



**TO:** Planning and Zoning Commission

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

**FROM:** Erik Swanson, Planning Administrator

**RE:** **Public Hearing and Possible Action on P21-0021 Costco Fuel Station Conditional Use Permit**, a request from Andrea Urbas of MG2 for Conditional Use Permit approval for a fuel station located at the northwest corner of Ellsworth and Queen Creek roads.

**DATE:** May 12, 2021

#### STAFF RECOMMENDATION

Staff recommends approval of P21-0021 Costco Fuel Station Conditional Use Permit (CUP), subject to the Conditions of Approval included in this report.

#### PROPOSED MOTION

Move to recommend approval of P21-0021 Costco Fuel Station CUP, subject to the Conditions of Approval included in this report.

#### SUMMARY

This proposal consists of a request for CUP approval to facilitate the development of a fuel station in association with a Costco Warehouse in the future QC Crossing commercial center, located at the northwest corner of Ellsworth and Queen Creek roads.

#### HISTORY

May 2, 2018: Town Council approved Ordinance 663-18 "Queen Creek Crossing", approving a rezoning and site plan for a C-2 commercial development on 36 acres.

**PROJECT INFORMATION**

Project Name	Costco Fuel Station CUP (P21-0021)
Site Location	NWC of Ellsworth and Queen Creek roads
Current Zoning	C-2
General Plan Designation	Commercial
Surrounding Zoning Designations:	
North	R1-5
South	Queen Creek Road (future) Maricopa Flood Control Canal
East	Ellsworth Road
West	R1-5
Gross Acreage	1.14 acres
Building Area (Total)	Fuel canopy – 11,655 sf
Parking	
Required:	1.5 spaces
Provided:	20 spaces

**DISCUSSION**

The proposed site consists of 16 fuel pumps (32 fueling stations in total) which are covered by an 11,655 square foot 18-foot tall fuel canopy on an approximate 1.14-acre site. The fuel station site is located on a pad site along Ellsworth Road approximately 250-feet north of the Ellsworth and Queen Creek roads intersection. An approximate 187 square footage control station is provided on the west side of the fuel station area. The fuel station canopy incorporates the same colors, materials, and architecture included in the elevations of the commercial center, though in a muted fashion. The surrounding site that includes the Costco Warehouse was reviewed and approved administratively in April. The administrative approval was based on the submittal maintaining substantial conformance with the previously approved shopping center that was approved in 2018.

Access is provided to the site by two primary access points, both with signalized intersections; one along Queen Creek Road and one along Ellsworth Road. Internal circulation will be directed requiring entrance into the fuel station from the south. Screen walls will run the length of the Ellsworth Road frontage. The fuel station canopy will be setback approximately 58-feet from Ellsworth Road. Within the 58-feet an eight-foot wide sidewalk and four-foot wide decomposed granite path will be provided along with associated landscaping. The fuel station will be open Monday through Friday from 6 am to 9:30 pm, and Saturday and Sunday from 6 am to 7 pm. At least one employee will be at the fuel station during operating hours.

A Neighborhood Meeting was held on May 3, 2021. Five members of the public were in attendance and had general questions. Staff has not received any additional inquiries or comments on the proposed project.

## ANALYSIS

### Conditional Use Permit Review:

The proposed gasoline station is considered “In-Vehicle Service Facilities” according to Article 6.10 of the Zoning Ordinance. All “In-Vehicle Service Facilities” are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to insure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

Conditional Use review in the Zoning Ordinance sets forth approval criteria for evaluating a proposed Conditional Use (as outlined in Article 3.5 of the Zoning Ordinance) as provided below:

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.

**Response:** *The requirements for the C2 zoning district were reviewed, and the project was designed in compliance with those requirements.*

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.

**Response:** *This project is within an approved PAD, and it was designed for consistency with those standards. The residential neighborhood to the west was considered, in the location of loading and trash, circulation, and parking, such that these were located away from the neighborhood. Lower light standards, buffering, and removal of corporate signage were also incorporated in the project design.*

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

**Response:** *All utilities, access roads, drainage, fire protection, and other necessary facilities have been provided, as required. Adequate access and circulation for the public and for emergency vehicles will be provided and the fueling center will 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.

**Response:** *Ingress and egress were designed in consultation with the traffic engineer to minimize hazards and traffic congestion along Ellsworth Road. Deliveries to both the*

*warehouse and fueling station are proposed to enter and exit via the new Queen Creek Road extension.*

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

***Response:*** *By its nature, this project will not generate noxious vibration, noise, odor, dust, smoke, or gas. All Town codes and state laws will be met.*

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.

***Response:*** *This project will not be injurious to the use of the property in the immediate area 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.

***Response:*** *This project is consistent with the approved PAD, and as such will not impede the orderly development and improvement of surrounding property.*

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.

***Response:*** *This project will meet or exceed all prevailing codes, and as such will not endanger the public health, safety, morals, comfort, or general welfare of the community.*

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.

***Response:*** *No individuals have been identified to 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 proposed fuel station is permitted within the C-2 district with the approval of a Conditional Use Permit.

**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 under a separate submittal.

#### **CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The development shall meet all conditions of approval as provided in Ordinance 663-18.
3. Gasoline tank vent piping shall be screened from arterial streets and public view.

#### **ATTACHMENTS**

1. Aerial Exhibit
2. Zoning Exhibit
3. Site Plan
4. Elevations

**Project Name: Costco Fuel Station CUP**

**Case Number: P21-0021**

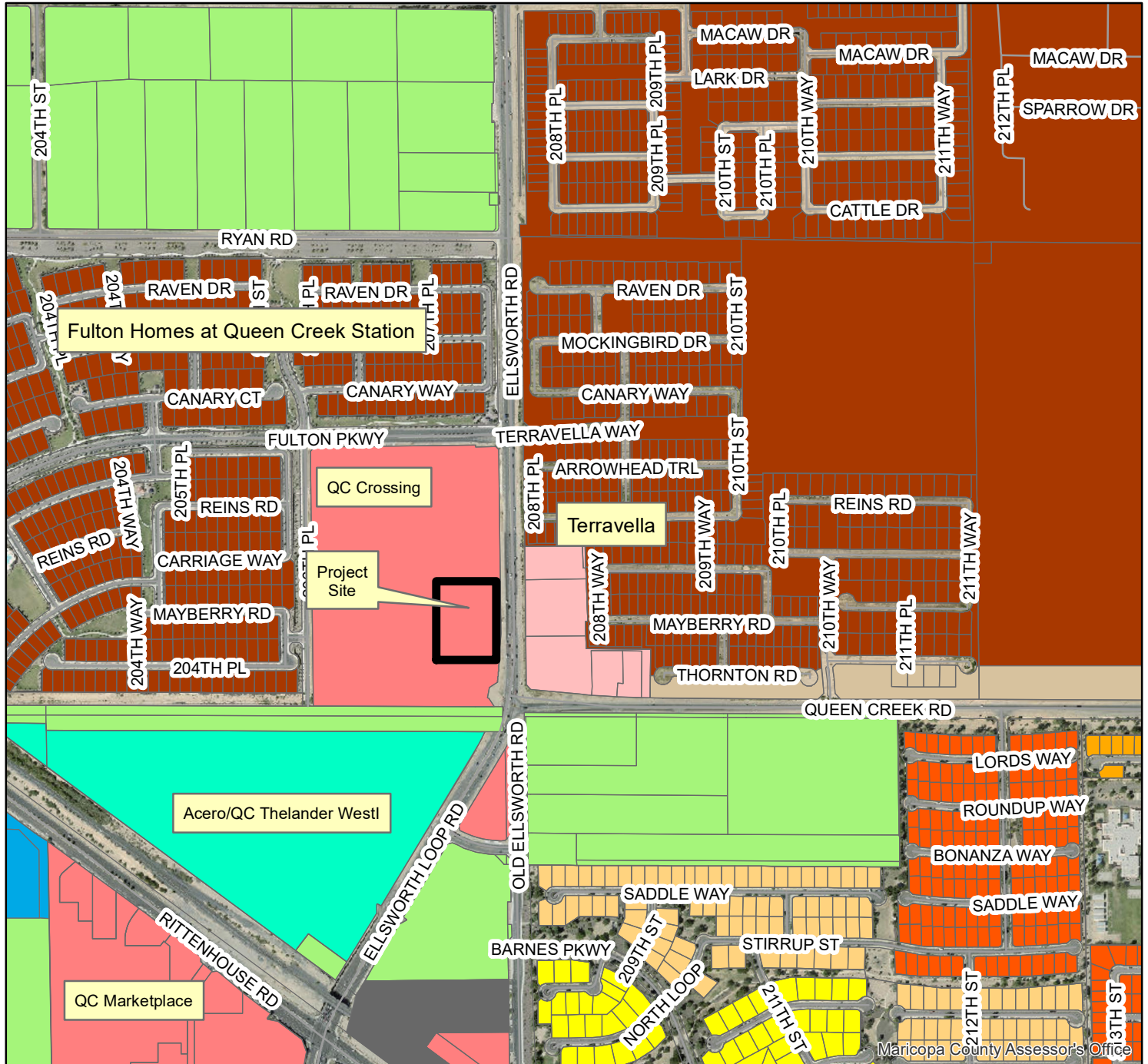
**Hearing Date: May 12, 2021 (Planning Commission)**




























# Project Name: Costco Fuel Station CUP Zoning Map Exhibit

Case Numbers: P21-0021

Hearing Date: May 12, 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
			 MU - Mixed Use

R1-5

E. FULTON PKWY.

PARCEL #3  
RETAIL CENTER BY OTHERS -  
N.A.P.  
AREA SUBJECT TO A SEPARATE  
REVISED SITE PLAN SUBMITTAL  
APPLICATION

R1-5

PROJECT DATA

PROJECT NAME: COSTCO WHOLESALE - QUEEN CREEK CROSSING SITE PLAN

PROPERTY OWNER: W HOLDINGS  
1121 W. WARNER ROAD, SUITE 109  
TEMPE, AZ 85284

PROJECT ADDRESS: 20220 S ELLSWORTH RD  
QUEEN CREEK, AZ 85142

COSTCO SITE APN: 314-07-322A  
JURISDICTION: TOWN OF QUEEN CREEK  
GENERAL PLAN: COMMERCIAL  
ZONING: C-2, PAD

BLDG SETBACKS:	REQUIRED	ACTUAL
FRONT:	0'-0"	53'-5"
SIDE - STREET:	0'-0"	106'-9"
SIDE:	0'-0"	265'-0"
REAR:	15'-0"	60'-7"

LANDSCAPE SETBACKS:	REQUIRED	ACTUAL
FRONT:	30'-0"	30'-0"
SIDE - STREET:	30'-0"	30'-0"
SIDE:	0'-0"	0'-0"
REAR:	15'-0"	60'-7"

BOUNDARIES INFORMATION:

THIS PLAN HAS BEEN PREPARED BASED ON:  
SURVEY DATA FROM SUNRISE ENGINEERING DATED  
8/26/20

COSTCO SITE DATA:

TOTAL SITE AREA:	33.37 ACRES (1,453,905 SF)
INCLUDES:	
COSTCO GROSS SITE AREA:	18.17 ACRES (791,329 SF)
COSTCO NET SITE AREA:	18.17 ACRES (791,329 SF)
PROPOSED LANDSCAPE AREA:	3.30 ACRES (143,922 SF)
REQUIRED LANDSCAPE AREA: 15% OF SITE AREA:	2.72 ACRES (118,699 SF)
COSTCO FAR:	ACTUAL 0.21 MAX ALLOWED 0.60

COSTCO BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,243 SF
INCLUDES:	
NET WAREHOUSE AREA:	151,073 SF
NET FIRE DEPT ROOM:	551 SF
NET MECHANICAL ROOM:	1,907 SF
OPEN ENTRY CANOPY:	6,102 SF
ENVELOPE/ EXTERIOR WALL:	1,610 SF

FUEL STATION CANOPY AREA:	11,655 SF
FUEL STATION CONTROLLER ENCLOSURE:	187 SF

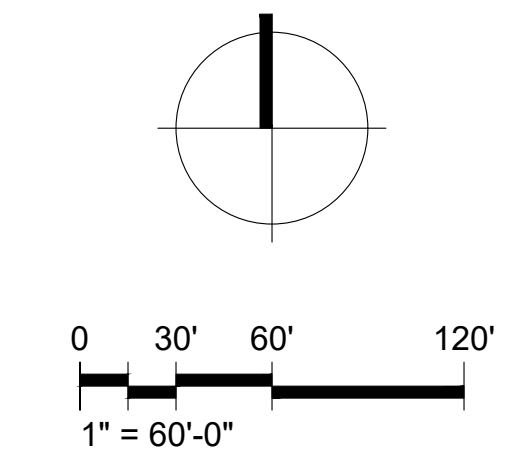
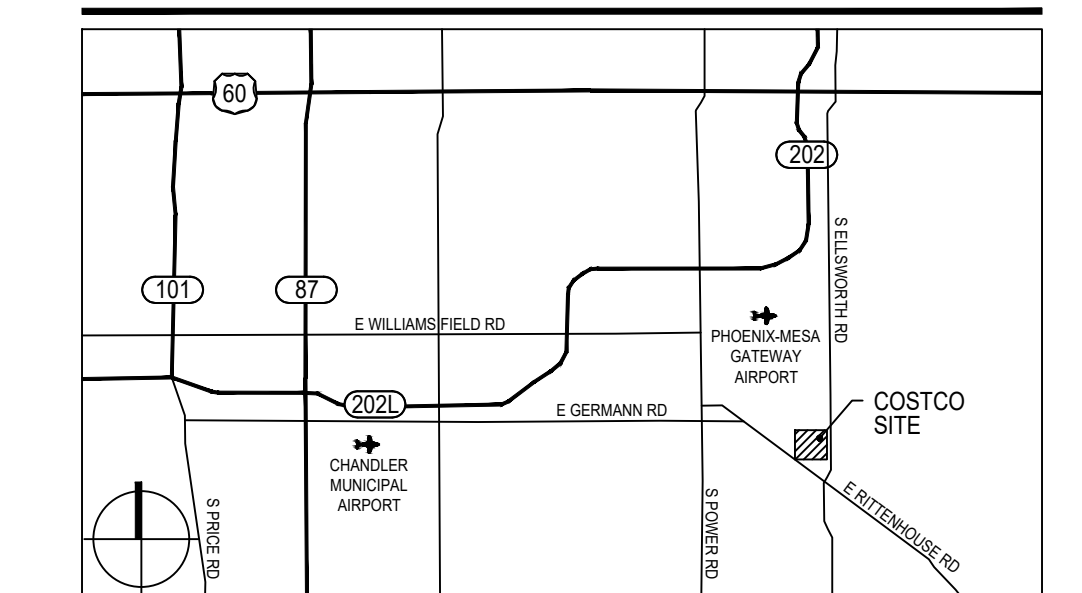
COSTCO PARKING DATA:

TOTAL PARKING:	801 STALLS
INCLUDES:	
PARKING PROVIDED:	
10' WIDE STALLS:	782 STALLS
ACCESSIBLE STALLS (2% MIN. = 17 STALLS) (1 PER 6 VAN = 4 VAN STALLS):	19 STALLS
BIKE RACKS PROVIDED:	22 BIKE RACKS
	2.77% OF TOTAL PARKING
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	4.96 STALLS
JURISDICTIONAL PARKING REQUIRED: 3 STALLS/ 1,000 SF:	465 STALLS

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

LEGEND	
---	INDICATES LOCATION OF REQUIRED FIRE LANES PER TOWN OF QUEEN CREEK ZONING CODE

VICINITY MAP



S ELLSWORTH RD & QUEEN CREEK RD  
QUEEN CREEK, AZ 85142

1101 Second Ave, Ste 100  
Seattle, WA 98101  
206 962 6500  
MG2.com



20-5633-01  
MARCH 22, 2021

PROPOSED  
SITE PLAN

DD12-12

COSTCO WHOLESALE

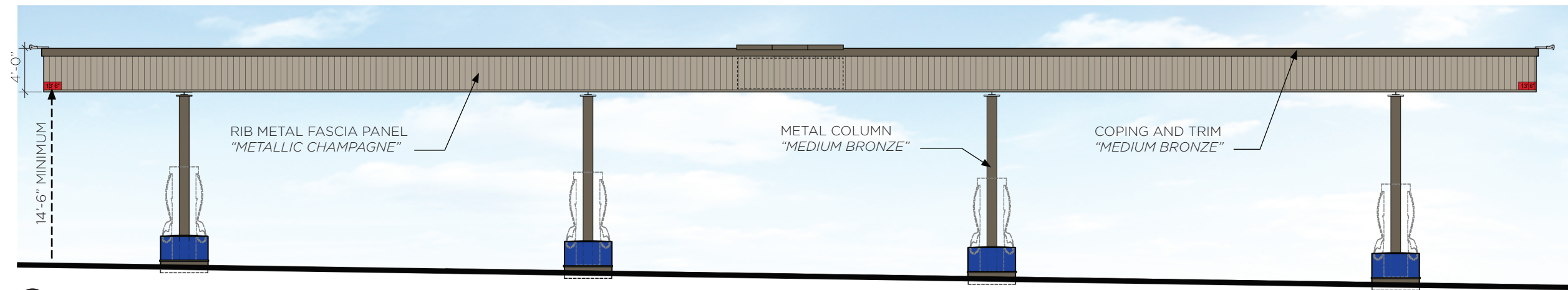
QUEEN CREEK, ARIZONA

PROPOSED SITE PLAN

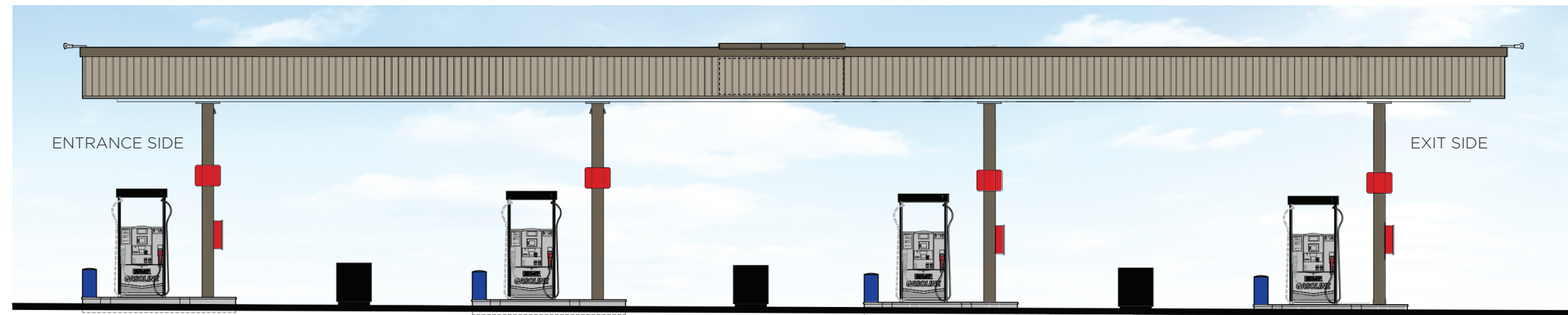
MARCH 22, 2021

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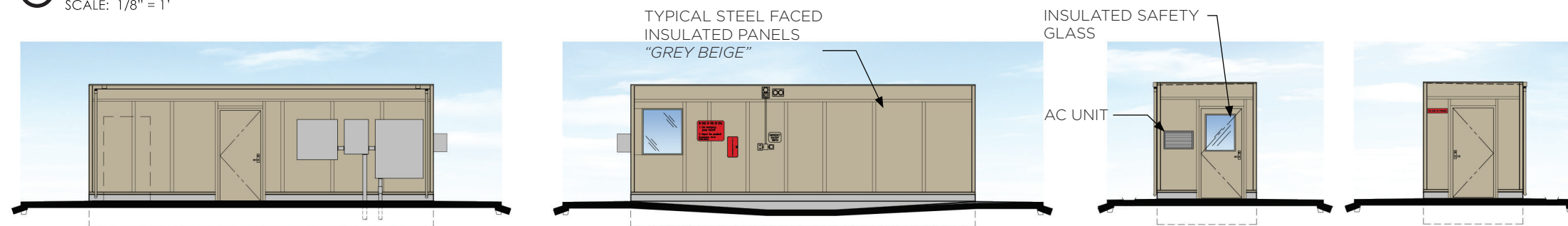




① CANOPY AND DISPENSER ISLANDS  
SCALE: 1/8" = 1'



② CANOPY AND DISPENSER ISLANDS  
SCALE: 1/8" = 1'



③ CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'