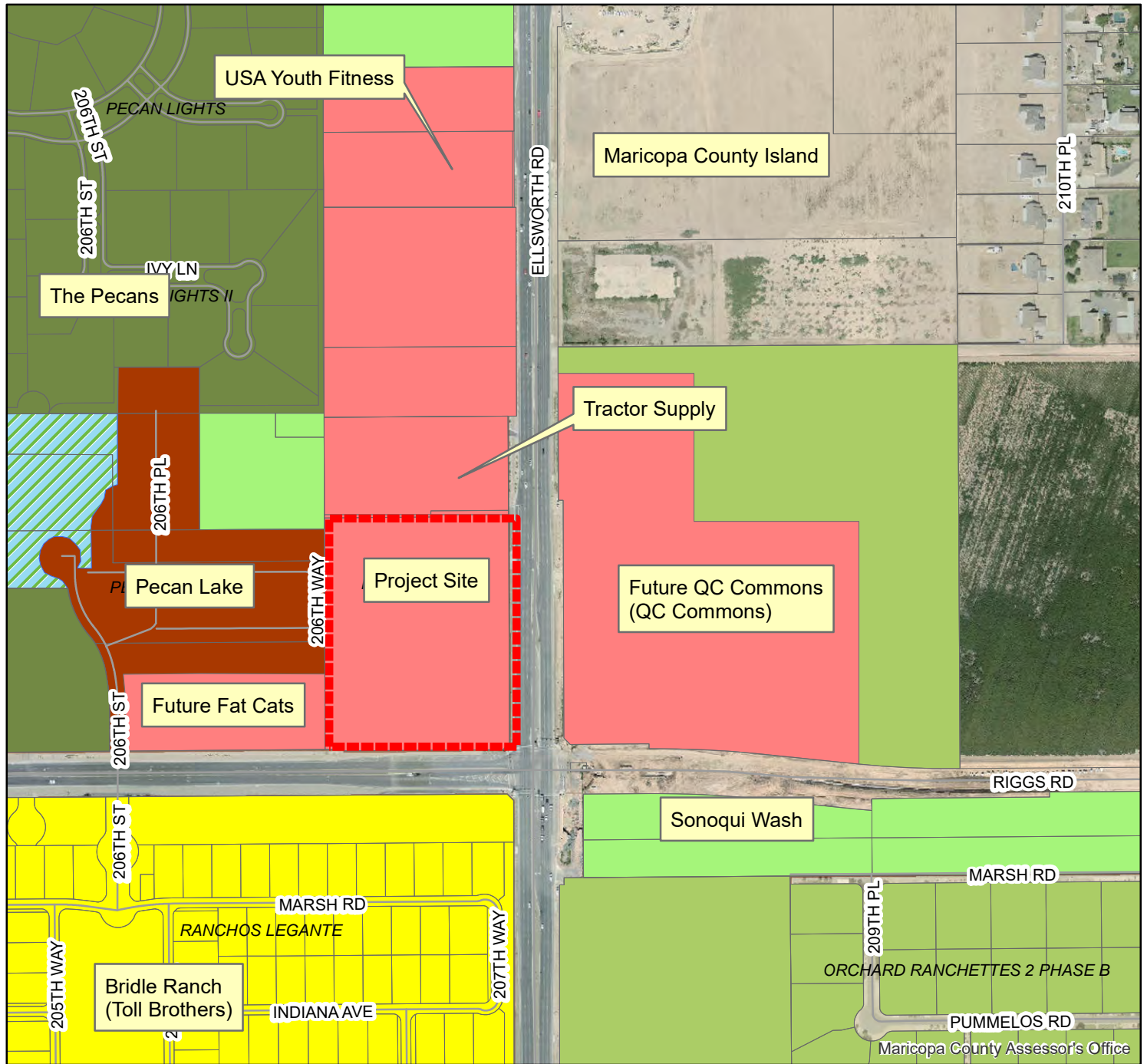
ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Site Plan
4. Landscape Plan
5. Elevations
6. Preliminary Plat
7. Corner Monument Exhibit
8. Site Details
9. Project Narrative

Project Name: Pecan Plaza Aerial Exhibit
Case Numbers: P20-0027 (Site Plan) and P2-0028 (Preliminary Plat)
Hearing Date: July 8, 2020 (Planning Commission)

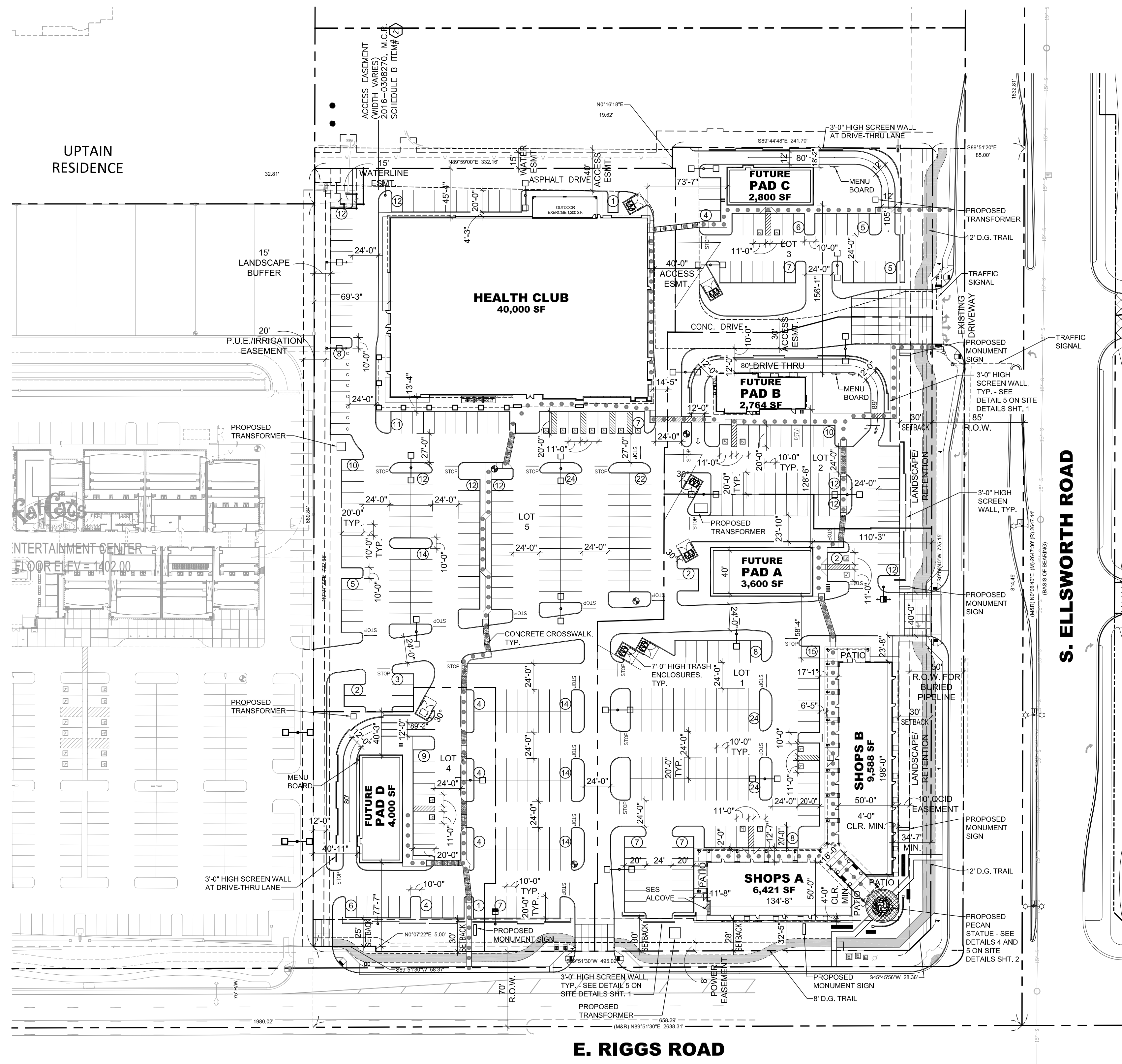


Project Name: Pecan Plaza Zoning Exhibit
Case Numbers: P20-0027 (Site Plan) and P2-0028 (Preliminary Plat)
Hearing Date: July 8, 2020 (Planning Commission)



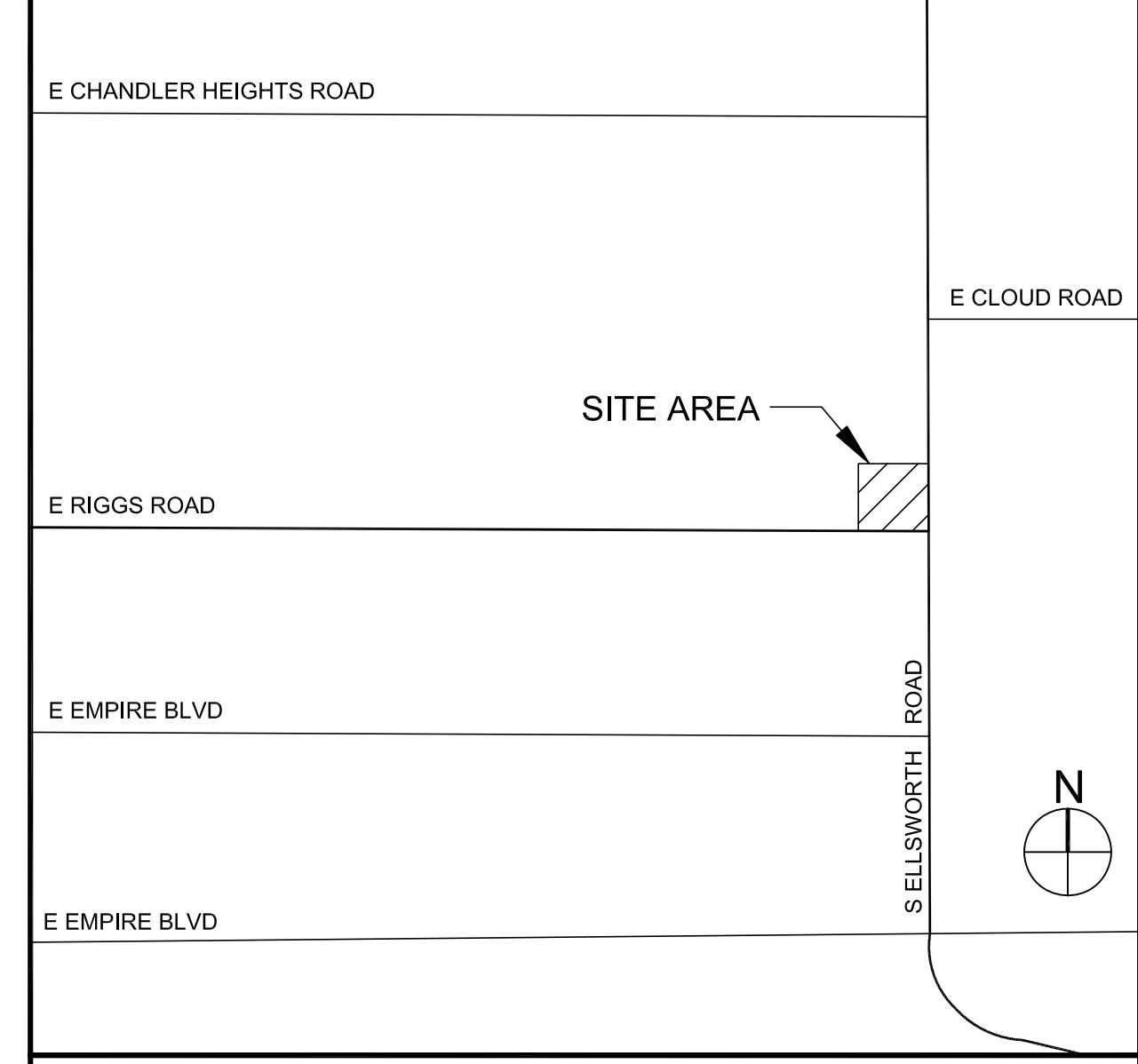
Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	Orchard Ranch	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



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

VICINITY MAP



LEGEND

- ENHANCED PAVING AT DRIVE ENTRANCES
- PATH OF TRAVEL / PEDESTRIAN CONNECTION
- BIKE RACK
- CONCRETE CROSSWALK
- EXISTING CONCRETE DRIVE - STRIPED CROSSWALK
- COMPACT STALLS (8 1/2' x 16' MIN.)

SITE DATA:

APN:	304-93-968
EXISTING ZONING:	C-2 / PAD
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:	120,691 SF (2.79 ACRES)
LOT 2:	42,187 SF (0.94 ACRES)
LOT 3:	39,348 SF (0.90 ACRES)
LOT 4:	38,515 SF (0.88 ACRES)
LOT 5:	180,512 SF (4.14 ACRES)
TOTAL	421,253 SF (9.67 ACRES) TOTAL

BUILDING AREA:	
LOT 1- SHOPS A:	6,421 SF
LOT 1- SHOPS B:	9,588 SF
LOT 1 - PAD A:	3,600 SF
LOT 2 - PAD B:	2,764 SF
LOT 3 - PAD C:	2,800 SF
LOT 4 - PAD D:	4,000 SF
LOT 5 - HEALTH CLUB:	40,000 SF
TOTAL	69,173 SF
MAXIMUM LOT COVERAGE ALLOWED:	60%
LOT COVERAGE PROPOSED	16.42%
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):	14 SPACES
4,009 SF / 300 = 14	
LOT 1 (MEDICAL - 1 PER 200 SF):	25 SPACES
5,000 SF / 200 = 25	
LOT 1 (RESTAURANT-1 PER 75 SF + OUTDOOR PATIO-1 PER 400 SF):	94 SPACES
7,000 SF / 75 = 94	
LOT 1 (MEDICAL OFFICE - 1 PER 200 SF), 3,600 SF / 200 =	18 SPACES
LOT 2 (REST. W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE /FOOD PREP AREA); 2,764 SF X 50% = 1,382 SF / 50 = 28 AND 2,764 SF X 50% = 1,382 SF / 200 = 7 - 28 + 7 =	35 SPACES
LOT 3 (REST. W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE /FOOD PREP AREA); 2,800 SF X 50% = 1,400 SF / 50 = 28 AND 2,800 SF X 50% = 1,400 SF / 200 = 7 - 28 + 7 =	35 SPACES
LOT 4 (REST. W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE /FOOD PREP AREA); 4,000 SF / 2 = 2,000 SF X 50% 1,000 SF / 50 = 20 AND 2,000 SF X 50% = 1,000 SF / 200 = 5 - 20 + 5 =	25 SPACES
LOT 4 (GENERAL RETAIL SALES - 1 PER 300 SF):	7 SPACES
4,000 SF / 2 = 2,000 SF / 300 =	
LOT 5 (HEALTH CLUB-40,000 SF):TOTAL REQUIRED SPACES PER EOS FITNESS =	185 SPACES
	438 SPACES TOTAL

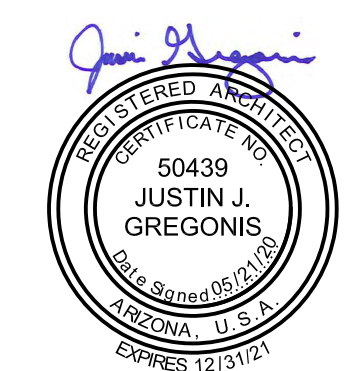
PARKING PROPOSED:	
LOT 1:	110 SPACES
LOT 2:	33 SPACES
LOT 3:	27 SPACES
LOT 4:	32 SPACES
LOT 5:	216 SPACES (208 STD/8 COMPACT)
	418 SPACES TOTAL

SHARED PARKING ANALYSIS STATES 413 PARKING SPACES RECOMMENDED.	
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
BIKES REQUIRED: 44	BIKES PROVIDED: 44
PARKING RATIO:	6.16 SPACES / 1,000 SF

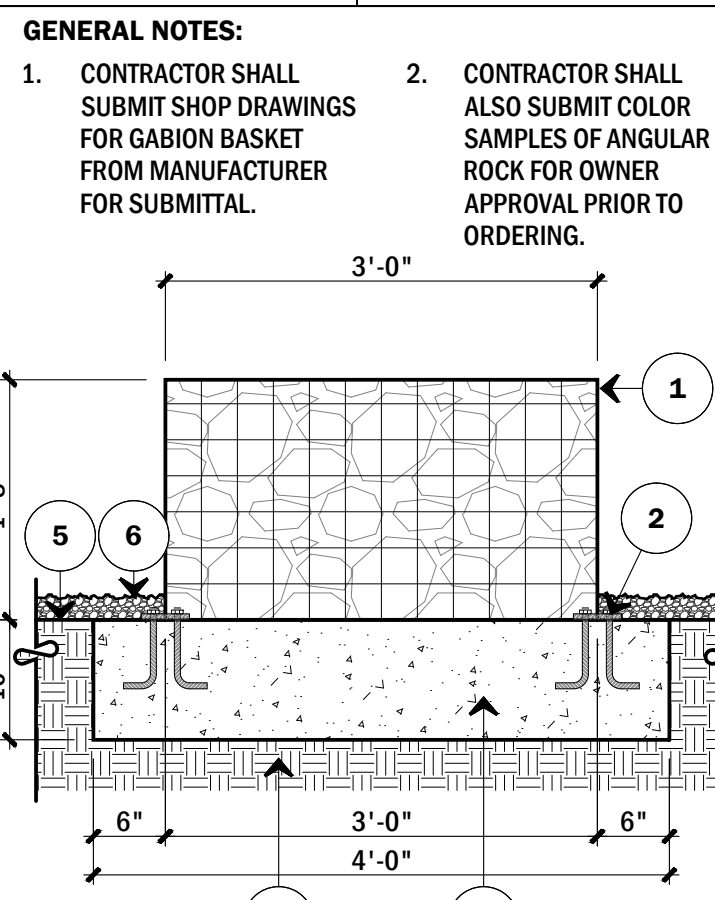
N.W.C. ELLSWORTH RD. AND RIGGS RD.

QUEEN CREEK, AZ

05.21.2020
PROJECT NO.: 19071



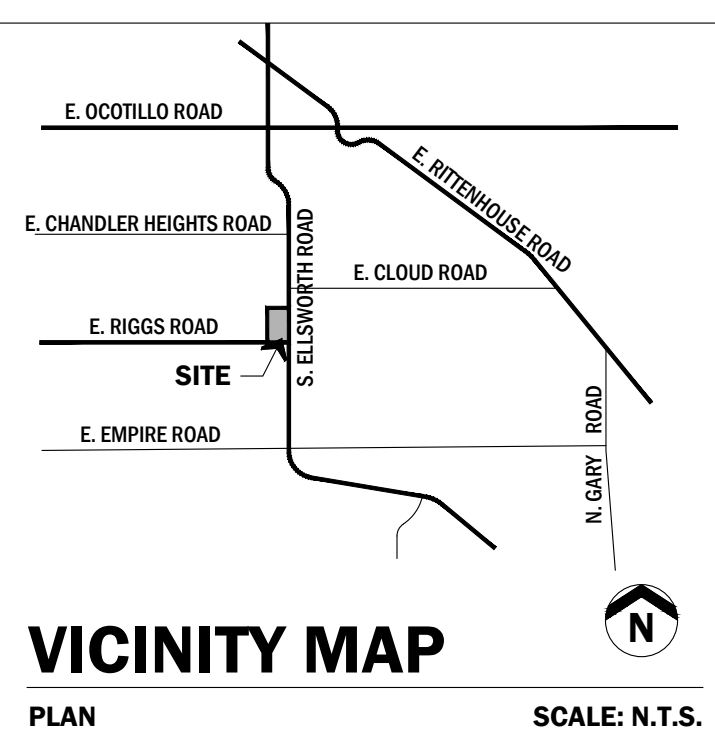
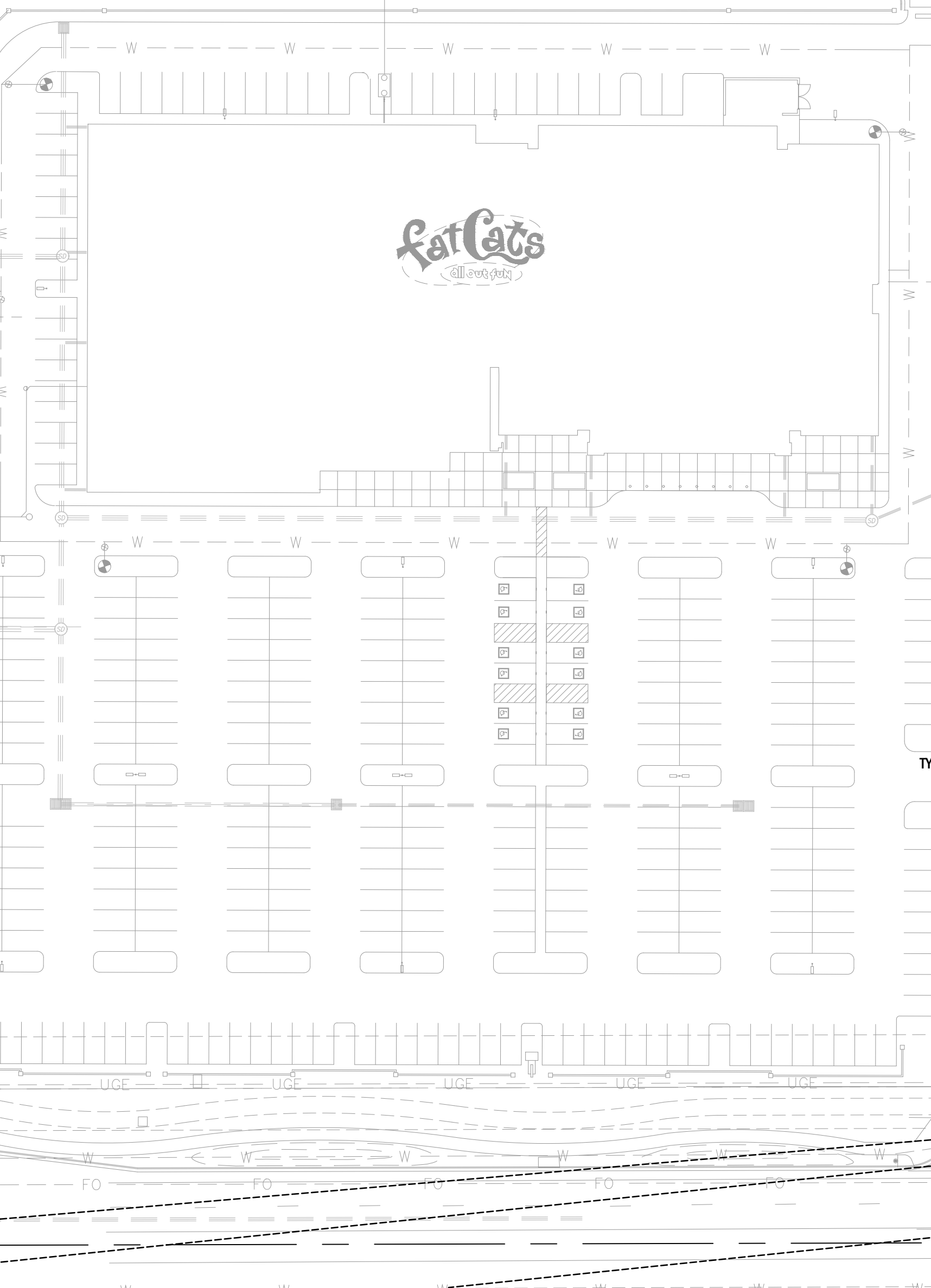
4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



1 GABION WALL
SECTION / ELEVATION

- GENERAL NOTES:**
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GABION BASKET FROM MANUFACTURER FOR SUBMITTAL.
 - CONTRACTOR SHALL ALSO SUBMIT COLOR SAMPLES OF ANGULAR ROCK FOR OWNER APPROVAL PRIOR TO ORDERING.
- KEYED NOTES:**
- GABION BASKET, 3" x 3" x 9 GAUGE NON GALVANIZED WIRE TIES AND STIFFENERS PER MANUFACTURER'S SPEC'S. PROVIDE ANGULAR ROCK FOR FILLING BASKET - 100% PASSING 8" 0-5" PASSING 4", ROCK COLOR: PALOMINO GOLD
 - 4" x 1/4" x 4" WELD PLATE WITH (2) 1/2" DIA. x 6" ANCHOR BOLTS AT 4'-0" O.C. EACH SIDE
 - 2500 PSI CONCRETE FOOTING
 - COMPACTED SUBGRADE
 - FINISH GRADE
 - DECOMPOSED GRANITE, SEE PLANS

SCALE: 3/4" = 1'-0"



PROJECT TEAM

PROPERTY OWNER
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P: 480.777.3455
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CONTACT: DAVID MALDONADO-CAMOU, PE

LANDSCAPE ARCHITECT
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MESA, AZ 85201
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EMAIL: CRAIG@THOMAS-CROWLEY.COM

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- SIGHT VISIBILITY LINE
- FIRE HYDRANT
- SITE ELECTRICAL POLES
- TRANSFORMER

KEYED NOTES (X)

- X.X EXISTING
- X.1 EXISTING 42" QCID IRRIGATION PIPE, DO NOT DISTURB.
- A.X ARCHITECTURE
- A.1 DECORATIVE STREET PAVING, SEE ARCH. PLANS
- A.2 DECORATIVE SIDEWALK, SEE ARCH. PLANS
- A.3 PROPOSED PECAN STATUE, SEE ARCH. PLANS
- A.4 MONUMENT SIGN, SEE SIGN PACKAGE FROM BOOTZ AND DUKE
- A.5 SCREEN WALL, SEE ARCH. PLANS
- A.6 BIKE RACKS, SEE ARCH. PLANS
- A.7 TRASH ENCLOSURE, SEE ARCH. PLANS
- A.8 BENCHES, SEE ARCH. PLANS
- A.9 ENTRY FEATURE WALL, SEE ARCH. PLANS

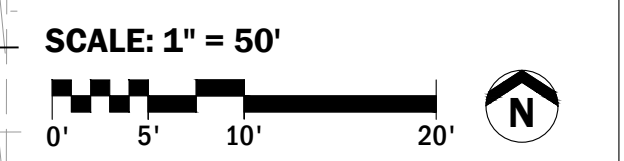
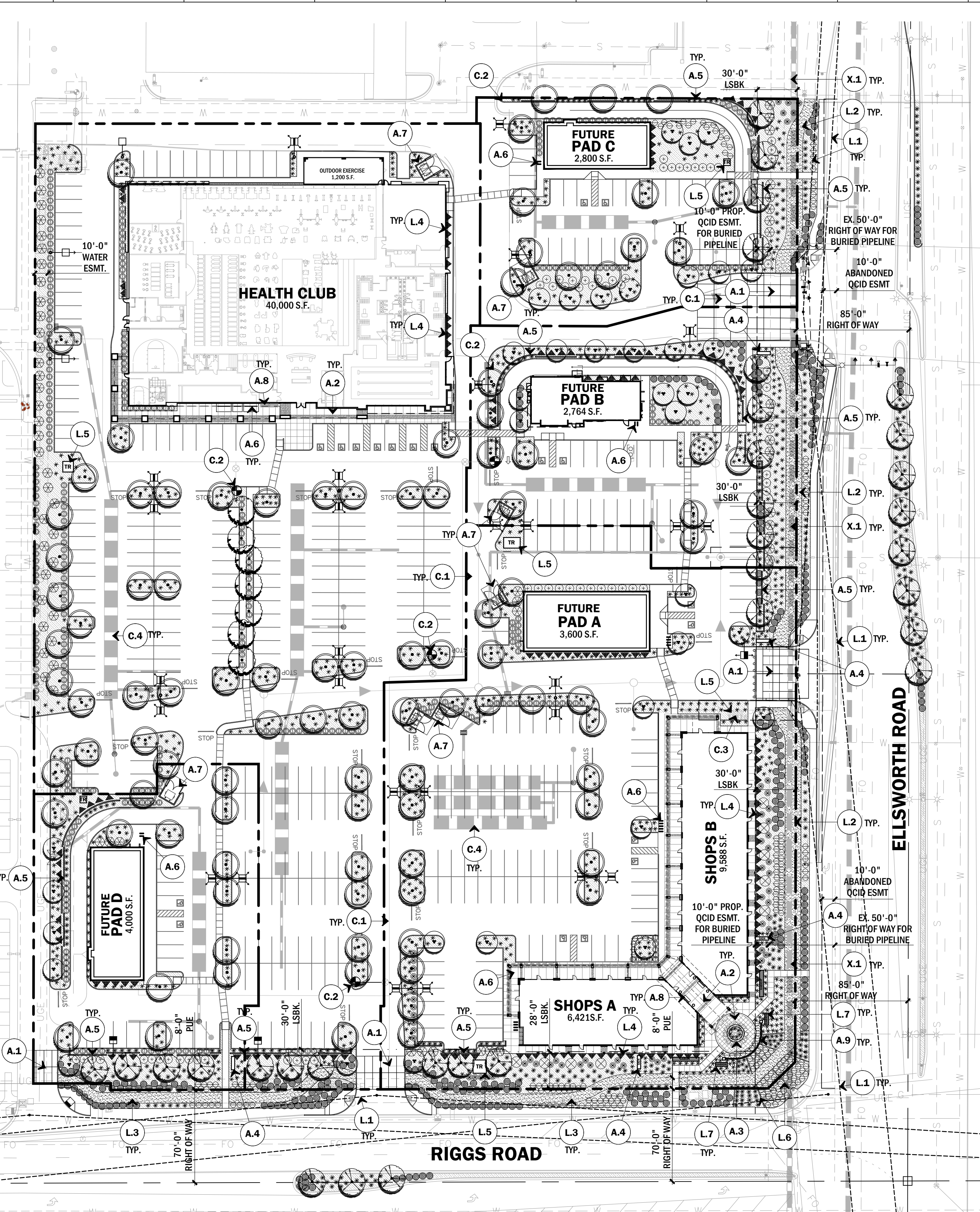
- C.X CIVIL ENGINEERING PLANS
- C.1 UTILITY LINE, SEE CIVIL ENG. PLANS
- C.2 FIRE HYDRANT, SEE CIVIL PLANS
- C.3 WATER METERS & RPB, SEE CIVIL ENG. PLANS
- C.4 UNDERGROUND RETENTION, SEE CIVIL ENG. PLANS
- L.X LANDSCAPE PLANS
- L.1 SIGHT VISIBILITY LINE PER TOWN OF QUEEN CREEK STD. DETAIL R-125
- L.2 12'-0" WIDE STABILIZED GRANITE MULTI USE TRAIL
- L.3 8'-0" WIDE STABILIZED GRANITE MULTI USE TRAIL
- L.4 LANDSCAPE SCREENS WITH VINES
- L.5 ALL TRANSFORMERS OR METERING EQUIPMENT SHALL SCREEN AND PAINTED TO BLEND WITH THE ADJACENT LANDSCAPE / BUILDINGS.
- L.6 6" x 6" CONCRETE HEADER
- L.7 GABION WALLS, SEE DETAIL 1, THIS SHEET

SITE DATA

APN: 304-93-968
EXISTING ZONING: C-2 / PAD
LAND USE: GENERAL COMMERCIAL

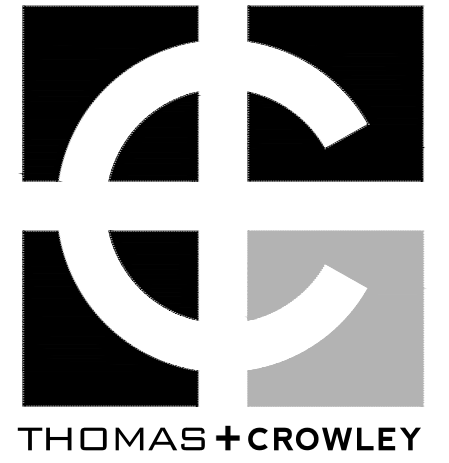
GROSS SITE AREA: 531,140 S.F. (12.19 AC)
NET SITE AREA: 421,253 S.F. (9.67 AC)

LANDSCAPE AREA: 98,828 S.F. (2.27 AC)
% OF NET SITE AREA: 23.46%



LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
(Symbol)	QUERCUS VIRGINIANA SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	100
(Symbol)	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	32
(Symbol)	ULMUS PARVIFOLIA SEMPHIVERENS CHINESE ELM - STANDARD TRUNK	24" BOX	7
(Symbol)	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL - LOW BREAKING	24" BOX	37
SHRUBS			
(Symbol)	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	9
(Symbol)	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	66
(Symbol)	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE	5 GAL.	66
(Symbol)	EREMOPHILIA MACULATA VALENTINE BUSH	5 GAL.	359
(Symbol)	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	59
(Symbol)	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.	439
(Symbol)	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	1,154
(Symbol)	BOUG. 'BARBARA KARST' BOUGAINVILLEA	5 GAL.	136
GROUNDCOVER			
(Symbol)	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	336
(Symbol)	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.	205
TOP DRESSING			
(Symbol)	ON SITE DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: GRANDE ROSE FROM PIONEER SAND O.E. 2" MIN DEPTH IN ALL LANDSCAPE AREAS	87,301 S.F.	
(Symbol)	MEDIAN DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: GRANDE ROSE FROM PIONEER SAND O.E. 2" MIN DEPTH IN ALL LANDSCAPE AREAS	6,060 S.F.	
(Symbol)	STABILIZED GRANITE SIZE: 1/4" MINUS WITH SOIL SHIELD LS MADE BY SOIL-LOC COLOR: SANTA FE GOLD FROM PIONEER SAND O.E. 4" MINIMUM DEPTH OVER 4" ABC	11,497 S.F.	



THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
SUITE 111
MESA, AZ 85201
PH: 480-878-4708
WWW.THOMAS-CROWLEY.COM

T+C-P.N.O. 21913

SEAL

EXPIRES 12/31/22

PRELIMINARY LANDSCAPE PLANS FOR
RIGGS & ELLSWORTH
S.W. CORNER OF RIGGS AND ELLSWORTH ROADS
QUEEN CREEK, ARIZONA

DISCLAIMER

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IF IN THE CONTRACTOR'S RESPONSIBILITY PRIOR TO A DURING CONSTRUCTION TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLY AWARE & RESPONSIBLE FOR KNOWLEDGEABLE BUILDING CODES AND METHODS OF CONSTRUCTION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING ADDRESSING SUCH PERCEIVED ERRORS AND OMISSIONS. INSTRUCTIONS SHALL BE RECEIVED FROM THE LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR, OR SUBCONTRACTORS, PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 1-800-STAKE IT OUTSIDE MARICOPA COUNTY

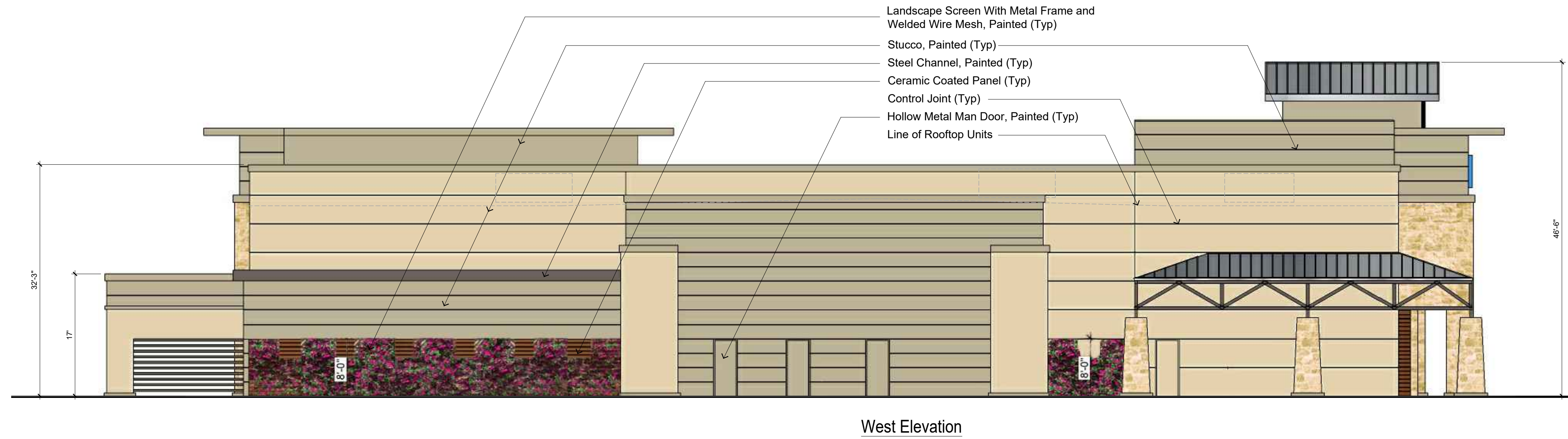
ISSUE/REVISION 1.31.2020
PRELIM SUBMITTAL 1.31.2020
PRELIM CITY COMMENTS 4.15.2020
PRELIM CITY COMMENTS 5.20.2020

SCALE AS NOTED

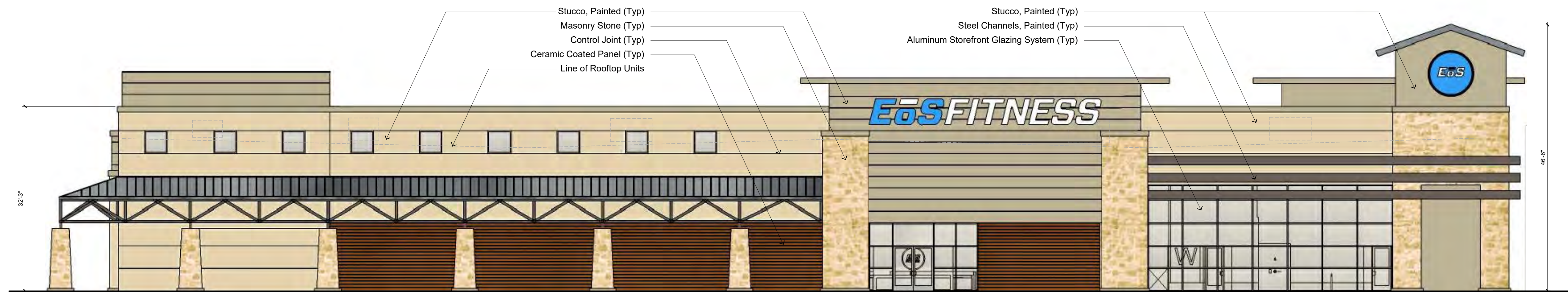
SHEET NAME

PRELIMINARY LANDSCAPE PLAN

SHEET # 1 OF 1 SHEET REFERENCE L1



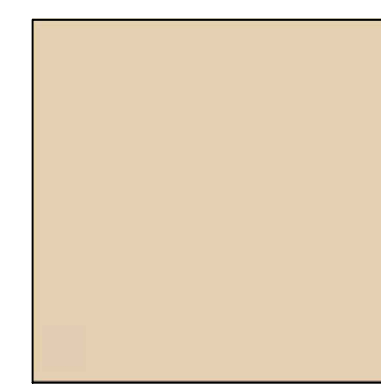
West Elevation



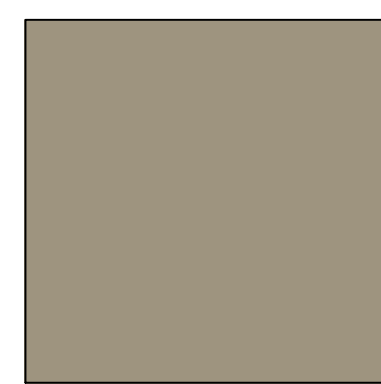
South Elevation

Note: All roof drainage is internal

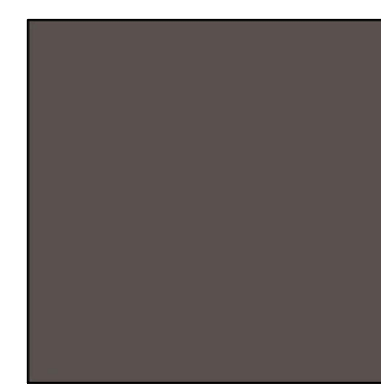
Color and Materials Legend:



New Cement Plaster System
Dunn-Edwards
DEC745 "Chaparral"



New Cement Plaster System
Dunn-Edwards
DEC750 "Bison Beige"



Steel Channel and Trusses, Painted
Dunn-Edwards
DEC756 "Weathered Brown"



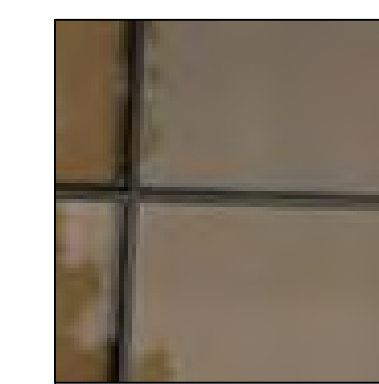
Ceramic Coated Panel
Ceraclad "Carnel"



Whitegold Craft Orchard Limestone
Creative Mines

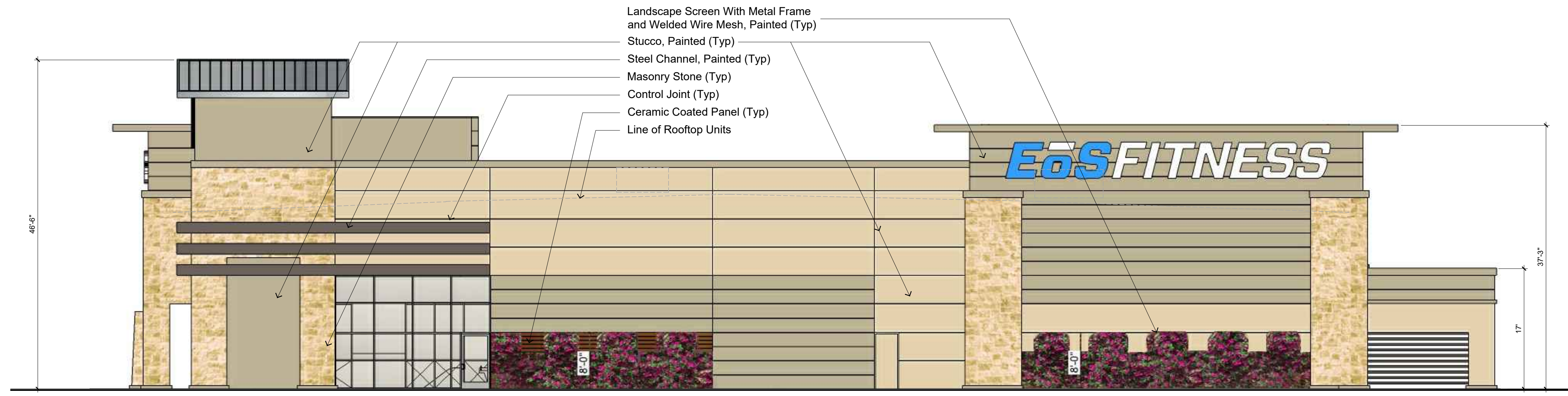


Standing Seam Roofing
Atlas "Silversmith"

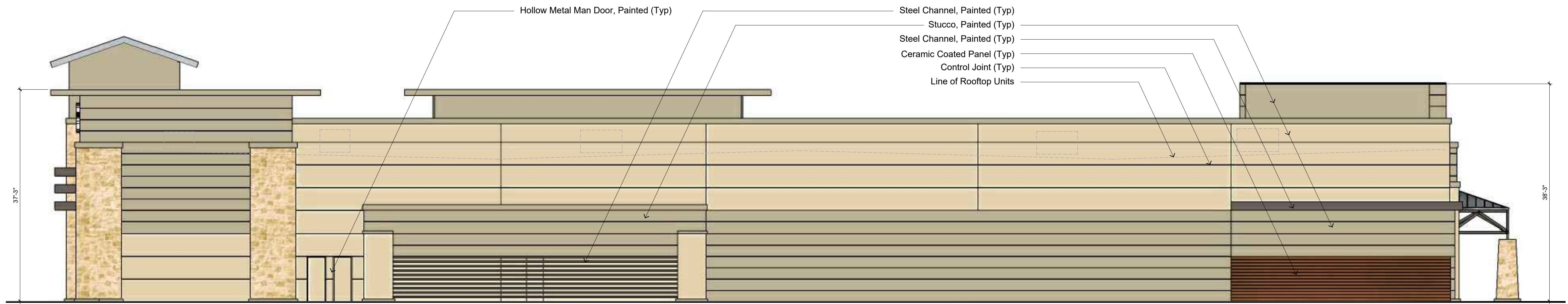


Medium Bronze Anodized Aluminum Storefront
System with Solar Bronze Tinted Glazing

EOS FITNESS • Ellsworth and Riggs • Elevations • May 15, 2020



East Elevation



North Elevation

Note: All roof drainage is internal

Color and Materials Legend:

						
New Cement Plaster System Dunn-Edwards DEC745 "Chaparral"	New Cement Plaster System Dunn-Edwards DEC750 "Bison Beige"	Steel Channel and Trusses, Painted Dunn-Edwards DEC756 "Weathered Brown"	Ceramic Coated Panel Ceraclad "Carnel"	Whitegold Craft Orchard Limestone Creative Mines	Standing Seam Roofing Atlas "Silversmith"	Medium Bronze Anodized Aluminum Storefront System with Solar Bronze Tinted Glazing

EOS FITNESS • Ellsworth and Riggs • Elevations • May 15, 2020



1 NORTH ELEVATION - SHOPS 'A' & 'B'
SCALE: 3/32"=1'-0"



2 WEST ELEVATION - SHOPS 'A' & 'B'
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION - SHOPS 'A' & 'B'
SCALE: 3/32"=1'-0"



4 EAST ELEVATION - SHOPS 'A' & 'B'
SCALE: 3/32"=1'-0"

MATERIAL/COLOR SCHEDULE

- MATERIALS**
- ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E CLEAR GLAZING
 - WESTERN ONE-KOTE SYSTEM WITH METAL CAP FLASHING AT PARAPET - PAINTED
 - INTEGRAL COLOR CMU - FIELD
 - INTEGRAL COLOR CMU - ACCENT BAND
 - ELECTRICAL SERVICE ENTRANCE SECTION (SES) PAINTED TO MATCH BLDG.
 - METAL CANOPY - PAINTED
 - HOLLOW METAL DOOR AND FRAME - PAINTED
 - STANDING SEAM METAL ROOF SYSTEM
 - PRE-MANUFACTURED S1 ONE VENEER
 - CERAMIC COATED SIDING PANELS WITH RUSTIC WOOD TEXTURE
 - DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND
 - SIGN STEEL SUPPORTS
 - ROOF TRUSS WITH EXPOSED RAFTER TAILS - PAINTED
 - LANDSCAPE SCREEN WITH METAL FRAME AND WELDED WIRE MESH - PAINTED
 - CLERESTORY WINDOWS
 - INTERIOR ROOF AND OVERFLOW DRAINS
 - OVERHEAD STEEL TRELLIS - PAINTED

- COLORS**
- | | |
|-----------------------------|--|
| by Dunn Edwards (or Equal): | by Superfite (or Equal): |
| A. DEC756 "WEATHERED BROWN" | E. SMOOTH FACE 'SOUTHWEST GOLD' (SUPERSTITION) |
| B. DEC745 "CHAPARRAL" | F. SMOOTH FACE 'MONTEREY STONE' |
- by Ceredad (or Equal):
- | | |
|--|--|
| C. CERAMIC COATED PANEL NH4055U 'CARMEL' | by Atlas (or Equal): |
| | G. STANDING SEAM ROOFING 'SILVERSMITH' |
- by Creative Mines (or Equal):
- | | |
|--------------------------------------|------------------------------|
| D. WHITEGOLD CRAFT ORCHARD LIMESTONE | by Oldcastle (or Equal): |
| | H. CLEAR ANODIZED STOREFRONT |



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

QUEEN CREEK, AZ
05.13.2020
PROJECT NO.: 19071



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

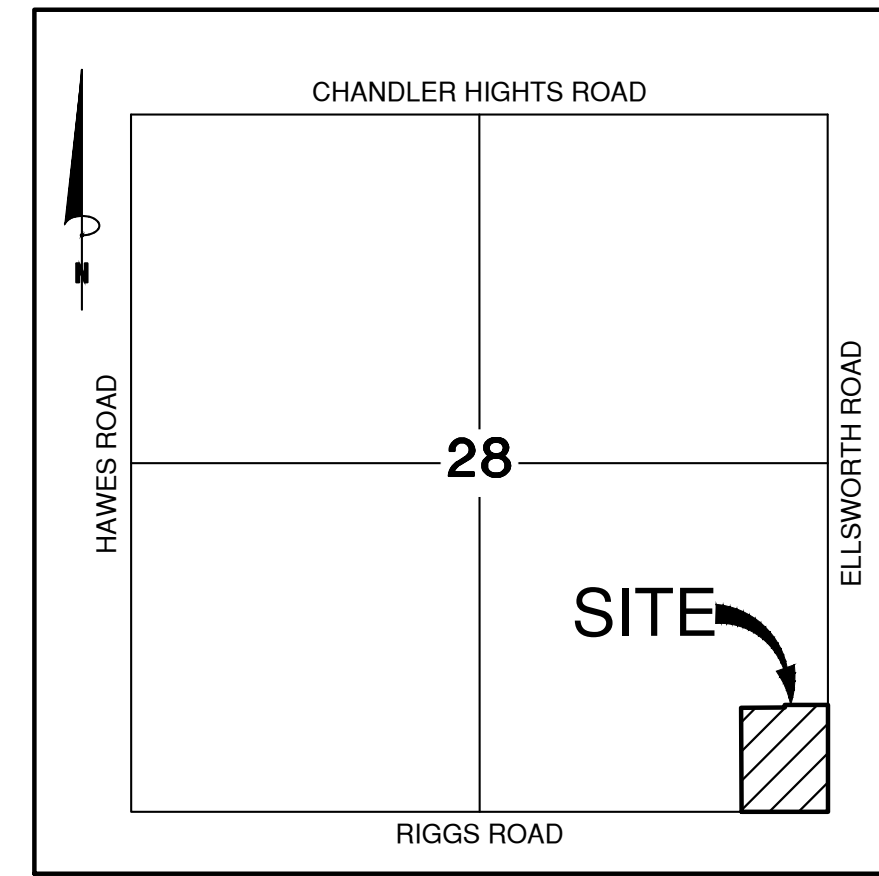
PECAN PLAZA PRELIMINARY PLAT QUEEN CREEK, ARIZONA

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

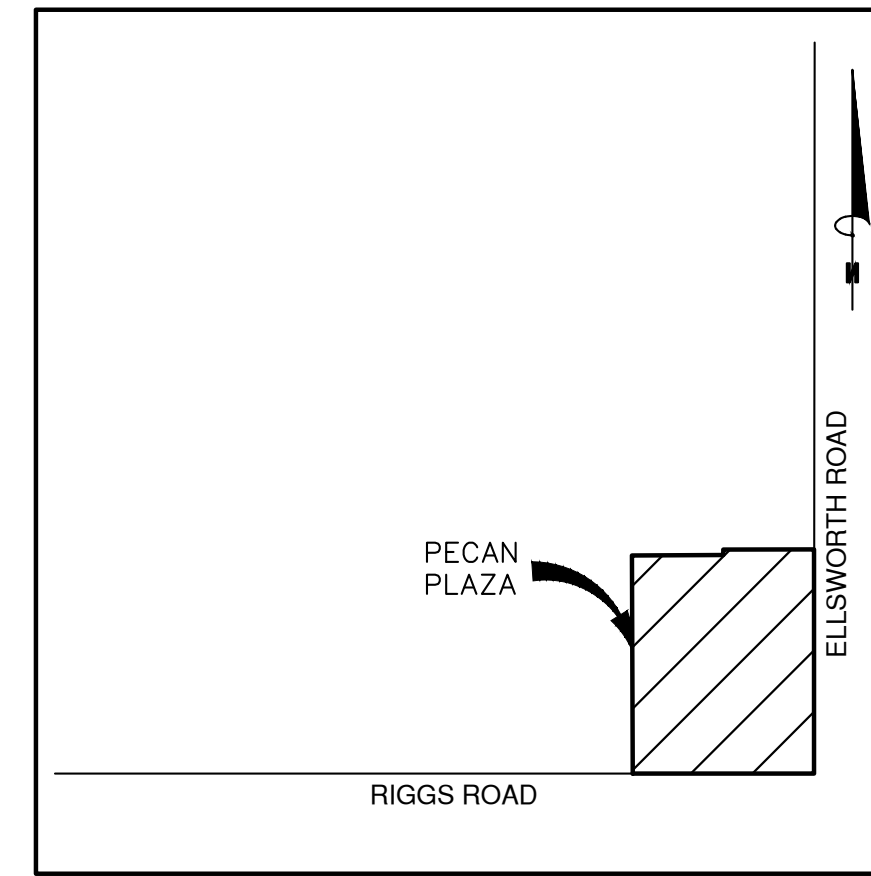
LEGAL DESCRIPTION

LOT 2,
LOT 2, TSC QUEEN CREEK, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
RECORDED IN BOOK 1270 OF MAPS, PAGE 26 AND AFFIDAVIT OF
CORRECTION RECORDED AS 2016-0462662, OF OFFICIAL RECORDS AND
RECORDED AS 2016-0496071, OF OFFICIAL RECORDS AND RECORDED AS
2017-0503103, OF OFFICIAL RECORDS.

CONTAINING 421,255 SQ.FT. OR 9.6707 ACRES, MORE OR LESS.



VICINITY MAP
(T2S, R7E)
N.T.S.



LOCATION MAP
(SEQ SECTION 28)
N.T.S.

LEGEND

●	BRASS CAP FLUSH	—	BOUNDARY LINE
○	MONUMENT AS NOTED	---	RIGHT-OF-WAY LINE
⊠	BRASS CAP IN HAND HOLE	----	SECTION LINE
○	SEWER MANHOLE	----	LOT LINE
●	FIRE HYDRANT	----	PUBLIC UTILITY EASEMENT
●	WATER VALVE	-----	EXISTING CONTOUR & ELEVATION
⊙	EXISTING GAS MANHOLE	- - - EX W - - -	EXISTING WATER
⊙	EXISTING SANITARY SEWER MANHOLE	- - - EX S - - -	EXISTING SEWER
—	EXISTING SIGN	- - - EX G - - -	EXISTING GAS
⊠	EXISTING ELECTRICAL PULL BOX	— OHE —	EXISTING OVERHEAD UTILITY LINES
⊠	EXISTING TELEPHONE PEDISTAL	— 8" S —	PROPOSED SEWER
→	EXISTING GUY WIRE	— 8" W —	PROPOSED WATER
⊙	EXISTING POWER POLE	PUE	PUBLIC UTILITY EASEMENT
		VNAE	VEHICULAR NON-ACCESS EASEMENT
		SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT

NOTES:

- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO CONCERN TO SAME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENT
- ALL RETENTION TO BE ACCOMPLISHED BY UNDERGROUND RETENTION
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHT-OF-WAY ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE PROPERTY OWNER/PROPERTY OWNERS'S ASSOCIATION

LOT AREA	
LOT #	AREA
1	100206.77 SF
2	39444.62 SF
3	36528.29 SF
4	34494.98 SF
5	139163.30 SF

SHEET INDEX

01	PRELIMINARY PLAT COVER SHEET
02	PRELIMINARY PLAT

FLOOD ZONE CERTIFICATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3135L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
PH: 480.629.8830
CONTACT: DAVID MALDONADO-CAMOU

DEVELOPER

RIGGS & ELLSWORTH NW, LLC
2033 EAST WARNER ROAD
SUITE 107
TEMPE, ARIZONA 85284
PHONE: 480.777.3455
CONTACT: DAVID NEWQUIST

BASIS OF BEARING

THE BASIN OF BEARING IS THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST, AS SHOWN ON THE FINAL PLAT OF "TSC QUEEN CREEK" RECORDED IN BOOK 1270, PAGE 26, MARICOPA COUNTY RECORDS.

SAID BEARING= NORTH 00° 08' 40" EAST

BENCHMARK

FOUND MCDOT BRASS CAP IN HAND HOLE 0.3 DOWN RLS 53113 AT THE SOUTHEAST CORNER OF SECTION 28 AT THE RIGGS ROAD AND ELLSWORTH ROAD INTERSECTION (ELEVATION=1404.119 NAVD88 DATUM)

SERVICE PROVIDERS

TOWN OF QUEEN CREEK
COX COMMUNICATIONS
CENTURY LINK
SALT RIVER PROJECT
SOUTHWEST GAS
QUEEN CREEK IRRIGATION DISTRICT

SITE DATA:

GROSS AREA: 9.67 Ac
NET AREA: 9.67 Ac
ZONING: C-2
ZONING CASE: RZ14-064

TOTAL NUMBER OF LOT: 5 LOTS
FRONT, REAR AND SIDE YARD SATBACKS

MINIMUM WIDTH = 50'
MINIMUM DEPTH = 100'
MAXIMUM LOT COVERAGE = 60%
MAXIMUM HEIGHT = 48'
MINIMUM FRONT YARD SETBACK = ---
MINIMUM SIDE SETBACK = 0'
MINIMUM REAR SETBACK = 0'
CONCRETE/ASPHALT AREA = 348,560 SF

BUILDING AREA	
BUILDING ID	AREA
HEALTH CLUB	40,000 SF
PAD A	3,600 SF
PAD B	2,764 SF
PAD C	2,800 SF
PAD D	4,000 SF
SHOPS A	6,400 SF
SHOPS B	9,600 SF

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.

PRELIMINARY PLAT COVER SHEET
PECAN PLAZA
NWC ELLSWORTH AND RIGGS ROAD
QUEEN CREEK, ARIZONA
MARICOPA COUNTY

050640-01-002
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
AC DESIGN	LGR DMC
DRAWN	CHKD

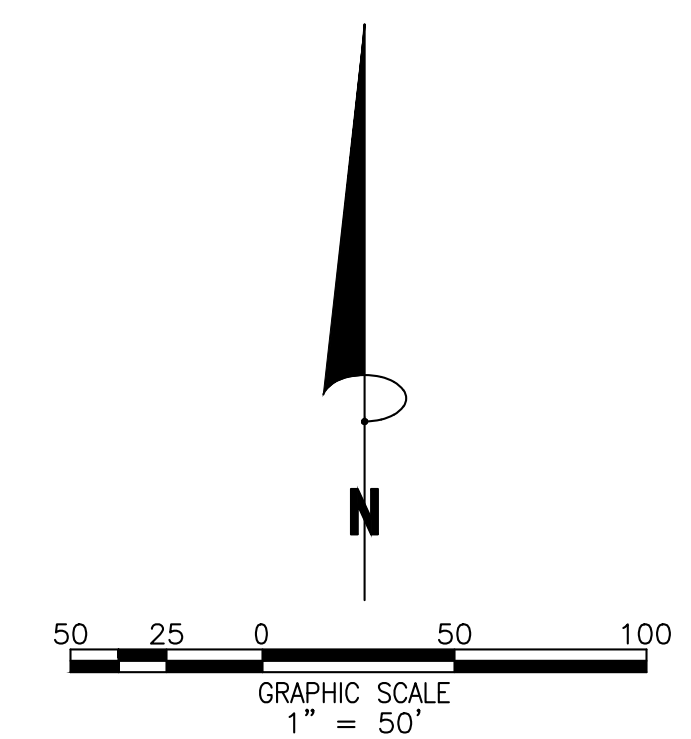
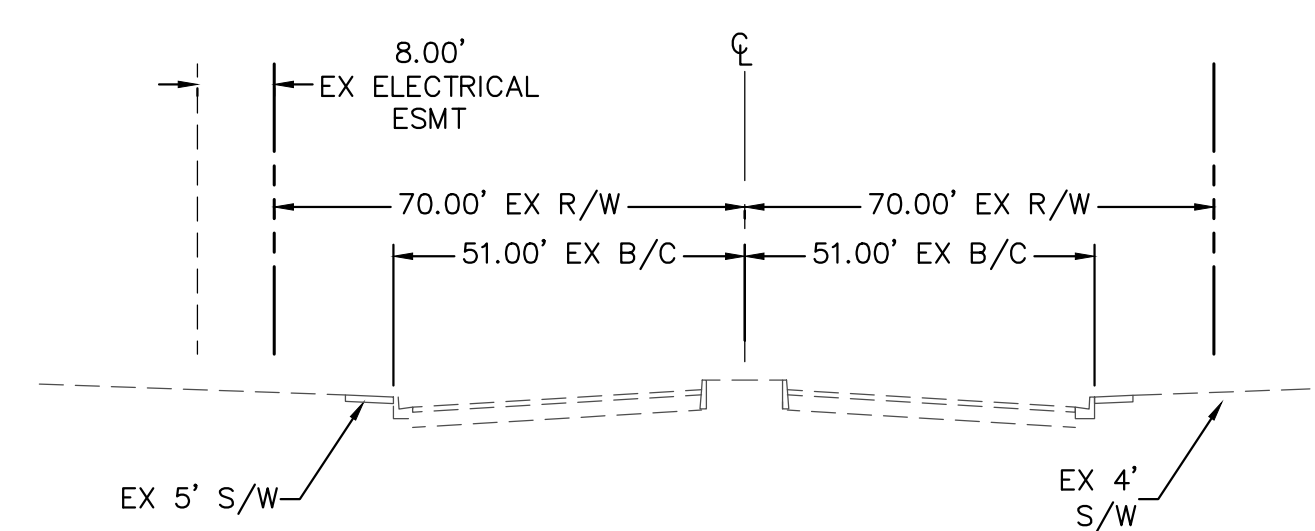
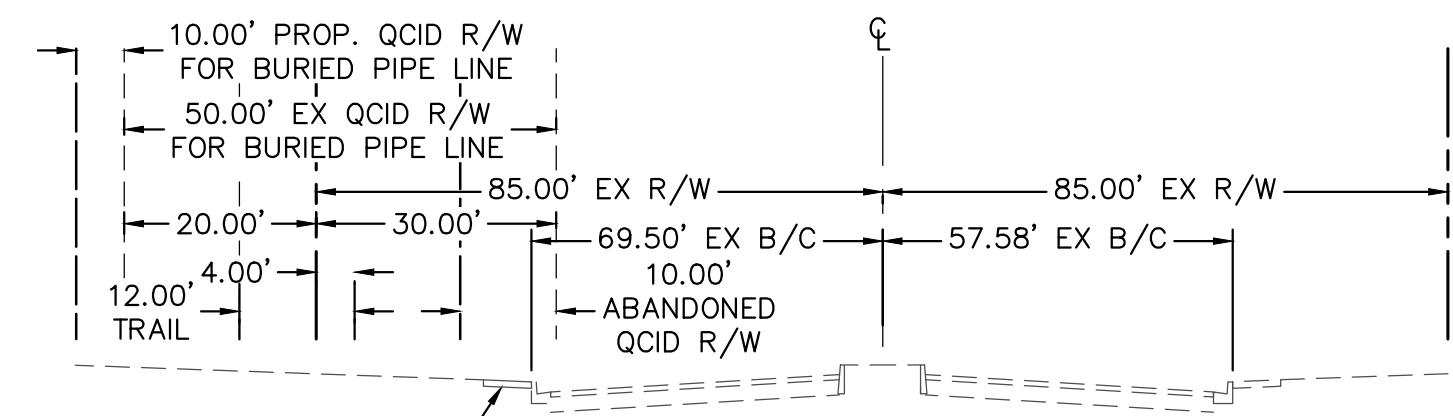
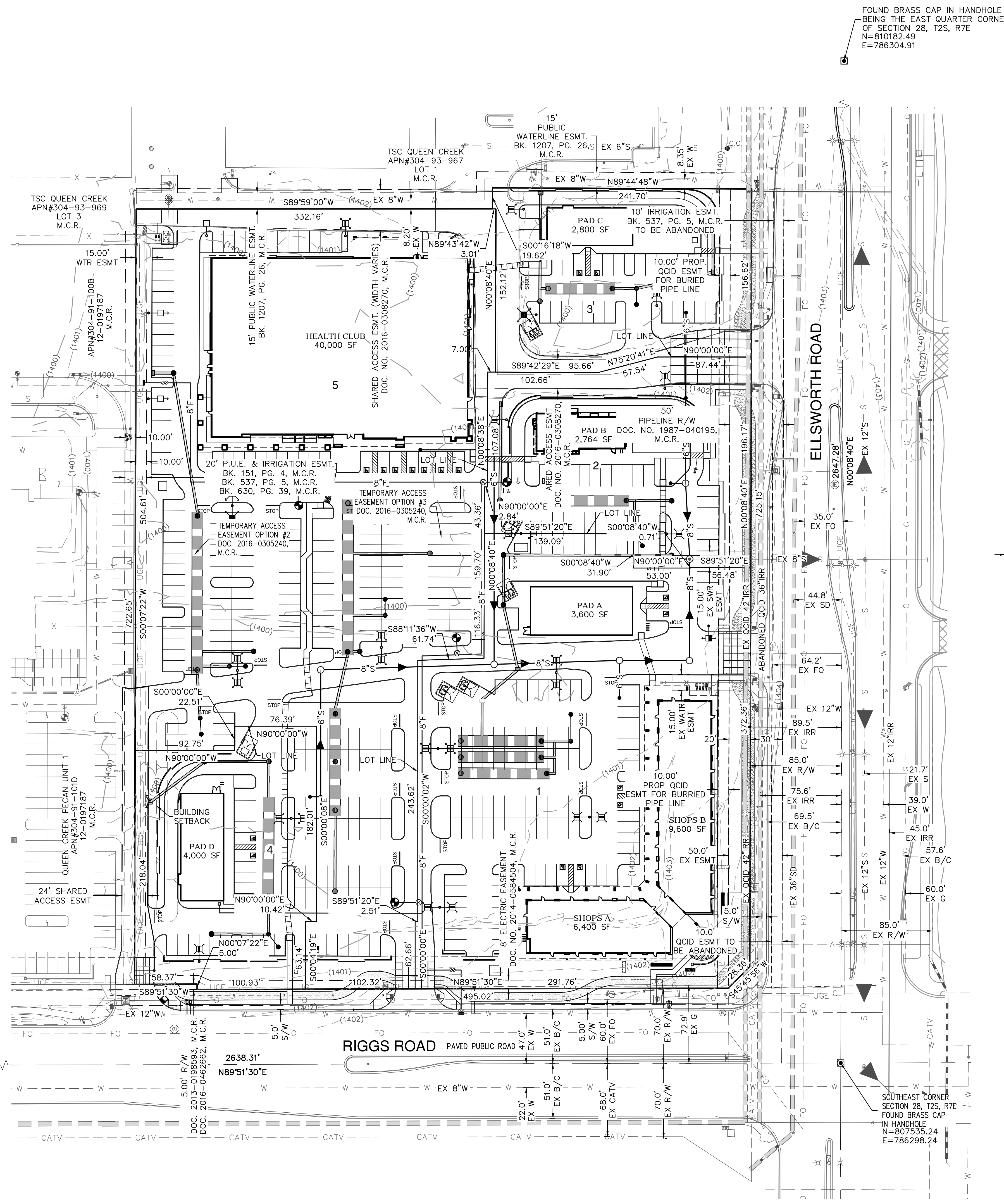
SCALE H: 1"=50'
V: 1"=50'

JOB No. 050640-01-002

DATE : 05.23.20

PP01

SHEET 01 OF 02



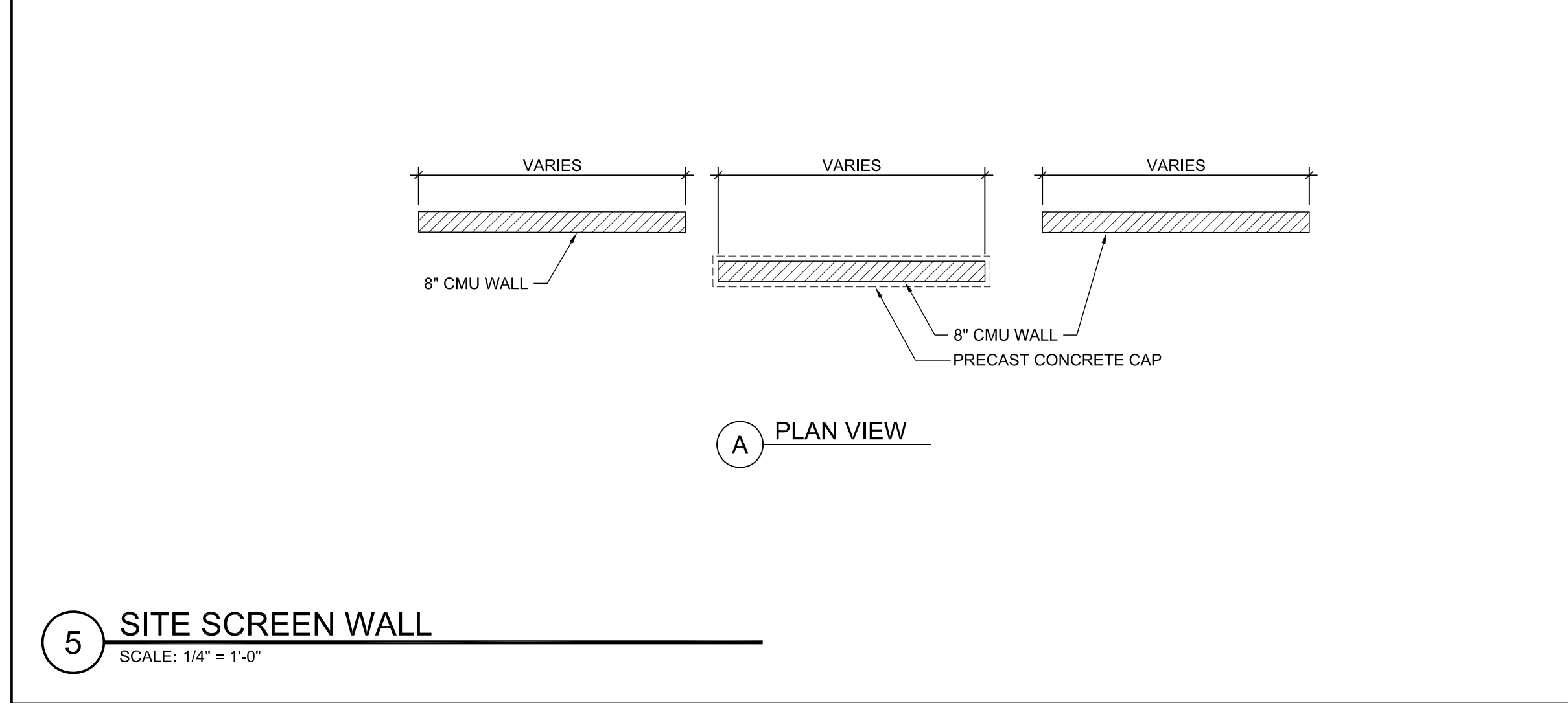
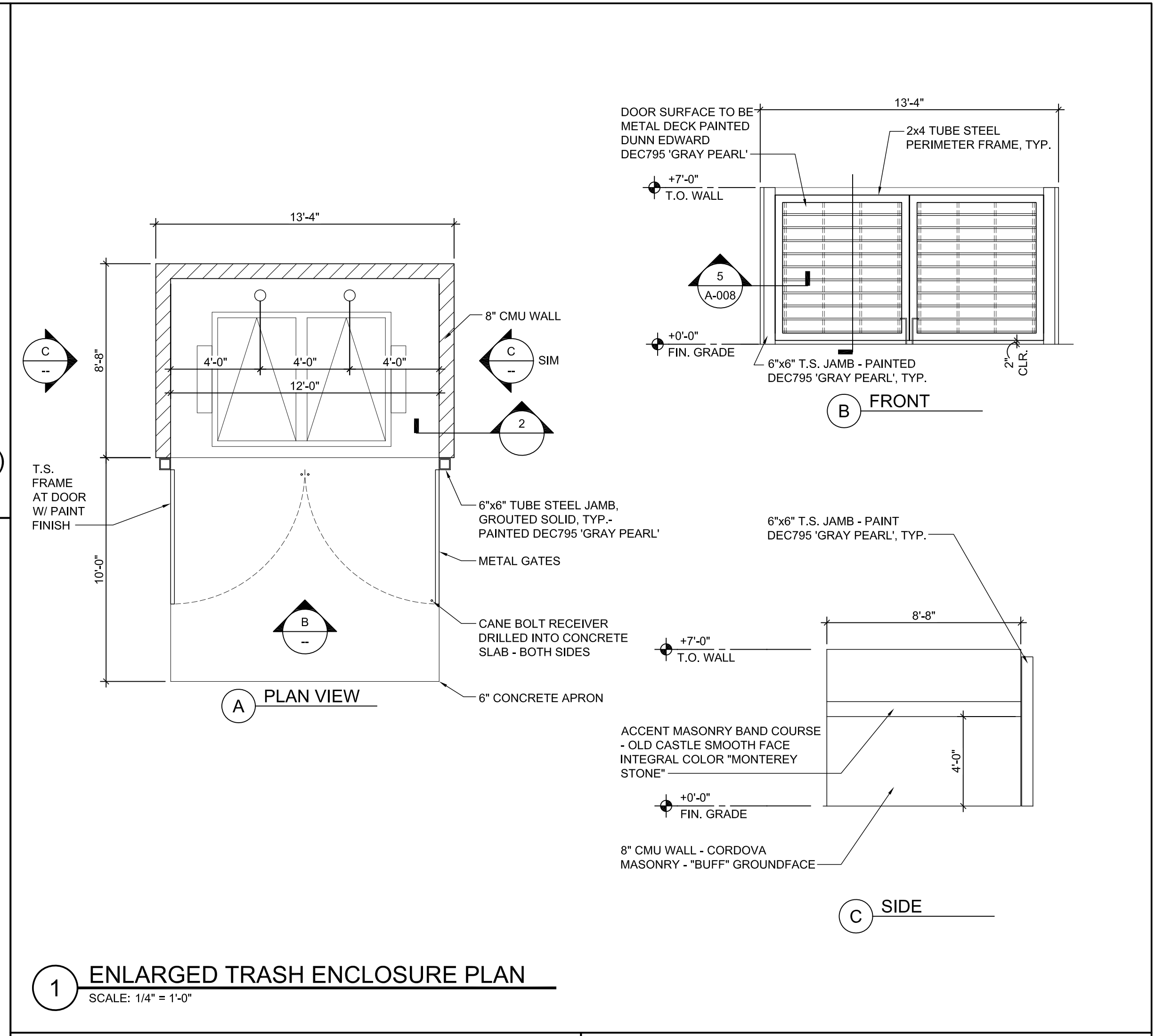
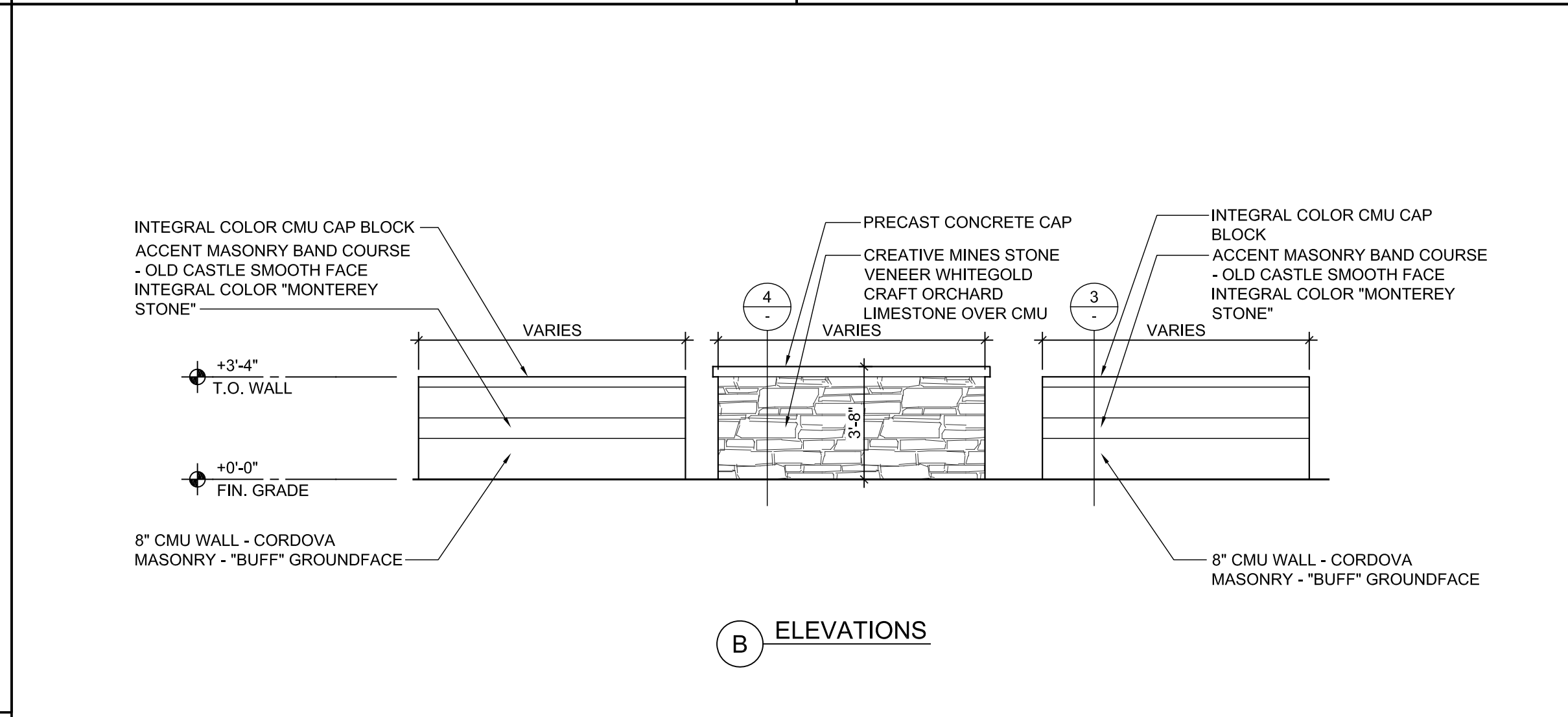
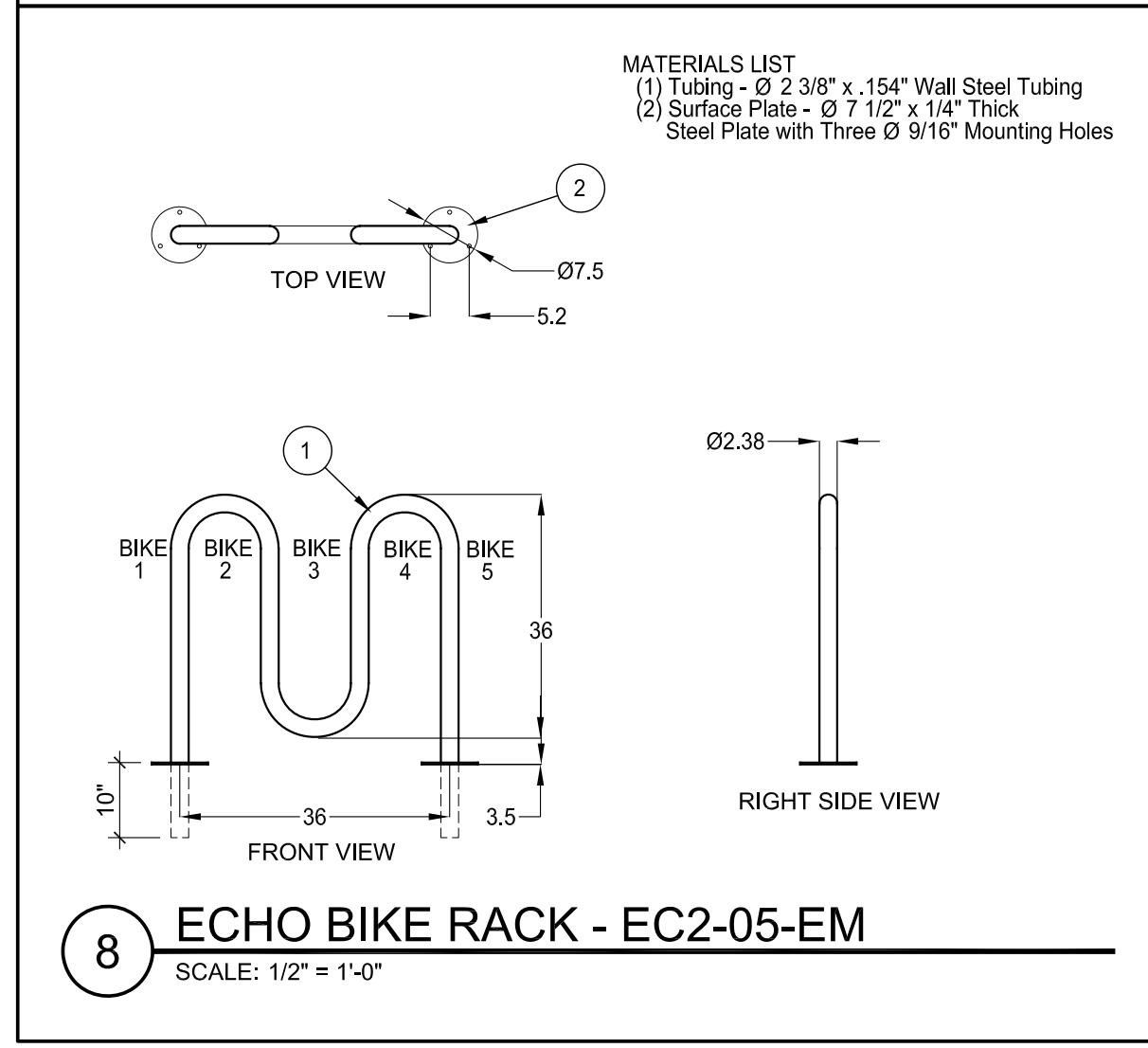
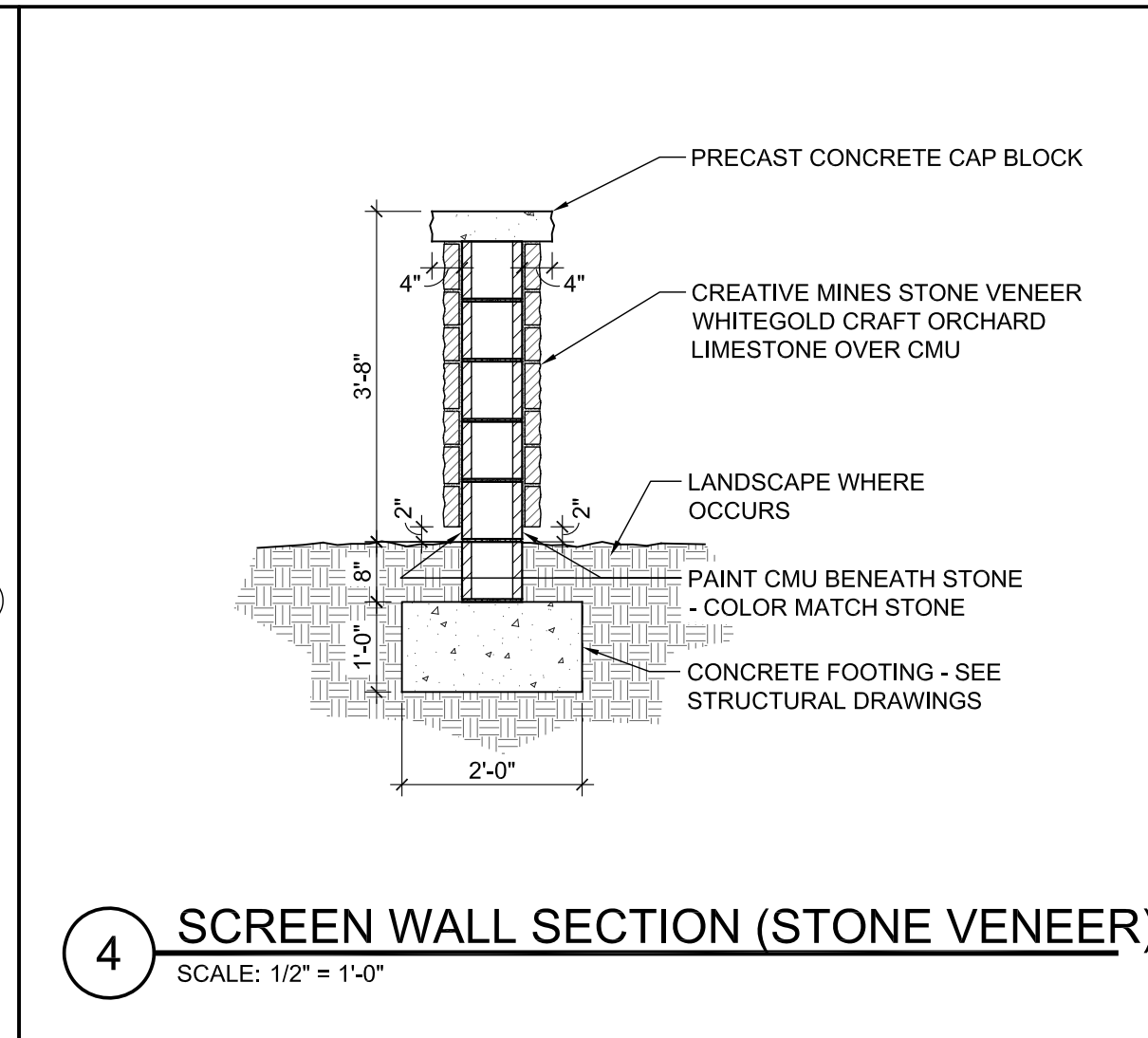
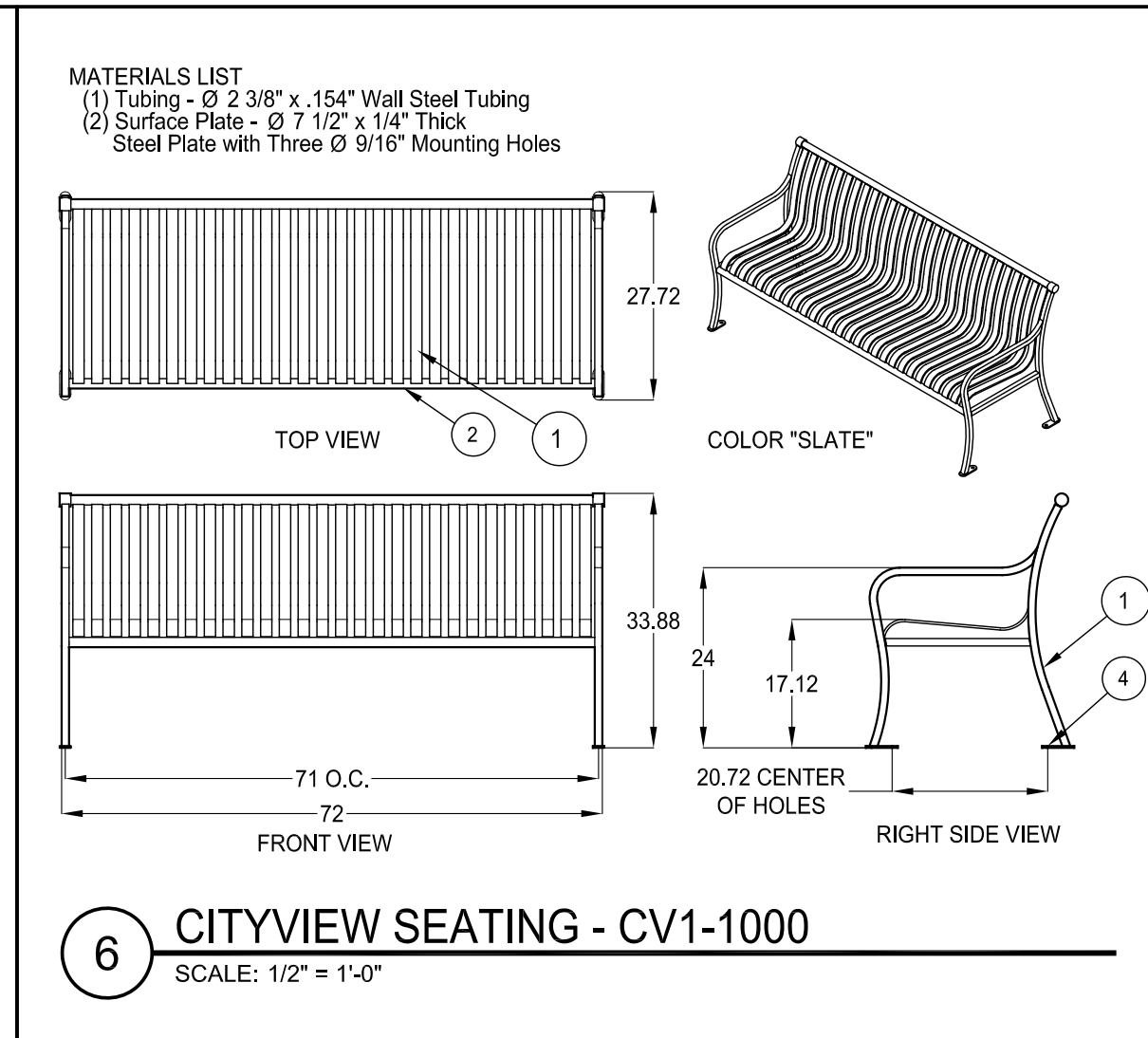
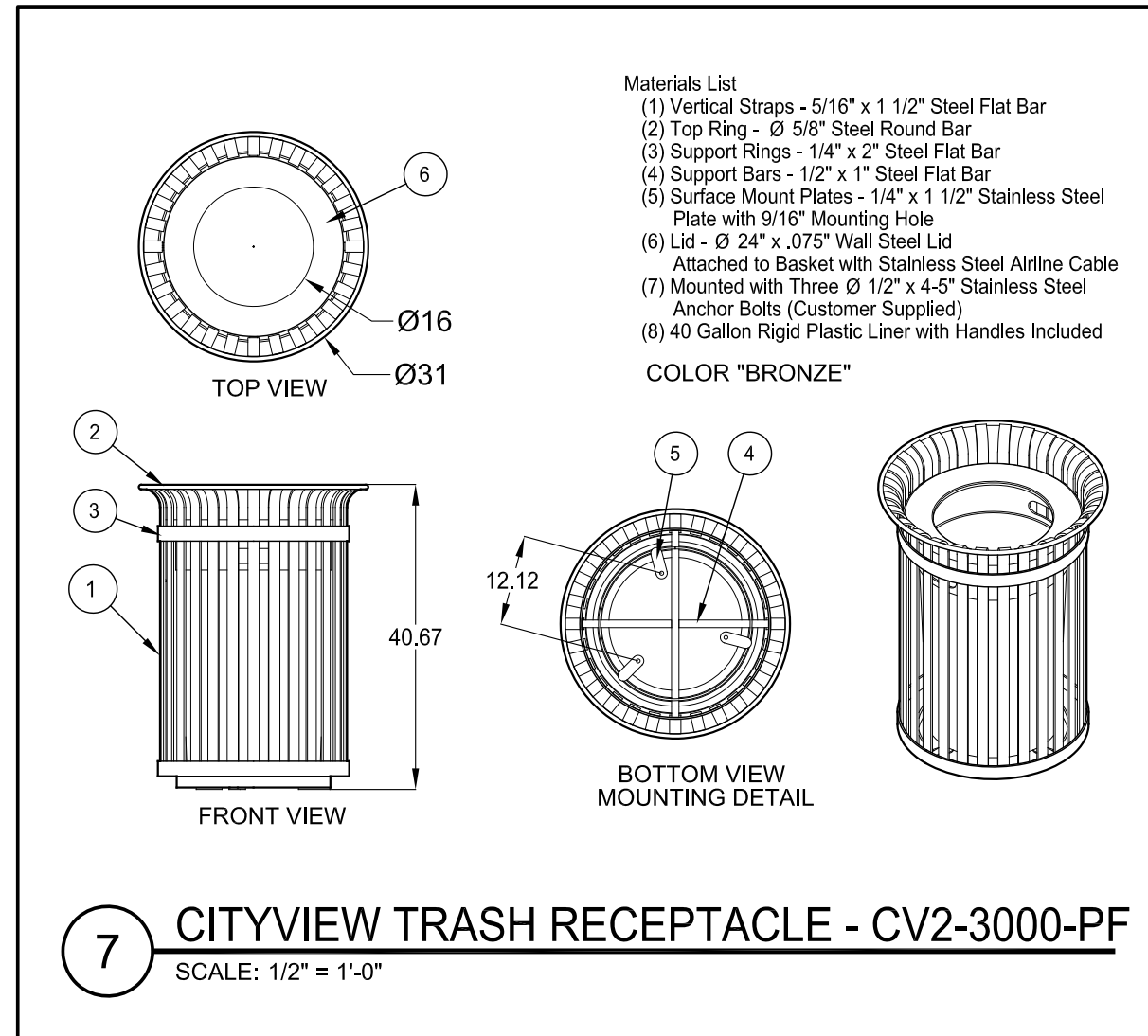


CONCEPTUAL PERSPECTIVE

PECAN PLAZA
N.W.C. ELLSWORTH RD. AND RIGGS RD.
QUEEN CREEK, AZ
04.21.20
PROJECT NO.: 19071



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



N.W.C. ELLSWORTH RD. AND RIGGS RD. - SITE DETAILS 1

QUEEN CREEK, AZ

05.13.2020
 PROJECT NO.: 19071



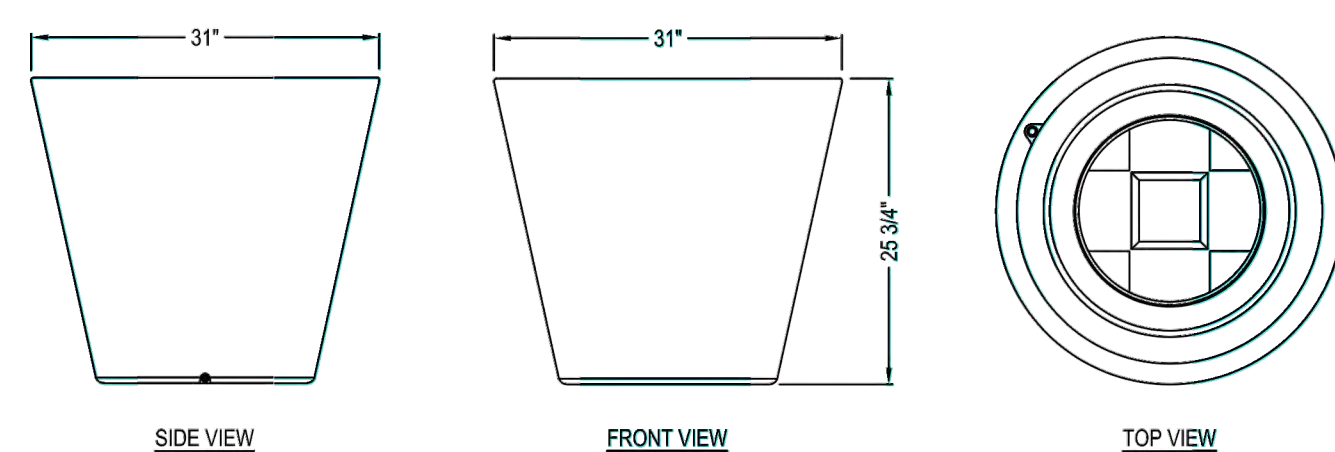
4650 E. Cotton Center Boulevard Phoenix, AZ 85040
 602.395.1000 www.verticaldesignstudios.com



EARTHPLANTER
13 PULASKI STREET
AUBURN, NY 13021
PHONE: (877) 815-6276
www.earthplanter.com

SELECT DESIRED COLOR:

- BLACKSTONE
- MILLSTONE
- DEEP BRONZE
- RICH TERRA COTTA
- GRAY GRANITE
- SANDSTONE

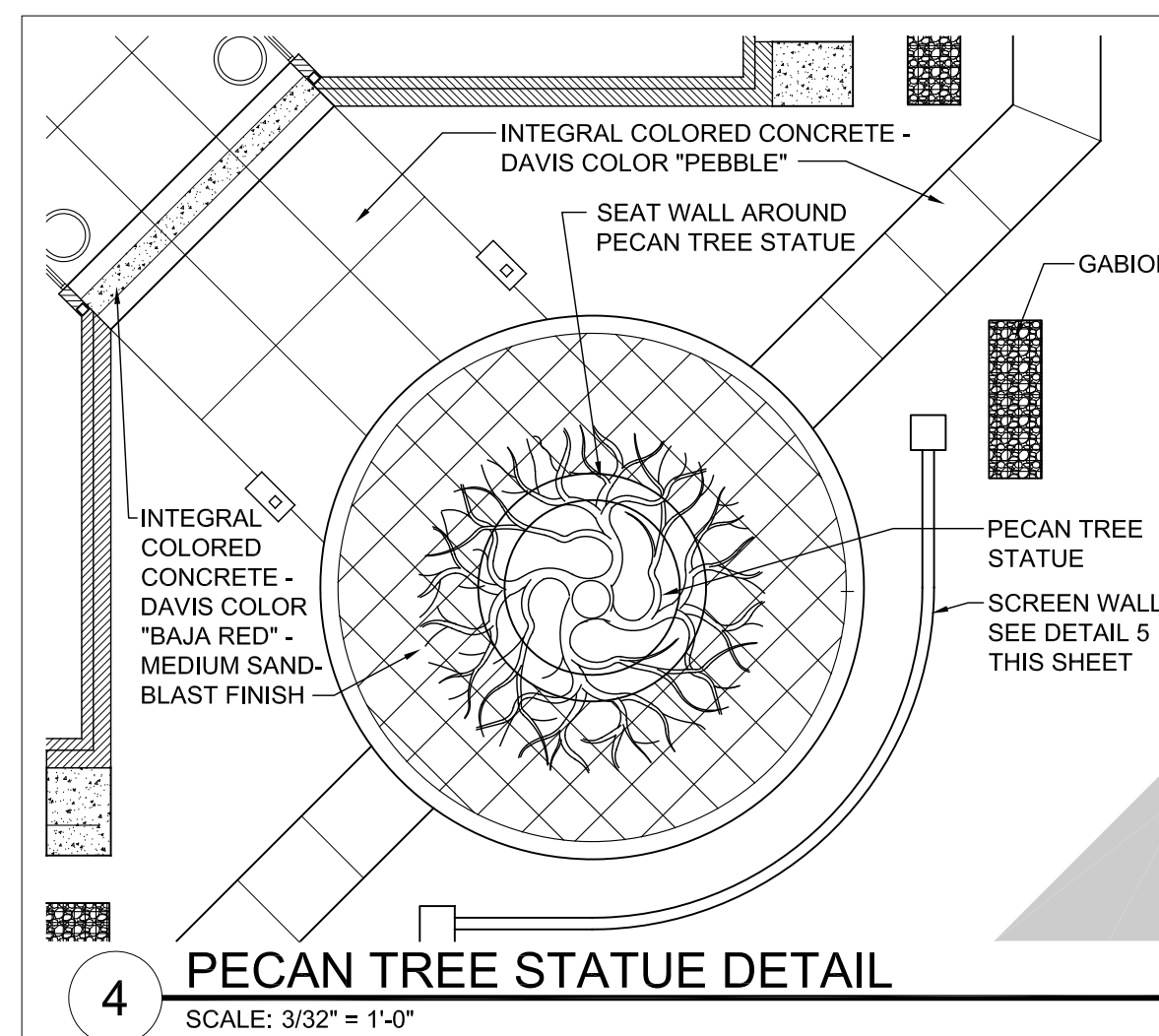


FEATURES:
-ARRIVES FULLY ASSEMBLED - NO SEPARATE PARTS, NO WICKS OR WICKING MATERIAL TO INSTALL
-INDUSTRY LEADING DESIGN - ELIMINATES THE NEED FOR TOP WATERING & DELIVERS SUPERIOR RESULTS IN THE TOUGHEST COMMERCIAL ENVIRONMENTS
-WATER OVERFLOW - INTERNAL ASSEMBLY PROVIDES SUPERIOR PROTECTION FROM OVER-WATERING WHILE ELIMINATING UNSIGHTLY HOLES, INSECT INTRUSION AND POTENTIAL CLOGGING
-COLORS - HIGHEST QUALITY STONE EFFECT COLORS ARE INCLUDED AT NO ADDITIONAL CHARGE

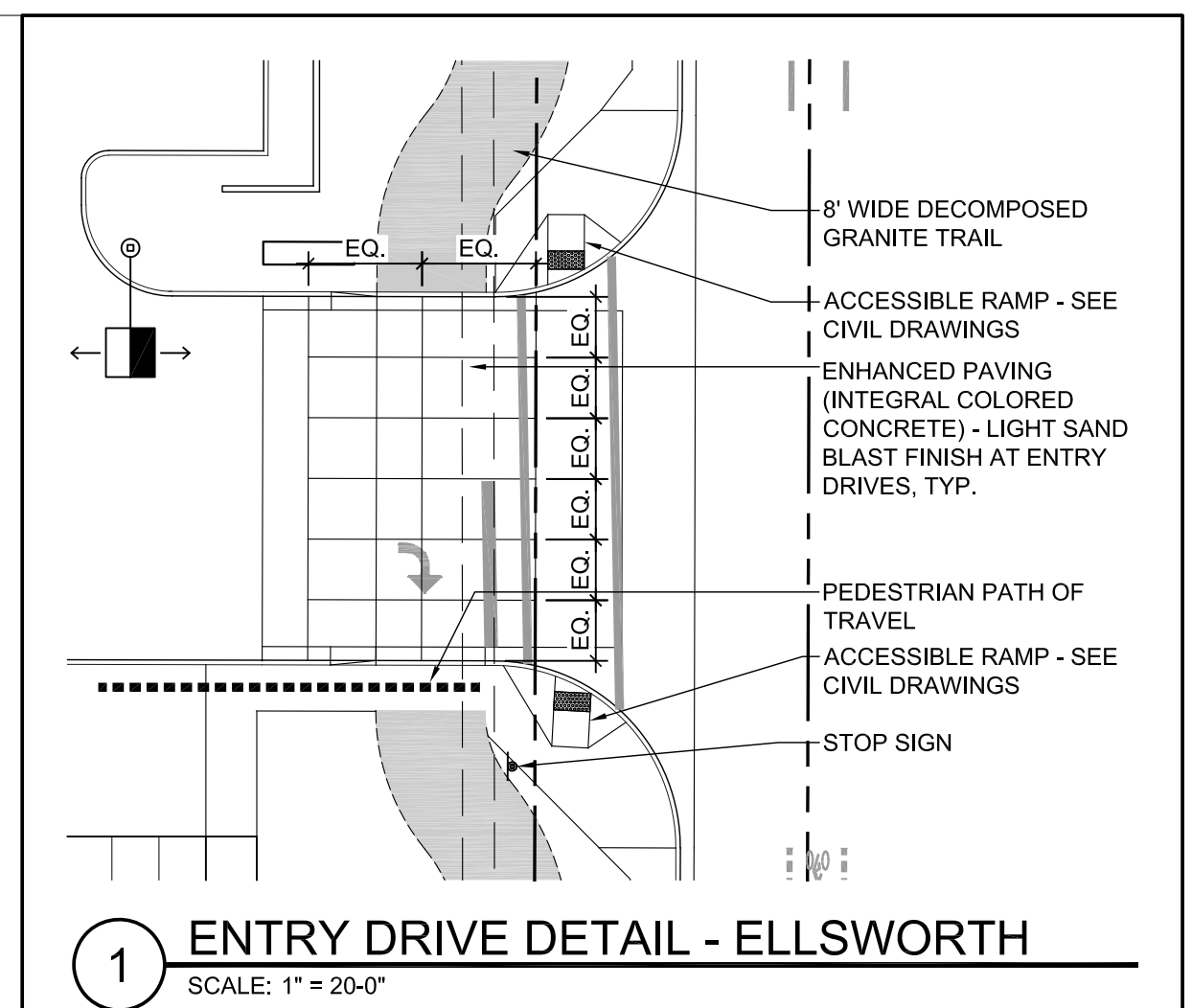
SPECIFICATIONS
DIMENSIONS: 31" TOP OUTSIDE DIAMETER X 25 3/4" H
PLANTING TRAY DEPTH: 13"
WATER CAPACITY: 18 GALLONS
PRODUCT WEIGHT: 23 LBS. (SHIP WEIGHT) / 280+ LBS. WITH WATER AND WET SOIL
SOIL CAPACITY: 3.2 CUBIC FEET - PRO MIX 6X OR EQUIVALENT SOIL REQUIRED
PLANTERS PER PALLET: UP TO 10
WATERING CYCLE: ONCE EVERY 2-3 WEEKS (MID-SUMMER AVERAGE)
MATERIAL: LLDPE, LINEAR LOW-DENSITY POLYETHYLENE EMBEDDED WITH UV INHIBITORS TO PROTECT AGAINST SUN FADE
MANUFACTURING: ROTATIONAL MOLDED FOR STRENGTH & DURABILITY
STACKABLE: YES
WINTERIZED: YES
100% MADE IN THE USA

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5349-005

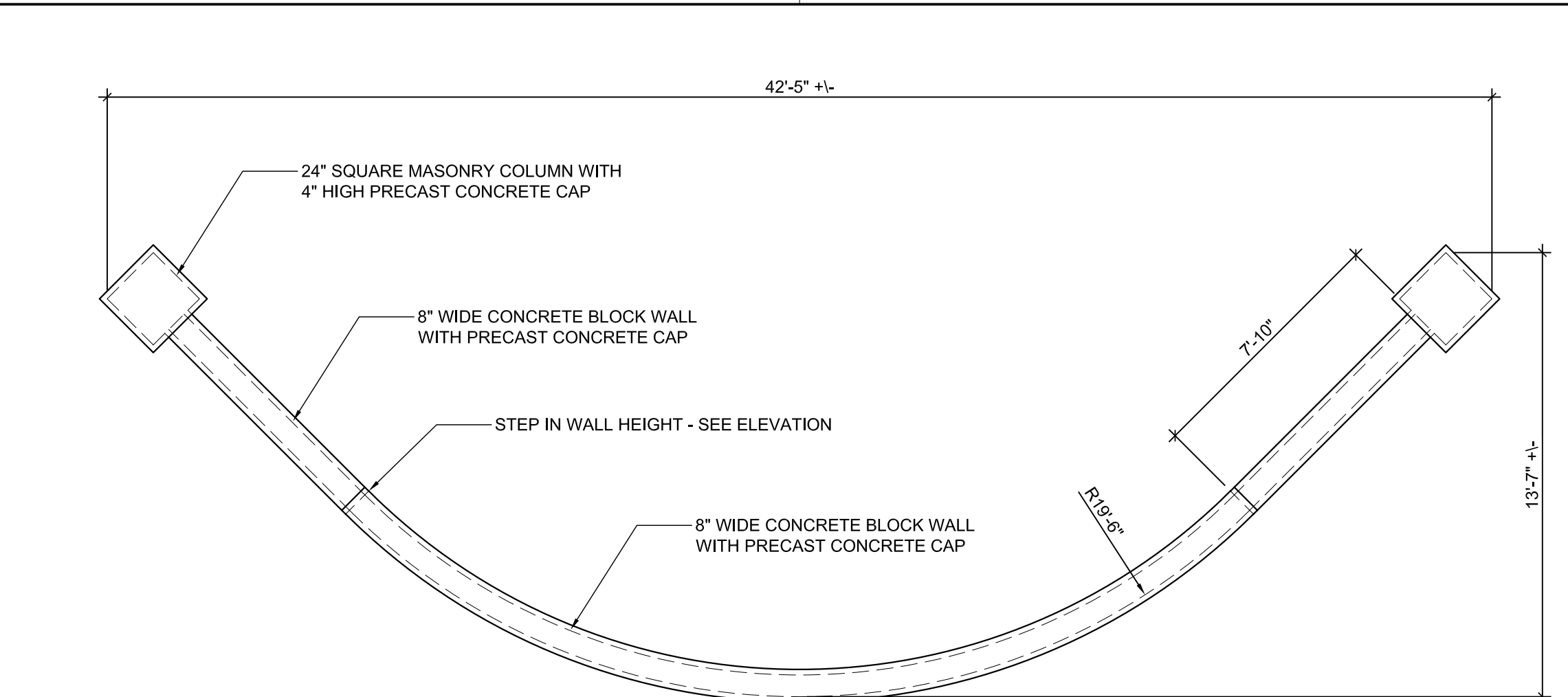
6 SELF-WATERING PLANTER
SCALE: N.T.S.



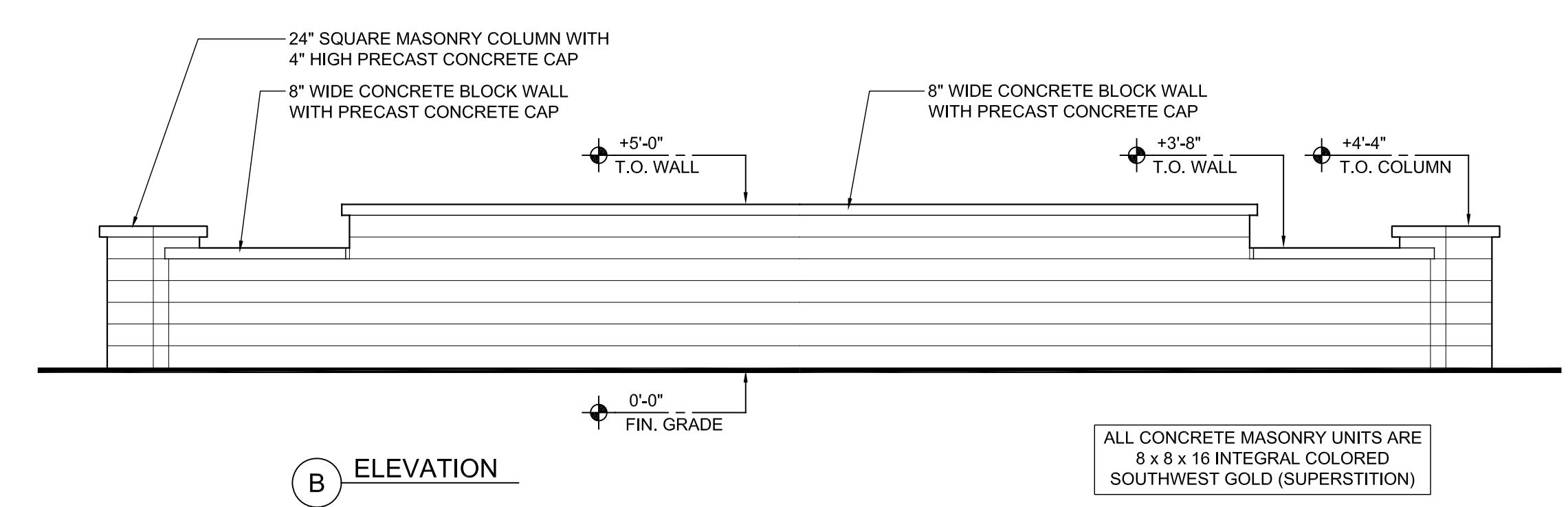
4 PECAN TREE STATUE DETAIL
SCALE: 3/32" = 1'-0"



1 ENTRY DRIVE DETAIL - ELLSWORTH
SCALE: 1" = 20'-0"

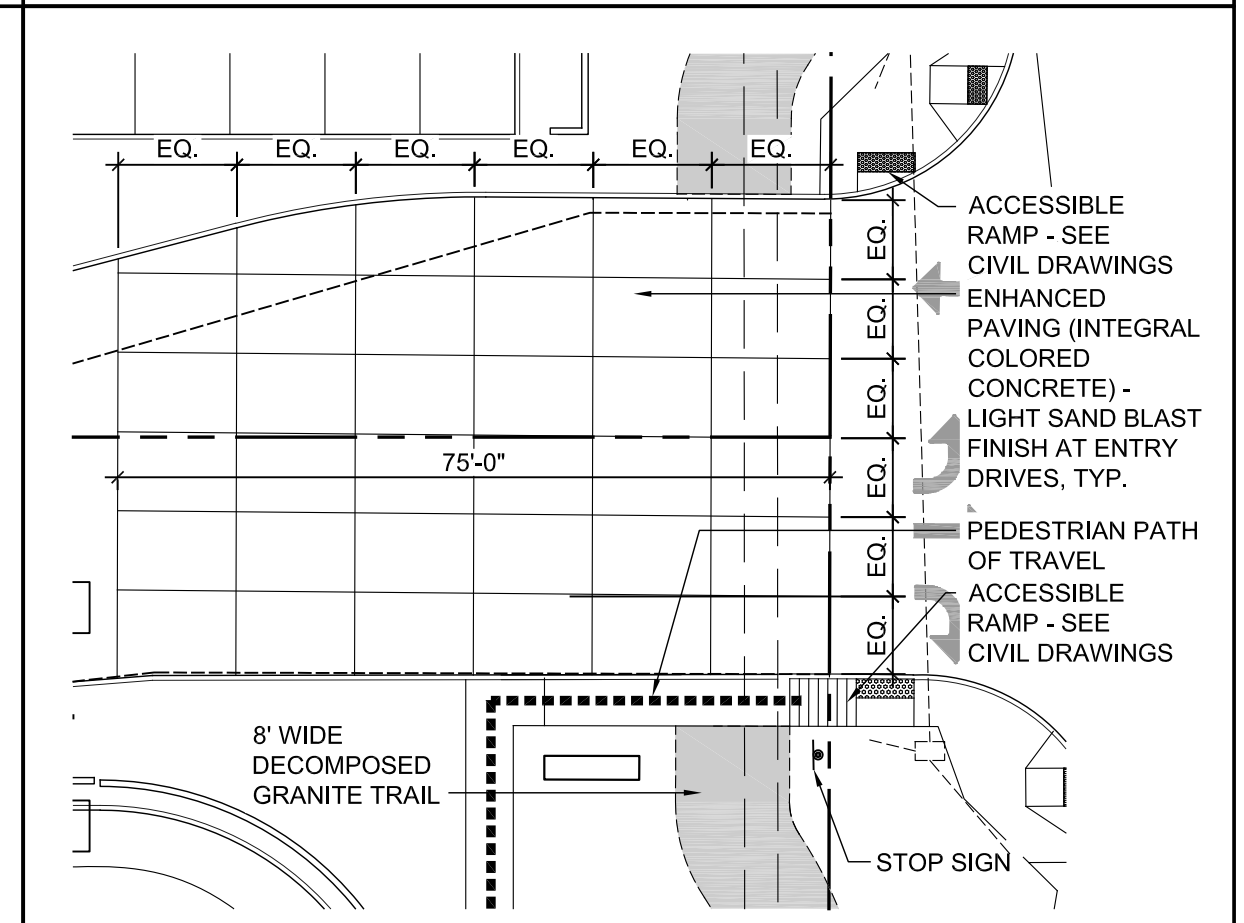


A PLAN VIEW

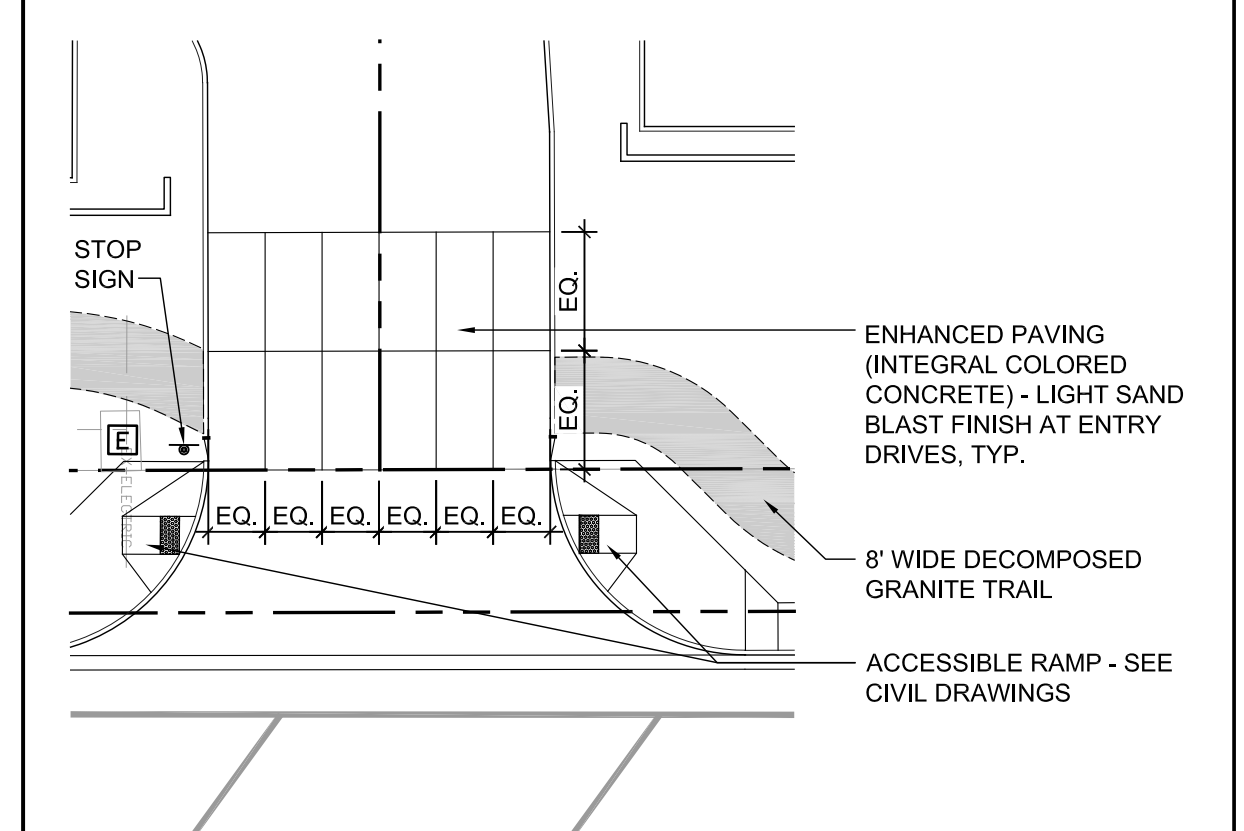


B ELEVATION

5 SITE SCREEN WALL AT PECAN STATUE
SCALE: 1/4" = 1'-0"



2 ENTRY DRIVE DETAIL - ELLSWORTH
SCALE: 1" = 20'-0"



3 ENTRY DRIVE DETAIL - RIGGS
SCALE: 1" = 20'-0"

N.W.C. ELLSWORTH RD. AND RIGGS RD. - SITE DETAILS 2

QUEEN CREEK, AZ

05.13.2020
PROJECT NO.: 19071



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

MAJOR SITE PLAN APPLICATION NARRATIVE

(Case No. P20-0027)

FOR

Pecan Plaza

Queen Creek, Arizona

January 29, 2020
Revised April 21, 2020

Prepared for:

Riggs & Ellsworth NW, LLC
6720 N. Scottsdale Road, Suite 220
Scottsdale, AZ 85253



The Aspen Group
INVESTMENT • DEVELOPMENT

NEWQUIST

COMMERCIAL PROPERTIES

Prepared by:

ROSE LAW GROUP_{pc}
RICH ■ CARTER ■ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone: (480) 240-5648

Table of Contents

I.	Property Overview	1
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III.	Site Plan	1
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V.	Building Elevations	3
VI.	Conformance with PAD.....	3
VII.	Phasing.....	4
VIII.	Comprehensive Sign Plan	4
IX.	Preliminary Plat.....	4
X.	Justification.....	4

I. Property Overview

Pecan Plaza is a 9.67-acre parcel (gross and net) of unimproved land located at the northwest corner of Riggs Road and Ellsworth Road in the Town of Queen Creek (see **Exhibit A – Aerial Map**), comprising APN 304-93-968. *Pecan Plaza* is bordered on the east by Ellsworth Road, on the south by Riggs Road, on the west by the planned Pecan Lakes commercial and residential development (including Fat Cats), and on the north by the Uptain residence and the existing Tractor Supply Company facility.

The *Pecan Plaza PAD* is a planned neighborhood commercial retail shopping center with an existing General Plan land use designation of “Commercial”. In 2015 it was rezoned from R1-43 to C-2 (General Commercial) with a Planned Area Development (PAD) overlay via Case No. RZ14-64 (as subsequently amended by Case Nos. P17-0162, P17-108 and P18-0235). No further site planning has occurred since that time. A Minor PAD Amendment application (Case No. P20-0026) has been submitted concurrently with this request.

II. Purpose of Request

The purpose of this application, submitted on behalf of Riggs & Ellsworth NW, LLC (the “Owner”), is to request and obtain approval of a Major Site Plan for *Pecan Plaza* to facilitate the immediate development of a new and vibrant commercial center anchored by EOS Fitness at this key gateway intersection into the Town of Queen Creek. *Pecan Plaza* will provide new dining and retail opportunities to support the growing community and create a synergy with the adjacent Pecan Lakes development, which will include a Fat Cats family entertainment center. The proposed Major Site Plan and land uses are compatible with the property’s existing C-2 PAD zoning.

III. Site Plan

As illustrated on **Exhibit B - Proposed Site Plan** attached hereto, *Pecan Plaza* is contemplated to include 69,173 square feet of commercial/retail space, anchored by a 40,000 square-foot EOS Fitness. The EOS Fitness anchor will be complimented by three quick service restaurant/coffee pads with drive thru’s totaling 9,564 square feet in size, a 3,600 square foot “ medical office” pad, and two “shops” buildings located at the southeast corner of *Pecan Plaza* on the hard corner of the intersection totaling 16,009 square feet of retail, restaurant and medical office space. All of the proposed uses are permitted by the existing C-2 PAD zoning.

Pecan Plaza has been designed in accordance with the C-2 development standards (as modified by the PAD), site planning and landscaping requirements, along with all other applicable Town standards and guidelines, including parking and buffering/screening. *Pecan Plaza* will implement a shared parking arrangement. Shared parking calculations are provided on the Proposed Site Plan and detailed in the *Shared Parking Analysis* by Summit Land Management included with this request. *Pecan Plaza* has also been designed in conformance with the vision of the PAD as outlined in Section VI below.

As contemplated in the *Pecan Plaza PAD*, the development contemplates a prominent decorative corner feature adjacent to the two “shops” buildings out on the corner of Riggs and Ellsworth Roads. In this location, the pedestrian connections from Riggs and Ellsworth Roads converge at a sculpture of a

Pecan Tree, with a seating area and lush, formal landscaping surrounding the sculpture to allow patrons to enjoy outdoor patio opportunities (see **Exhibit C – Corner Feature**).

Although the exact locations of HVAC units for the buildings will not be known until final HVAC/mechanical plans are prepared, the building elevations provided show the roof line dashed on the elevations and dimension a 4' minimum parapet coverage. It is understood that the HVAC units must be screened accordingly.

Due to constraints imposed on the project by the existing QCIDD/BOR easement, certain variations are required to the Town's typical program for street trees and landscape buffers/setbacks along Ellsworth Road and Riggs Road. This is more fully explained in Section IV below.

Both Ellsworth Road and Riggs Road adjacent to *Pecan Plaza* have already been fully improved via Town CIP projects. Therefore, off-site improvements to Ellsworth Road and Riggs Road associated with this application are limited to required right-turn/deceleration lanes.

IV. QCIDD/BOR Easement Impact

The Major Site Plan for *Pecan Plaza* is impacted by an existing 50'-wide QCIDD/BOR easement along its entire Ellsworth Road frontage. This easement places certain restrictions on what can be built within it, including a prohibition against most trees, retention basins, etc. Given its location on the property, the QCIDD/BOR easement imposes certain site planning challenges that require creative solutions in order for this Major Site Plan to satisfy certain Town requirements. The site planning elements impacted by the QCIDD/BOR easement are as follows:

- Ellsworth Road Frontage - Street Trees & Landscape Buffers/Setbacks
QCIDD/BOR typically does not permit trees to be planted within its easement, which covers *Pecan Plaza*'s entire Ellsworth Road frontage. Consequently, a creative solution is being proposed which requires cooperation between QCIDD/BOR, the Town and the Owner in order to provide the street tree feel required by the Town. QCIDD/BOR has agreed to allow trees within its easement, but only if they are located at least 20' from the outside edge of the existing irrigation line. Consequently, the proposed solution involves the use of Red Push Chinese Pistache trees planted behind parking stalls and the adjacent parking lot screen walls along the Ellsworth Road frontage. This will provide the required separation from the existing irrigation line and still provide the street tree feel and tree spacing desired by the Town. It should be noted however that there is insufficient room between the "shops" buildings and the existing irrigation line to provide street trees and meet the QCIDD/BOR separation requirement. The required 30' landscape buffer/setback has been provided for the project's entire Ellsworth Road frontage
- Riggs Road Frontage – Street Trees & Landscape Buffers/Setbacks
Street trees (Red Push Chinese Pistache) have been provided along the project's Riggs Road frontage in conformance with the Town's standard requirements, with the exception of the "shops" buildings. Additionally, despite the adjacent development to the west only providing a 10' landscape buffer/setback, *Pecan Plaza* will provide the required 30' landscape buffer/setback along its Riggs Road frontage, except for the portion adjacent to the "shops" buildings where it will be 28' wide.

V. Building Elevations

This Major Site Plan application includes detailed building elevations for the EOS Fitness anchor and the “shops” buildings, to be approved with this request. Elevations for the remaining buildings will be provided with future applications, demonstrating their compatibility with the EOS Fitness and “shops” building elevations.

- “Shops” Buildings

The design of the proposed “shops” buildings utilizes the approved, existing colors and materials previously approved for the *Pecan Plaza* PAD, with some additional materials for the wood feature element and the integral colored masonry. The overall design is a linear approach with segments of material changes and elevation variations. The “shops” buildings have covered colonnades along both of their front façades to provide shade and protection to patrons in inclement weather. The colonnades transition at the ends of the “shops” into a stone veneer tower element with a trussed roof extension for potential patio options for future tenants. At the apex of the “shops” the colonnades become shed roof canopies with a wood featured finish on the façade and a standing seam high-roof tower over the breezeway between the buildings that creates a sense of arrival for pedestrians entering from the adjacent streets. The rear façades of the “shops” also feature stone veneer and wood feature fascia accents as well as colonnades over the rear exit doors. The parapet heights will adequately screen the rooftop units as required and the parapets have changes in height to add articulation to the exterior walls.

- EOS Fitness Building

The EOS Fitness design is similar to the design of the “shops” buildings with the linear features of the base building and the wrap around colonnade on the west and south elevations. The main tower element at the southeast corner grounds the corner of the building as the trio of steel accent bands wrap around to the south and east elevations. A lower covered canopy protects the patrons beneath at the main entrance to the building at the south elevation and then a shed roof colonnade extends to the west and wraps north at the southwest corner. The main building field is a stucco finish with horizontal control joints to continue the linear design with accent materials of architectural metal siding, masonry stone veneer, glass, and steel channels. The colors and materials will match the items utilized on the “shops” buildings.

Coordination between the building styles, materials, colors, landscaping and forms of the site, will be maintained throughout the design of the project; providing a complimentary cohesive sense of belonging not just to the center’s development but to the intent of the community’s historical agrarian context. Developer imposed design standards will not be established for this project, however this Major Site Plan application will establish the basis for contextual conformity with the established anchors of the site.

VI. Conformance with PAD

This request is in conformance with the elements of the *Pecan Plaza PAD*, including but not limited to, permitted uses, architectural design, conceptual building elevations, landscape design, corner monumentation, site lighting, development standards, parking standards/requirements, site access, etc. The *Pecan Plaza PAD* will be designed and developed in accordance with all of these elements. Further, this request is in conformance with the existing conditions of approval from the *Pecan Plaza PAD* as outlined in Ordinance 576-15.

The Major Site Plan design was prepared with the following objectives of the *Pecan Plaza* PAD in mind:

- Promote an aesthetically pleasing neighborhood retail center with appropriate consideration given to building materials, design, and site layout.
- Provide convenient retail services along Ellsworth and Riggs Roads to serve the surrounding neighborhood and the broader trade area.
- Provide for the flexibility to accommodate large and small users (retail and dining) and also provide for a wide variety of services.
- Create pedestrian connections to the surrounding neighborhoods which provide access to the project by walking or bicycling.

VII. Phasing

It is anticipated that *Pecan Plaza* will be developed in five phases as outlined in the concurrent Minor PAD Amendment request, with the EOS Fitness, Ellsworth Road frontage, Riggs Road frontage, and the project's main driveways comprising Phase 1 (see **Exhibit D – Proposed Phasing Plan**). As required by the conditions of approval for the *Pecan Plaza* PAD, all required right-of-way and landscaping improvements along the project's Ellsworth Road frontage will be installed with Phase 1.

VIII. Comprehensive Sign Plan

A Comprehensive Sign Plan is proposed for *Pecan Plaza* and had been submitted separately, but concurrently with this Major Site Plan application.

IX. Preliminary Plat

Pecan Plaza is proposed to be subdivided into five (5) separate parcels. Accordingly, a Preliminary Plat application is being processed separately, but concurrently with this Major Site Plan application.

X. Justification

The requested Major Site Plan is justified for the following reasons:

- The request is consistent and compatible with the Town's General Plan and the *Pecan Plaza* PAD's existing C-2 PAD zoning, which already designate the site for commercial use.
- The proposed uses are permitted by the property's existing C-2 PAD zoning.
- No deviations to the Town's development or design standards are being requested, other than certain minor deviations along the project's Ellsworth Road and Riggs Road frontage, primarily resulting from the QCIDD/BOR easement.

- All elements of the *Pecan Plaza* PAD, including but not limited to, permitted uses, architectural design, conceptual building elevations, landscape design, corner monumentation, site lighting, site access, etc. will be adhered to.
- The impacts to surrounding property owners will be negligible as the site has been designated for these types of commercial uses for several years now. The design is compatible with the adjacent land uses.
- The request will allow development of the initial phase of *Pecan Plaza* to move forward. Bringing the EOS Fitness anchor to this key arterial intersection near the Town's southern gateway will establish *Pecan Plaza* as a vibrant commercial corner and provide a use that is in high demand by Town residents, as well as provide significant sales tax revenues for the Town.

Exhibit "A"

Aerial Map



PECAN PLAZA

ERIGGS RD

ERIGGS RD

E Riggs Rd

E RIGGS RD

E RIGGS RD

S 205th Way

SELLSWORTH RD

S 209th Pl

E Punamdas Rd

SELLSWORTH RD

S 206th Pl

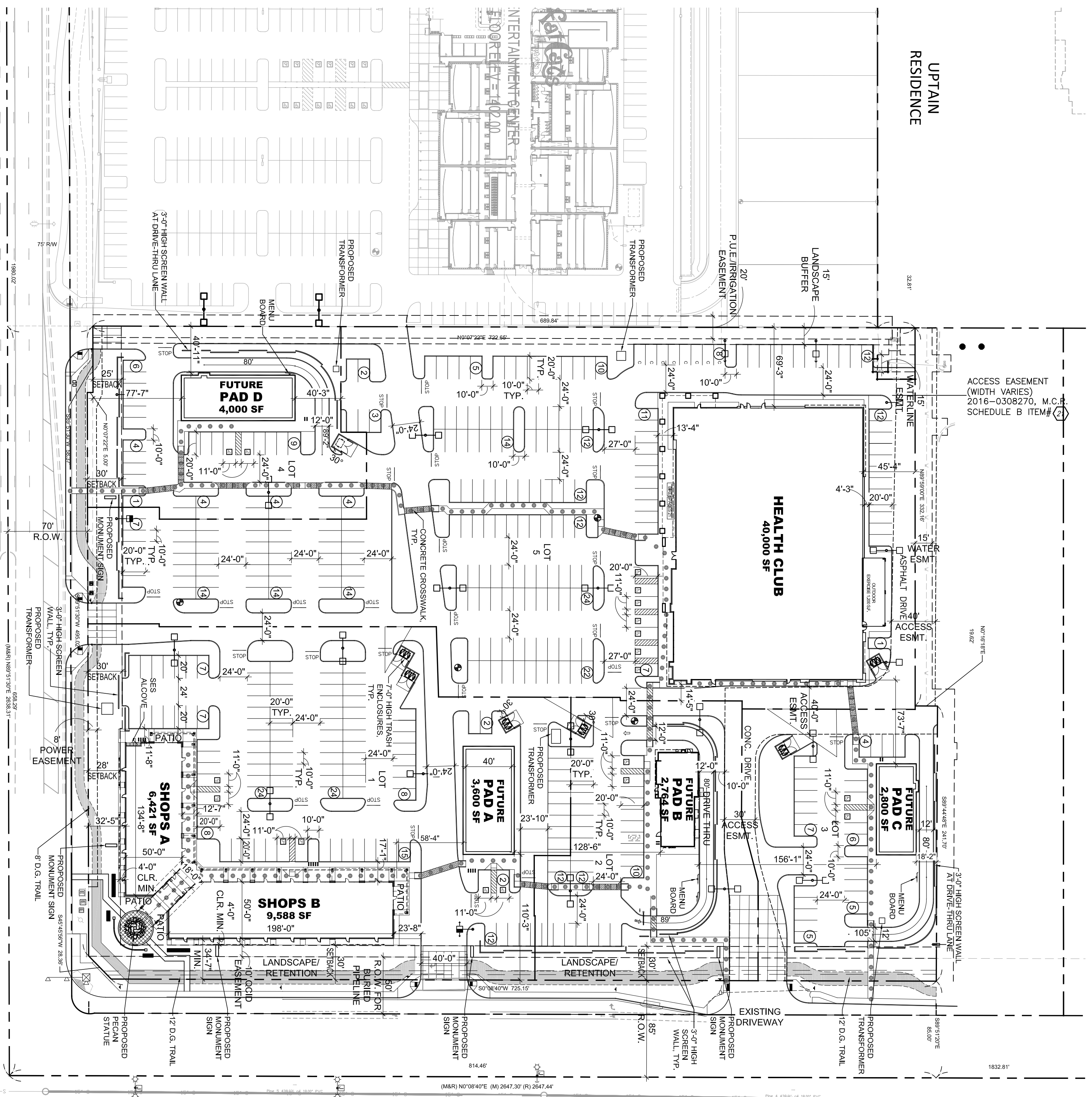
E Natralle Way

E County Meadows Dr

E Marsh Ct

Exhibit "B"

Proposed Site Plan



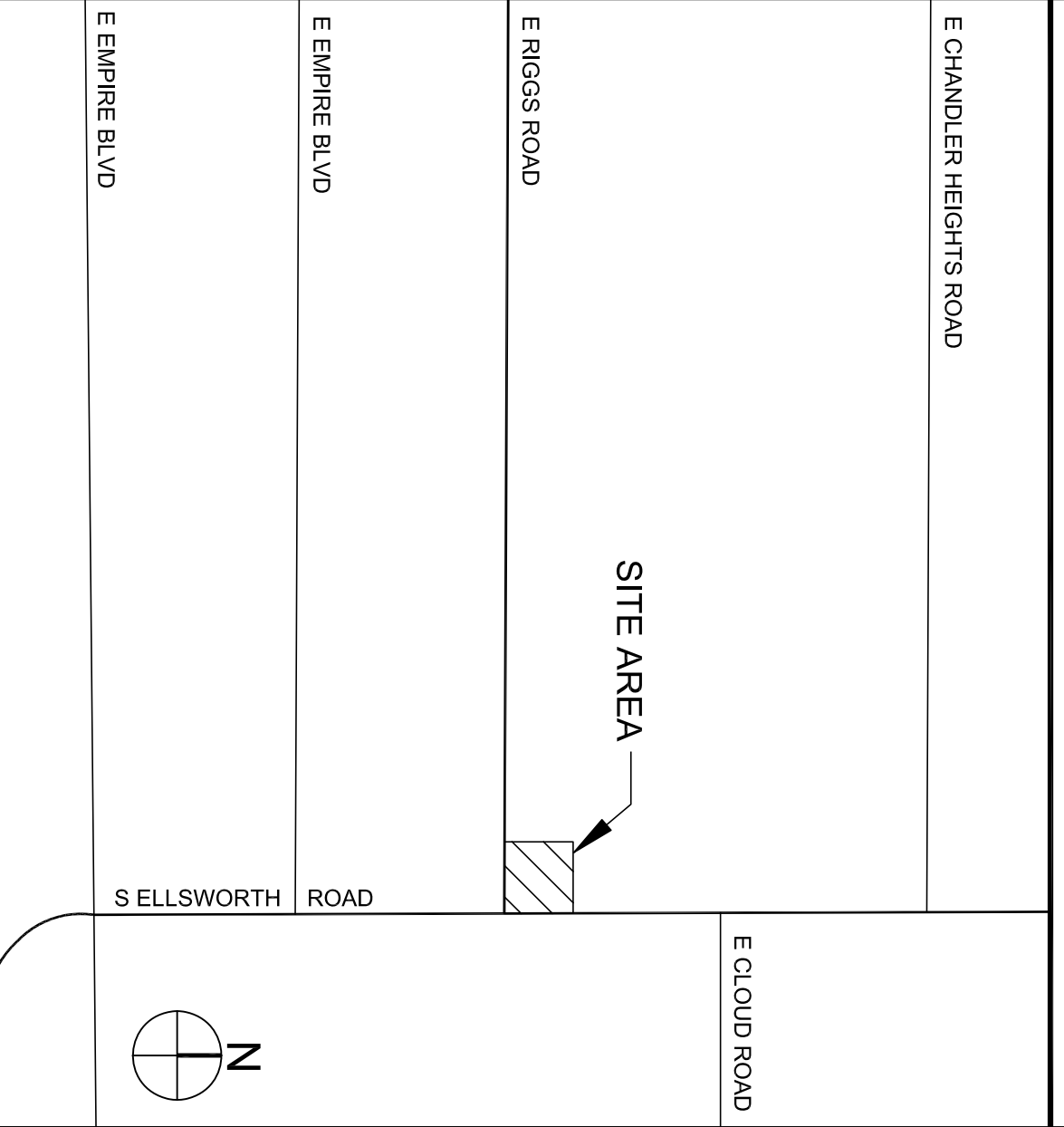
SITE PLAN
SCALE: 1" = 80'-0"

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

QUEEN CREEK, AZ

04.14.2020
PROJECT NO.: 19071

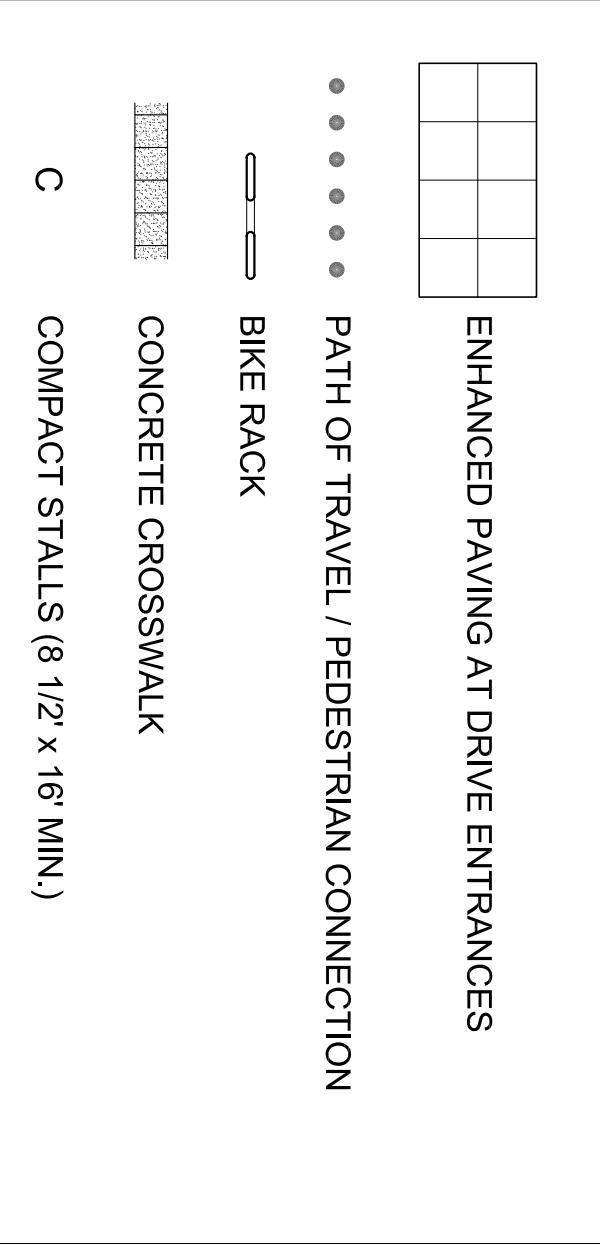
VICINITY MAP



SITE DATA:

APN:	304-93-988
EXISTING ZONING:	C-2 / PAD
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:	120,691 SF (2.79 ACRES)
LOT 2:	42,187 SF (0.94 ACRES)
LOT 3:	39,348 SF (0.90 ACRES)
LOT 4:	38,515 SF (0.88 ACRES)
LOT 5:	180,512 SF (4.14 ACRES)
TOTAL	421,253 SF (9.67 ACRES) TOTAL

LEGEND

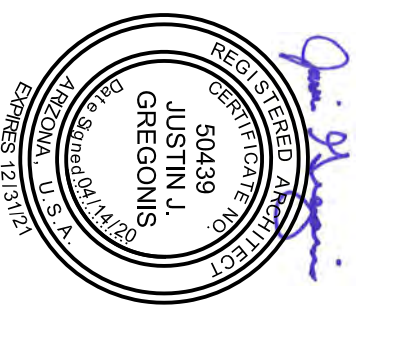


PARKING REQUIRED:

LOT 1 (GENERAL RETAIL SALES - 1 PER 300 SF):	14 SPACES
LOT 1 (MEDICAL - 1 PER 200 SF):	25 SPACES
LOT 1 (RESTAURANT - 1 PER 75 SF + OUTDOOR PATIO - 1 PER 400 SF):	99 SPACES
LOT 1 (MEDICAL OFFICE - 1 PER 200 SF):	18 SPACES
LOT 2 (REST. W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE / FOOD PREP AREA):	25 SPACES
LOT 3 (REST. W/ DRIVE-THRU - 1 PER 50 SF + 1 PER 200 SF OFFICE / FOOD PREP AREA):	35 SPACES
LOT 4 (GENERAL RETAIL SALES - 1 PER 300 SF):	25 SPACES
LOT 5 (HEALTH CLUB - 10 SPACES + 1 PER 200 SF IN EXCESS OF 1,000 SF):	7 SPACES
PARKING PROPOSED:	463 SPACES TOTAL
LOT 1:	110 SPACES
LOT 2:	33 SPACES
LOT 3:	27 SPACES
LOT 4:	32 SPACES
LOT 5:	216 SPACES (208 STD/8 COMPACT)
SHARED PARKING ANALYSIS STATES 378 PARKING SPACES RECOMMENDED.	418 SPACES TOTAL

TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED:

TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED:	9 SPACES
LOT 1:	6 SPACES
LOT 2:	2 SPACES
LOT 3:	2 SPACES
LOT 4:	2 SPACES
LOT 5:	7 SPACES
BIKES REQUIRED:	44
BIKES PROVIDED:	44
PARKING RATIO:	6.16 SPACES / 1,000 SF



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602.395.1000 www.verticaldesignstudios.com

Exhibit "C"

Corner Feature



CONCEPTUAL PERSPECTIVE

PECAN PLAZA

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

QUEEN CREEK, AZ

04.21.20

PROJECT NO.: 19071

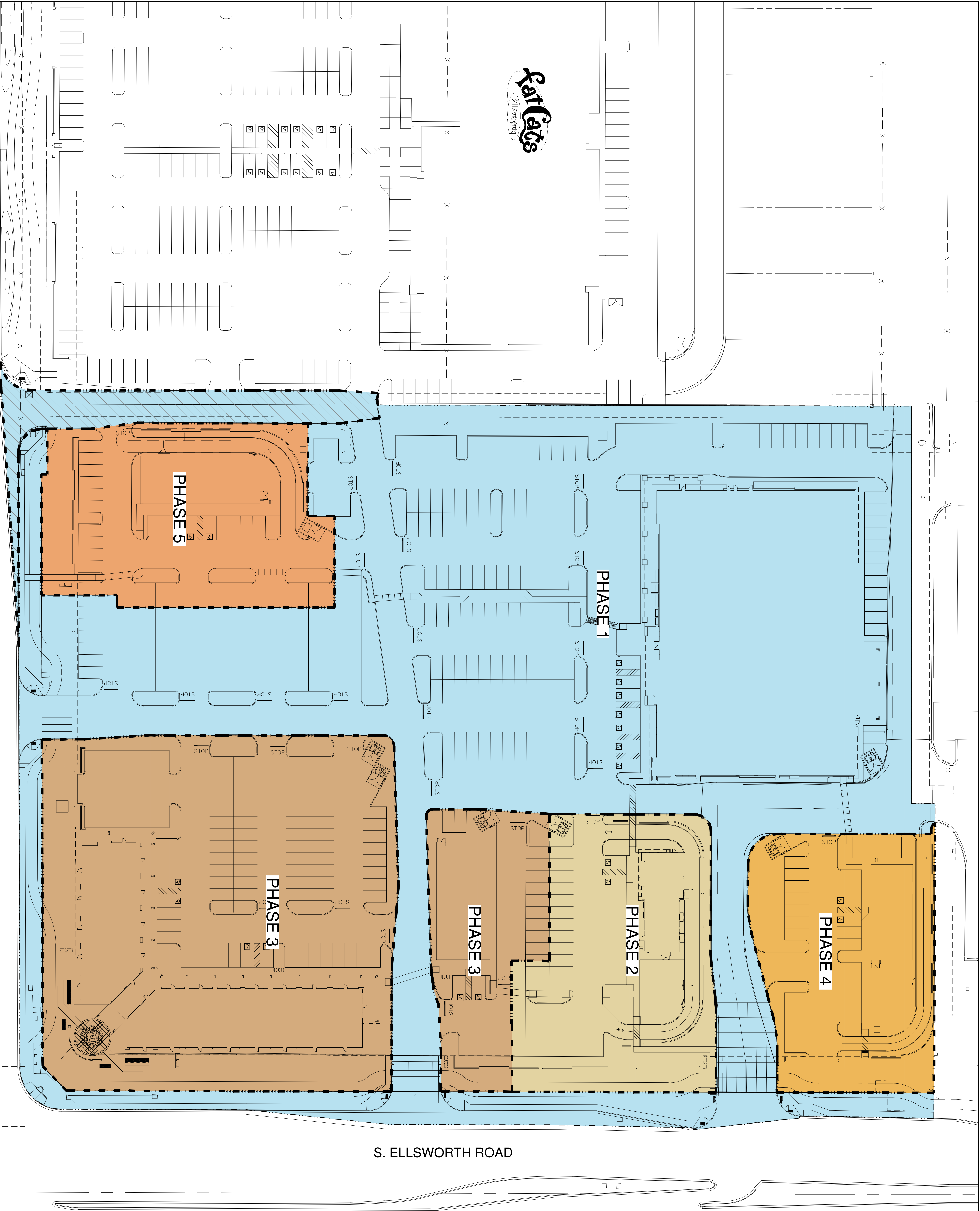
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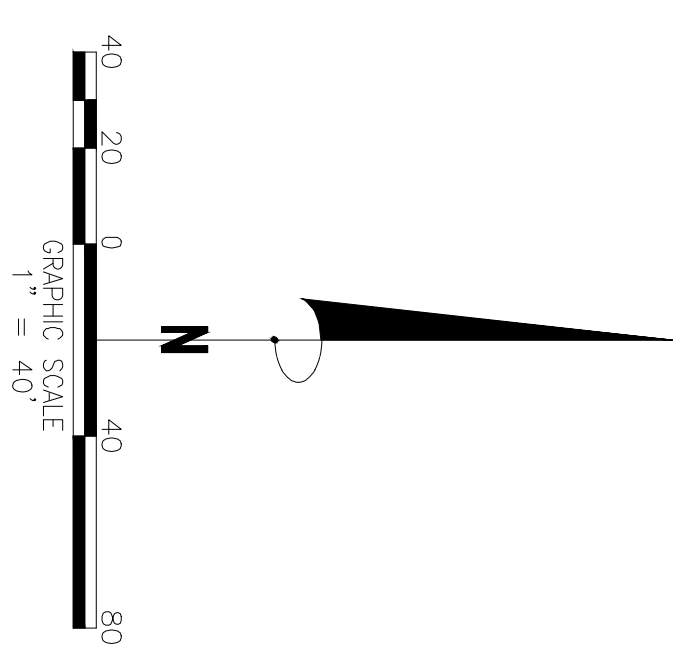
Exhibit "D"

Proposed Phasing Plan



LEGEND

- PHASE LINE
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- AREA WILL BE BUILT BY FAT CATS IF THEY BUILD FIRST



PHASING EXHIBIT
PECAN PLAZA
 NWC ELLSWORTH AND RIGGS ROAD
 QUEEN CREEK, ARIZONA MARICOPA COUNTY

Bowman Consulting Group, Ltd.
 1295 West Washington Ste 108
 Tempe, Arizona 85281
 Phone: (480) 629-8830
 www.bowmanconsulting.com
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PROJECT NUMBER 050640	
PLAN STATUS	
DATE	DESCRIPTION
AC	KM DMC
DESIGN	DRAWN CHD
SCALE	H: 1" = 40'
	V: NONE
JOB No.	050640
DATE	APR 2020
SHEET 01 OF 01	