



**TO:** Planning and Zoning Commission

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

**FROM:** Erik Swanson, Planning Administrator  
Mallory Ress, Planner I

**RE:** Public Hearing and Possible Action on cases P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan, a request from Jason Sanks (Sustainability Engineering Group) on behalf of Wadsworth Queen Creek, LLC & JHK, LLC (Owner) for a Conditional Use Permit (CUP) for a veterinary hospital and Site Plan approval on approximately 3.29 acres located south of the southeast corner of Rittenhouse and Ellsworth roads.

**DATE:** March 24, 2021

**STAFF RECOMMENDATION**

Staff recommends approval of cases P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to recommend approval of cases P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan, subject to the Conditions of Approval included in this report.

**SUMMARY**

This proposal consists of a request for Conditional Use Permit (CUP) and Site Plan approval for a Veterinary Hospital within the Heritage Square commercial center, located south of the southeast corner of Rittenhouse and Ellsworth roads.

**HISTORY**

October 18, 1995: Town Council approved a 262 acre rezone, including the subject site, from R1-43 to R1-43 NUPD-Neighborhood Unit Plan of Development (Ordinance 71-95).

- May 17, 2000: Town Council approved amendment to Ordinance 71-95, rezoning 262 acres from R1-43 to Planned Area Development (PAD) and established the Zoning Map/Plan of the Heritage Town Center (Ordinance 181-00).
- October 5, 2005: Town Council approved amendments to zoning stipulations provided under Ordinance 181-00. (Ordinance 325-05)
- September 16, 2009: The Heritage Square Site Plan and Preliminary Plat was approved by Town Council (Ordinance 7-90).

**PROJECT INFORMATION**

Project Name	Heritage Square Veterinary Hospital CUP (P21-0007) and Site Plan (P21-0008).
Site Location	South of the SEC corner of Rittenhouse and Ellsworth roads.
Current Zoning	C-2 (General Commercial)
General Plan Designation	Commercial
Surrounding Zoning Designations:	
North	Queen Creek Crossroads (C-2)
South	Heritage Town Square (C-2), Cornerstone at Queen Creek (C-2)
East	Rittenhouse Rd, Union Pacific Railroad (EMP-B & R1-43), Nauvoo Station (R1-6 & R1-8)
West	Heritage Town Square (C-2), Ellsworth Rd, Queen Creek Fiesta (C-2)
Net Acreage	3.29 acres
Building Area (Total)	33,566 s.f. (approx.)
Lot Coverage	13.69% provided
	60% allowed
Open Space/Landscaping	28,960 (20.22%) provided
	21,479 s.f.(15%) required
Parking	
Required:	168 spaces
Provided:	150 spaces and 6 accessible

**DISCUSSION**

The proposed project is for a Veterinary Hospital with a CUP and Site Plan on approximately 3.29 acres located south of the southeast corner of Rittenhouse and Ellsworth roads within the Heritage Town Square commercial center. The proposed project consists of a two-story veterinary hospital building totaling 33,566 square feet (approx.). The height of the building is 37.5-feet to the top of the building including rooftop equipment screening, which is below the C-2 ordinance allowed height of 48-feet. This building will provide 18,655 square feet of conditioned space on

the first floor and 14,911 square feet of conditioned space on the second floor. The project also proposes a future portable MRI scanner to be housed in a separate building to the west side of the new building within a walled and gated enclosure. This facility will be screened from view by a 12-foot tall wall that has been designed to incorporate approved materials and color of the Heritage Square center. This portable facility is proposed to be built into a trailer which may be moved on occasion for maintenance of the equipment inside. The operation of this facility will not require rooftop equipment or protrusions and the trailer will be vinyl wrapped in a color matching the building to assist in visually integrating the trailer with the building.

A total of 150 parking spaces are provided along with 6 accessible spaces. This is approximately a 7% deviation from the required 168 total spaces. When completed the veterinary hospital will provide 24/7 pet care and emergency services for domestic pets including dogs and cats. The deviation in parking requirements is based on the assumption that staff at the vet hospital will fill designated day, evening or night shifts and will not be present at the same time. The greatest staff requirements are during the day shift and will consist of 30-50 employees. Given this assumption, the greatest number of staff and clients requiring parking during the busiest shift will be less than 100 persons. Additionally, the use of the conference room for meetings, classes or public education will attract less than 50 more persons, and the use of the conference room will be scheduled during off-peak hours. The conference room that is provided on the floor plan is anticipated to attract less than 50 persons, with a majority of these persons already on site and parking accommodated for. Due to the various staffing shifts and staggering of parking demand, Staff supports the proposed deviation.

A future addition, which is shown on the site plan and is outside the scope of this project, is for the construction of a LINAC building which would house a LINAC machine that is used in the treatment of pets with cancer. The location of the future LINAC building is proposed to be landscaped as a planting area with this project. If in the future the owner or operator of the site wants to construct the LINAC building a separate site plan and design approval is required.

The project's design will complement the surrounding development by utilizing the approved materials, colors, textures, and desert themed landscaping of Heritage Square. The two-story building provides architectural enhancements visible along Rittenhouse and from within Heritage Square. The inverted cornice design of the second story awning provides visual interest as well as shades the second floor outdoor deck. The proposed building materials include stucco walls accented with red brick and stone veneers. The rooftop equipment is screened from view with an Exterior Insulation and Finish System (EIFS) in the building's secondary color. Extended awnings over doors and windows along with benches and seating walls will provide outdoor areas for pedestrian traffic, owners and their pets. The architecture of the proposed building is consistent with the existing Heritage Square buildings and approved material and color palette for the center.

The twelve-foot tall wall proposed for the service yard and MRI Trailer will be constructed of CMU block and coated with stucco in a color matching the building. The remainder of this service yard is screened from view along the western elevation without visibility from Ellsworth Road with metal gates. Visual interest will be provided with red brick veneer columns spaced evenly along the wall. Proposed outdoor exam rooms along the western exterior of the building are screened from view with decorative metal screen doors and an eight-foot tall CMU wall with a stone veneer. These exam rooms will be covered by a pergola to create shade. Additional outdoor screened yards are provided along the eastern exterior of the building and are also screened from view with a stone

vener CMU wall and decorative metal doors. The outdoor exams rooms are necessary in allowing the veterinarians to monitor animal mobility.

The nearest access to the site is provided by an entry drive at the end of a deceleration lane on Rittenhouse Road. Access to the site is provided from a drive aisle. The emergency entry drive is proposed to be located on the southeast corner of the new building and is both visible and accessible from the drive aisle closest to Rittenhouse Road. The main entrance to the building will face south into the center's parking lots.

## ANALYSIS

**Conditional Use Permit (CUP) Review:** The proposed veterinary hospital in a C-2 zoning district requires the processing of a Conditional Use Permit according to Table 4.6-1 of the Zoning Ordinance. The Zoning Ordinance lists nine criteria for evaluating a proposed Conditional Use Permit. The criteria were established to ensure that the use does not negatively impact the surrounding community by examining sufficient infrastructure, access, potentially offensive operations that can impact the general welfare of the community, and that orderly development of the adjacent area is not impacted. Below is the applicant's response to the evaluation criteria.

1. The proposed conditional use for a veterinary hospital is in compliance with regulations of zoning district (C-2), provisions of Article 4 and Article 5 of the Zoning Ordinance. The applicant is requesting relief to the parking requirement and is seeking a 7% reduction in required parking spaces.
2. The proposed veterinary hospital conforms to the retail and commercial character of the neighborhood as demonstrated with the landscape and architectural materials illustrated on the site plan that has been included with the CUP.
3. Adequate water and wastewater infrastructure will be connected to the subject property. Access and circulation for the public and for emergency vehicles is provided as illustrated on the site plan. The project will also meet all fire safety requirements of Town codes and State Law.
4. A driveway on Rittenhouse Road provides ingress and egress to the center and the site via a drive aisle. A deceleration lane along Rittenhouse Road is designed to minimize traffic hazards and traffic congestion. The site may also be accessed from additional drive aisles west and south of the site.
5. The proposed use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
6. There is no information to indicate that the proposed use will be injurious to the use and enjoyment of the property in the immediate vicinity, nor substantially diminish or impair the property values within the neighborhood.
7. The establishment of the proposed use will not impede the orderly development and improvement of the surrounding commercial properties for the uses permitted within those zoning districts.
8. As demonstrated in the application, the establishment, maintenance, and operation of the proposed use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
9. The public interest and welfare supporting the proposed conditional use is sufficient. There is no evidence that individual interests would be adversely affected by the establishment of the proposed use.

**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). The veterinary hospital is permitted within the C-2 zoning district with the approval of a CUP.

**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.

**Signage:** Proposed signage will be reviewed and approved as part of a separate Sign Permit application.

## PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person Neighborhood Meetings have been temporarily suspended. Input from the surrounding community is important to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, on February 5, 2021 the applicant mailed a notification letter to all property owners within the 900-foot notification area along with specific details of the case and details for how to attend a February 22, 2021 virtual neighborhood meeting. On February 5, 2021 a sign was posted on the site with information pertaining to the proposed application, including contact information for the applicant and the Town representative, and information for how to join the virtual neighborhood meeting.

Two members of the public attended the virtual meeting and both spoke in support of the project. Staff has received no calls or other input from the public to date.

## CONDITION OF APPROVAL

1. This project shall be developed in accordance with the plans attached to cases P21-0007 and P21-0008 and all the provisions of the Zoning Ordinance applicable to these cases.

## ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Site Plan
4. Landscape Plan
5. Elevations
6. Floor Plan
7. Project Narrative



**Project Name: Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan  
Proposed Zoning Exhibit**

**Case Numbers: P21-0007 and P20-0008**

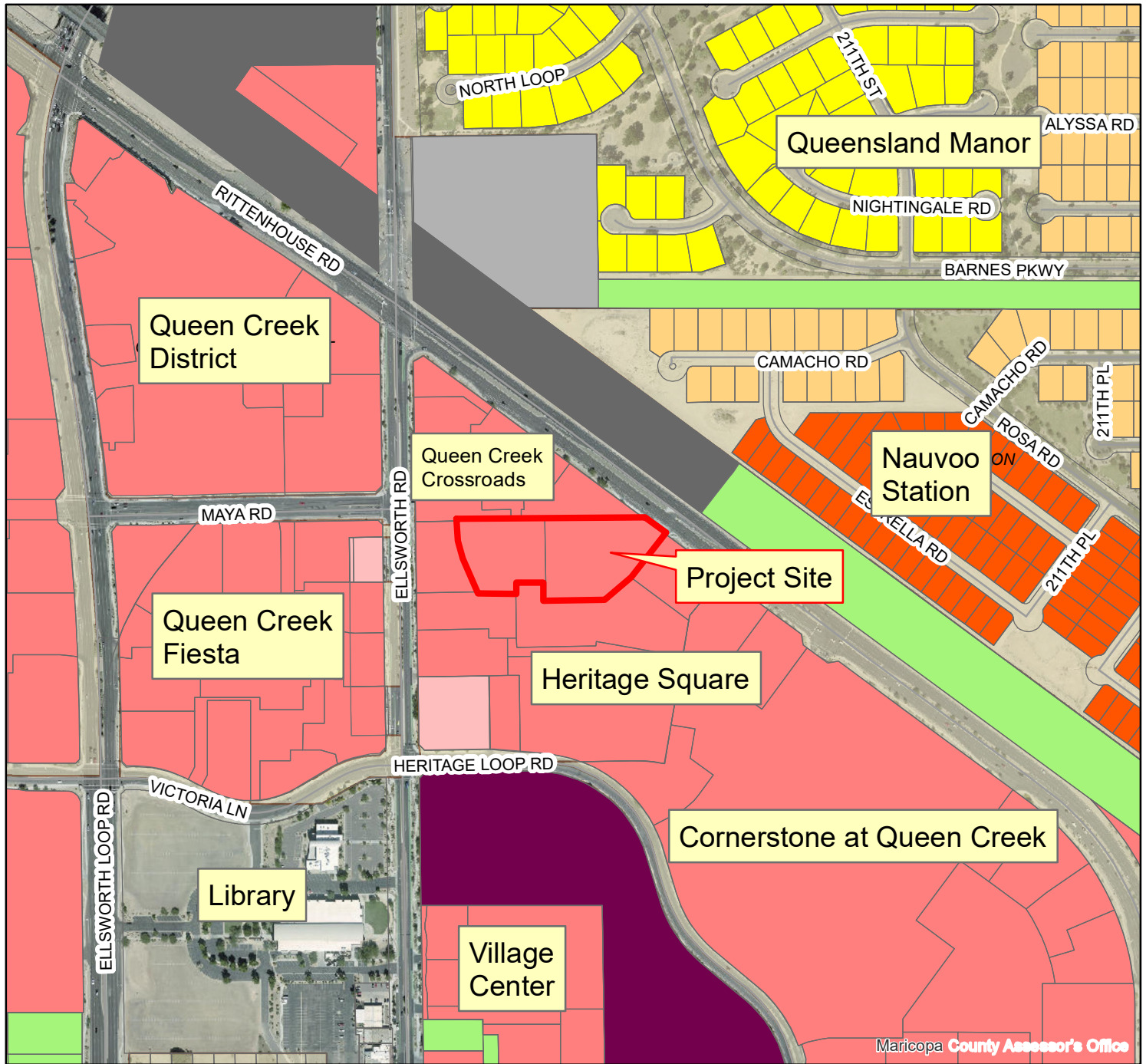
**Hearing Date: March 24, 2021 (Planning Commission)**

**April 21, 2021 (Town Council)**



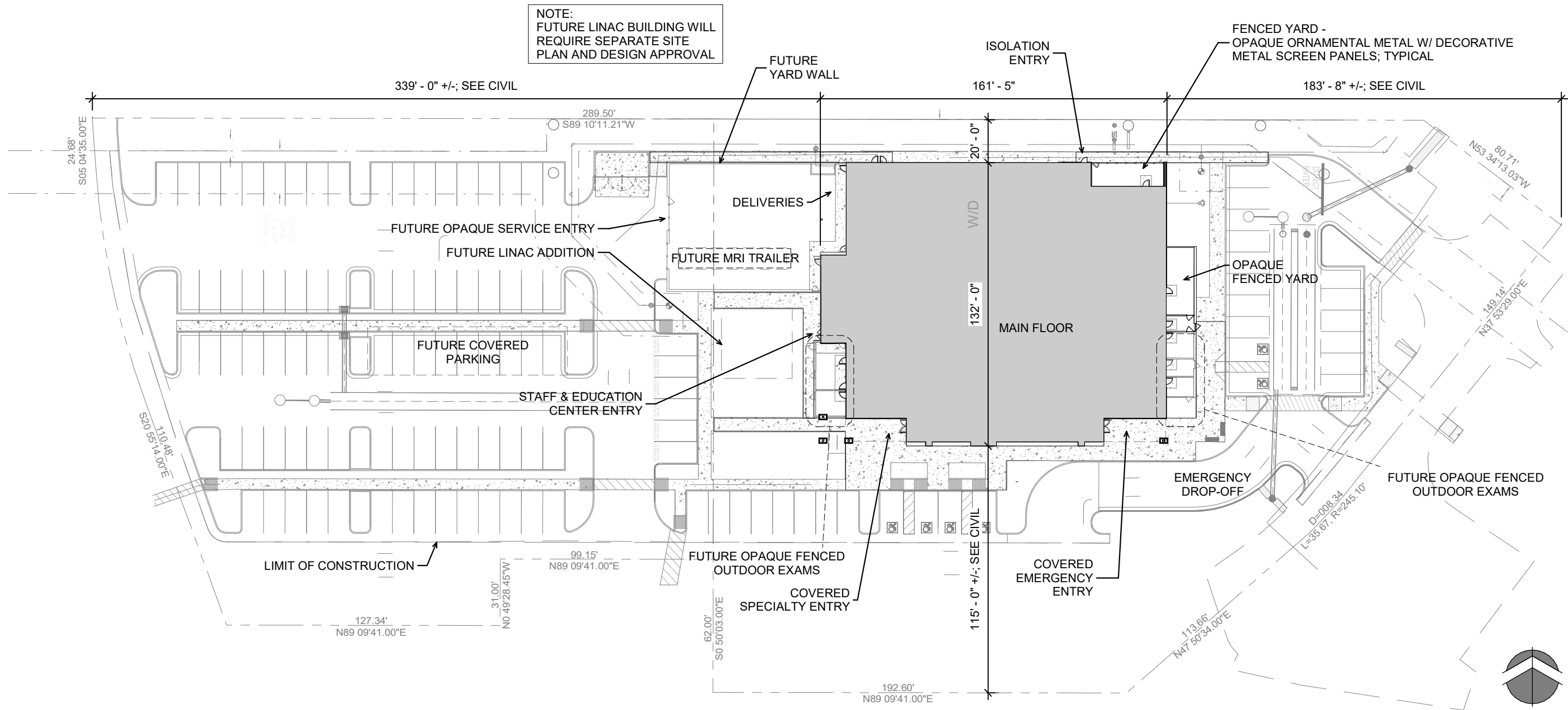


**Project Name: Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan**  
**Proposed Zoning Exhibit**  
**Case Numbers: P21-0007 and P20-0008**  
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**April 21, 2021 (Town Council)**



**Zoning Districts**

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



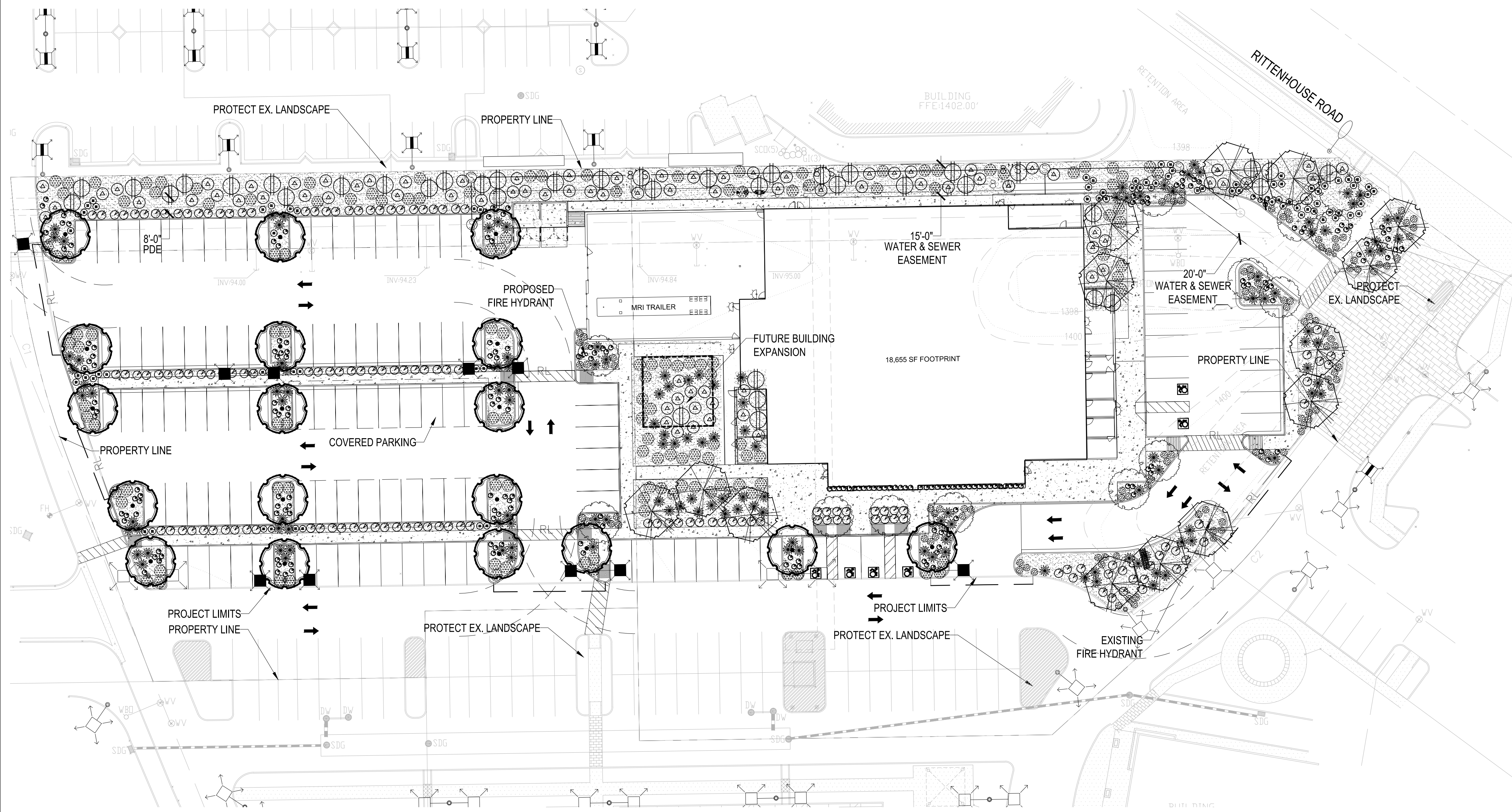
1 SITE PLAN  
SCALE: 1" = 50'-0"

QUEEN CREEK VETERINARY - NVA

03/09/21



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**PLANTING MATERIAL LEGEND**

TREES	SIZE	NOTES	QTY
Ulmus parvifolia	36" Box		14
Evergreen Elm	H 8'-10" W 5'-6"	*ADWR	
Caliper Size: 2.0"			
Prosopis juliflora	24" Box	Multi	18
Arizona Native Mesquite	H 5'-7" W 3'-4"	*ADWR	
Caliper Size: 1.5"			
Parkinsonia x 'Desert Museum'	24" Box		13
Desert Museum Palo Brea	H 5'-7" W 3'-4"	*ADWR	
Caliper Size: 1.5"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon	*ADWR	130
Trailing Lantana 'Gold'			
Convolvulus mauritanicus	5 Gallon	*ADWR	110
Ground Morning Glory			
SHRUBS / ACCENTS			QTY
Dodonaea viscosa 'purple'	5 Gallon	*ADWR	40
Hopbush			
Aloe x 'Blue Elf'	5 Gallon	*ADWR	202
Blue Elf Aloe			
Ruellia peninsularis	5 Gallon	*ADWR	80
Baja Ruellia			
Eremophila maculata 'Valentine'	5 Gallon	*ADWR	84
Valentine Emu Bush			
Hesperaloe parviflora	5 Gallon	*ADWR	144
Red Yucca			
Dasyliroton wheeleri	5 Gallon	*ADWR	140
Desert Spoon			
LANDSCAPE MATERIALS			
Decomposed Granite, 1/2" Screened, Arizona Beige (match EX)			27,150 sq.ft.
2" deep in planting areas per plan.			

\*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

**HP+D**  
HARRINGTON  
PLANNING + DESIGN  
1921 S Alma School Rd, Suite 204  
Mesa, Arizona 85210  
Tel: 480-250-0116  
www.HarringtonPlanningDesign.com

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
44161  
JASON E  
HARRINGTON  
02.23.21  
ARIZONA U.S.A.

**HERITAGE TOWN SQUARE  
CENTER  
VETERINARIAN HOSPITAL**  
SEC Ellsworth Road & Rittenhouse Road  
Queen Creek, Arizona 85142

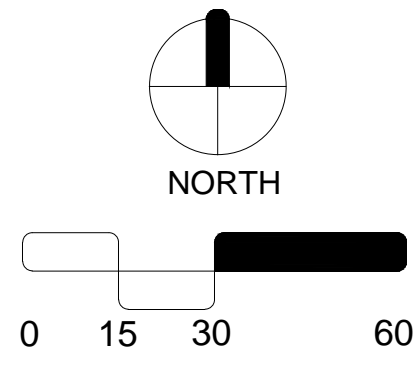
**TOWN OF QUEEN CREEK  
GENERAL NOTES**

- THE TOWN OF QUEEN CREEK GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE TOWN IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN HATE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARDS SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE TOWN OF QUEEN CREEK STAFF.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- CONTACT THE TOWN OF QUEEN CREEK, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE TOWN STAFF PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY TOWN PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING IRRIGATION IN THE RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF EIGHT FOOT ZERO INCHES (8'-0").
- P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO HATE APPROVED PLAN.  
NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENTS. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

REV.	COMMENT	DATE

Preliminary Submittal 02.23.21  
ISSUE DATE

LANDSCAPE PACKAGE  
February 23, 2021  
DRAWN BY: SJ  
CHECK BY: JEH  
PROJ. NO.: 2020-059  
CASE NO.: TBD



**LANDSCAPE ARCHITECT**

HARRINGTON PLANNING + DESIGN (HP+D)  
1921 S ALMA SCHOOL ROAD, SUITE 110  
MESA, ARIZONA 85210  
JASON HARRINGTON, RLA, ASLA, ASIC, APWA  
(480) 250-0116  
JASON@HARRINGTONPLANNINGDESIGN.COM

**ENGINEER**

SUSTAINABILITY ENGINEERING GROUP  
8280 E GELDING DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
ALI FAKIH, P.E. #45621  
(480) 588-7226

**DEVELOPER**

**PROJECT DATA**

ZONING: - C-2  
CASE #: -  
PLAN ID #: -  
QS: -  
APN# - 304-67-987 & 304-67-988

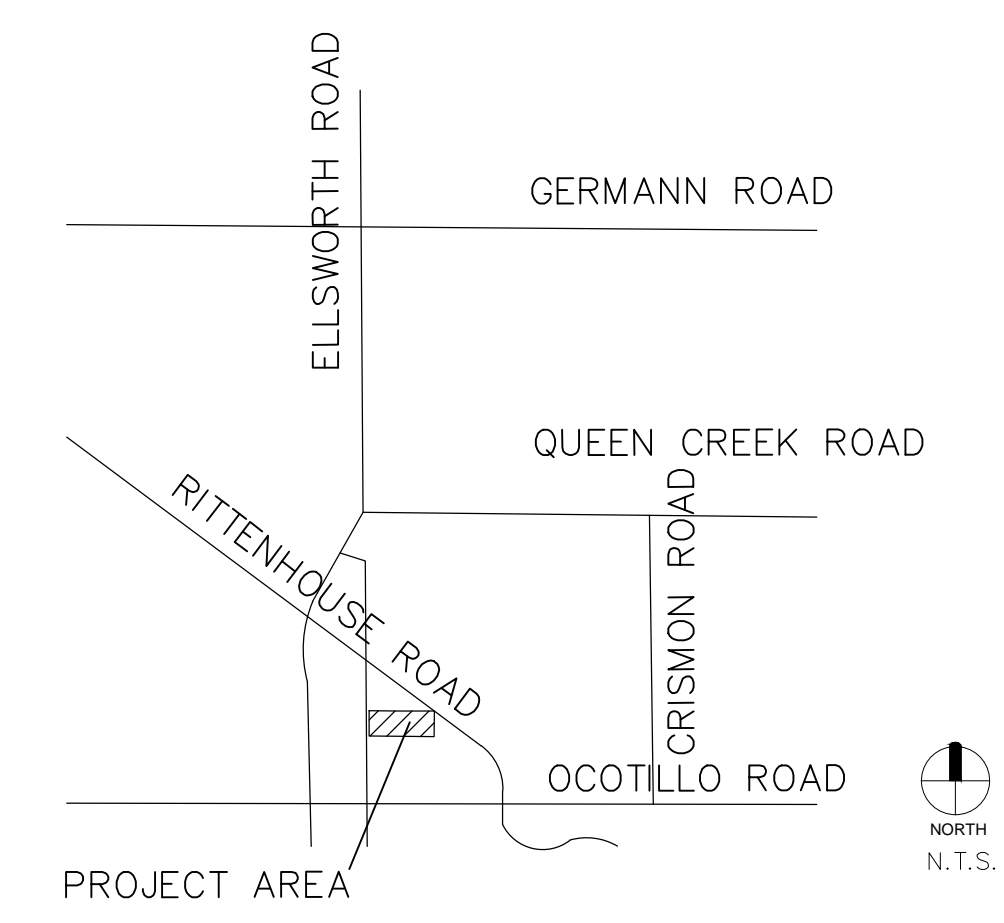
**SITE LANDSCAPE NOTES**

- FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
- REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
- PROTECT ALL UTILITIES DURING CONSTRUCTION.
- ALL VENDOR PRODUCTS LISTED MAY BE SUBMITTED WITH COMPARABLE / EQUAL AS APPROVED BY OWNER.

**SITE LANDSCAPE DATA**

TOTAL SITE AREA:	143,196 SF	3.29AC
BUILDING FOOTPRINT:	18,655 SF	13.03 % OF SITE
TOTAL NEW LANDSCAPE AREA:	27,150 SF	18.96 % OF SITE
TOTAL EX. LANDSCAPE AREA:	1,810 SF	1.26 % OF SITE
TOTAL OTHER AREA:	17,069 SF	11.92 % OF SITE
TOTAL PARKING AREA:	77,757 SF	54.17 % OF SITE
TOTAL TURF AREA:	0 SF	0 % LS AREA
SHRUBS/GROUNDCOVER:	20,362 SF	75 % LS AREA
INORGANIC/GRANITE:	6,788 SF	25 % LS AREA

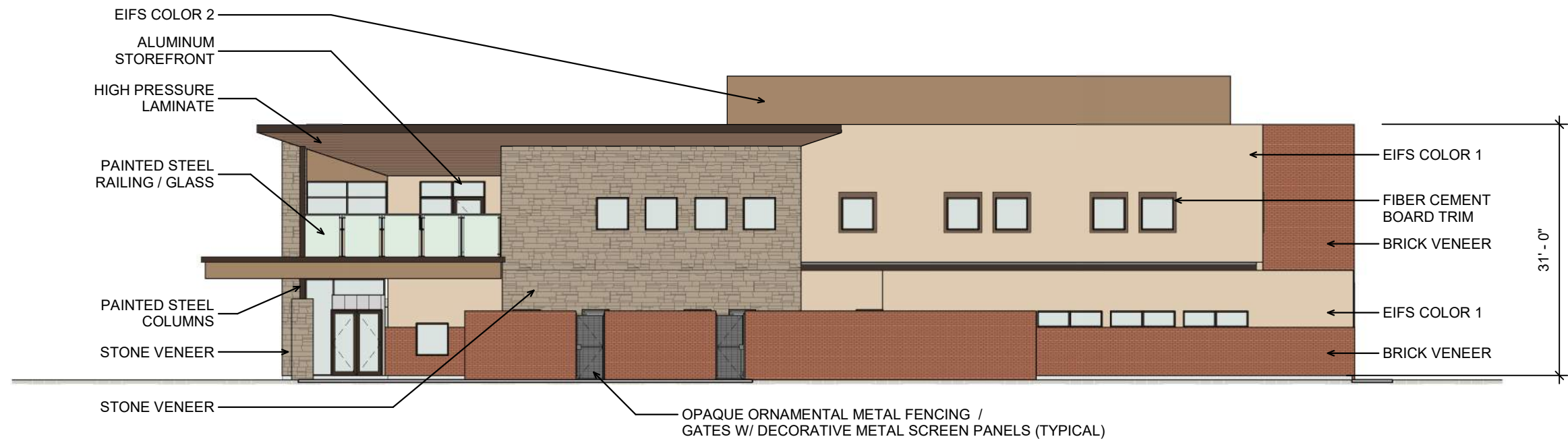
**VICINITY MAP**



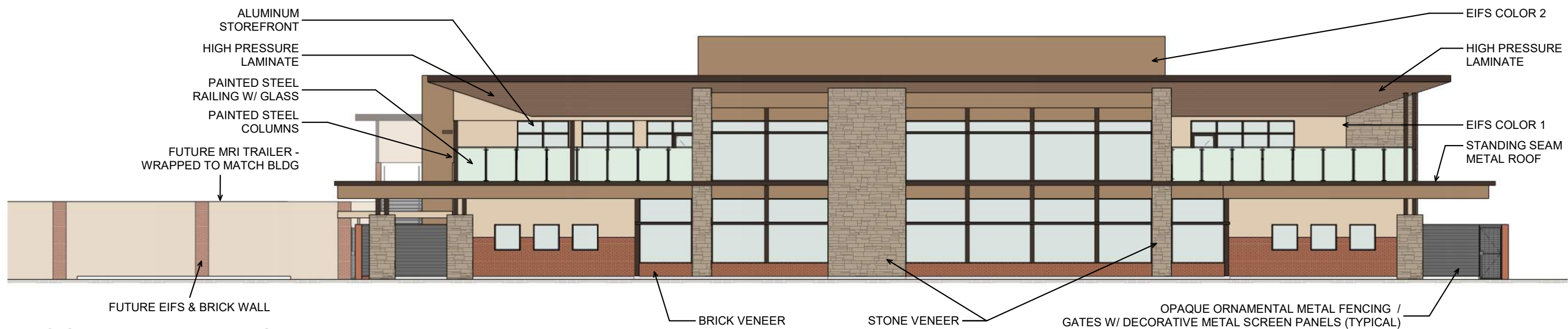
ARIZONA BLUESTAKE  
CENTER  
CALL TWO WORKING DAYS  
BEFORE YOU DIG  
1.800.782.5348

PRELIMINARY  
LANDSCAPE PLAN  
**PL1.1**  
1 of 1

CASE NO.: TBD



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



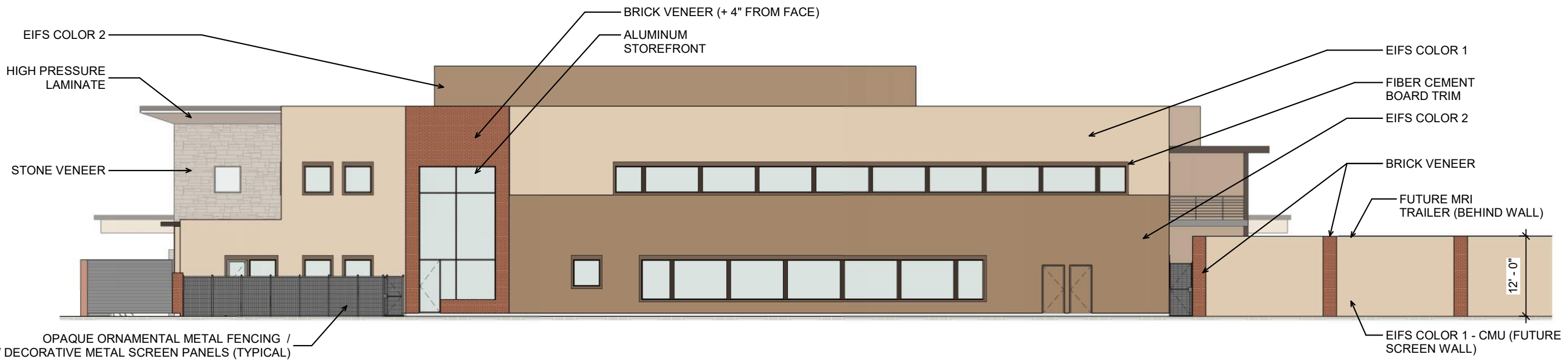
1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"







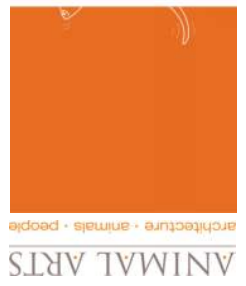
2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

QUEEN CREEK VETERINARY - NVA  
03/09/21





QUEEN CREEK VETERINARY - NVA

03/09/21

FIRST FLOOR  
PLAN



NOTE:  
FUTURE LINAC BUILDING WILL REQUIRE SEPARATE SITE PLAN AND DESIGN APPROVAL

FUTURE EXPANSION AREA FOR CATH LAB  
THIS ROOM COULD ALSO BE LOCKER ROOM INSTEAD OF MINI BREAK  
THIS DOOR TO BE USED FOR ACCESS TO MRI TRAILER

ORTHOSUITE TO BE SET UP FOR USE OF C-ARM  
1 2

ALTERNATE EXAM ROOM LAYOUT TO ALLOW CLIENT TO COME IN FIRST, GET SEATED AND THEN DRURNurse TO COME IN AFTER AND NOT CROSS CIRCULATION PATH WITH CLIENT

DOORS CAN REMAIN ON HOLD OPEN DURING DAY BUT BE LOCKED DOWN WHEN ON ER/UC SERVICE ONLY

DO NOT WANT SINKS IN THE HALL ARE LEADING TO EXERCISE ROOMS?

CRITICAL GASE AREA RECOVER RUNS/RAH WITH HEATED FLOORS. CONFIRM IF DRAINS ARE DESIRED

SKYLIGHTS ABOVE VENTILATION PATIENT AREA

ISOLATION IS SHOWN EQUAL IN SIZE TO RESP. USED TO BE 9'X14'





QUEEN CREEK VETERINARY - NVA

03/09/21

**Submittal for Site Plan Review**  
**And Conditional Use Permit (P21-007 & P21-008)**

**Project Narrative**  
**Revised March 15, 2021**

**Heritage Town Square Veterinary Clinic and Animal Hospital**

Rittenhouse Road, Southeast of Ellsworth Road (Parcels 304-67-987 & 304-67-988)

**OWNER**

Wadsworth Queen Creek, LLC & JKG, LLC  
160 E. 14000 South, Suite 210  
Draper, UT 84020  
Attn: Luke Capen  
480-202-0523  
Luke@WadsDev.com

**APPLICANT**

Sustainability Engineering Group (SEG)  
8280 E. Gelding Drive, Suite 101  
Scottsdale, AZ 85260  
Attn: Jason Sanks  
480-237-4984  
Jason@azSEG.com

*The revised narrative, together with the Planning Comment Report Response Letter (also made a part of this resubmittal) will serve to address the Town of Queen Creek's Planning Comment Report dated February 1, 2021, and shall serve as the single Narrative for Conditional Use Permit and Site Plan review submittals.*

**I. PROJECT DESCRIPTION**

The proposed project is located on the west side of Rittenhouse Road just south of the intersection with Ellsworth Road, within the platted Heritage Town Square Center (Lots 12 & 13). The Subject Property consists of two Maricopa County parcels (304-67-987 and 304-67-988) located in the Town of Queen Creek, Arizona which are currently zoned C-2, a General Commercial district.

When combined, total parcel size will be approximately 143,196 square feet or 3.29 acres. Zoning would remain C-2. Total building area (for 2 floors) would be approximately 33,566 square feet. Drive aisles, parking spaces, hardscape improvements, and landscaping would make up the remainder of the new parcel.

**II. ADJACENT PROPERTIES**

The entire Heritage Town Square Center, as platted, is zoned C-2, as are the parcels to its north and west.

More specifically, the Subject Property is bound as follows:

- Parcels to the north of the proposed project are part of the constructed Heritage Square commercial plaza. They include a variety of uses – including retail sales and restaurants – and are zoned C-2.
- Across the drive aisle to the east is a Wendy's restaurant with drive-through and a Goodwill retail center, both of which are zoned C-2. Across Rittenhouse Road to the east is a platted residential subdivision (Nauvoo Station) zoned R1-6.
- To the south are additional developed parcels of the Heritage Town Square Center Final Plat, all of which are zoned C-2.
- To the west is an additional parcel of the Heritage Town Square Center Final Plat which is also zoned C-2. Ellsworth Road borders the west side of the Heritage Town Square Center Final Plat.

8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

### **III. PROJECT REQUEST**

The Developer’s request is to create a single new parcel through a Lot Tie of Lots 12 and 13 of the Final Plat of Heritage Town Square Center, and then develop this larger property as a veterinary clinic and hospital, which requires a Conditional Use Permit for the use, and Development Review approval for the Site Plan and design.

When completed and operational, the AVECC Animal Hospital will provide 24/7 pet care and emergency services for the surrounding community. This hospital will provide both scheduled and emergency care treatments for dogs and cats. Other types of household pets will not be treated at the hospital, nor will any livestock or farm animals. Services provided by the hospital include the following: Routine pet care, surgery, testing, vaccinations, rehabilitation, x-rays, lab work, MRI scanning, euthanasia, and emergency services.

The New Parcel will be located on the west side of Rittenhouse and on the north side of the Heritage Town Square Commercial Center. A main entry/emergency entry would be located on the southeast corner of the new building, both visible and accessible from the drive aisle closest to Rittenhouse Road. The building’s main entrance would face south into the center’s parking lots. Parking spaces would be located along the south side of the new building, wrapping around the building into a larger parking field on the west side. Landscape medians and walkways will be constructed around the perimeter of the building pad, and long landscape medians in the western parking area will create visual and physical separation along the new buildings on the south and north sides, with new parking area access occurring at the east and west ends. Ramped sidewalks and painted pedestrian corridors would tie this new project into the Heritage Town Square project and provide connectivity to the center’s other businesses.

The building will be two stories with 33,566 square feet of conditioned space – 18,655 square feet on the first floor and 14,911 on the second. There are numerous entrances, including the employee entry on the west side, service access to the north and west, and customer entries on the south and east. Public entry areas have been established approximate to sidewalks along Rittenhouse and to the internal walkways within the Heritage Town Square Center. These entries are also shaded with extended awnings, and benches and/or seating walls will provide comfortable outdoor areas for pedestrian traffic, owners and their pets. Internally, the building includes numerous examination rooms, x-ray, surgical suites and seating areas for customers and employees on both floors, as can be seen on the included floor plans.

The Applicant is also requesting a portable MRI scanner be permitted in a separate building immediately adjacent to the west side of the new building within a walled and gated enclosure. This portable facility will be built into a trailer which may be moved occasionally to provide service to other sites or for maintenance of the equipment inside. These portable facilities create a temporary structure that is properly designed and shielded, but one that can be easily updated or replaced as the technology improves without the expensive remodeling of a building and its utilities. The Applicant/Developer is sensitive to the Town’s requirements that the trailer not create a negative visual impact to surrounding businesses, so a walled enclosure has been designed to provide full screening of the trailer. (Detailing of this wall is provided in the submitted architectural elevations.) In addition, strategic landscaping will be utilized to decrease the visual impact of the wall, and the trailer will be painted or wrapped in a color that will match or accent the perimeter wall and building, and create a non-reflective surface. The Developer/Operator of the facility will also use a trailer with no top-mounted HVAC units or other protrusions. A photo example of such a facility is included in the appendix. The applicant is also researching lowering the grade of the walled yard in order to reduce the external height of the wall.

Outdoor activities will be performed only within private screened areas immediately adjacent to the building as indicated on the site plan. These have been included in the design to provide pet and owner relief, as well as a non-clinical, peaceful and private setting for euthanasia that may need to be performed. These small outdoor areas are fully screened from view for privacy.

Emergency care will be provided on the ground floor, at the southeast corner of the building, next to the entry drive into the Heritage Town Square Center. A drive aisle for emergency drop-off connects to the Center’s entry and is adjacent to the building’s emergency entrance.

The Site Plan indicates a portion of the site that may be used for the future addition of a LINAC building. A LINAC machine is a medical linear accelerator (LINAC) that customizes high energy x-rays or electrons to conform to a tumor’s shape and destroy cancer cells while sparing surrounding normal tissue. The location of the LINAC building has now been more clearly defined on the Site Plan as a future phase of the project that will require separate review and permit. On the Landscape Plan, this area has been covered with landscaping and irrigation so as to appear as a planting area. If in the future, the Owner/Operator desires to equip the Hospital with this equipment, it is understood that they will need to return to the Town of Queen Creek for approval of this building’s design.

The facility is sized and designed to provide regional services for the surrounding community and will employ over one hundred veterinary care professionals and clinical staff, spread in shifts over a 24-hour operations schedule. The hospital includes facilities to occasionally host multi-shift training sessions, and might also be used for professional education and seminars for other hospitals in the Valley. The required bicycle parking (6 spaces) has also been provided and located on the Site Plan.

#### **IV. DESIGN CONSIDERATIONS/DESIGN FEATURES**

The Applicant has supplied the exhibits and documents required for Site Plan Design and Conditional Use Permit approval for the project. The C-2 zoning district promotes a broad range of commercial operations and services necessary for large regions of the Town of Queen Creek. However, while veterinary hospitals and kennels are a permitted use in the C-2 district, they require a Conditional Use Permit (CUP). Once granted, the CUP would still be subject to all applicable standards of the C-2 zoning ordinance, and any additional requirements or conditions that might reasonably be imposed through the review process. In addition, the project will also require Site Plan Design review in order to approve contextual siting, compatibility, and design issues important to the surrounding businesses and the Queen Creek Planning Department.

A lot tie is also being requested in order to combine the two parcels (304-67-987 and 304-67-988), allowing the Owner to benefit from a larger contiguous developable area and not be impacted by the setback requirements between the two parcels. In the course of combining the two lots, previously installed underground infrastructure will need to be relocated in order to allow the central orientation of the new building. The Developer understands that the relocation and realignment of public utilities will require abandonments and will make application for such during the preparation of the Construction Documents. It is understood that any necessary abandonments will need to be recorded and submitted to the Town of Queen Creek with the Civil Plans.

The Applicant asks that Conditional Use Permit application, the Site Plan/Design Review, and the Lot Tie submittals run concurrently.

By code, the project will require one hundred and sixty-eight (168) total parking spaces based on a ratio of 1 space for every 200 s.f. of building area. The required parking has been calculated using the Town of Queen



Creek’s parking factor for office and medical buildings. The current Site Plan proposes that one hundred and fifty-six (156) spaces will be provided, a total consisting of forty-one (41) existing spaces, and one hundred and fifteen (115) new spaces. While the 156 spaces provided are less than required, the Applicant feels that the parking is sufficiently proportioned to accommodate onsite both the shift-employees and the anticipated customer traffic that will be associated with the facility’s services. Staff and customer parking will be adequate based on the following assumptions:

- Staff will fill designated shifts (day, evening and night) and will not be present simultaneously.
- Clinic/Hospital use will fulfill two purposes: Referral/Specialist and Emergency.
  - Referral/Specialist clients will be booked by appointment and will be present at a rate of less than 2 per hour. These are daytime appointments that end by 6:00pm
  - Emergency services peak from 5-11pm but typically do not exceed more than 4-6/hour or 8—120/day, peaking from 5:00-11:00 pm.
  - Overlap between Referral/Specialist and Emergency clients is minimized by the time differences.
- Staff requirements are greatest during the day shift, tapers in the evening shift, and is minimal during the night shift.
  - Maximum staff during the day shift should be 30-50 employees.
  - Minimum staff during the night shift should be 10-15.
  - Staff overlap between shifts is less than half the employees for less than an hour.

Given these staffing assumptions, total number of employees and clientele at a given hour would be less than 100 persons. Staff meetings, classes, or public education seminars in the auditorium will attract less than 50 more persons, and will be scheduled during off-peak hours so as not to interfere with busy times of the day. Therefore, the Applicant requests Administrative Relief per Section 2.3 of the Town Ordinance, allowing a reduction in the required parking by 6%, or 10 spaces total.

As required, seven (7) bicycle parking spaces have been provided approximate to the entries for visitors and staff. Model and design are included as a detail on the Preliminary Site Plan. Color has not yet been determined but will be either natural steel or one of the colors in the building palette.

Parking lot lighting will provide customers and visitors with security and visibility but will be directed away from surrounding businesses and roadways and meet code requirements. Currently, previous development within the Heritage Town Square Center has located parking area light poles on the Subject Property, but these will be relocated and incorporated into the design photometric for this project.

Portions of the Heritage Town Square Commercial Center are fully constructed including the water, sewer and storm drain infrastructure. Drive aisles and parking areas for the proposed new construction will match existing grading, curbing and pavement improvements. Storm drain connections will be added where necessary.

According to the Town of Queen Creek’s Zoning Ordinance, Conditional Use Permits, where allowed, may be permitted only after review and approval by the Planning Commission and Town Council, and only if they can be shown to meet the following nine specific ordinance criteria. The Approval Criteria are listed below along with the Applicant’s responses in ***bold/italicized text***:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this ordinance.

***The proposed conditional use for a veterinary hospital is in compliance with regulations of zoning district (C-2), provisions of Article 4 and Article 5 of the Zoning Ordinance. The applicant is requesting relief to the parking requirement and is seeking a 7% reduction in required parking spaces.***

2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

***The proposed veterinary hospital conforms to the retail and commercial character of the neighborhood as demonstrated with the landscape and architectural materials illustrated on the site plan that has been included with the CUP.***

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

***Adequate water and wastewater infrastructure will be connected to the subject property. Access and circulation for the public and for emergency vehicles is provided as illustrated on the site plan. The project will also meet all fire safety requirements of Town codes and State Law.***

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

***A driveway on Rittenhouse Road provides ingress and egress to the center and the site via a drive aisle. A deceleration lane along Rittenhouse Road is designed to minimize traffic hazards and traffic congestion. The site may also be accessed from additional drive aisles west and south of the site.***

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

***The proposed use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.***

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.

***There is no information to indicate that the proposed use will be injurious to the use and enjoyment of the property in the immediate vicinity, nor substantially diminish or impair the property values within the neighborhood.***

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

***The establishment of the proposed use will not impede the orderly development and improvement of the surrounding commercial properties for the uses permitted within those zoning districts.***

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

***As demonstrated in the application, the establishment, maintenance, and operation of the proposed use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.***

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

***The public interest and welfare supporting the proposed conditional use is sufficient. There is no evidence that individual interests would be adversely affected by the establishment of the proposed use.***

#### V. CONCLUSION

The proposed Lot Tie, Conditional Use Permit and Design Review will provide no unusual or detrimental impacts on public health, safety, or welfare. No smoke, dust, vibration, or odor issues are anticipated for these uses. Any noise created will be minimal and will be consistent with the use. Applicant believes this Project will meet current ordinances and design guidelines, is compatible with neighboring development, and will be of benefit to the citizens of Queen Creek.

# APPENDIX

## MRI TRAILER EXAMPLES



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