



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

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

RE: Discussion and Possible Action on P22-0007 NEC Signal Butte and Ocotillo Retail Center Preliminary Plat, a request by Maria Grishina of SimonCRE for a Preliminary Plat consisting of four (4) commercial lots and one (1) tract for development of a retail center. The 4.5 acre project site is generally located at the northeast corner of Signal Butte and Ocotillo roads.

DATE: March 9, 2022

STAFF RECOMMENDATION

Staff recommends approval of P22-0007 NEC Signal Butte and Ocotillo Retail Center Preliminary Plat, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P22-0007 NEC Signal Butte and Ocotillo Retail Center Preliminary Plat, subject to the Conditions of Approval outlined in this report.

SUMMARY

This proposal consists of a request by Maria Grishina of SimonCRE for a Preliminary Plat consisting of four (4) commercial lots and one (1) tract for development of a retail center. The 4.5 acre project site is generally located at the northeast corner of Signal Butte and Ocotillo roads. The property is currently zoned C-1/PAD (Light Commercial).

HISTORY

September 21, 2016: The Town Council approved Ordinance 622-16, GPA16-025, RZ-16-047, SD15-055 for the Spur Cross PAD (formerly known as Meridian Estates).

September 18, 2019: The Town Council approved Ordinance 711-19, P19-0049 for the Spur Cross PAD Amendment.

November 3, 2021: Town Staff administratively approved P21-0078 for the NEC Signal Butte and Ocotillo Retail Center Site Plan.

PROJECT INFORMATION

Project Name	NEC Signal Butte and Ocotillo Retail Center Preliminary Plat
Site Location	NEC Signal Butte and Ocotillo roads
Current Zoning	C-1/PAD
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	MDR/PAD – Spur Cross MDR
South	Ocotillo Road C-2/PAD – Central Christian Church
East	MDR/PAD – Spur Cross MDR
West	Signal Butte Road C-1/PAD – Charleston Estates Commercial Corner
Net Acreage	4.53 acres
Open Space	Required – 15% (29,624 SF) Provided – 17.1% (33,781 SF)

DISCUSSION

This proposal consists of a request by Maria Grishina of SimonCRE for a Preliminary Plat consisting of four (4) commercial lots and one (1) tract for development of a retail center. The 4.5 acre project site is generally located at the northeast corner of Signal Butte and Ocotillo roads. The property is currently zoned C-1/PAD (Light Commercial) and surrounded by a mixture of the MDR, C-1, and C-2 districts.

With the size of the site under 10 acres, Staff was able to administratively process and approve a concurrent Site Plan application for this retail development consisting of four (4) individual commercial pads totaling approximately 19,500 square feet of building area. As a supplement to the Site Plan, this Preliminary Plat is following in accordance with its design and standards to allow for the overall property to be subdivided for separate sales and ownership of the pad sites. The table below sums up the lots that will be created:

Lot/Tract	Minimum Lot Size
Lot A	0.86 acres
Lot B	1.32 acres
Lot C	1.08 acres
Lot D	0.66 acres
Tract A	0.62 acres

Landscaping throughout the development contains a variety of shrubs and trees typically used in the Town, as well a street tree theme to satisfy all applicable buffer requirements set by the Zoning Ordinance. All parking is screened from view along Signal Butte and Ocotillo roads by a low wall consistent with the standards set for solid fencing along arterial streets. The total open space required across the C-1 zoning district is 15% (29,624 SF). This project is proposing 17.1% (33,781 SF) total open space.

GENERAL ANALYSIS

General Plan Review: This project is located in an area designated as Neighborhood (0-20 du/ac) on the 2018 General Plan Land Use Map. The proposed Preliminary Plat complies with the Neighborhood land use category.

Zoning Review: The current zoning designation of the property is C-1/PAD (Light Commercial). This project is in conformance with the standards set by the Zoning Ordinance and Ordinance 711-19 Spur Cross PAD Amendment.

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

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.

Landscaping/Open Space Plan: The total open space required across the C-1 zoning district is 15% (29,624 SF). This project is proposing 17.1% (33,781 SF) total open space, and meets the Zoning Ordinance requirements.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case, P21-0078 NEC Signal Butte and Ocotillo Retail Center Site Plan, and all the provisions of the Zoning Ordinance applicable to this case.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Preliminary Plat

Project Name: NEC Signal Butte & Ocotillo Retail Center Pre-Plat Aerial Exhibit

Case Number: P22-0007

Hearing Date: March 9, 2022 (Planning Commission)



Project Name: NEC Signal Butte & Ocotillo Retail Center Pre-Plat General Plan Exhibit

Case Numbers: P22-0007



Hearing Date: March 9, 2022 (Planning Commission)



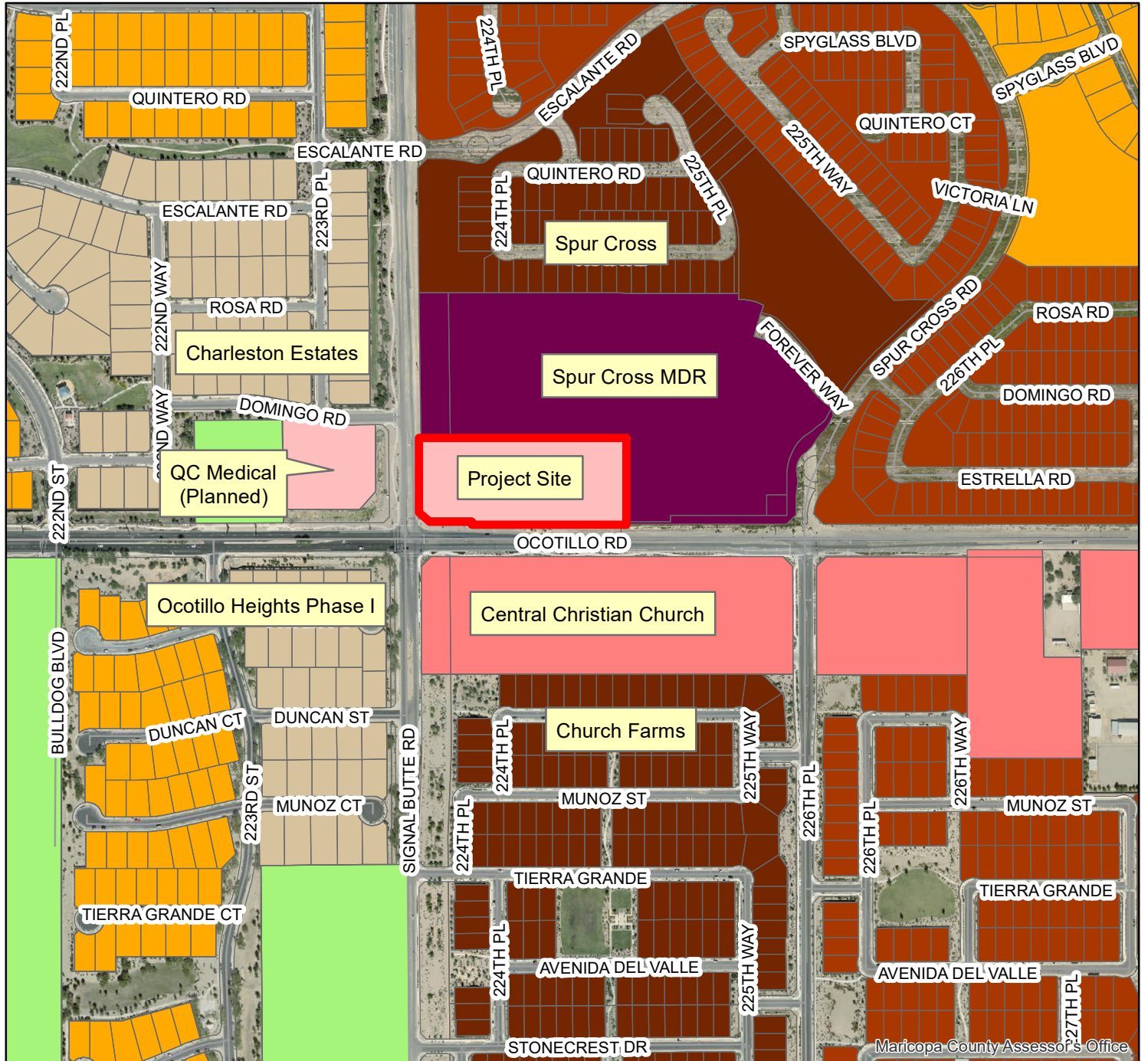
General Plan Land Use

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

Project Name: NEC Signal Butte & Ocotillo Retail Center Pre-Plat Current Zoning Map Exhibit

Case Numbers: P22-0007

Hearing Date: March 9, 2022



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

FINAL PLAT FOR NEC SIGNAL BUTTE & OCOTILLO ROAD

A REPLAT OF PARCEL 1, OF LOT SPLIT IN TOWN OF QUEEN CREEK, AS RECORDED IN BOOK 1527 OF MAPS, PAGE 17, AFFIDAVIT OF CORRECTION RECORDED AS 2020-0497331 AND AFFIDAVIT OF ERRONEOUS RECORDING IN 2020-0568341, MARICOPA COUNTY RECORDER'S OFFICE, ARIZONA, BEING A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOWN ALL MEN BY THESE PRESENTS: MERIDIAN ESTATES LLC, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "NEC SIGNAL BUTTE & OCOTILLO ROAD", A REPLAT OF PARCEL 1, OF LOT SPLIT IN TOWN OF QUEEN CREEK, AS RECORDED IN BOOK 1527, OF MAPS, PAGE 17, AFFIDAVIT OF CORRECTION RECORDED AS 2020-0497331 AND AFFIDAVIT OF ERRONEOUS RECORDING IN 2020-0568341, MARICOPA COUNTY RECORDER'S OFFICE, ARIZONA, BEING A PORTION OF SECTION 13 TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE FINAL PLAT OF "NEC SIGNAL BUTTE & OCOTILLO ROAD" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. MERIDIAN ESTATES LLC AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ALL TRACTS THAT WILL NOT BE CONVEYED TO THE TOWN OF QUEEN CREEK AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF QUEEN CREEK AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB INCLUDING MEDIANS SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF, MERIDIAN ESTATES LLC HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, THEREUNTO DULY AUTHORIZED THIS DAY OF _____, 2021.

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2021, APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

CITY NOTES

- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES OR EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS THAT ARE PART OF THE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF POWER LINES WHICH ARE 69KV LINES OR MORE.
- 69KV ELECTRICAL LINES MUST BE RELOCATED OUTSIDE OF THE RIGHT-OF-WAY OR TO THE EDGE OF THE RIGHT-OF-WAY.
- ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- ALL RETENTIONS BASINS MUST BE MAINTAINED TO DRAIN WITHIN (36) THIRTY-SIX HOURS AFTER ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 HOUR STORM. THE OWNERS OF ANY SUCH BASINS FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASINS INTO COMPLIANCE.
- THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY LANDSCAPED AREAS WITHIN THIS PROJECT. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS.
- THE SITE DUE TO ITS PROXIMITY TO PHOENIX MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE CONCERN TO SOME INDIVIDUALS, THE MIX OF AIRCRAFT TRAFFIC CONSISTS OF CARGO, COMMERCIAL, SCHOOL, CROP DUSTING, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- THE SITE IS NEAR CROP DUSTING OPERATIONS, GENERAL AGRICULTURE OPERATIONS ALSO EXIST IN THE AREA AND THIS SITE MAY BE SUBJECT TO NOISE, DUST AND POSSIBLE ODORS NORMALLY ASSOCIATED WITH AGRICULTURAL OPERATIONS. ADDITIONALLY, THIS SITE IS LOCATED IN THE AREA WHERE THERE ARE AIRCRAFT OPERATIONS ASSOCIATED WITH AGRICULTURE.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE TOWN ENGINEERING MANAGER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DEED RESTRICTIONS

COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEC SIGNAL BUTTE & OCOTILLO ROAD, QUEEN CREEK, ARIZONA ARE RECORDED IN DOCUMENT NO. _____ MARICOPA COUNTY RECORDS, ARIZONA.

SURVEYORS NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
- THE BASIS OF BEARING IS THE MONUMENT LINE OF OCOTILLO ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, USING A BEARING OF NORTH 89 DEGREES 57 MINUTES 49 SECONDS WEST PER THE LOT SPLIT IN THE TOWN OF QUEEN CREEK FOR "A PORTION OF SPUR CROSS - REMAINDER PARCEL", BOOK 1527 OF MAPS, PAGE 17, RECORD OF MARICOPA COUNTY, ARIZONA.

REFERENCES

- GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
- A PLAT OF "DEDICATED COUNTY ROAD" RECORDED IN BOOK 7 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS
- FINAL PLAT FOR "CHARLESTON ESTATES" RECORDED IN BOOK 934 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS
- FINAL PLAT OF "SPUR CROSS-PARCEL 1" RECORDED IN BOOK 1513 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS
- FINAL PLAT OF "MALONE PLACE PARKE-PARCEL 2" RECORDED IN BOOK 1561 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS
- LOT SPLIT FOR "TOWN OF QUEEN CREEK" RECORDED IN BOOK 1016 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS
- LOT SPLIT IN THE TOWN OF QUEEN CREEK FOR "A PORTION OF SPUR CROSS - REMAINDER PARCEL" RECORDED IN BOOK 1527 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS
- MASTER PLAT OF "SPUR CROSS-PHASE 1" RECORDED IN BOOK 1395 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS
- AFFIDAVIT OF CORRECTION FOR SPUR CROSS-REMAINDER PARCEL IN BOOK 1527, PAGE 17, MARICOPA COUNTY RECORDS

DEPARTMENT APPROVALS

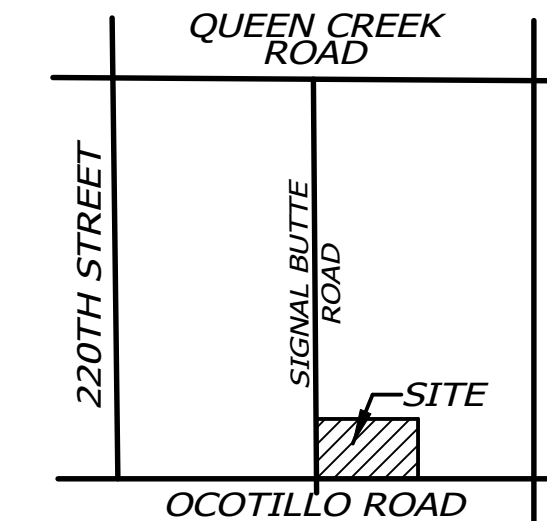
BY: _____ TOWN ENGINEER DATE _____

BY: _____ TOWN PLANNING ADMINISTRATOR DATE _____

TOWN APPROVALS

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA ON THIS _____ DAY OF _____, 2021.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK



VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING: C-1, LIGHT COMMERCIAL DISTRICT
NUMBER OF LOTS: 4
AREA: 197,491 SQ. FEET OR 4.534 ACRES

AREA TABLE

LOT	AREA
LOT A	37,616 SQ. FT. 0.864 ACRES
LOT B	57,379 SQ. FT. 1.317 ACRES
LOT C	47,068 SQ. FT. 1.081 ACRES
LOT D	28,539 SQ. FT. 0.655 ACRES
TOTAL	170,601 SQ. FT. 3.917 ACRES

OWNER

MERIDIAN ESTATES LLC
8501 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253
(602) 400-8880

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
(623) 869-0223

TRACT AREA TABLE

TRACT	AREA	DESCRIPTION
TRACT A	26,890 SQ. FT. 0.617 ACRES	OPEN SPACE, LANDSCAPE, PUE, MULTI USE TRAIL

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN
R.L.S. 42137
NOVEMBER 11, 2021
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
623-869-0223



—FOR REVIEW—
NOT FOR
CONSTRUCTION
OR RECORDING

FINAL PLAT FOR
NEC SIGNAL BUTTE & OCOTILLO ROAD
QUEEN CREEK, AZ 85142

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

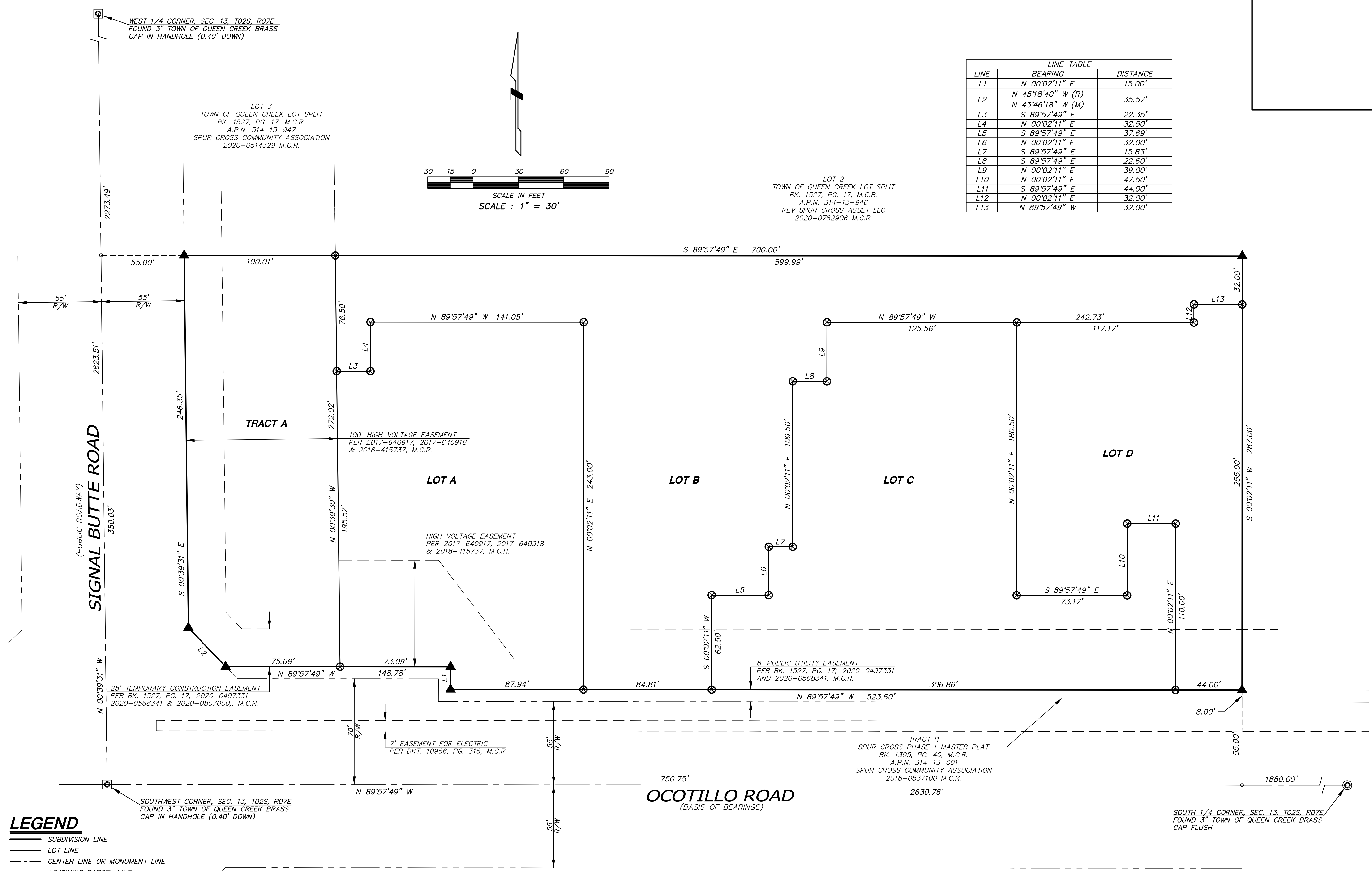
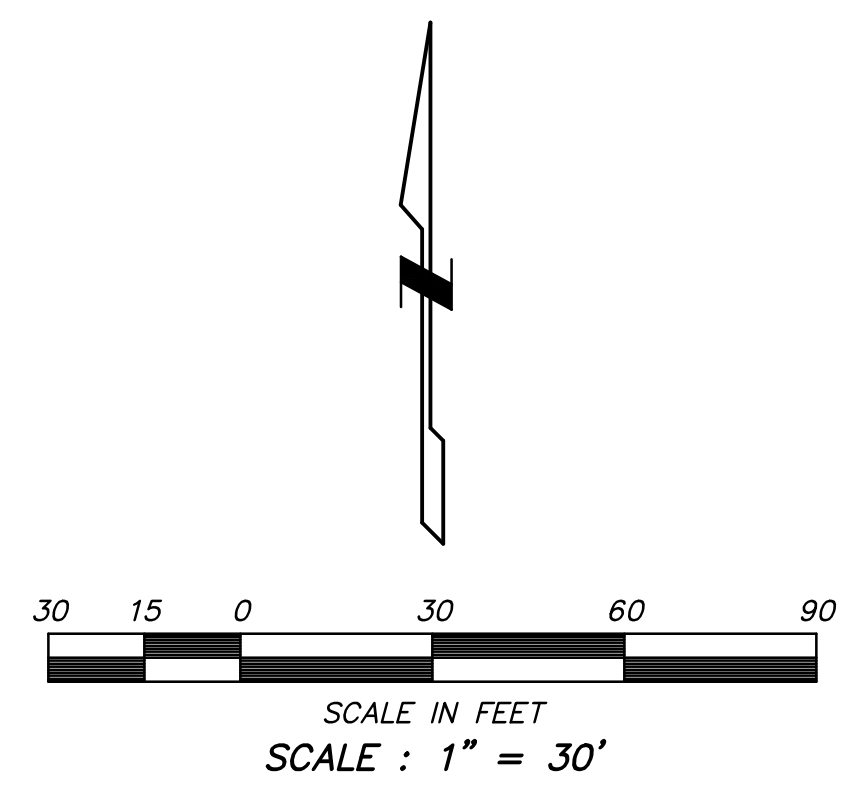
SUPERIOR
SURVEYING SERVICES, INC.

WEST 1/4 CORNER, SEC. 13, T02S, R07E
 FOUND 3" TOWN OF QUEEN CREEK BRASS
 CAP IN HANDHOLE (0.40' DOWN)

LOT 3
 TOWN OF QUEEN CREEK LOT SPLIT
 BK. 1527, PG. 17, M.C.R.
 A.P.N. 314-13-947
 SPUR CROSS COMMUNITY ASSOCIATION
 2020-0514329 M.C.R.

LOT 2
 TOWN OF QUEEN CREEK LOT SPLIT
 BK. 1527, PG. 17, M.C.R.
 A.P.N. 314-13-946
 REV SPUR CROSS ASSET LLC
 2020-0762906 M.C.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°02'11" E	15.00'
L2	N 45°18'40" W (R) N 43°46'18" W (M)	35.57'
L3	S 89°57'49" E	22.35'
L4	N 00°02'11" E	32.50'
L5	S 89°57'49" E	37.69'
L6	N 00°02'11" E	32.00'
L7	S 89°57'49" E	15.83'
L8	S 89°57'49" E	22.60'
L9	N 00°02'11" E	39.00'
L10	N 00°02'11" E	47.50'
L11	S 89°57'49" E	44.00'
L12	N 00°02'11" E	32.00'
L13	N 89°57'49" W	32.00'



- LEGEND**
- SUBDIVISION LINE
 - LOT LINE
 - CENTER LINE OR MONUMENT LINE
 - ADJOINING PARCEL LINE
 - EASEMENT LINE
 - ▲ SUBDIVISION CORNER TO BE SET UPON APPROVAL PER M.A.G. SPECIFICATION DETAIL 120 TYPE 'B' (UNLESS OTHERWISE NOTED)
 - ⊗ INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - DKT. DOCKET
 - PG. PAGE

—FOR REVIEW—
 NOT FOR
 CONSTRUCTION
 OR RECORDING



FINAL PLAT FOR
 NEC SIGNAL BUTTE & OCOTILLO ROAD
 QUEEN CREEK, AZ 85142

2122 W. Lone Cactus Drive, Suite 11
 Phoenix, AZ 85027
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

SUPERIOR
 SURVEYING SERVICES, INC.

DWN:LE CHK:JW
 SHEET 2 OF 2
 DATE: 11/11/2021
 JOB: 20210097