



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

**FROM: Erik Swanson, Planning Administrator
Steven Ester, Planner II**

RE: Public Hearing and Possible Action on P20-0073 Riggs and Hawes Commercial PAD Rezone, a request by Chris Jones (RVI Planning + Landscape Architecture) to rezone approximately 7.7 acres from R1-43 to C-2 with a PAD Overlay for a future commercial development, located at the northeast corner of Riggs and Hawes roads.

DATE: January 13, 2021

STAFF RECOMMENDATION

Staff recommends approval of P20-0073 Riggs and Hawes Commercial PAD Rezone, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P20-0073 Riggs and Hawes Commercial PAD Rezone, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

This proposal consists of a request by Chris Jones (RVI Planning + Landscape Architecture) to rezone approximately 7.7 acres from R1-43 to C-2 with a PAD Overlay

for a future commercial development, located at the northeast corner of Riggs and Hawes roads.

HISTORY

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).

PROJECT INFORMATION

Project Name:	Riggs and Hawes Commercial PAD Rezone
Site Location:	NEC of Riggs and Hawes roads
Current Zoning:	R1-43 (Rural Estate District)
Proposed Zoning:	C-2/PAD
General Plan Designation:	Neighborhood
Surrounding Zoning:	
North	R1-43 – Sonoqui Wash
South	Riggs Road RU-43 – Maricopa County
East	R1-43 – Sonoqui Wash
West	Hawes Road PRC, R1-18/PAD – Whitewing at Whisper Ranch
Gross Acreage:	10.5 acres
Net Acreage:	7.7 acres
Open Space Acreage:	Required – 15% (1.16 acres) Provided – 35% (2.7 acres)
Parking:	Required – 320 spaces Provided – 335 spaces
Building Area:	41,500 SF (46,300 SF with patios)
Lot Coverage:	12.3%

DISCUSSION

This proposal consists of a request by Chris Jones (RVi Planning + Landscape Architecture) to rezone approximately 7.7 acres from R1-43 to C-2 with a PAD Overlay for a future commercial development, located at the northeast corner of Riggs and Hawes roads. Based on the conceptual Site Plan, the applicant is proposing a total of approximately 41,500 SF of commercial uses, consisting of seven (7) buildings total across the site. One (1) of the pad sites is shown as a drive-thru facility in the southeastern portion of the development.

In terms of surrounding General Plan land use designations, the properties both north and east of the subject site are designated as Open Space, composed of the Sonoqui Wash and vacant land previously used for the Town’s landfill. To the west across Hawes Road, the adjacent Toll Brother’s Whitewing at Whisper Ranch community is shown as

Neighborhood, while the area to the south across Riggs Road within Maricopa County is shown as Rural and Open Space on the 2018 General Plan. The subject site is currently zoned R1-43 (Rural Estate District). At the north and east sides of this project, the Sonoqui Wash and vacant land are both zoned R1-43 as well. The Whitewing at Whisper Ranch subdivision to the west across Hawes Road is zoned R1-18/PAD and PRC (Parks, Recreation, and Open Space). Across Riggs Road to the south, the residential lots are zoned RU-43 within Maricopa County's jurisdiction.

The applicant is requesting the subject site be rezoned to C-2 with a PAD Overlay to allow for three (3) deviations from the Zoning Ordinance. At this time, the proposal is conceptual in nature with an overall site plan and landscape plan provided, in addition to character imagery boards that serve to set the theme and style of the development. Because no building elevations are included for approval at this time, each pad site will require a future site plan application for Staff to review to ensure conformance with both the Zoning Ordinance and this PAD's standards. The development plan includes 41,500 SF of commercial uses spread amongst a total of seven (7) buildings that are configured to create an open-air feel internally with regards to the nearby wash and equestrian park. Unique to this site, the Sonoqui Wash bounds its entire northeastern perimeter, which the orientation of the central buildings at this edge use to create a usable pedestrian realm. Spanning from the entrance of the two 7,600 SF buildings, there is a pathway through a 30' wide corridor between these buildings that leads into a plaza space hugged by adjacent patios. The intent behind this open space element is to bolster the idea of the character highlighted in the imagery boards, while taking advantage of the Sonoqui Wash view. Overall, the pads around the site are focused along the Riggs Road frontage and wash boundary to help buffer the buildings further from the White Wing at Whisper Ranch subdivision.

The Zoning Ordinance requires a total of 15% (1.16 acres) of open space for commercial development, whereas a total of 35% (2.7 acres) of open space is provided. The conceptual Site Plan shows a 30-foot wide landscape buffer along both the Riggs and Hawes Road frontages. Within these buffer strips, there is a predominant Red Push Pistache street tree theme carried around the site, in addition to 6-foot wide sidewalks to allow for pedestrian connectivity and access. Along the west side of the property against Hawes Road, a 10-foot wide multi-use trail is also included within the landscape buffer to ensure compliance with the Town's master trail plan. This pathway spans the entire west perimeter up to the northern tip of the site to create a future connection to the existing Sonoqui Wash trail that is on the side of the wash bank opposite from this development. Parking screen walls are placed in front of the parking stalls and drive-thru queues adjacent to the arterial streets. While not shown in heavy detail at this time, the applicant is providing enhanced landscaping at the arterial intersection corner, which is referenced directly on the conceptual plans to ensure awareness and compliance in the future. Staff will review exact landscape locations, quantities, species, and wall designs in greater detail when forthcoming Site Plan applications are received to ensure all Zoning Ordinance standards are met.

Access to the site is provided through a total of four (4) entrances. The two (2) full access points are located at the farthest ends of the arterial roads, with one full access at the northern side along Hawes Road and the second at the eastern side along Riggs Road. The additional two (2) right-in, right-out only accesses are provided midway between the full access points and the Riggs and Hawes roads intersection.

The architectural character proposed for the development is intended to emphasize the agricultural heritage of Queen Creek, while incorporating modern design elements and materials for a contemporary take on an agrarian theme. The provided character imagery boards will serve as the basis for future building elevation reviews as part of the subsequent Site Plan submittals. Natural finishes will include stone, metal, and wood textured accents with earth-toned color schemes to complement the landscape and establish the spirit of the area. The facades of the buildings are to feature brick, textured concrete, and stucco to create variety throughout the development. All building elevations will comply with the Town’s applicable commercial Design Standards.

Phasing for the project will be determined in conjunction with future Site Plan applications. The purpose of this PAD Rezone is to not only establish modified standards for the development, but to also make the property more readily marketable to potential commercial developers.

Planned Area Development (PAD) Deviations

The Riggs and Hawes Commercial PAD meets or exceeds the development standards for the requested C-2 zoning district, with the exception of three (3) minor modifications. These proposed deviations are highlighted in bold in the table below:

Development Standard	Zoning Ordinance (Required)	PAD Standard (Proposed)
Maximum Building Height	48'	30'
Rear Building Setback	15'	10'
Rear Landscape Buffer	30'	0'

The applicant has provided justification to support the above-referenced PAD modifications as follows:

- Maximum Building Height – In order to conform to the neighborhood-scale planned for this site, the applicant is proposing a reduced building height from 48’ to 30’, consistent with C-1 zoning. This assists in maintaining the open-style character, while also respecting the transition to the nearby Whitewing Community.
- Rear Building Setback - The rear of this property backs up to the Sonoqui Wash, a major permanent open space that is over 150-feet wide, and beyond that is a future public park. By utilizing a reduced rear setback, the general proximity of the proposed plaza and buildings to the wash is situated to activate engagement with

pedestrians. The site orientation and layout is designed to use the location of the wash to create an aesthetic view and enjoyable open space at the rear of the development, while maintaining an adequate distance from the wash bank itself. There will be shrubs accommodated around the rear buildings where there is enough space to allow healthy growth.

- **Rear Landscape Buffer** - Similar to the justification for the building setback deviation, the rear property line is adjacent to the Sonoqui Wash. While the Sonoqui Wash parcel is zoned for single family residential, it is permanent open space and does not warrant a landscape buffer. It should also be noted the typically required 30-foot wide buffer is intended to be a shared split between the properties, meaning 15-feet would be the true dimensional standard for this parcel by ordinance otherwise. As shown on the conceptual landscape plans, landscaping will be provided where most feasible along the rear wash perimeter to soften the edge. This deviation, much like the rear setback request, largely targets the goal of pedestrian interaction with the open space elements unique to the wash and plaza.

Staff has evaluated the proposed deviations and determined they meet the intent of the PAD as proposed. Specific to the building height modification, it is worthy to point out this is a self-stipulated requirement by the applicant to ensure future buildings will comply accordingly.

PAD Findings of Fact

As stated in Section 4.11 of the Zoning Ordinance, the purpose of the Planned Area Development Overlay District (PAD) is to provide for the orderly development of land consistent with the Town of Queen Creek General Plan and Zoning Ordinance, while permitting flexibility in the design, construction and processing of residential, commercial and/or industrial developments of a quality which could not be achieved by traditional lot by lot development under conventional zoning concepts. In order to grant the PAD Overlay Zoning District, the following findings of fact must be made:

- a. That the requested modifications to the requirements of the Zoning Ordinance and the underlying Zoning Districts are in the best interests of the Town and are beneficial to the Town in that a higher quality or more appropriate design, or economic benefits (such as employment) can be achieved by not requiring strict adherence to the terms and regulations of the zoning ordinance;

Applicant Response: *The PAD component of this zoning application is designed to provide the project with the flexibility necessary to accommodate the unique constraints of the shape of the property, and allow for the development of a neighborhood-scale commercial use to serve surrounding residents in this growing residential area. Apart from the Queen Creek Marketplace, located 3.5 miles to the northeast and a smaller commercial development with a Fry's grocery store, some fast-food chains and a few*

other basic services located five miles east of the Property, there is very little commercial development of any kind within the surrounding area. In addition to the lack of commercial services near to the property, the size and shape of the property are not conducive to large lot residential development. The property's location along the Sonoqui Wash with its regional trail and a future regional park will provide a unique opportunity to engage these open space opportunities with experiential retail and commercial uses by orienting rear patios and/or plaza space along the wash for local residents to enjoy as they shop, dine and gather within the development.

- b. That strict adherence to the requirements of the Zoning Ordinance is not required in order to ensure the health, safety, and welfare of the future occupants of the proposed development;

Applicant Response: As identified in the project narrative, fire and police services are provided within this area, in addition to the applicable water and waste provisions. This proposal ensures the health, safety, and welfare of future occupants is maintained.

- c. That strict adherence to the requirements of the Zoning Ordinance is not required in order to ensure that property values of adjacent properties will not be reduced;

Applicant Response: The intent of the PAD is to create a small neighborhood commercial development that provides some necessary, basic services along with niche shops or cafes along the Sonoqui Wash to augment the trail and park experiences for nearby residents. This proposal demonstrates sensitivity to the nearby properties.

- d. That the proposed development is consistent with the goals, objectives and policies of the General Plan.

Applicant Response: As referenced in the narrative at length, this PAD meets numerous points of the land use elements outlined in the General Plan for the Neighborhood designation. Due to the Property's unique situation without any private land directly adjacent to it, combined with the Sonoqui Wash and future public park to the northeast, the property has abundant buffering. Additionally, the conceptual layout of the development favors drives and parking at the back of the 30-foot landscape buffers along the frontages, increasing the building setbacks for the residential parcels to the south and west. This proposal supports and complies with the General Plan.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Neighborhood. The proposed C-2/PAD zoning is consistent with the Neighborhood designation on the General Plan.

Zoning Review: The current zoning designation of the property is R1-43. The applicant is requesting C-2 with a PAD Overlay to allow three (3) deviations from the Zoning Ordinance that are based on maximum building height, rear building setbacks, and the

rear landscape buffer. These modifications are codified in a table and justified in greater detail in the previous discussion section of this staff report. Building height is being limited to 30' (where 48' is allowed by right) per the applicant's request to allow a compatibly-scaled form to the surrounding communities. At the rear of the site, the building setback is being reduced from 15' to 10', while the landscape buffer is being reduced from 30' to 0'. Both of the deviations related to the rear setback and landscape buffer are rationalized due to the site's location near the wash and proposed open space for pedestrian use. Each of the requested modifications works to support the idea of a special development designed to cater specifically to the site and its adjacency to the Sonoqui Wash. With the requests for a reduced setback and landscape buffer, it is important to note that while the standard plantings as required in the buffer are not provided, landscaping material will still be planted within the area consistent with design standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, this subject property is within the Town's water and wastewater service areas.

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

Landscape / Open Space Review: Per the Zoning Ordinance for C-2 zoning designations, a total of 15% (1.16 acres) open space is required. A total of 35% (2.7 acres) open space is proposed. A more detailed analysis of the landscaping regarding exact planting locations, quantities, species, and wall design will be conducted with future Site Plan reviews to ensure compliance with the overall master plan provided at this time. The applicant has also indicated a Comprehensive Sign Plan will be submitted at a later date to address any special signage provisioning under separate permitting.

PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person neighborhood meetings have been temporarily suspended. Input from the surrounding community is critical to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, the applicant held a virtual neighborhood meeting in compliance with the Town's Zoning Ordinance. A notification letter with specific details of the case was sent to all property owners within the 1200-foot notification area, in addition to the site being posted with signage per Town standards. Contact information for both the applicant and Town representative was provided with a link to access additional information on the project. The virtual neighborhood meeting was held on August 5, 2020 with approximately twenty (20) residents in attendance. In general, there were questions and concerns raised regarding the following elements:

- Future users and tenants (who/what would they be?)
- Traffic management and access
- Types of uses permitted in C-2 zoning (in comparison to C-1 zoning)

- Timing for the site to develop

Following the neighborhood meeting, Staff received one (1) call from a resident in opposition to the project. A neighborhood meeting summary has been provided as an attachment to this staff report.

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. This project shall be developed in accordance with the following modifications to the underlying zoning district requirements:

Development Standard	Zoning Ordinance (Required)	PAD Standard (Proposed)
Maximum Building Height	48'	30'
Rear Building Setback	15'	10'
Rear Landscape Buffer	30'	0'

3. An enhanced arterial corner landscape design at the intersection of Riggs and Hawes roads will be required and provided with a future Site Plan submittal, subject to the approval of the Town’s Planning Administrator.
4. 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.
5. 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 pavement, curb & gutter, landscaping, sidewalks, driveways, and drainage facilities.
6. Additional details will need to be coordinated regarding the Town’s requirements and specifications for the lift station area and plan. The developer shall enter into a Development Agreement to ensure the lift station will be owned and maintained after its installation is completed by the developer.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit

3. Current Zoning Map Exhibit
4. Proposed Zoning Map Exhibit
5. Project Narrative
6. Conceptual Site Plan
7. Conceptual Landscape Plan
8. Architectural Character Imagery Board
9. Neighborhood Meeting Summary

Project Name: Riggs and Hawes Commercial PAD Rezone Aerial Exhibit

Case Number: P20-0073

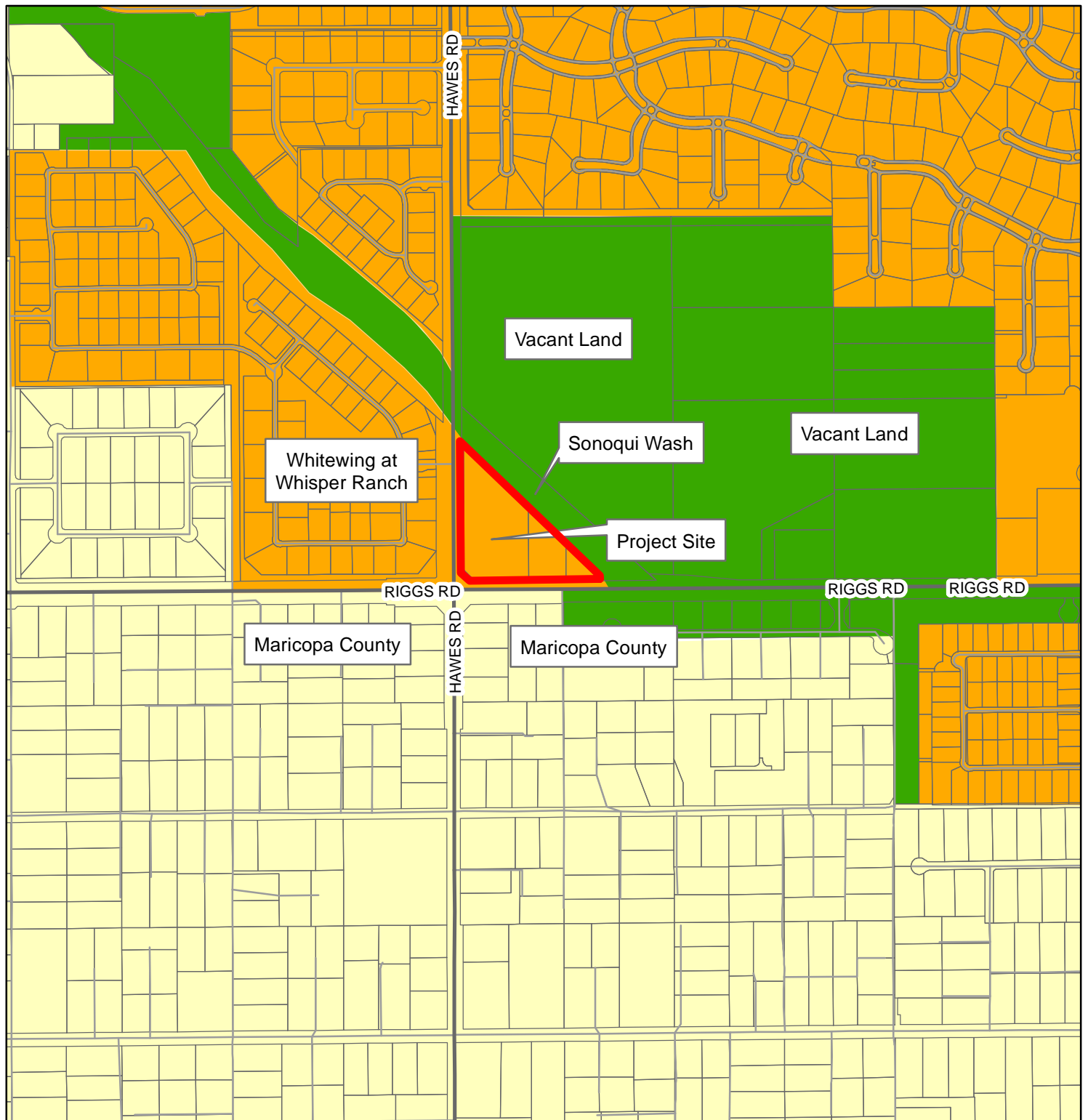
Hearing Date: January 13, 2021 (Planning Commission)



Project Name: Riggs and Hawes Commercial PAD Rezone General Plan Exhibit

Case Number: P20-0073

Hearing Date: January 13, 2021 (Planning Commission)



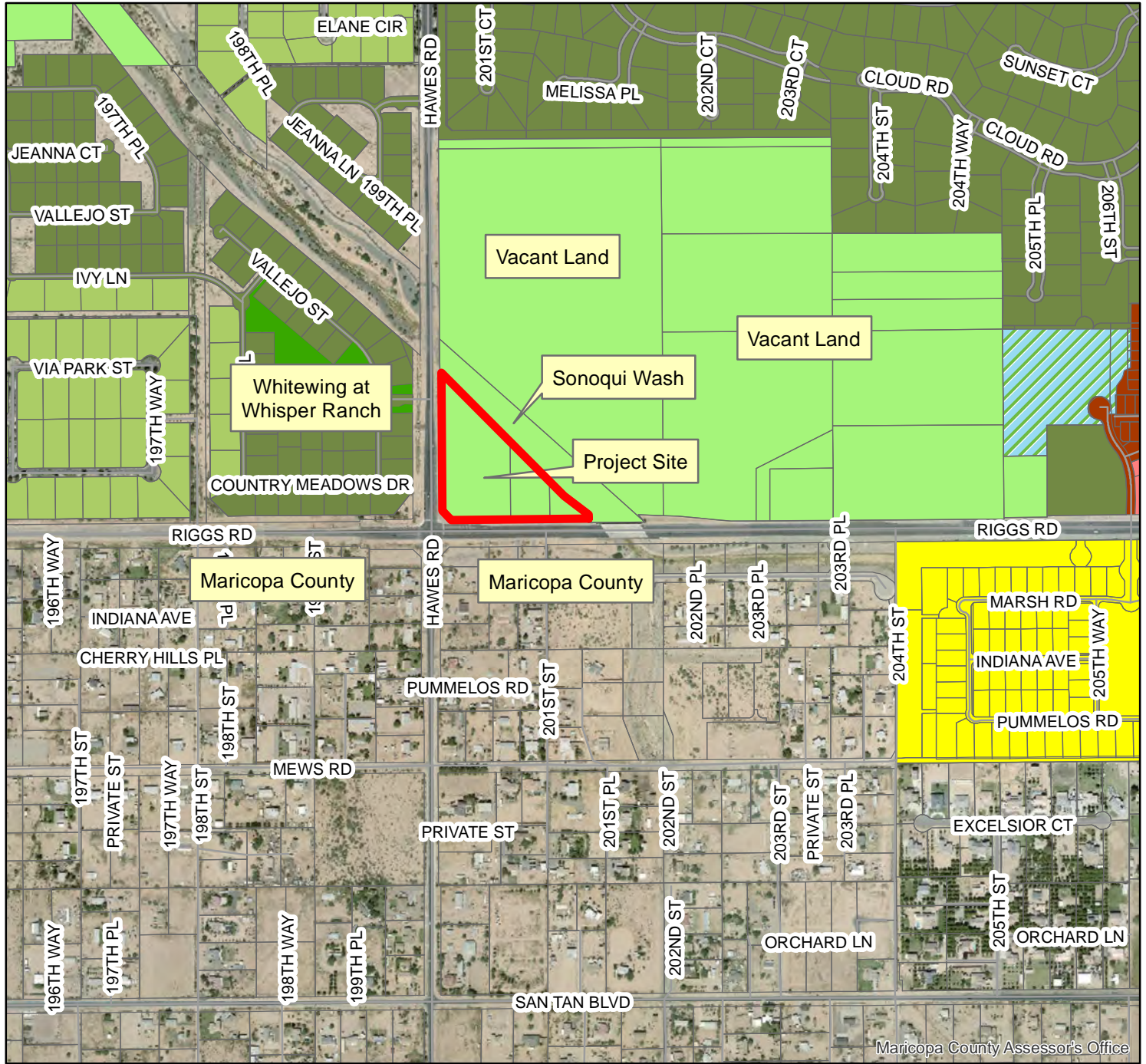
General Plan Land Use

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

Project Name: Riggs and Hawes Commercial PAD Rezone Current Zoning Map Exhibit

























Case Numbers: P20-0073

Hearing Date: January 13, 2021 (Planning Commission)



Maricopa County Assessor's Office

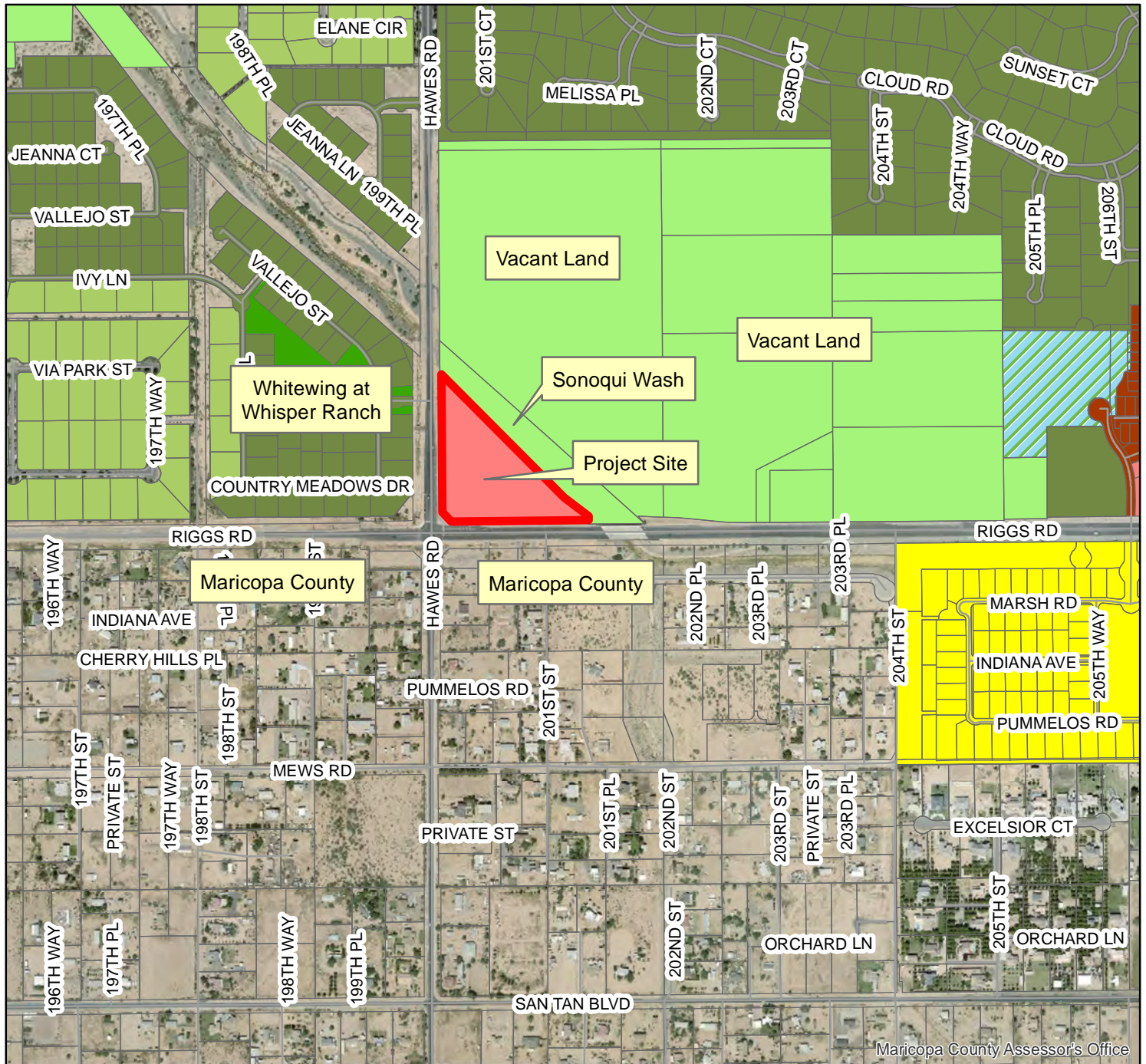
Zoning Districts

 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

























Project Name: Riggs and Hawes Commercial PAD Rezone Proposed Zoning Map Exhibit

Case Numbers: P20-0073

Hearing Date: January 13, 2021 (Planning Commission)



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

Maricopa County Assessor's Office



RIGGS & HAWES

TOWN OF QUEEN CREEK

1st Submittal: April 2020

2nd Submittal: October 2020

3rd Submittal: November 2020

REZONING & PLANNED AREA DEVELOPMENT

Case Number: P20-0073

RIGGS & HAWES

Planned Area Development

PROJECT TEAM

Property Owner

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Planner/Landscape Architect

RVi Planning + Landscape Architecture

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Civil Engineer

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The CK Group

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RIGGS & HAWES

Planned Area Development

TABLE OF CONTENTS

A. INTRODUCTION	1
B. EXISTING USE & SURROUNDING PROPERTY	1
B1. EXISTING USE.....	1
B2. SURROUNDING PROPERTIES.....	1
C. REZONE REQUEST	2
D. GENERAL PLAN CONFORMANCE	3
D1. LAND USE CHARACTER FOR NEIGHBORHOODS.....	3
E. DEVELOPMENT PLAN	5
E1. VEHICULAR ACCESS AND PARKING.....	5
E2. PEDESTRIAN & BICYCLE CIRCULATION.....	6
F. PERMITTED USES	6
G. DEVELOPMENT STANDARDS	7
G1. PAD MODIFICATIONS & JUSTIFICATIONS.....	7
G2. PAD MODIFICATIONS.....	7
G3. JUSTIFICATION.....	8
G4. COMPREHENSIVE SIGN PLAN.....	8
H. ARCHITECTURAL THEMES	8
I. LANDSCAPE CHARACTER & THEMES	9
J. PUBLIC FACILITIES, UTILITIES & INFRASTRUCTURE	9
J1. ARTERIAL STREETS AND ACCESS.....	9
J2. GRADING & DRAINAGE.....	9
J3. WATER SYSTEMS PLAN.....	10
J4. WASTEWATER MASTER PLAN.....	10
K. EMERGENCY RESPONSE FACILITIES	11
K1. FIRE.....	11
K2. POLICE.....	11

RIGGS & HAWES

Planned Area Development

LIST OF EXHIBITS

EXHIBIT A: VICINITY MAP.....	12
EXHIBIT B: EXISTING ZONING MAP.....	13
EXHIBIT C: PROPOSED ZONING MAP.....	14
EXHIBIT D: AREA COMMERCIAL PLAN.....	15
EXHIBIT E: GENERAL PLAN LAND USE PLAN.....	16
EXHIBIT F: CONCEPTUAL DEVELOPMENT PLAN.....	17
EXHIBIT G: CONCEPTUAL PEDESTRIAN & BICYCLE CIRCULATION PLAN.....	18
EXHIBIT H: ARCHITECTURAL CHARACTER IMAGERY.....	19
EXHIBIT I: CONCEPTUAL LANDSCAPE PLAN.....	20

A. INTRODUCTION

This application is a rezoning request for an approximately 8.37-acre (gross) property at the northeast corner of Riggs Road and Hawes Road (the Property) in the Town of Queen Creek (the Town), see **Exhibit A: Vicinity Map**. This request is for a zone change from Rural Estate Residential (R1-43) to General Commercial District (C-2) with a Planned Area Development (PAD) Overlay to accommodate the development of a neighborhood commercial retail shopping center. The Property is comprised of three adjacent parcels (Assessor’s Parcel Numbers 304-91-105K, 304-91-105L, and 304-91-105M) and designated as Neighborhood on the Town of Queen Creek 2018 General Plan Land Use Map.

This narrative is intended to provide an overview of the proposed project, including its conceptual site design, the existing and proposed zoning, General Plan conformance, architectural and landscape themes, specific development standards and proposed deviations from certain code requirements and permitted uses.

B. EXISTING USE & SURROUNDING PROPERTY

B1. EXISTING USE

Currently the Property consists of three parcels of vacant, undeveloped land forming a triangular parcel bordered to the south by Riggs Road, to the west by Hawes Road and to the northeast by the Sonoqui Wash. Due to being bounded on all sides by public infrastructure, the Property does not share any immediately adjacent property lines with private residences. This unique site condition reduces the impact of a commercial development on surrounding properties.

B2. SURROUNDING PROPERTIES

The subject Property is adjacent to two residential developments across major roads, and vacant land as part of the Sonoqui Wash corridor. Specific information for the neighboring properties is as follows:

Direction	Parcel Number(s)	Owner/Subdivision	Zoning	Current Use
Northeast	304-91-105F	Town of Queen Creek	R1-43	Sonoqui Wash
West	314-08-898, 314-08-899, 314-08-946, 314-08-945, 314-08-816-314-08-819	Toll Brothers/Whitewing at Whisper Ranch	R1-18	Future Residential
South	304-91-114F, 304-91-115H, 304-91-115J, 314-09-734A	Various Private Owners	RU-43	County Residential

In addition, the parcel of land located northeast of the Property across the Sonoqui Wash is currently zoned R1-43; however, the approximately 47-acre parcel (APN 304-91-104C) was formerly used as a landfill and is owned by the Town of Queen Creek. The Town ultimately has plans to develop this site as a public park.

C. REZONE REQUEST

This rezone application requests to change the zoning on the Property from R1-43 to C-2 PAD. See **Exhibit B: Existing Zoning Plan** and **Exhibit C: Proposed Zoning Plan** for visual maps of the existing and proposed zoning for the site and surrounding properties. This change will allow for the development of a neighborhood-scale commercial use to serve surrounding residents in this growing residential area. Apart from the Queen Creek Marketplace, located 3.5 miles to the northeast and a smaller commercial development with a Fry's grocery store, some fast-food chains and a few other basic services locate five miles east of the Property, there is very little commercial development of any kind within the surrounding area. See **Exhibit D: Area Commercial Uses Map**. In addition to the lack of commercial services near to the Property, the size and shape of the property are not conducive to large lot residential development. The Property's location along the Sonoqui Wash with its regional trail and a future regional park will provide a unique opportunity to engage these open space opportunities with experiential retail and commercial uses by orienting rear patios and/or plaza space along the wash for local residents to enjoy as they shop, dine and gather within the development.

The PAD component of this zoning application is designed to provide the project with the flexibility necessary to accommodate the unique constraints of the shape of the Property and to restrict the allowed C-2 uses to demonstrate sensitivity to the nearby properties, while also allowing some appropriate uses that C-1 zoning does not allow. While this request is for a base zoning of C-2 (General Commercial), the intent of the project is to create a small neighborhood commercial development that provides some necessary, basic services along with niche shops or cafes along the Sonoqui Wash to augment the trail and park experiences for nearby residents. Many of the more intense uses that are permitted in the C-2 zoning district will not be permitted through this PAD, see Section 6, Permitted Uses of this document.



D. GENERAL PLAN CONFORMANCE

The current General Plan land use designation for the subject Property is Neighborhood, see **Exhibit E: General Plan Land Use Map**. According to the Town's General Plan, types of allowed land uses for the Neighborhood designation include:

- Residential: single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre.
- **Commercial: neighborhood retail and services with requirements**
Employment: home office; limited live/work; garage industry
- Public & Quasi Public: civic/ institutional
- Open Space: buildings neighborhood parks, pocket parks, tot lot

Appropriate zoning districts associated with the Neighborhood land use designation include Light Commercial (C-1), General Commercial (C-2), Neighborhood Commercial (NC) and Planned Area Development (PAD). This PAD proposes a small commercial development in place of additional residential uses because there is a general lack of commercial uses in the surrounding area and large lot residential is not practical or suitable for this uniquely-shaped and situated parcel on the corner of two major roads. Additionally, the location of the Property on the Sonoqui Wash regional trail and near a future regional public park will provide a boutique commercial experience that is unique and well suited to the small-town character of Queen Creek.

D1. Land Use Character for Neighborhood

- Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements.
Response: Development in the surrounding area is almost entirely residential.
- Adequate transitions and/or buffering abutting Rural or Urban areas will be required.
Response: Due to the Property's unique situation without any private land directly adjacent to it and the Sonoqui Wash and future public park to the northeast, the Property has abundant buffering. Additionally, the conceptual layout of the development favors drives and parking at the back of the 30-foot landscape buffers along the frontages, increasing the building setbacks for the residential parcels to the south and west.
- Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.
Response: The Property does not directly abut any single family developments; however, the larger buildings with more diverse

proposed uses have been oriented along the Sonoqui Wash at the back of the development and away from the single family developments to the south and west.

- Densities above 8 dwelling units per acre require direct access to collector or arterial streets.
- Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.
Response: Riggs Road is classified as a Principal Arterial and Hawes Road is classified as an Arterial. The Property has direct access off both of these roads.
- Buildings spaced to create separation while maintaining cohesive street wall.
Response: Along the frontages, the buildings are spaced fairly far apart to maintain visibility for businesses located farther into the development. Additionally, as required by the Zoning Ordinance, landscape berms and/or screen walls will be used to screen parking areas and to help define the ‘street wall’.
- Modest building setbacks, generally aligned with neighboring buildings.
Response: In addition to the required 30-foot landscape setbacks along the frontages of the Property, drive aisles and parking areas located in front of buildings allow for staggered and expanded building setbacks.
- Streets with curb, gutter, planter strips, and sidewalk.
Response: Riggs Road and Hawes Road will be improved as required by the Town, including curb, gutter and detached sidewalks with planter strips.
- Semi-formal streetscape with aligned street trees.
Response: The Conceptual Landscape Plan proposes triangulated rows of Pistache trees spaced no more than 30 feet on center.
- Diversity provided by a variety of building styles and sizes.
Response: The smaller and more diverse building types have been arranged along the street frontages to provide better access and visibility to the interior of the Property, and to create a more diverse street scene.

E. DEVELOPMENT PLAN

As specific tenants and businesses have not yet been determined (which typically will not happen until after zoning and plan approval), the plans and exhibits detailing the site design

components of the Property are intended to define the general form, character, development standards and intensity of the project without locking in a specific, detailed design at this early stage on the development process. The proposed uses, sizes, configurations and locations of buildings, pathways and circulation routes are conceptual and subject to change as the design evolves through the more formal platting and site planning processes, but the general form and character will be maintained as represented within this application.

Riggs & Hawes is a proposed 8-acre planned development located in the Town of Queen Creek. The proposed development will include a mixture of pad sites for a variety of commercial users as well as individual buildings. A commercial development at this location will benefit the surrounding neighborhoods which currently lacks a diverse selection of local retail and service needs. The site is positioned between the Sonoqui Creek Wash and the intersection of Riggs Road and Hawes Road. Taking advantage of the adjacent wash, the conceptual site plan orients the buildings to create a shared plaza area overlooking the wash with a primary cluster of buildings within the center of the site. Rather than create a large sea of parking, the conceptual site plan proposes smaller clusters of parking with buildings that are distributed through the site with connected pedestrian and vehicular access throughout. This allows for a more open feel while also taking advantage of the primary open space and view corridors along the Sonoqui Wash as an visual and physical amenity for all users of the site. **See Exhibit F: Conceptual Development Plan** for a visual representation of the conceptual layout of the site.

E1. VEHICULAR ACCESS AND PARKING

Vehicular access to the site includes two full-access entries each located at the far ends of the site in order to meet spacing requirements. The full access entry off Hawes Road is spaced approximately 758 feet from the intersection of Riggs Road and Hawes Road and aligns with the entry to the neighboring Whitewing at Whisper Ranch community. The full access entry off Riggs Road is located approximately 618 feet from the intersection of Riggs Road and Hawes Road. The triangular configuration and the dimensions of the Property limit the ability to place this entry at the full 660 feet usually required for a full access entry. Two additional access points will be provided along Riggs Road and Hawes Road with restricted “right-in, right-out” entries located at least 290 feet from the intersection. Vehicular circulation throughout the site includes 24-foot drives with parking on either side distributed throughout the site to provide parking within close proximity of all buildings. The site plan will meet all parking dimensional and space requirements per Section 5.6 of the Town of Queen Creek Zoning Ordinance at the time of formal site plan review based on the actual building uses and square footages proposed.

E2. PEDESTRIAN & BICYCLE CIRCULATION

Pedestrian and bicycle access to the site is provided through a 10-foot multi-use trail located

within a 15-foot trail easement running north-south along Hawes Road. The multi-use trail within the Sonoqui Wash is located on the opposite bank (north side) of the wash from the Property; however, there is a convenient at grade connection from the trail to Riggs Road one quarter-mile from the east corner of the Property.

Internally, pedestrian access will be provided through a network of 5-foot sidewalks and paths connecting to buildings, parking areas, open space areas and perimeter sidewalks. The development will also provide bike racks throughout the Property to meet the required number of bicycle parking space as defined in Article 5, Table 5.6-3 Off-Street Parking Requirements of the Zoning Ordinance. See **Exhibit G: Conceptual Pedestrian & Bicycle Circulation Plan.**



F. PERMITTED USES

This PAD narrative supports a base zoning district of C-2; however, many of the more intense uses listed as “permitted” within the C-2 zoning district on Table 4.6-1 Permitted Uses of the Zoning Ordinance will be either restricted or not permitted within the Riggs & Hawes development. The purpose of requesting C-2 PAD as opposed to C-1 is to allow for certain C-2 permitted uses that are appropriate for this site, while restricting the more intensive uses that may not be compatible or appropriate with this particular location. Since the code does not allow the addition of uses through the PAD overlay, the appropriate option is to allow C-2 PAD with a restriction on the more intensive and less appropriate uses via the conceptual site plan.

G. DEVELOPMENT STANDARDS

G1. PAD MODIFICATIONS & JUSTIFICATIONS

The purpose of the Planned Area Development Overlay District (PAD) is to promote the most appropriate use of the subject Property while permitting flexibility in the design, construction and processing of the proposed development to a quality which could not be achieved by development under conventional zoning concepts. While the proposed underlying conventional zoning district (C-2), and the requirements of that district is generally reasonable, there are circumstances in which it is in the Town’s best interests to allow unique and/or creative development approaches that allow for an appropriate diversity of uses and economic development opportunities.

The development proposal for Riggs & Hawes has been designed to implement the development standards contained in the C-2 zoning district. With a few exceptions, the development standards provided by the Zoning Ordinance and the Town’s Design Standards will accommodate the design and development of the subject Property. The Planned Area Development, as an overlay zoning district, allows consideration for modified development standards to address any unique aspects of the development or the context in which the subject property sits. The three (3) deviations to the C-2 development standards being sought as a part of this application are detailed in the following section.

G2. PAD MODIFICATIONS

The following table is a summary of each of the requested modifications followed by a more detailed description. The Riggs & Hawes development shall meet or exceed all other applicable development and design standards unless otherwise specified within this document.

Table 2 – Summary of PAD Deviations			
Development Standard	Zoning Ordinance (Ref)	Queen Creek C - 2 Standard	Proposed PAD Standard
Commercial District Deviations: C-2			
Maximum Building Height	Article 4, Table 4.7-2 Intensity Regulations	Maximum Building Height: 48’	Maximum Building Height: 30’
Building Setbacks	Article 4, Table 4.7- 3 Dimensional Standards	Minimum rear yard setback: 15’	Minimum rear yard setback: 10’
Landscape Buffer Setbacks	Article 5, Table 5.3-1 Landscape Buffer Setbacks	Minimum landscape buffer between commercial and single family residential: 30’	Minimum landscape buffer between commercial and single family residential: 0’

G3. JUSTIFICATION

- **Building Height:** In order to conform to the neighborhood-scale planned for this site, a reduced building height from 48' to 30', consistent with C-1 zoning is proposed.
- **Building Setback:** The rear of this property backs up to the Sonoqui Wash, a major permanent open space that is over 150-feet wide, and beyond that is a future public park, so there is no real need to provide a wider rear setback along the rear of this Property.
- **Landscape Setback:** Similar to the comment above, the rear property line is adjacent to the Sonoqui Wash. While the Sonoqui Wash parcel is zoned for single family residential, it is permanent open space and does not warrant a landscape buffer.

G4. COMPREHENSIVE SIGN PLAN

A Comprehensive Sign Plan will be prepared for the retail center to define the design characteristics, monument sign scale, building mounted sign location, character and area and directional signs. The Applicant intends to prepare and process the retail center Comprehensive Sign Plan concurrent with the Site Plan Review Process for the retail center after zoning approval.



H. ARCHITECTURAL THEMES

The Architectural character proposed for the Rigg & Hawes development will celebrate the agricultural heritage of Queen Creek and adhere to the standards set forth in Section DS.6 of the Town's Architectural Design Standards. With the Queen Creek Olive Mill, Schnepf Farms and the Queen Creek Marketplace all located within 5 miles of the site, a contemporary take on rustic agricultural-inspired architecture is the most appropriate design theme for the Property. Natural finishes incorporating stone, metal, or wood textured accents and earth tone color schemes will complement the desert landscape of Arizona and establish the feel of the family farm legacy of the area, while still maintaining a current and relevant aesthetic. The bodies of buildings will incorporate brick, textured concrete and stucco to create distinct yet cohesive looks between one another. See **Exhibit H: Architectural Character Imagery**.

As required by the Zoning Ordinance, the Planning Administrator shall have the authority to impose special conditions or guidelines on the development of property at the Riggs and Hawes arterial intersection twchich may include any combination of the following design elements:

- a. Landscape architecture;
- b. Building architecture;
- c . Building orientation;
- e. Walls and screening devices; and,
- f. Building setbacks.

As such, an enhanced arterial corner design at the intersection of Riggs and Hawes Road will be required and provided at the subsequent Site Plan Submittal as development details and design are unknown at this time.

I. LANDSCAPE CHARACTER & THEMES

The landscape character of the site will feature lush yet hardy species that require less water and maintenance, while still complementing the character of the surrounding area. Open space within the development will include 30-foot landscape buffers along the perimeter roads, plaza space and patios located along the Sonoqui Wash, and landscape areas between buildings and along edge of the wash corridor. Some of these landscape areas may also be used for required on-site surface retention. All open space areas shall be landscaped. Additional open space is provided within landscape islands in the parking areas. Parking landscape islands will meet or exceed the minimum planting requirements as defined in Section 5.6 of the Town of Queen Creek Zoning Ordinance. Retention for the residential community may include surface and/or underground storage tanks as needed. See **Exhibit I: Conceptual Landscape Plan**.

J. PUBLIC FACILITIES, UTILITIES & INFRASTRUCTURE

J1. ARTERIAL STREETS AND ACCESS

Riggs & Hawes is accessed off Riggs Road and Hawes Road which, according to the Town of Queen Creek Transportation Master Plan, are classified as a Principal Arterial and an Arterial respectively. Along Riggs Road, a limited access (“right-in, right-out”) driveway is proposed 290 feet east of the intersection of Riggs Road and Hawes Road, and a full access driveway is proposed 618 feet east of the intersection. Along Hawes Road, a limited access (“right-in, right-out”) driveway is proposed 310 feet north of the intersection of Riggs Road and Hawes Road, and a full access driveway is proposed 758 feet north of the intersection. The northernmost entry off Hawes Road has been designed to align with the entry to the Whitewing at Whisper Ridge development across from the Property.

J2. GRADING & DRAINAGE

The property is located in Zone X (Shaded) according to Flood Insurance Rate Map (FIRM)

Panel Number 04013C3135 L, dated October 16, 2013, as published by FEMA. Zone X (Shaded) is defined as a “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.”

The existing site is undeveloped. The site consists of several feet of fill. A geotechnical report will provide more information regarding the fill after rezone is complete. Since the fill has been placed, there is minimal desert vegetation and no trees. The site is elevated by as much as 5-feet above Riggs and Hawes Roads. The embankments along the south and west property lines of the site transition from the top of the embankment to the toe of the embankment at about 5h:1v slope. The high point of the site is the southwest corner. The existing ground slopes down to the northeast towards the Sonoqui Wash. The site slopes vary from 0.5% to 2% in a sheet flow condition.

The site has been analyzed for practical drainage design, to set building floors to be safe from flooding during a 100-year storm and provide retention of storm water runoff. The Town of Queen Creek requires sites to retain storm water runoff for the 100-year 2-hour storm for rainfall that lands within the property and for 1/2 of the adjacent street runoff. This project will provide retention for onsite storm water runoff for the 100-year 2-hour storm. The site will retain offsite runoff in Hawes Road for the north portion of the project frontage located north of the existing catch basin. The site will not retain the south portion of Hawes Road since there are existing storm drain facilities. The site will not retain runoff from Riggs Road since there are existing storm drain facilities. Road-side ditches may or may not be provided along Hawes Road and Riggs Road pending the Town’s review.

J3. WATER SYSTEMS PLAN

The existing water mains next to the site are owned by the Town of Queen Creek. There is an existing 12-inch public water main along the east side of Hawes Road. Additionally, the old plans for TOQC Waterline Relocations as part of the Sonoqui Wash Channelization – Phase II show a public water stub about 700-feet east of the intersection of Riggs and Hawes for a 12-inch waterline extending to the north side of Riggs Road. The plans show the waterline being extended to serve a new fire hydrant; however, the hydrant was not found in the field.

The proposed project will tie into the water mains in both Hawes Road and Riggs Road for a total of 2 master taps to the Town’s water mains. This will help to avoid excessive taps and street cuts. Water meters for each building and for the landscape irrigation will be served from tees off these mains.

The dedicated fire-line for the Property will be a private looped system which will serve building sprinklers and private fire hydrants throughout.

J4. WASTEWATER MASTER PLAN

There are no existing sewer mains in either Hawes Road or Riggs Road along the Property’s frontage. The nearest existing sewer main is north of the site within Hawes Road. The existing 8-inch public sewer main in Hawes Road, which is owned by the Town, terminates with a

manhole about 1,400-feet north of the site. This will be the tie in location. A new gravity sewer main will be extended south in Hawes Road and terminate just south of the bridge over the Sonoqui Wash. A new public (Queen Creek owned) force main and lift station will need to be constructed on the north side of the Sonoqui Wash on Maricopa County land. An easement and agreement with the County will be required. The Town owns the parcel of land encompassing the Sonoqui Wash, however, to clear the floodplain limits, the lift station will need to be further north of the wash.

K. EMERGENCY RESPONSE FACILITIES

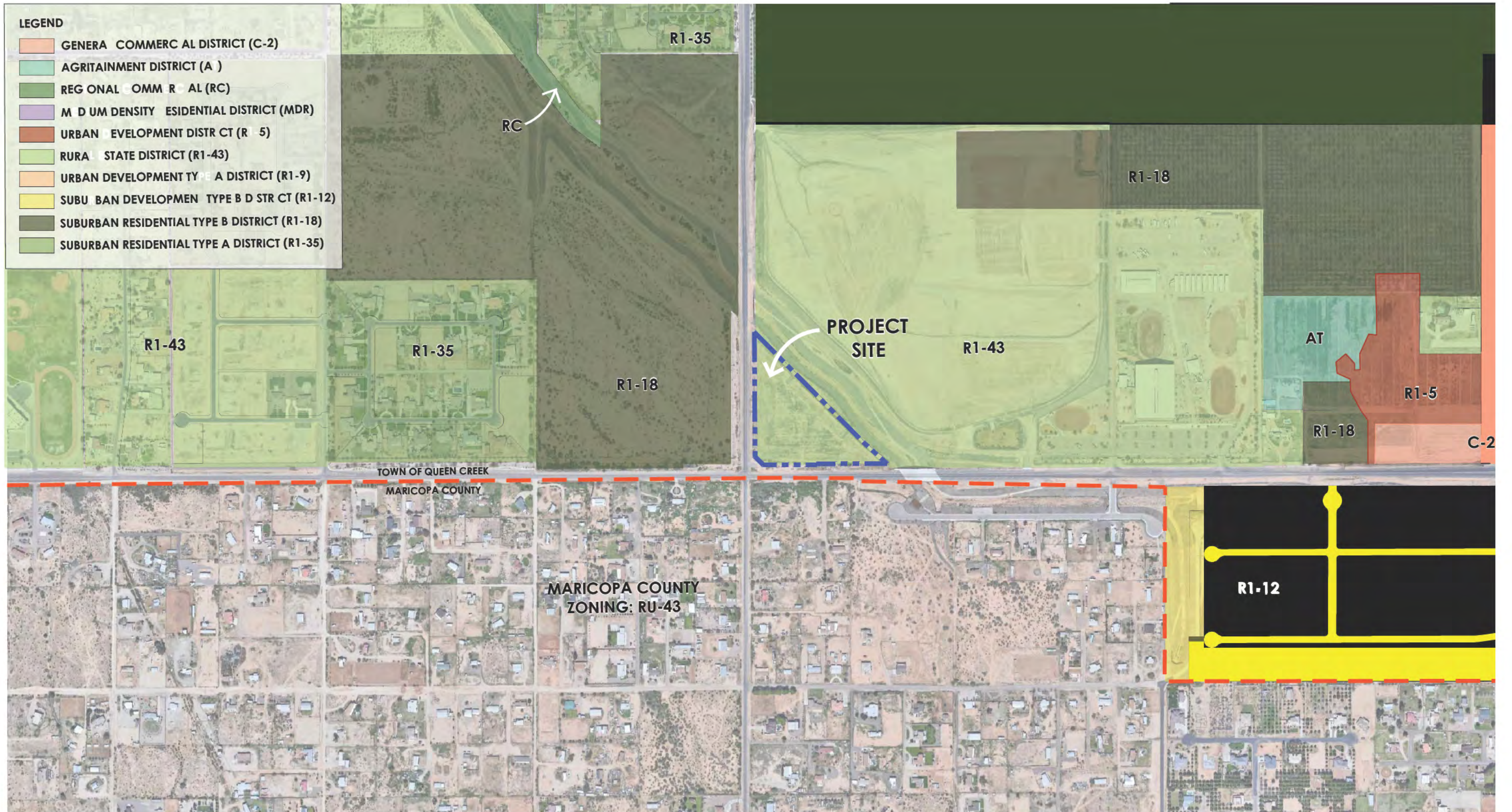
K1. Fire

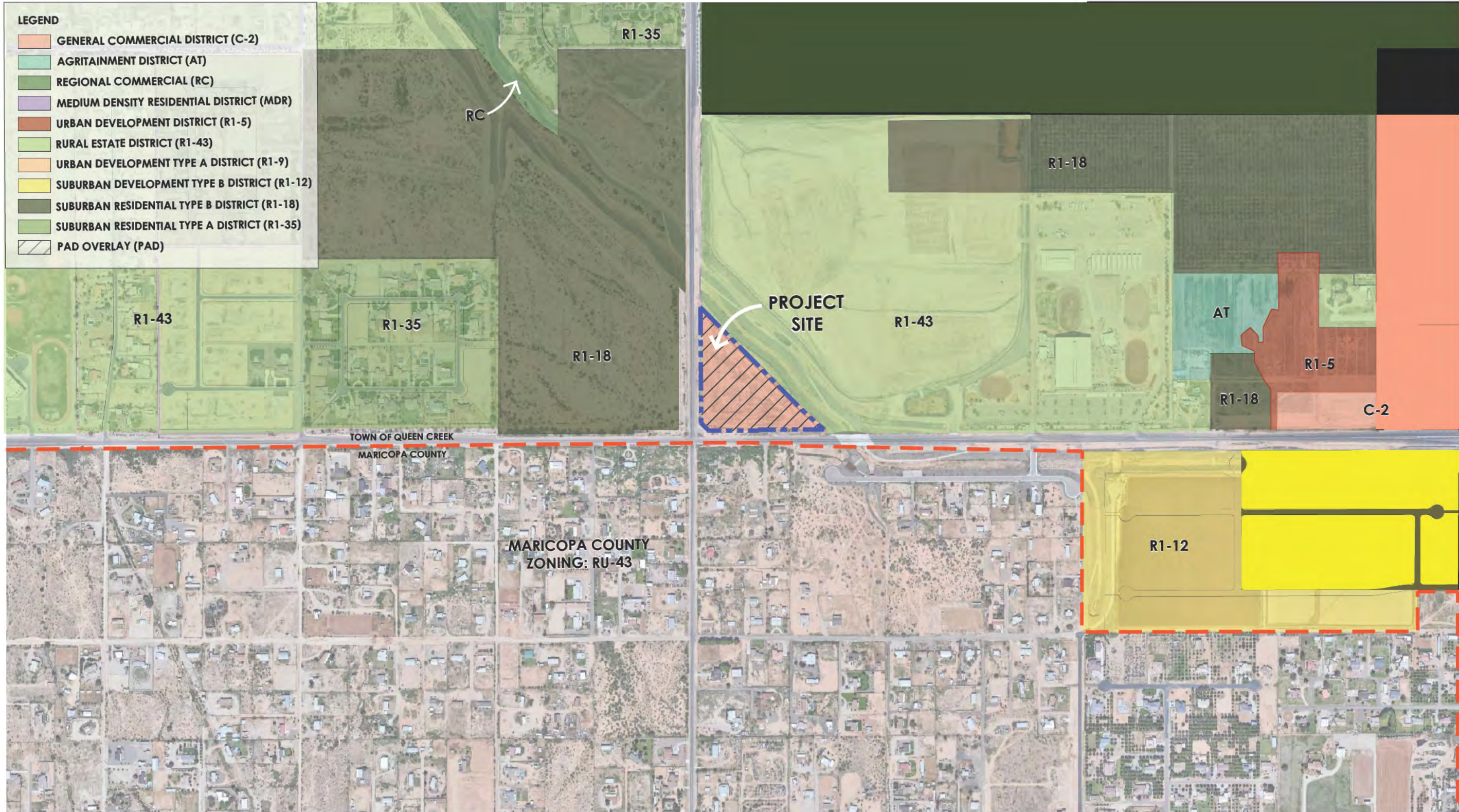
Fire and emergency services will likely be provided by the Town of Queen Creek Fire Department Station #412 located approximately 1.4 miles west of the Property on Sossaman Road. Fire services may be provided by Fire Station #1 located approximately 2.6 miles north of the Property off Ellsworth Road.

K2. Police

Police service for the subject Property will likely be provided from the Maricopa County Sherriff's Office, Queen Creek Substation located at 20727 Civic Parkway just 2.6 miles north of the Property. Police Serve in Queen Creek is contracted through the Maricopa County Sheriff's Office. Service response is based on patrol routes and schedules as administered by the department.



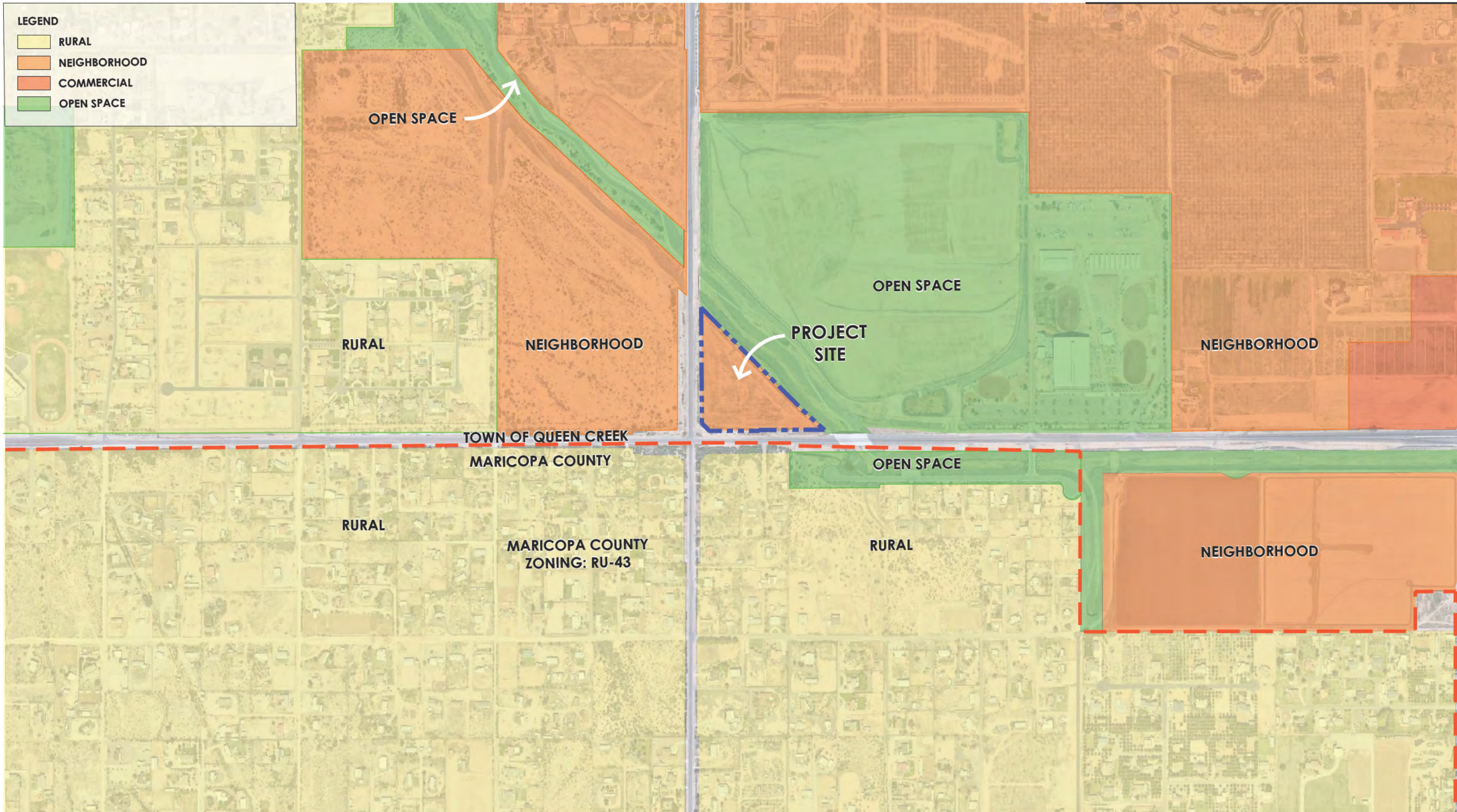






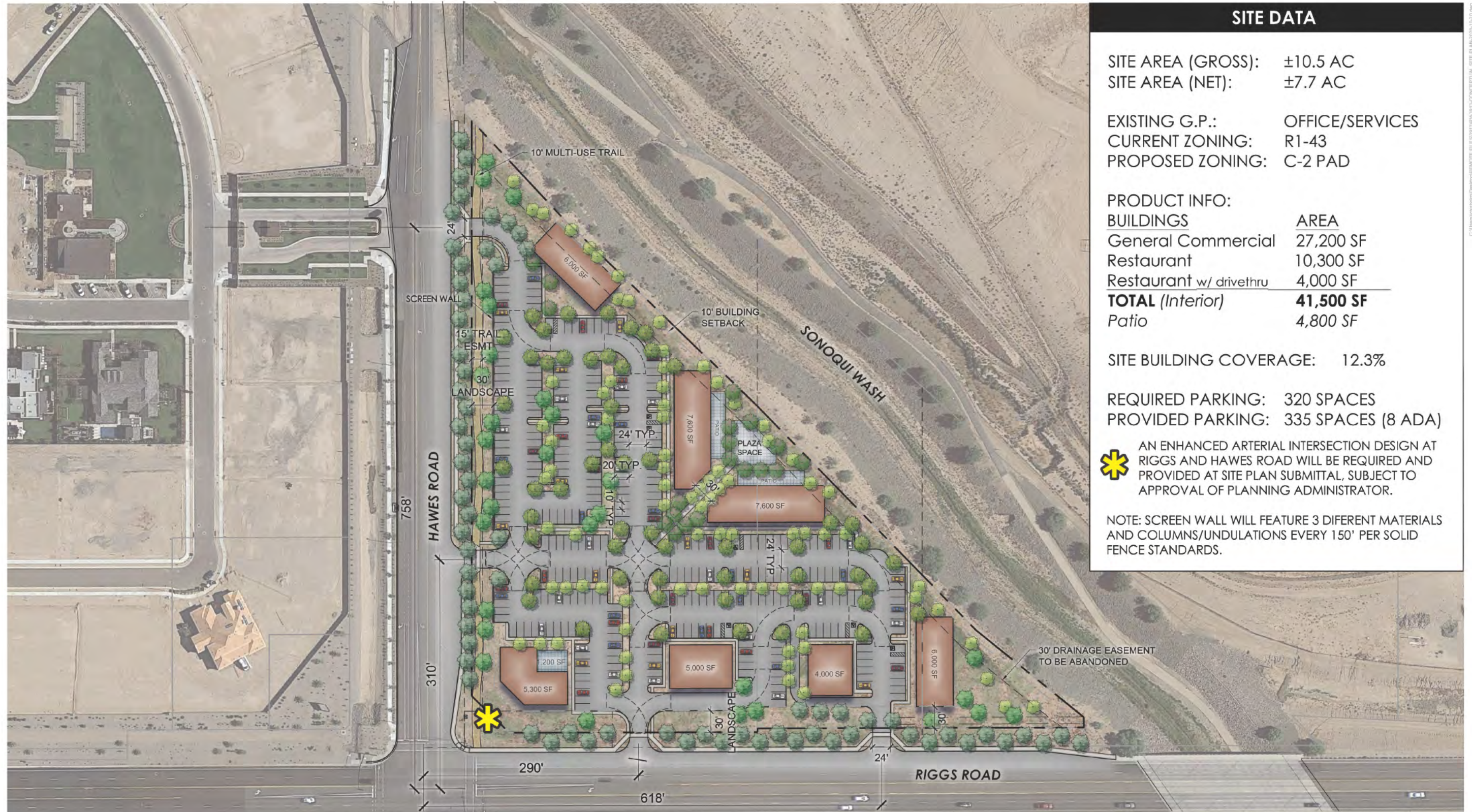
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SITE DATA

SITE AREA (GROSS): ±10.5 AC
 SITE AREA (NET): ±7.7 AC


EXISTING G.P.: OFFICE/SERVICES
 CURRENT ZONING: R1-43
 PROPOSED ZONING: C-2 PAD

PRODUCT INFO:

BUILDINGS	AREA
General Commercial	27,200 SF
Restaurant	10,300 SF
Restaurant w/ drivethru	4,000 SF
TOTAL (Interior)	41,500 SF
Patio	4,800 SF

SITE BUILDING COVERAGE: 12.3%





REQUIRED PARKING: 320 SPACES
 PROVIDED PARKING: 335 SPACES (8 ADA)

 AN ENHANCED ARTERIAL INTERSECTION DESIGN AT RIGGS AND HAWES ROAD WILL BE REQUIRED AND PROVIDED AT SITE PLAN SUBMITTAL, SUBJECT TO APPROVAL OF PLANNING ADMINISTRATOR.

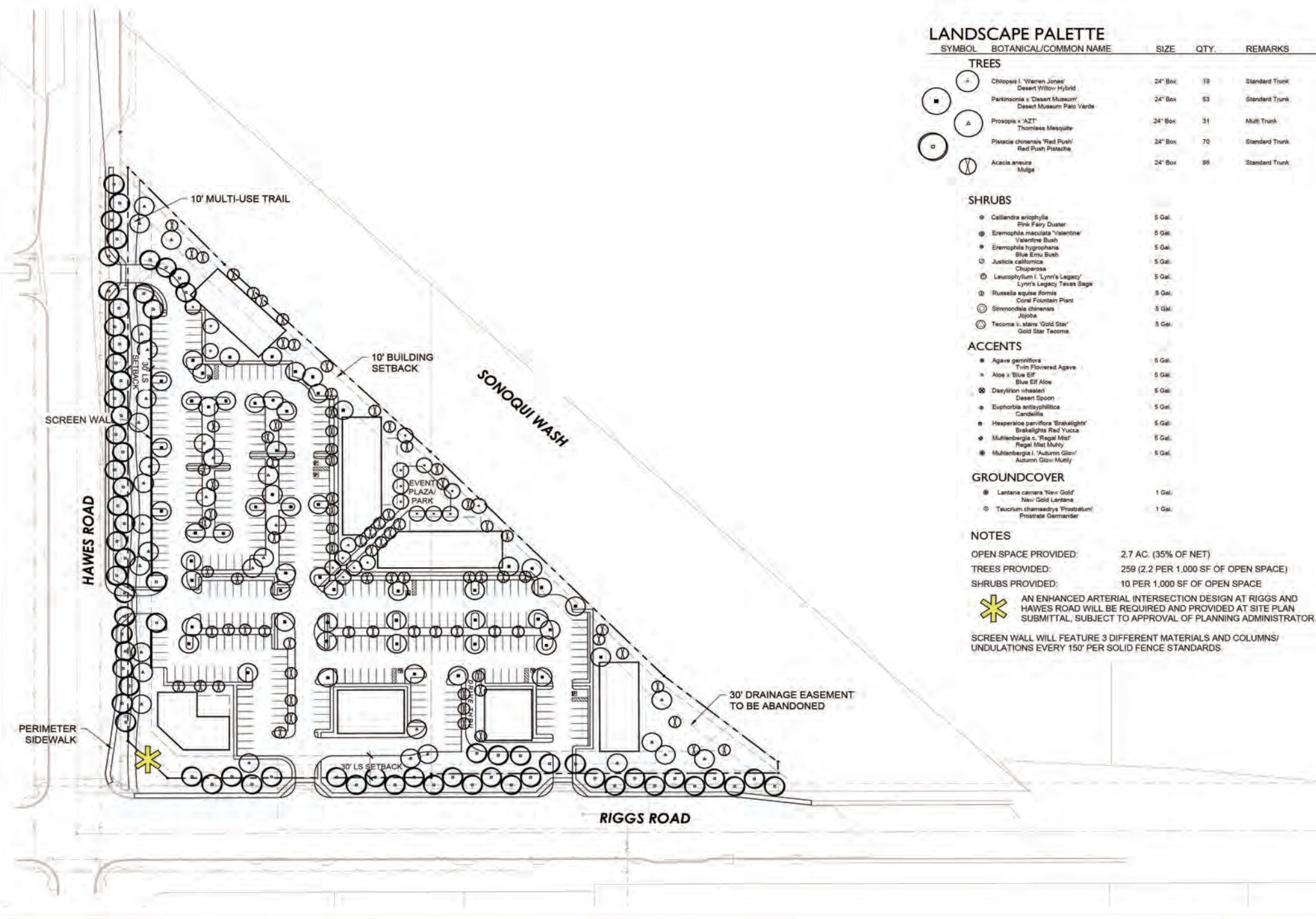
NOTE: SCREEN WALL WILL FEATURE 3 DIFFERENT MATERIALS AND COLUMNS/UNDULATIONS EVERY 150' PER SOLID FENCE STANDARDS.



LEGEND

-  5' INTERNAL SIDEWALKS
-  6' PERIMETER SIDEWALKS
-  ON STREET CONNECTION TO SONOQUI WASH
-  10' MULTI-USE TRAIL
-  EXISTING SONOQUI WASH TRAIL






LANDSCAPE PALETTE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
⊙	Chiospa L. 'Warren Jones' Desert Willow Hybrid	24" Box	19	Standard Trunk
⊙	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	63	Standard Trunk
⊙	Prosopis x 'AZT' Thornless Mesquite	24" Box	31	Multi Trunk
⊙	Platanus chinensis 'Red Push' Red Push Pistache	24" Box	70	Standard Trunk
⊙	Acacia aneura Mulga	24" Box	86	Standard Trunk
SHRUBS				
⊙	Calliandra eriophylla Pink Fairy Duster	5 Gal.		
⊙	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.		
⊙	Eremophila hygrophana Blue Emu Bush	5 Gal.		
⊙	Justicia californica Chuparosa	5 Gal.		
⊙	Leucophyllum L. 'Lynn's Legacy' Lynn's Legacy Texas Sage	5 Gal.		
⊙	Russelia equisetiformis Coral Fountain Plant	5 Gal.		
⊙	Simmondsia chinensis Jojobe	5 Gal.		
⊙	Tecoma v. stans 'Gold Star' Gold Star Tecoma	5 Gal.		
ACCENTS				
⊙	Agave gemiflora Twin Flowered Agave	5 Gal.		
⊙	Aloe x 'Blue Elf' Blue Elf Aloe	5 Gal.		
⊙	Dasyliston wheeleri Desert Spoon	5 Gal.		
⊙	Euphorbia antyphillips Candelabra	5 Gal.		
⊙	Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 Gal.		
⊙	Muhlenbergia c. 'Regal Mist' Regal Mist Muley	5 Gal.		
⊙	Muhlenbergia l. 'Autumn Glow' Autumn Glow Muley	5 Gal.		
GROUND COVER				
⊙	Lantana camara 'New Gold' New Gold Lantana	1 Gal.		
⊙	Taenidium chamaedrya 'Frostatum' Prostrate Germander	1 Gal.		

NOTES

- OPEN SPACE PROVIDED: 2.7 AC. (35% OF NET)
- TREES PROVIDED: 259 (2.2 PER 1,000 SF OF OPEN SPACE)
- SHRUBS PROVIDED: 10 PER 1,000 SF OF OPEN SPACE
-  AN ENHANCED ARTERIAL INTERSECTION DESIGN AT RIGGS AND HAWES ROAD WILL BE REQUIRED AND PROVIDED AT SITE PLAN SUBMITTAL, SUBJECT TO APPROVAL OF PLANNING ADMINISTRATOR.
- SCREEN WALL WILL FEATURE 3 DIFFERENT MATERIALS AND COLUMNS/UNDULATIONS EVERY 150' PER SOLID FENCE STANDARDS.



SITE DATA

SITE AREA (GROSS): ±10.5 AC
 SITE AREA (NET): ±7.7 AC

EXISTING G.P.: OFFICE/SERVICES
 CURRENT ZONING: R1-43
 PROPOSED ZONING: C-2 PAD

PRODUCT INFO:

BUILDINGS	AREA
General Commercial	27,200 SF
Restaurant	10,300 SF
Restaurant w/ drivethru	4,000 SF
TOTAL (Interior)	41,500 SF
Patio	4,800 SF

SITE BUILDING COVERAGE: 12.3%

REQUIRED PARKING: 320 SPACES
 PROVIDED PARKING: 335 SPACES (8 ADA)

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NOTE: SCREEN WALL WILL FEATURE 3 DIFERENT MATERIALS AND COLUMNS/UNDULATIONS EVERY 150' PER SOLID FENCE STANDARDS.



RIGGS ROAD AND HAWES • CONCEPT PLAN

QUEEN CREEK, AZ
 2020-11-25
 # 18003913
 MODERN NEST HOMES



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

LANDSCAPE PALETTE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
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TREES

	Chilopsis l. 'Warren Jones' Desert Willow Hybrid	24" Box	19	Standard Trunk
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	55	Standard Trunk
	Prosopis x 'AZT' Thornless Mesquite	24" Box	31	Multi Trunk
	Pistacia chinensis 'Red Push' Red Push Pistache	24" Box	70	Standard Trunk
	Acacia aneura Mulga	24" Box	86	Standard Trunk

SHRUBS

	Calliandra eriophylla Pink Fairy Duster	5 Gal.
	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.
	Eremophila hydropaphana Blue Emu Bush	5 Gal.
	Justicia californica Chuparosa	5 Gal.
	Leucophyllum l. 'Lynn's Legacy' Lynn's Legacy Texas Sage	5 Gal.
	Russelia equisetiformis Coral Fountain Plant	5 Gal.
	Simmondsia chinensis Jojoba	5 Gal.
	Tecoma v. stans 'Gold Star' Gold Star Tecoma	5 Gal.

ACCENTS

	Agave gemmiflora Twin Flowered Agave	5 Gal.
	Aloe x 'Blue Elf' Blue Elf Aloe	5 Gal.
	Dasyliroon wheeleri Desert Spoon	5 Gal.
	Euphorbia antisyphilitica Candelilla	5 Gal.
	Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 Gal.
	Muhlenbergia c. 'Regal Mist' Regal Mist Muhly	5 Gal.
	Muhlenbergia l. 'Autumn Glow' Autumn Glow Muhly	5 Gal.

GROUNDCOVER

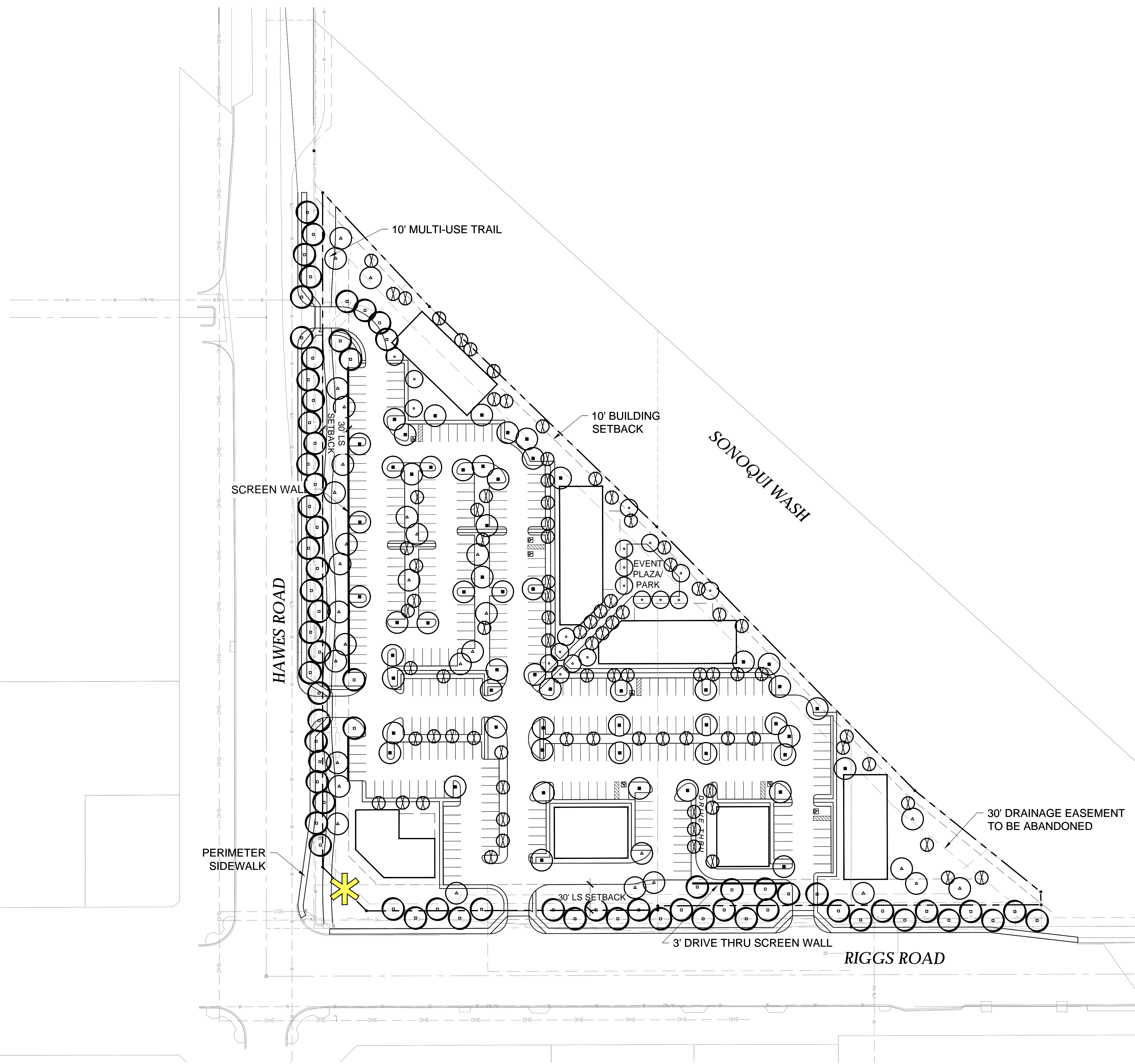
	Lantana camara 'New Gold' New Gold Lantana	1 Gal.
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 Gal.

NOTES

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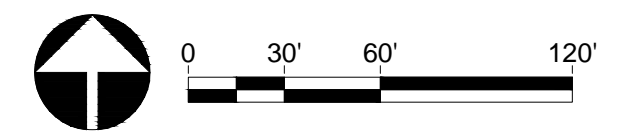
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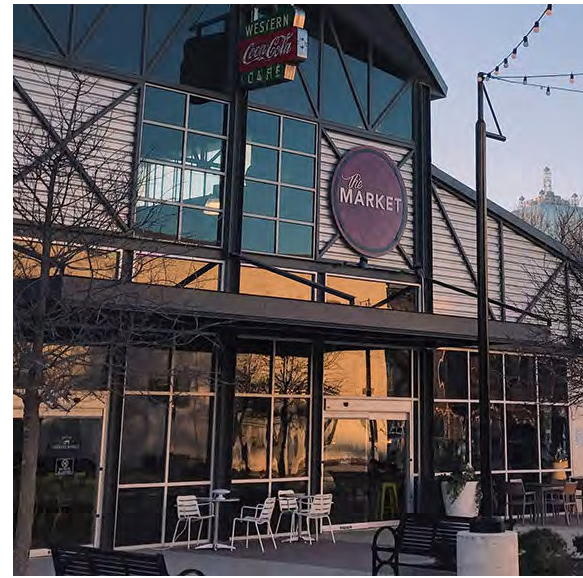


RIGGS & HAWES • CONCEPTUAL LANDSCAPE PLAN

📍 QUEEN CREEK, AZ
 📅 2020-11-25
 # 18003913
 🏠 MODERN NEST HOMES



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Riggs & Hawes (P20-0073) – Neighborhood Meeting Report

Town of Queen Creek

As a part of the Town of Queen Creek’s rezoning process, a neighborhood meeting was held to allow neighboring property owners to speak to our development team, ask questions, and voice support or concerns. Due to the current COVID-19 restrictions/recommendations, and in accordance with the recommendation of Town staff, the neighborhood meeting was held virtually on the Zoom platform. The development team mailed out notification letters to all property owners within 1200’ of the proposed development and provided details on how to participate.

The meeting was held on **Wednesday, August 5th, 2020 at 6:00 P.M.** with approximately 20 residents in attendance. The project team also created a link (<https://bit.ly/397nAnx>) which directs residents to the project website which includes additional information online and contact information in case they were unable to attend the online zoom meeting or had any follow up questions. More details are provided per the neighborhood meeting letter attached in this report.

The following section highlights the questions/concerns from the virtual neighborhood meeting and includes the applicant’s response to the questions.

What type of retail/businesses are we looking to attract with this development? Fast Food? How will the applicant take care of the smell from a fast food restaurant? I’m very opposed to any fast food that would develop as a part of this development. Is this what was approved by the rural committee and not approved by the city or is that another project? Is the city in favor of this development? That’s my only concern – we don’t know what will end up being there.

Response: The proposed conceptual site plan includes one parcel site to be designated as fast food. As part of the market research, the development team discovered demand for this type of user. The property owner is targeting a Starbucks for this location, but no specific user has been identified for this site.

Help me understand the difference between the C-1 and C-2? I’m all for prosperity, I want to see the town grow, but I want to see it grown in a controlled fashion.

Response: The project team explained that C-1 commercial was more neighborhood and C-2 is more of a traditional commercial development as seen throughout Queen Creek. After review of the C-1 Zoning District, the property owner and development team thought that C-2 created the most flexibility for providing future services to the site. As such, a PAD overlay was provided as part of the project to ensure that this site plan does not drastically change from what the current proposal is. The proposed uses will be more in line with smaller scale users.

How is the proposal to control traffic within that? The full access is aligned with the Whisper Ridge entrance. How will we ensure traffic won’t be an issue for that?

Response: This project is required to complete a Traffic Impact Analysis (TIA) in accordance with the Town’s requirements. As a result, the TIA recommends traffic improvements that will be required as part of this development. The proposed driveway locations are consistent with the recommendations of the Town and the results of the TIA.

What will the exterior walls and landscaping look like?

Response: The exterior walls have not been included as part of this effort but are required by the Town's development standards to be decorative with multiple materials. At the time of site plan development, all requirements will be met to create an aesthetically appealing development.

How about truck traffic to bring supplies to businesses? Semi traffic?

Response: It is anticipated that the future business would induce truck traffic as this is a normal part of business operations. However, truck deliveries would be timed and coordinated to ensure they are not impacting daily operations. This is more a function of the property owners and property manager to ensure smooth operations.

Where would the potential drive through be located?

Response: The proposed drive through is located at the far SE corner of the site away from the White Wing development. This drive through is proposed to be at least 1000' away from the closest residence in the White Wing development. No specific user has been identified at this time.

What's the deal with the adjacent park?

Response: The Town of Queen Creek currently owns the landfill that's no longer in operation. As part of the Town's long-term plan, it has been discussed that this would be an ideal site for a future park. However, no funding or improvement plan has been developed and there is currently no timeline for the park completion.

How far back will the wall on Hawes be from the street?

Response: The proposed landscaping wall would be approximately 25-30' away from the street in accordance with the Town's landscaping standards.

Where on the property will the car repair shop be and are they allowed to park broken down cars outside?

Response: This development is outside of the Town of Queen Creek limits and is not part of this development. The mentioned Tire Shop is located at the SW corner of Riggs and Hawes road in Unincorporated Maricopa County. This development will follow all of the County's development standards and all potential violations will be handled by the County staff.

Do you see Hawes becoming a 4-lane road outside our gate?

Response: As part of the Town's capital improvements program (CIP), analyses like this are conducted to ensure that adequate services are being provided throughout the entire town. Additionally, the TIA helps to explain some of the required improvements that the proposed development would need. The developer is not aware of any 4-lane roadway improvements currently. However, the Town of Queen Creek would determine if or when these improvements would be needed.

When could they potentially start development?

Response: There is no current timeline for development and the proposal only includes a rezoning application. Should the project be approved for zoning, a separate site plan application would be required in the future.

When is the next meeting and we do not support a fast food restaurant?

Response: Per the Town's requirement, this meeting is the only required neighborhood meeting. However, we encourage you to reach out to us or the Town for additional information. Should the project move forward, you will receive notification of any public hearings and would be allowed to speak at that time.

Is there a way that we can just direct the entry across from Whisper Ranch? It's going to be hard to get out of Whisper Ranch.

Response: This ingress/egress was recommended per the TIA and directed by Town staff. As part of every development, it is common practice to align driveway entrances to avoid conflicting turning movements. After further analysis and due to traffic patterns, it was determined that aligning these entrances created the safest environment for traffic circulation. Moving this location would require a waiver from the Town of Queen Creek.

Could there be a signal here in the future?

Response: The Town has requirements for when a traffic signal is warranted as part of a proposed development. This project does not anticipate generating enough traffic to warrant a signal at this location. However, the Town may review this location as a possible traffic signal location in the future. No traffic signal is proposed at this time.

Are we able to name what exactly is going in there?

Response: The property owner has not identified any users at this time. However, the property is being zoned for retail, restaurant, and office and it is anticipated that the users will be smaller scale similar to those seen throughout Town.

Has there been an environmental study on this site relating to the wash, landfill, etc?

Response: This project was required to submit several engineering documents as part of the submittal requirements to analyze the wash embankment along the rear of the site. However, since the landfill is not a part of this development, no documents were required to show the environmental impacts of this site. As part of the site plan submittal, a phase 1 environmental report is required and will be provided at that time.

The meeting adjourned at 7:05 PM.

Neighborhood Meeting Notification Letter

Dear Neighbor,

We are writing you regarding the rezoning of the approximate 7.7 net acres of property located at the northeast corner of Riggs Road and Hawes Road. An application for this project, currently called Riggs & Hawes, was filed with the Town of Queen Creek (case number P20-0073) earlier this year requesting to rezone the Property from R1-43 to General Commercial with a Planned Area Development Overlay (C-2 PAD). Please see the images below.

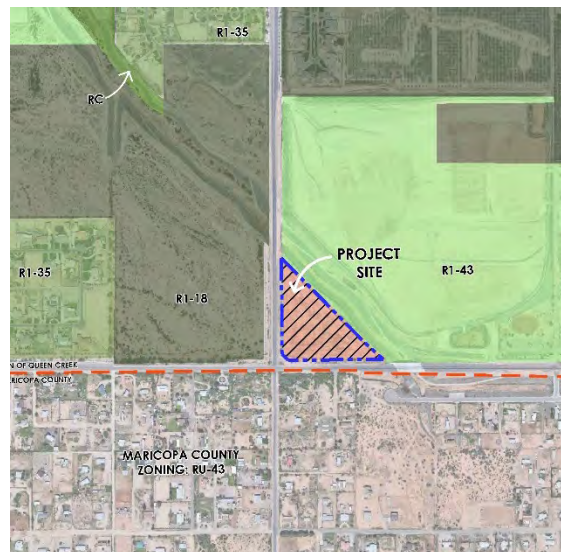
Project Location



Existing and Proposed Zoning



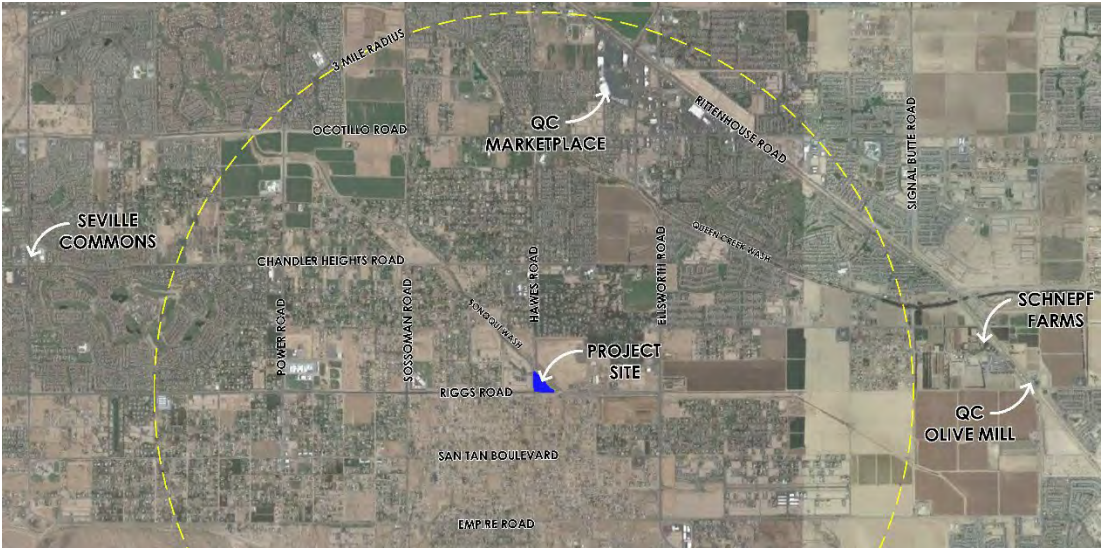
Existing Zoning



Proposed Zoning

The intent of this rezoning request is to provide the surrounding area with desirable neighborhood commercial businesses in an area that is underserved. We are still very early in the process so it is difficult to predict the specific uses that will develop on the site but it may include things like small restaurants and shops. We are not proposing large retail venues like major grocery chains or any big-box stores. The proposed C-2 zoning district will provide more flexibility to allow the uses on the site to better fit market demands; however, the PAD overlay will limit future development to the intent and character of this proposal. This means that future development would not be permitted to include something drastically different in types of uses or architectural character than what the Town approves. It is our goal to create a project that serves residents in the area, where they may have had to drive several miles away to find similar establishments. See the image below which demonstrates the need for commercial and retail opportunities in the area.

Distance to Commercial Developments



The current proposed site plan, which is included below, includes several buildings totaling 43,500 square feet of interior commercial space. The plan also shows the incorporation of abundant parking but broken up by smaller building to avoid a “sea of parking” on a neighborhood corner. You may note the potential for a gas station and drive-thru show on the plan, but we ask that you keep in mind that this design is only one concept of how the site could be built and will change as the rezoning process and, later, the site planning process progress. Development of a gas station on the site will require the Town’s approval of a Conditional Use Permit (CUP). Please let the included site plan graphic give you an idea of the scale and quality of what we are working to build.

Conceptual Development Plan



Another advantage to this location, is the Sonoqui Wash which runs along the northeast boundary of the site. Our project proposes a plaza space oriented to the wash and the incorporation of patio spaces along it as well. It is our hope that this project will engage the equestrians, cyclists and pedestrians that use the trail, in addition to nearby residents. This will also open the wash to the public where it may be enjoyed by everyone.

As a part of the Town of Queen Creek's rezoning process, we will be holding a neighborhood meeting for neighbors of the property to speak with our development team and ask questions or voice your support and concerns. Due to the current situation with COVID-19, we will be holding the meeting virtually on an internet video conference platform called Zoom. The information for the meeting is as follows:

Meeting: Riggs & Hawes Neighborhood Meeting

Location: Meeting to be held virtually (See instructions below for accessing the virtual meeting).

Date and Time: Wednesday, August 5th, 2020 at 6:00 p.m.

Instructions for Access to Virtual Neighborhood Meeting: The neighborhood meeting will be held on the Zoom, which can be accessed through your internet browser. To access the meeting, navigate to the project website: <https://bit.ly/397nAnx>

Once on the webpage, scroll down to the Virtual Neighborhood Meeting Info section. From there, you will see a link to access the virtual neighborhood meeting. Please note, to access the meeting, you will be required to register (the information required is similar to signing-in for a typical neighborhood meeting). The meeting registration information will be shared with the City and may also be used to keep you informed of changes or future meetings via email as well as traditional mail. At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking

question, followed by a brief presentation of the project after which we will open the floor for questions and answers.

If you cannot join via computer through our website, please call in on your phone using the following information:

Call-in Number: 1 253 215 8782 US
Meeting ID: 920 1099 4989
Passcode: 627933

In addition to this mailing and the virtual neighborhood meeting we have created a website with general information about the project: <https://bit.ly/397nAnx>.

Please be advised that future meetings and hearings before the Queen Creek Planning and Zoning Commission and Queen Creek Town Council will be scheduled to review this case as well. Specific meeting and hearing dates have not yet been set. Additional notification letters will be provided in the coming months with information regarding the hearing time and location (or instructions for virtual meetings if needed).

If you have any questions about this letter or the project itself, please contact me or the Town planner assigned to this case (contact information included below).

Christopher Jones, RVi Planning + Landscape Architecture

Email: cjones@rviplanning.com
Phone: (512) 492-3982

Kyle Barichello, Town of Queen Creek

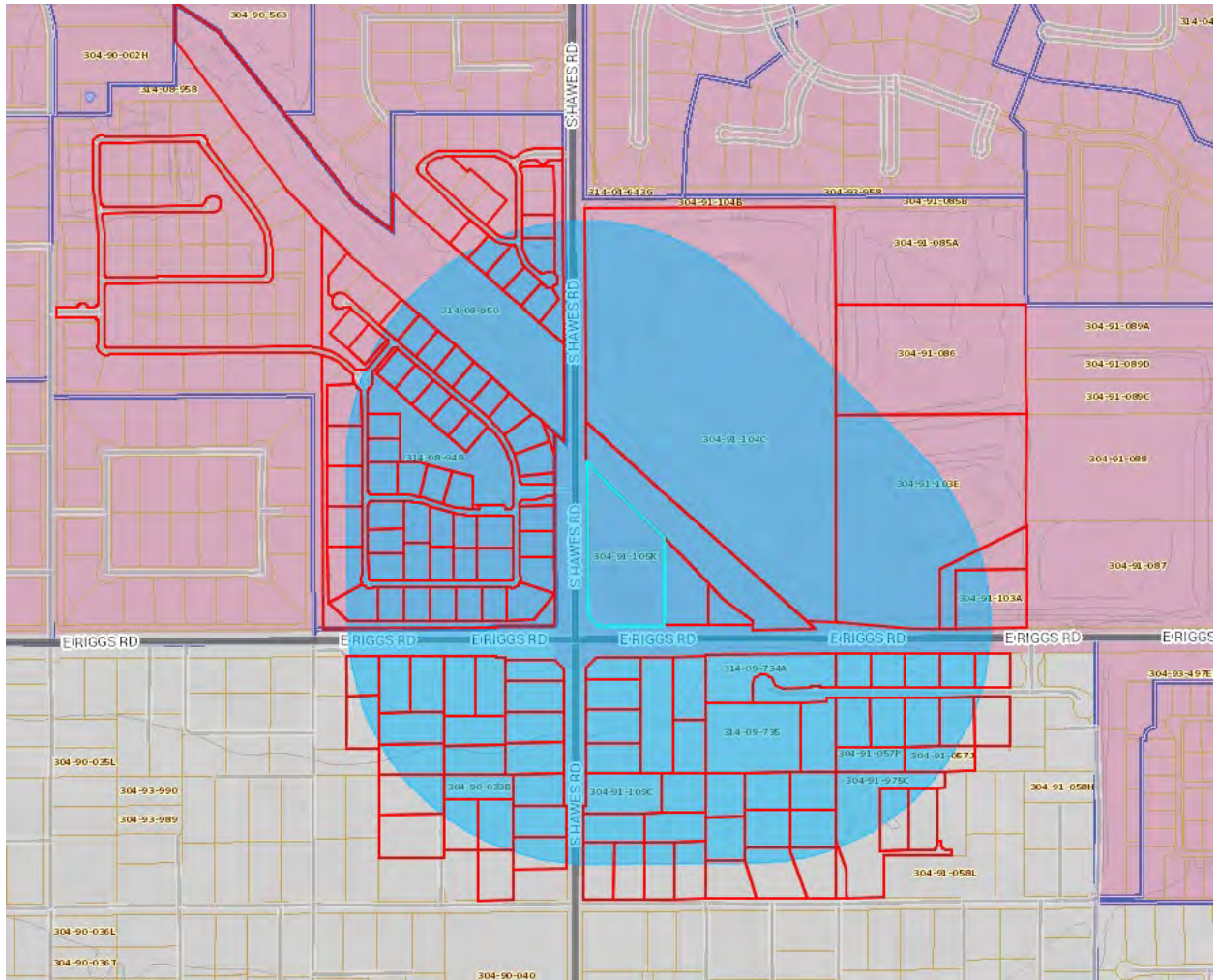
Email: kyle.barichello@queencreek.org
Phone: (480) 358-3094

We look forward to meeting with you.

Sincerely,

Christopher Jones
Project Director
RVi Planning + Landscape Architecture

1200' Notification Map



1200' Notification Mailouts

Parcel Number	Owner	Property Address	Mailing Address
304-90-031E	CANTU MANDY/MARTINEZ JOSE	25326 S 199TH ST QUEEN CREEK 85142	25326 S 199TH ST QUEEN CREEK AZ 85142
304-90-031F	MOORE SHAWN P	25306 S 199TH ST QUEEN CREEK 85142	25306 S 199TH ST QUEEN CREEK AZ 85242
304-90-031L	SANDOVAL JAIME F	25311 S 198TH PL QUEEN CREEK 85142	25311 S 198TH PL QUEEN CREEK AZ 85242
304-90-031P	LYDY DIANNE L	25222 S 199TH ST QUEEN CREEK 85142	25222 S 199TH ST QUEEN CREEK AZ 85142
304-90-031Q	ALLMAN ROBERT/DOREEN	19823 E RIGGS RD QUEEN CREEK 85142	25209 S 198TH PL QUEEN CREEK AZ 85142
304-90-031S	ALVAREZ DAVID/SALLY	19821 E RIGGS RD QUEEN CREEK 85142	19821 E RIGGS ROAD QUEEN CREEK AZ 85142
304-90-032G	YEPEZ CAYETANO/ELVIA OCHOA	25424 S 199TH ST QUEEN CREEK 85142	25424 S 199TH ST QUEEN CREEK AZ 85242
304-90-032H	YEPEZ MAURILIO	25414 S 199TH ST QUEEN CREEK 85142	PO BOX 432 QUEEN CREEK AZ 85242
304-90-033B	BJARKO JAMES D	25409 S 199TH PL QUEEN CREEK 85142	25409 S 199TH PL QUEEN CREEK AZ 85242
304-90-033C	KLEPSE ROBERT B	25424 S 199TH PL QUEEN CREEK 85142	25424 S 199TH PL QUEEN CREEK AZ 85242
304-90-033D	SINGLETON MICHELLE M	25415 S 199TH PL QUEEN CREEK 85142	25415 S 199TH PL QUEEN CREEK AZ 85242
304-90-033F	OPENSHAW KAI/ERICA	19918 E MEWS RD QUEEN CREEK 85142	19918 E MEWS RD QUEEN CREEK AZ 85142
304-90-033G	MORALES JORGE GONZALEZ	25422 S HAWES RD QUEEN CREEK 85142	25422 S HAWES RD QUEEN CREEK AZ 85242
304-90-033H	OLIVAN JOHN N	25506 S HAWES RD QUEEN CREEK 85142	25506 S HAWES RD QUEEN CREEK AZ 85142
304-90-033K	HERBERT JAMES R/LESLIE C	25410 S HAWES RD QUEEN CREEK 85142	25410 S HAWES RD QUEEN CREEK AZ 85242
304-90-516F	LUBIAN FRUMENCIO/MARIA G	25308 S HAWES RD QUEEN CREEK 85142	25308 S HAWES RD QUEEN CREEK AZ 85142
304-90-516G	ROMERO GODFREY DIAZ/ROSE A		18520 E LAWDALE PL QUEEN CREEK AZ 85142
304-90-516H	ARTALEJO CESAR A	25213 S HAWES RD QUEEN CREEK 85142	25212 S HAWES RD QUEEN CREEK AZ 85242
304-90-516J	BREWER SARAH	25306 S HAWES RD QUEEN CREEK 85142	25306 S HAWES RD QUEEN CREEK AZ 85242
304-90-517C	SANTANA MARCO A/YOLANDA	25305 S 199TH ST QUEEN CREEK 85142	25305 S 199TH ST QUEEN CREEK AZ 85242
304-90-517D	NORTON FAMILY LIVING TRUST	25327 S 199TH ST QUEEN CREEK 85142	25327 S 199TH ST QUEEN CREEK AZ 85142
304-90-517F	RYCZEK ROBERT/ARLYNE	19905 E RIGGS RD QUEEN CREEK 85142	19905 E RIGGS RD QUEEN CREEK AZ 85142
304-90-517G	NUNN CAMERON/JANICE	19917 E RIGGS RD QUEEN CREEK 85142	5641 E FORGE AVE MESA AZ 85206
304-91-057G	ZENDEJAS MIGUEL/MICAELA	25306 S 203RD ST QUEEN CREEK 85142	25306 S 203RD ST QUEEN CREEK AZ 85242
304-91-057H	ADAMS SOCORRO	25319 S 203RD ST QUEEN CREEK 85142	25319 S 203RD ST GILBERT AZ 85297
304-91-057J	NAVA GONZALO	25315 S 203RD ST QUEEN CREEK 85142	1024 W MAIN ST LOT 38 MESA AZ 85201
304-91-057M	KLABIS CAMERON D/DIANA J	25312 S 202ND PL QUEEN CREEK 85142	25312 S 202ND PL QUEEN CREEK AZ 85242
304-91-057N	KOHR 202 PLACE LLC	25315 S 202ND PL QUEEN CREEK 85142	19229 E VIA DE ARBOLES QUEEN CREEK AZ 85142
304-91-057P	DE LA TORRE JOSE E/MARTHA O	25318 S 202ND PL QUEEN CREEK 85142	25318 S 202ND PL QUEEN CREEK AZ 85142
304-91-057S	VOWELL WILLIE L/CHRISTINE H	25308 S 203RD PL QUEEN CREEK 85142	419 N LARKSPUR GILBERT AZ 85234
304-91-057X	TOWN OF QUEEN CREEK	25224 S 202ND PL QUEEN CREEK 85142	22350 S ELLSWORTH RD QUEEN CREEK AZ 85142
304-91-086	MARICOPA COUNTY OF		301 W JEFFERSON STE 960 PHOENIX AZ 85003
304-91-103A	QUEEN CREEK TOWN OF	20464 E RIGGS RD QUEEN CREEK 85142	20727 E CIVIC PKWY QUEEN CREEK AZ 85142
304-91-103C	QUEEN CREEK TOWN OF		3323 E KINGBIRD DR GILBERT AZ 85297
304-91-103E	MARICOPA COUNTY OF		2801 W DURANGO PHOENIX AZ 85009
304-91-105K	RIGGS/HAWES LLC		8609 E SUNNYSIDE DR SCOTTSDALE AZ 85260
304-91-108C	GONZALEZ ALBERT/ALICIA M	20028 E MEWS RD QUEEN CREEK 85142	20028 MEWS RD QUEEN CREEK AZ 85242
304-91-108D	BASULTO ROBERTO OROZCO/RODRIGUEZ MA ELENA	20010 E MEWS RD QUEEN CREEK 85142	20010 E MEWS RD QUEEN CREEK AZ 85242
304-91-108E	BUSBY JERRY L/KIMBERLY A	20022 E MEWS RD QUEEN CREEK 85142	20022 E MEWS RD QUEEN CREEK AZ 85242
304-91-108F	MAHONEY JOHN J/TARA E	20026 E MEWS RD QUEEN CREEK 85142	20026 E MEWS QUEEN CREEK AZ 85142
304-91-108G	GARCIA GERARDO CARAPIA	25505 S HAWES RD QUEEN CREEK 85142	25505 S HAWES RD QUEEN CREEK AZ 85242
304-91-108H	BARRAZA JESUS MANUEL/MARIA CHRISTINA	20031 E PUMMELOS RD QUEEN CREEK 85142	25420 S 201ST ST QUEEN CREEK AZ 85142
304-91-109A	JACKSON HAROLD/HAROLD BENJAMIN/TERESA	20032 E PUMMELOS RD QUEEN CREEK 85142	20032 E PUMMELOS RD QUEEN CREEK AZ 85142
304-91-109C	FLEAGLE DALLAS/NICCOLE	25411 S HAWES RD QUEEN CREEK 85142	25411 S HAWES RD QUEEN CREEK AZ 85142
304-91-114F	FURLONGE STEPHEN/ISAAC MARION	25245 S HAWES RD QUEEN CREEK 85142	25223 S HAWES RD QUEEN CREEK AZ 85242
304-91-114H	PELLISSIER PAULETTE	25245 S HAWES RD QUEEN CREEK 85142	1218 W CENTRAL AVE COOLIDGE AZ 85128
304-91-114J	MV HOLDINGS LLC	25377 S HAWES RD QUEEN CREEK 85142	23449 S VIA DEL ARROYO QUEEN CREEK AZ 85142
304-91-115E	WRIGHT TIM/CHRISTI	20011 E RIGGS RD QUEEN CREEK 85142	20011 E RIGGS RD QUEEN CREEK AZ 85142
304-91-115J	SPENCER DAVID/TORI	20015 E RIGGS RD QUEEN CREEK 85142	20015 E RIGGS RD QUEEN CREEK AZ 85142
304-91-952	CAMPBELL DARRELL/BRANDI	25414 S 201ST PL QUEEN CREEK 85142	22106 S 156TH ST GILBERT AZ 85293
304-91-953	FOSTER JAMES DALE II	25413 S 201ST PL QUEEN CREEK 85142	25413 S 201ST PL QUEEN CREEK AZ 85142
304-91-954	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		2801 W DURANGO ST PHOENIX AZ 85009
304-91-956	DONE JEREMY/HEIDI	25505 S 201ST ST QUEEN CREEK 85142	19718 E CANARY WAY QUEEN CREEK AZ 85142
304-91-957A	TOOLEY GLENN/JAMIE	20112 E MEWS RD QUEEN CREEK 85142	21123 E TIERRA GRANDE DR QUEEN CREEK AZ 85142
304-91-957B	MITCHELL PAUL/GABRIELLE	25506 S 201ST PL QUEEN CREEK 85142	25506 S 201ST PL QUEEN CREEK AZ 85142
304-91-957C	ELLIFF ASHLEY L	20122 E MEWS RD QUEEN CREEK 85142	20122 E MEWS RD QUEEN CREEK AZ 85142
304-91-975C	KWASNIK DAVID SR/LAURA L		3429 RAMSGATE TER ALEXANDRIA VA 22309
314-08-816	TOLL BROTHERS AZ CONSTRUCTION COMPANY	25023 S 199TH PL QUEEN CREEK 85142	8767 E VIA DE VENTURA STE 390 SCOTTSDALE AZ 85258
314-08-818	ROMERO TIMOTHY/YUKIKO	25109 S 199TH PL QUEEN CREEK 85142	25109 S 199TH PL QUEEN CREEK AZ 85142
314-08-819	MURRAY JANICE ZENON/JOHNSON PHILIP M	19963 E COUNTRY MEADOWS DR QUEEN CREEK 85142	19963 E COUNTRY MEADOWS DR QUEEN CREEK AZ 85142
314-08-825	SANDERS JIMMIE L JR/MICHELE D	19835 E COUNTRY MEADOWS DR QUEEN CREEK 85142	19835 E COUNTRY MEADOWS DR QUEEN CREEK AZ 85142
314-08-829	WERLICH RYAN/ROBYN	24910 S 198TH PL QUEEN CREEK 85142	24910 S 198TH PL QUEEN CREEK AZ 85142
314-08-830	HAWLEY GARY DUANE/MICHELLE LYNN	24848 S 198TH PL QUEEN CREEK 85142	24848 S 198TH PL QUEEN CREEK AZ 85142
314-08-893	KIRK B SELBY REVOCABLE FAMILY TRUST/RARICK PAMELA	19896 E VALLEJO ST QUEEN CREEK 85142	115 VICTORIA PL DANVILLE CA 94506
314-08-897	FRENTRESS MARK A/MISTY M	19950 E VALLEJO ST QUEEN CREEK 85142	19950 E VALLEJO ST QUEEN CREEK AZ 85142
314-08-901	FRAME FAMILY TRUST	19925 E VALLEJO ST QUEEN CREEK 85142	19925 E VALLEJO ST QUEEN CREEK AZ 85142
314-08-905	SHELDEN KEVIN/RHEA M	19861 E VALLEJO ST QUEEN CREEK 85142	19861 E VALLEJO ST QUEEN CREEK AZ 85142
314-08-908	DINERMAN BRENT/ELIZABETH	24917 S 198TH PL QUEEN CREEK 85142	24917 S 198TH PL QUEEN CREEK AZ 85142
314-08-909	PAUL AND CAMILLE WHITTLE LIVING TRUST	19854 E NATALIE WY QUEEN CREEK 85142	6642 E BASELINE RD STE 101 MESA AZ 85206
314-08-910	DEPPE THOMAS D/WENDY L	19876 E NATALIE WY QUEEN CREEK 85142	132 WHITETAIL DR MCCALL ID 83638-3615
314-08-916	MCSHERRY THOMAS ANDREW/KRISTINA L	19877 E NATALIE WY QUEEN CREEK 85142	19877 E NATALIE WAY QUEEN CREEK AZ 85142
314-08-917	KENNETH AND LISA BLANCHARD LIVING TRUST	25017 S 198TH PL QUEEN CREEK 85142	25017 S 198TH PL QUEEN CREEK AZ 85142
314-08-919	JAKLICH DANIEL/LEELAND AMY	25091 S 198TH PL QUEEN CREEK 85142	25091 S 198TH PL QUEEN CREEK AZ 85142
314-08-920	SCHMIDT JAMIE W/STACIE R	19878 E COUNTRY MEADOWS DR QUEEN CREEK 85142	19878 E COUNTRY MEADOWS DR QUEEN CREEK AZ 85142
314-08-944	WHITEWING AT WHISPER RANCH HOMEOWNERS ASSOCIATION		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
314-08-950	TOWN OF QUEEN CREEK		22350 S ELLSWORTH RD QUEEN CREEK AZ 85242
314-09-735	GRANJA DANILLO/MILAY	20127 E MARSH RD QUEEN CREEK 85142	20127 E MARSH RD QUEEN CREEK AZ 85142

TOWN OF QUEEN CREEK NEIGHBORHOOD MEETING NOTICE

REQUEST: Request to rezone the property from Rural Residential R1-43 to General Commercial C-2 with a PAD overlay. Zoning Case # P2000073

APPLICANT: RVi Planning + Landscape Architecture

PHONE: (480) 499-0994, call for meeting instructions

DATE: Wednesday 8/5/2020

TIME: 6:00 pm

LOCATION: VIRTUAL MEETING, for instructions visit:
<https://bit.ly/397nAnx>

DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3097 Website: www.queencreek.org



7/21/20 11:48:54

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DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3097 Website: www.queencreek.org



7/21/20 11:52:58

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the Town of Queen Creek's posting requirements for the project located Northeast corner of Hawes Road and Riggs Road on July 21st, 2020.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 21st day of July 2020 by

Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-20

Virtual Neighborhood Meeting

August 5, 2020

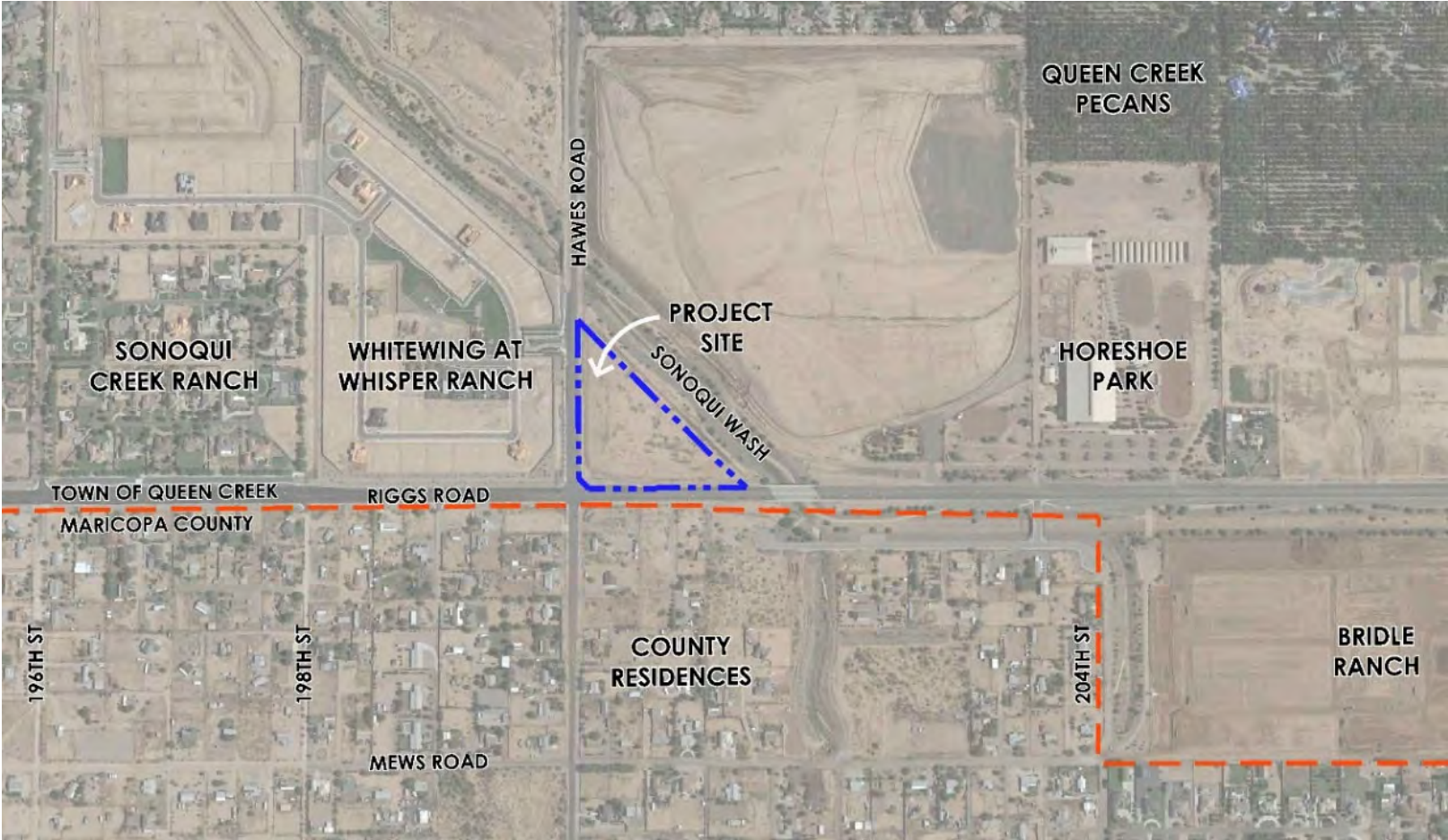
Riggs and Hawes,
Town of Queen
Creek

REZONING
CASE #: P20-0073

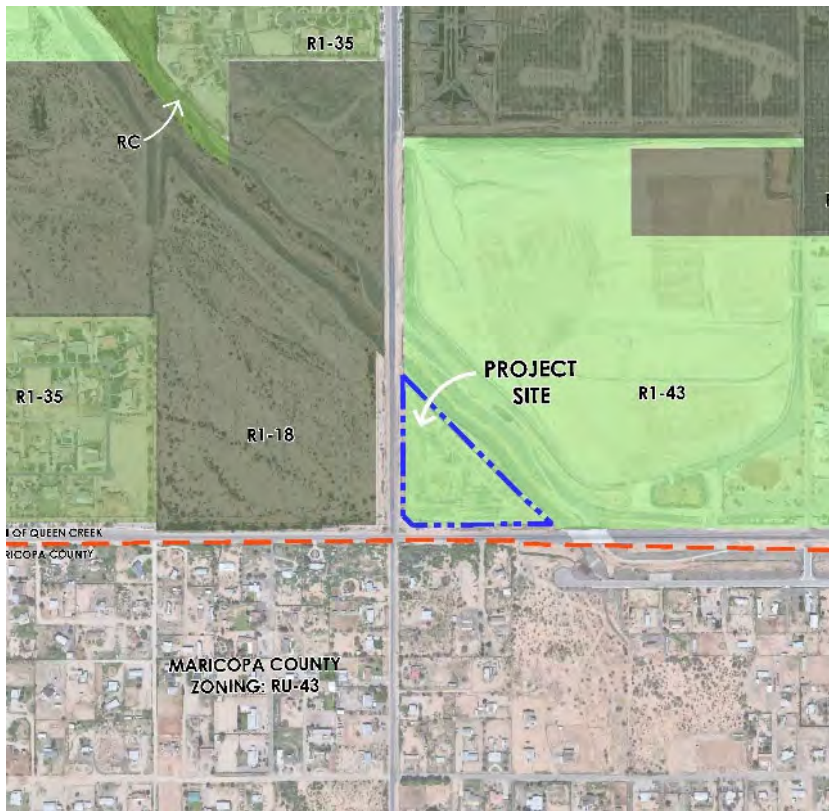


Open the Outdoors

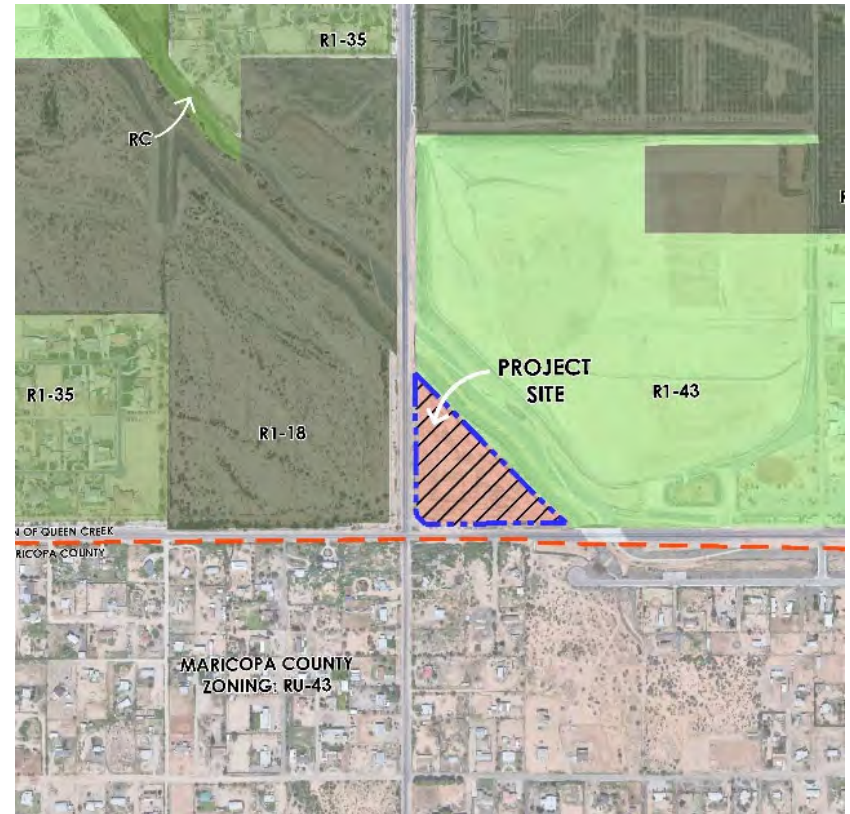
Site Location



Request

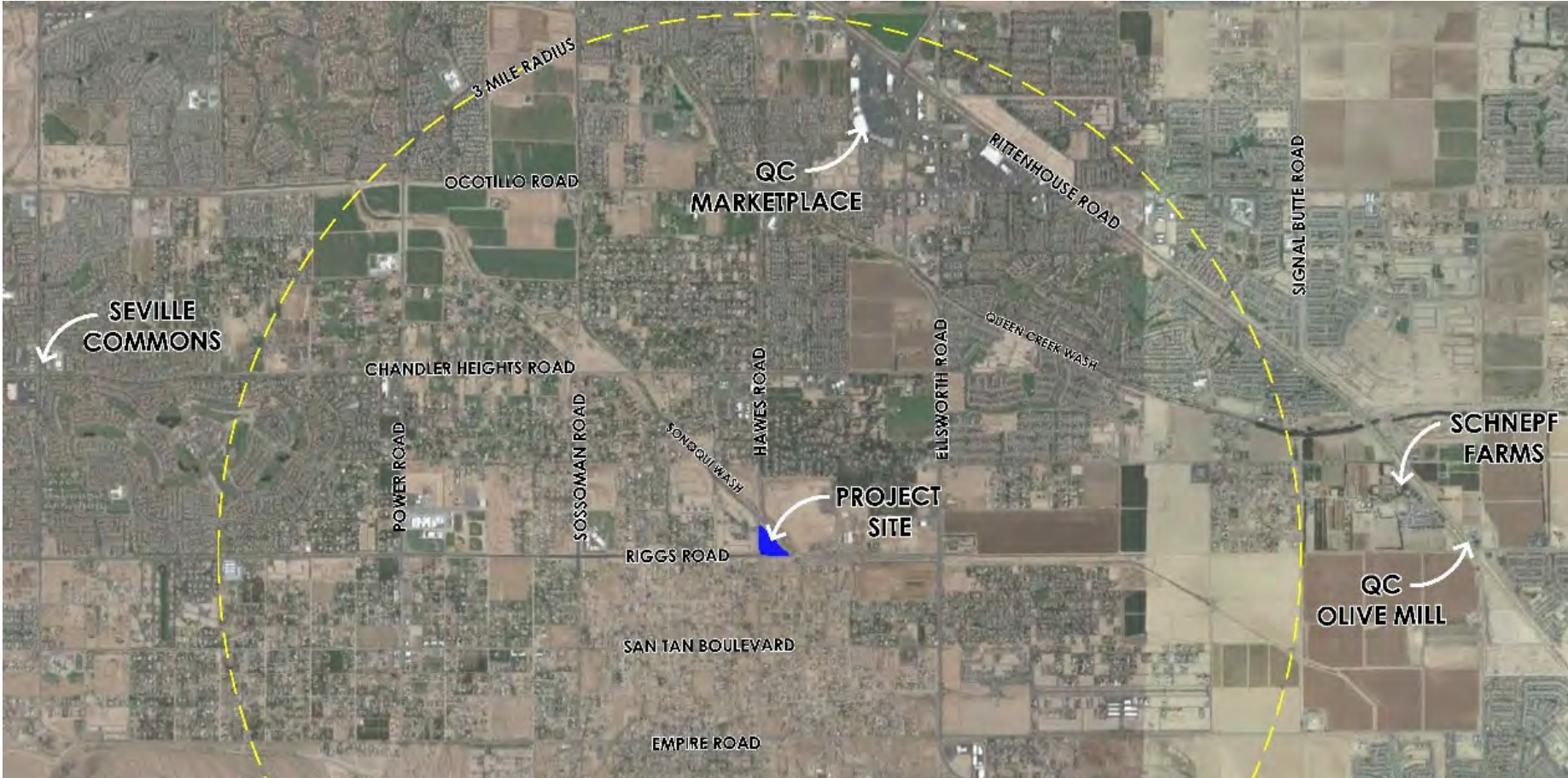


Existing Zoning

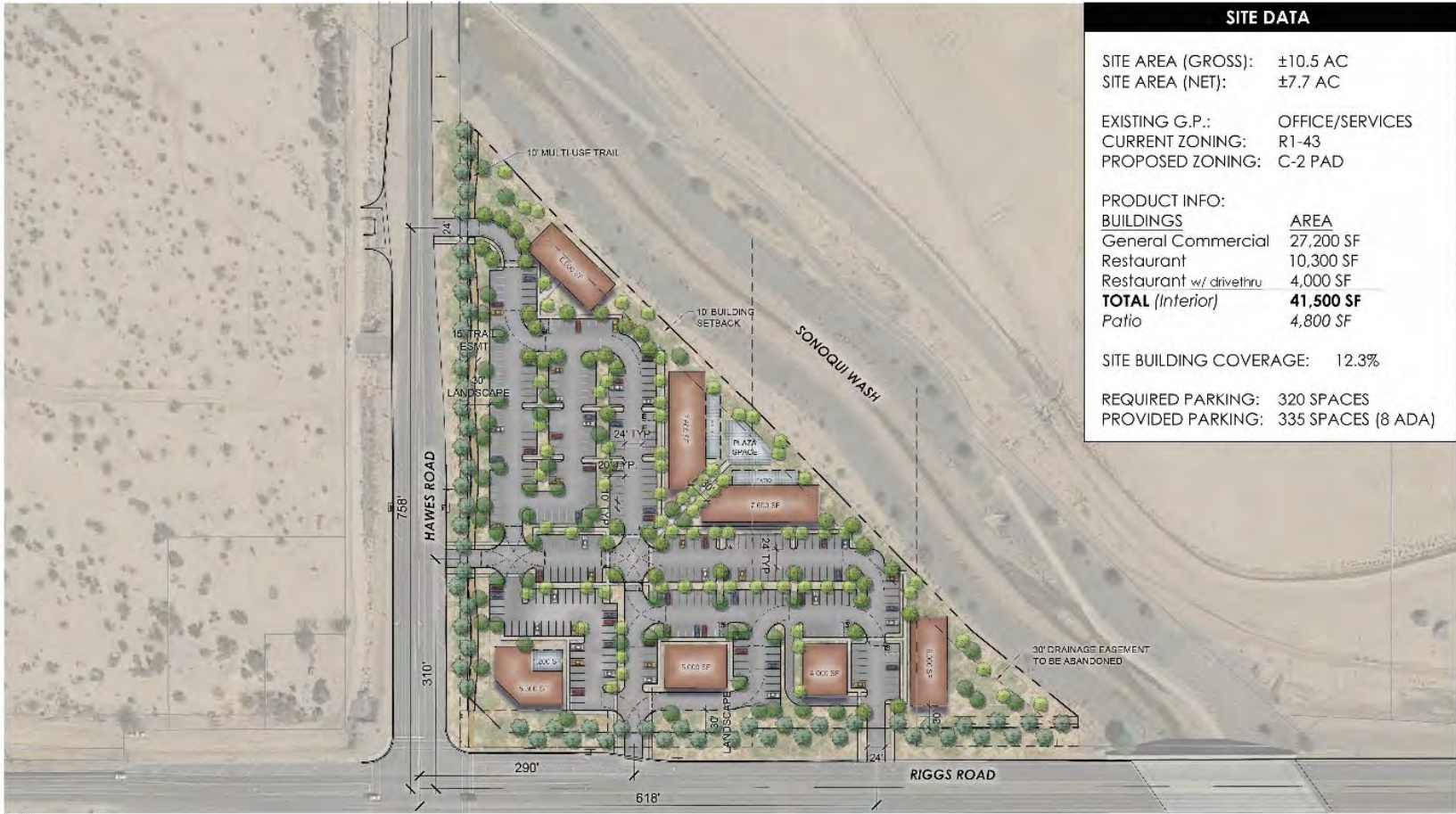


Proposed Zoning

Context



Conceptual Site Plan



SITE DATA	
SITE AREA (GROSS):	±10.5 AC
SITE AREA (NET):	±7.7 AC
EXISTING G.P.:	OFFICE/SERVICES
CURRENT ZONING:	R1-43
PROPOSED ZONING:	C-2 PAD
PRODUCT INFO:	
BUILDINGS	AREA
General Commercial	27,200 SF
Restaurant	10,300 SF
Restaurant w/ drivethru	4,000 SF
TOTAL (Interior)	41,500 SF
Patio	4,800 SF
SITE BUILDING COVERAGE:	12.3%
REQUIRED PARKING:	320 SPACES
PROVIDED PARKING:	335 SPACES (8 ADA)

1:1000 CONCEPTUAL SITE PLAN (GENERAL CONCEPTUAL SITE PLAN) FOR THE PROPOSED DEVELOPMENT, PREPARED BY: [unreadable]

Stay Involved

- Project Contacts

- RVi Planning + Landscape Architecture: [Chris Jones](#), (480) 994-0994 or cjones@rviplanning.com
- Town of Queen Creek Development Services: [Kyle Barichello](#), (480) 358-3094 or kyle.barichello@queencreek.org

