



Requesting Department:
Development Services

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 P21-0258 and P22-0002 Empire Southwest Site Plan and Conditional Use Permit, a request from Vince DiBella, Adaptive Architects, for a Conditional Use Permit and Site Plan approval on approximately 5.7 acres for the construction of an equipment rental company with outdoor display and outdoor storage, located within Power Marketplace Business Park, east of the northeast corner of Power and Rittenhouse roads.

DATE: July 27, 2022

STAFF RECOMMENDATION

Staff recommends approval of cases P21-0258 and P22-0002 Empire Southwest Site Plan and Conditional Use Permit, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to recommend approval of cases P21-0258 and P22-0002 Empire Southwest Site Plan and Conditional Use Permit, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request for a Conditional Use Permit and Site Plan approval for a construction equipment rental company with outdoor storage and outdoor display within Power Marketplace Business Park, located east of the southeast corner of Power and Rittenhouse roads.

HISTORY

November 5, 2003: Town Council approved the Power Marketplace PAD (Ord. 271-03).

February 15, 2006: Town Council approved an amendment to the Power Marketplace PAD, establishing a 56.9 acre, 25 lot subdivision, The Business Park at Power Marketplace, with an EMP-A zoning designation (Ord. 334-06).

PROJECT INFORMATION

Project Name	Empire Southwest Site Plan and CUP (P21-0258/P22-0002)
Site Location	East of SEC of Power and Rittenhouse roads
Current Zoning	EMP-A (Office/Industrial Park)
General Plan Designation	Commercial
Surrounding Zoning Designations:	
North	Power Marketplace Professional Plaza (C-2) and Power Marketplace II (EMP-A)
South	Power Marketplace Business Park (EMP-A)
East	Power Marketplace Business Park (EMP-A)
West	Power Marketplace - Home Depot (C-2)
Net Acreage	5.7 acres
Building Area (Total)	20,526 sf
Lot Coverage	8.2 % provided 80% allowed
Open Space/Landscaping	17.4% provided 15% required
Parking	
Required:	39 spaces
Provided:	47 spaces with 2 accessible

DISCUSSION

The proposed project is for the development of a construction equipment rental company, Empire Southwest LLC, on approximately 5.7 acres, located within Power Marketplace Business Park, east of the southeast corner of Power and Rittenhouse roads. The request is for a CUP and associated Site Plan approval for outdoor storage of the construction equipment and for a public facing outdoor display. The proposed use is classified as Warehouse and Freight Storage with Outdoor Storage or Loading and requires the processing of a CUP pursuant to Table 4.6-1 of the Zoning Ordinance.

The project consists of an approximately 18,500 sf building comprised of office, warehouse and shop/repair bays and a separate, approximately 2,000 sf wash building. The main building's top height is 38'8" and the wash building's top height is 25'. The primary building and wash building provide a western territorial architectural style and utilize integral color CMU and metal canopies. The project meets the Town's Design Standards and the Power Marketplace Design Guidelines. An existing 8' tall wall screens the outdoor storage area to the north and an 8' tall wall matching the existing wall is proposed at the west property line. At the south property line a wall, which varies in height from 8' to 8' 8", is proposed. The building and architecturally integrated 10' walls will screen the outdoor equipment storage from the east. The yard space beyond the building and integrated walls is comprised of a large paved area used for the maneuvering, inspecting, preparing and servicing of the rental equipment. Beyond the paved area is an open lot of compacted millings (or similar dust-proof material) for the storage of rental equipment. This back lot also includes the wash building and fuel service area for returned rental equipment. Equipment stored at the site is proposed to include tractors/backhoes, skid steers, scissor lifts, cherry pickers, forklifts and similarly sized equipment. The storage or rental of larger excavators, bull dozers, haul trucks, etc., is not proposed at this site. Pursuant to the Conditions of Approval for the Power Marketplace Business Park, scissor lifts, forklifts, cherry pickers and the like may not be stored in the extended or upright position and shall not be used for advertising. Public entry to the site is provided off of 187th Street, with 38 parking spaces provided, including 2 accessible stalls, for customer parking. An additional 9 spaces are provided in the gated area for employee parking. The provided parking complies with the Zoning Ordinance's parking requirements for this use. A second point of entry to the site is provided off of Marketplace Drive and is gated for employee access only.

The CUP is required for the proposed outdoor storage and outdoor display of equipment. As indicated above, all equipment storage areas will be screened with a minimum of 8' tall walls. The stored equipment shall not be stored in the extended or upright position and shall not be used for advertising. The outdoor display area is proposed just south of the primary building's front entrance and adjacent to the customer parking lot. Rental equipment may not be displayed in any other location including customer parking stalls. Any expansion of the outdoor display area will require site plan review and approval. The intent of the display area is to stage a piece of equipment in a landscaped area to add hardscape design to the site, as well as represent the type of equipment available at the location. The landscape plan is included with this staff report and illustrates the location and proposed landscape materials at the equipment display area.

ANALYSIS

Conditional Use Permit (CUP) Review: The proposed outdoor storage and outdoor display of equipment in an EMP-A 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. The proposed CUP satisfied the requirements. The applicants responses establishing compliance with the criteria are provided in the narrative attached to this case.

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 EMP-A (Office/Industrial Park). The use of Warehouse or Freight Storage with Outdoor Storage or Loading is permitted in the EMP-A zoning district with 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 and approved as part of a separate Sign Permit application.

PUBLIC PARTICIPATION

At the direction of the Planning Administrator, the applicant utilized the alternative citizen review process established in Section 3.1.C.1.d and provided notification of the project by written notice on June 24, 2022 to all affected landowners within a 1200 ft. buffer from the site. To date, staff has received one letter of support, which is included with this report. No other input has been received from the public.

CONDITION OF APPROVAL

1. This project shall be developed in accordance with the plans attached to cases P21-0258 and P22-0002, Ordinance Nos. 271-03 and 334-06, and all the provisions of the Zoning Ordinance applicable to these cases.
2. Any expansion of the outdoor display or outdoor storage shall require site plan review and approval.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened and designed to appear as an integral part of the building.
4. Site Walls at the west and south property lines shall be designed to match the business park, as reflected in the site wall details attached to this case.
5. All existing dead landscaping shall be replaced in conformance with the approved landscape plans prior to issuance of a Certificate of Occupancy.

ATTACHMENTS

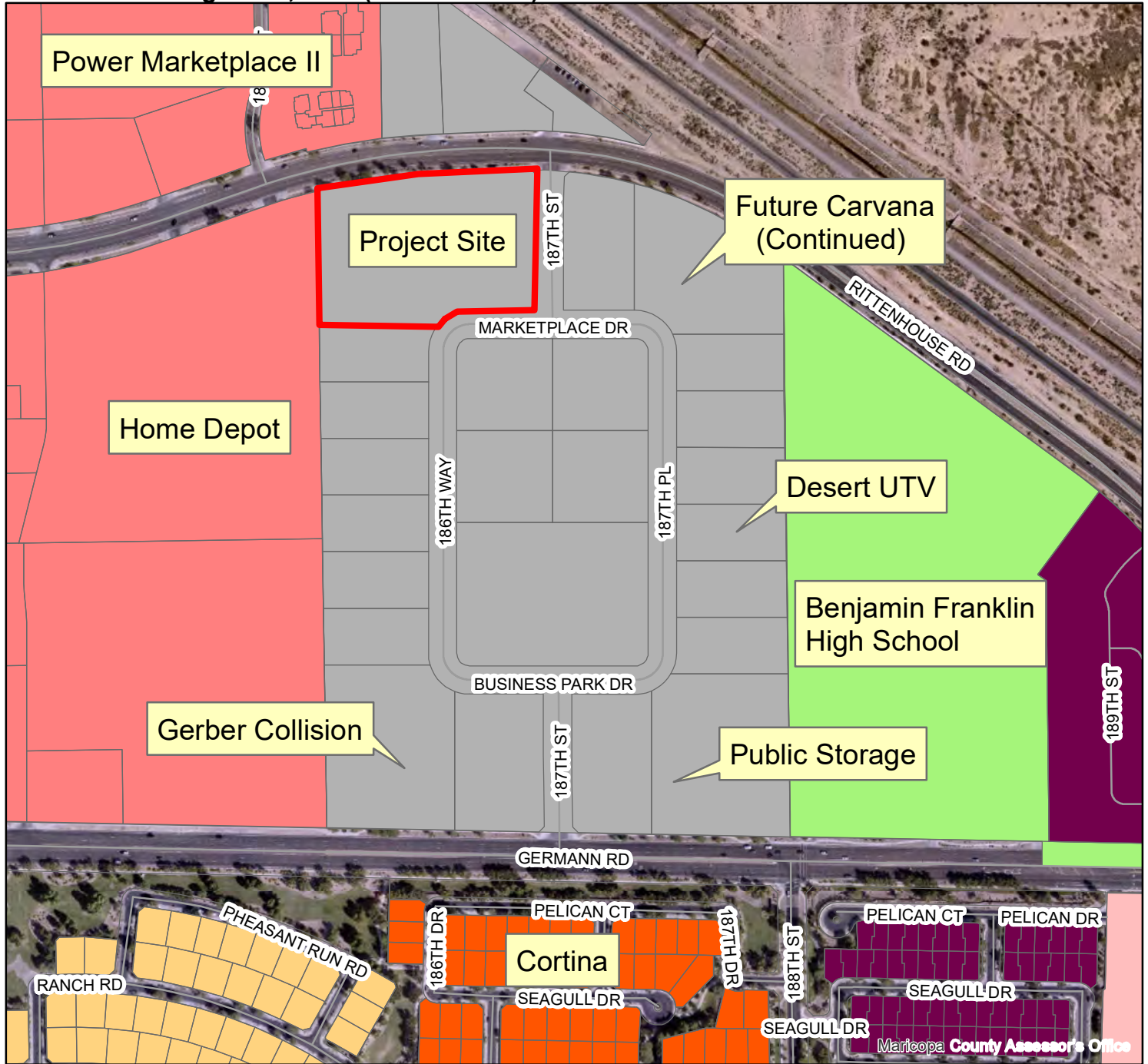
1. Aerial Exhibit
2. Zoning Exhibit
3. Site Plan and Wall Details
4. Landscape Plan

5. Elevations
6. Project Narrative
7. Public Comments

Project Name: Empire Southwest Site Plan & CUP Aerial Exhibit
Case Numbers: P21-0258 & P22-0002
Hearing Date: July 27, 2022 (Planning Commission)
August 17, 2022 (Town Council)



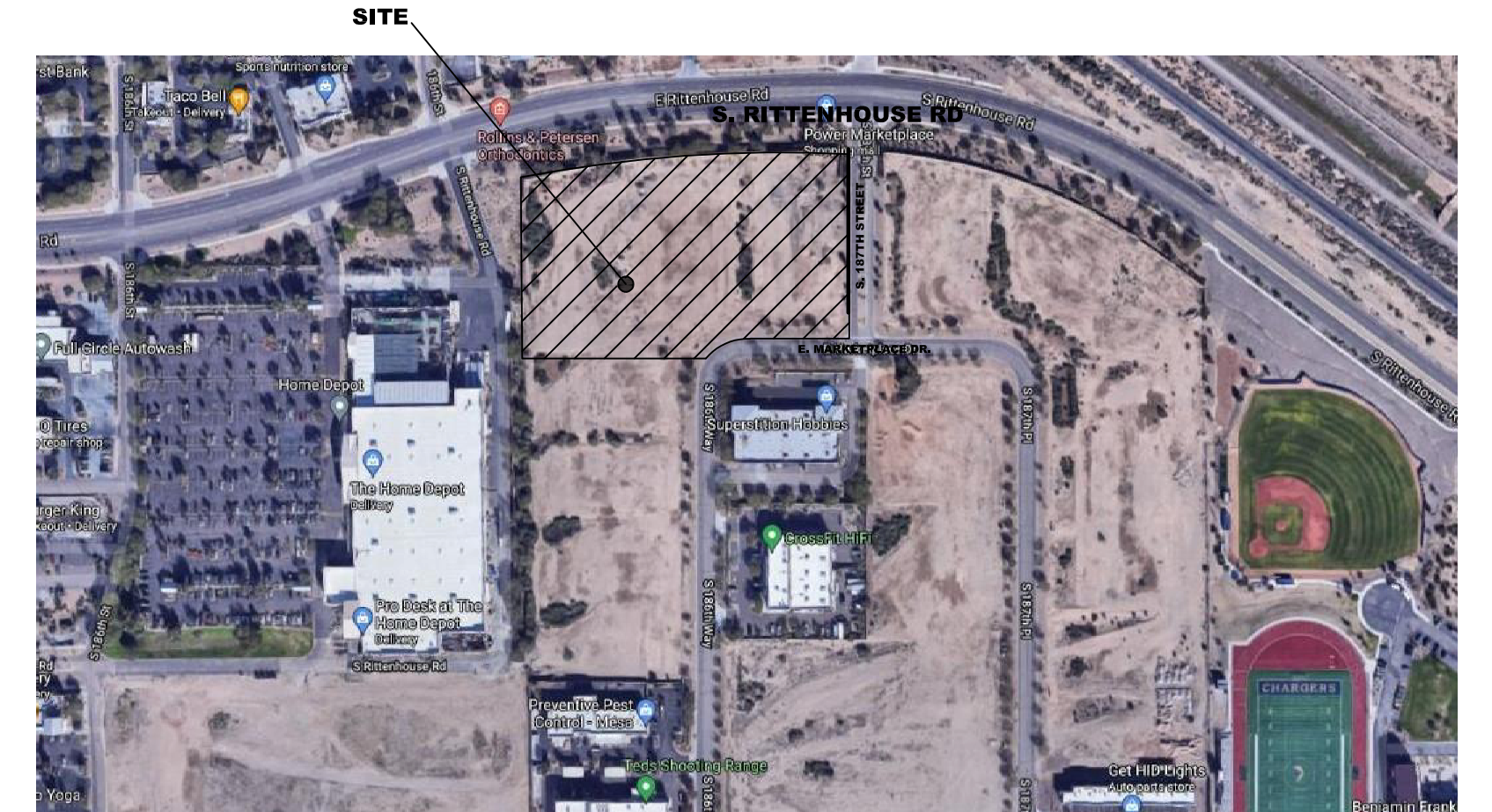
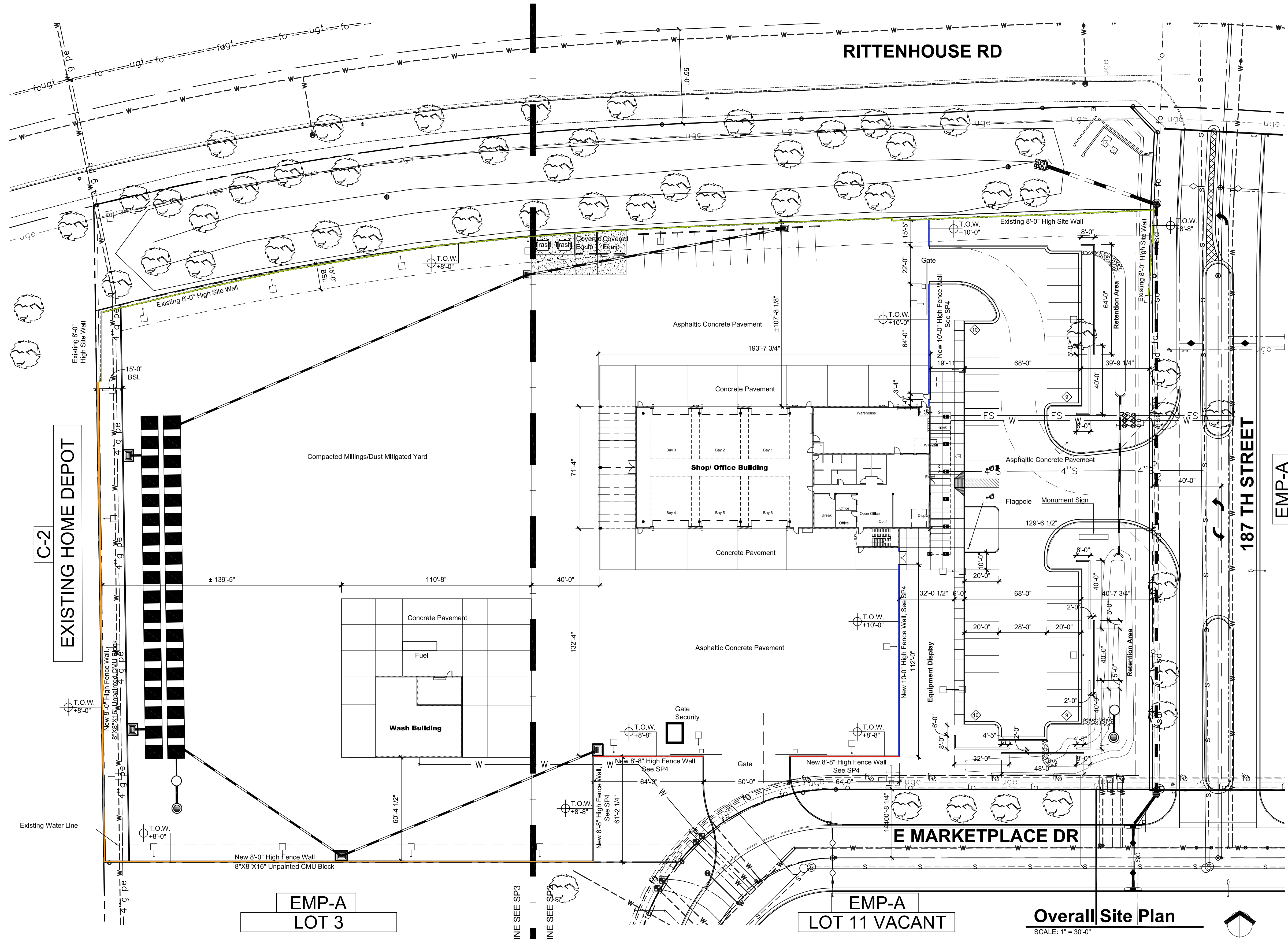
Project Name: Empire Southwest Site Plan & CUP
Case Numbers: P21-0258 & P22-0002
Hearing Date: July 27, 2022 (Planning Commission)
August 17, 2022 (Town Council)



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

Maricopa County Assessor's Office



Vicinity Map
 0' 150' 300' 600' 1200'
 NORTH

Project Data
 Power Marketplace Business Park
 APN 304-62-183A

Owner:
 Empire Southwest LLC
 1725 S. Country Club Drive, Mesa AZ 85210
 480-633-4562

Zoning: EMP A Office/Industrial Park
 General Plan Classification: Commercial

Site Area: 248,863 sf (± 5.71 Acres)

Building Areas:

Shop	7,419 sf
Warehouse	1,901 sf
Office/Support 1st Floor	3,298 sf (includes stair)
Office 2nd Floor	3,019 sf
Front Canopy	950 sf
Back Canopy	1,545 sf
Wash Area	1,934 sf
Equipment Room	460 sf

Total Building Area 20,526 sf

Maximum Height Allowed: 48'-0"
Lot Coverage Allowed: 80% max allowed
Lot Coverage Provided: (20,526 sf / 248,863 sf) = 8.2%

Required Parking Calculations

Office: 1 Space/350GFA
 5975/350 = 17 spaces (excludes stair)

Warehouse: .3 per employee and 1 space per 1,000-10,000 GFA, then 1 space for each 10,000SF over
 Occupants in this area = 4 (See Code Sheet)
 1,659/1000 + 0.3 x4 = 1.7 + 1.2 = 3 spaces

Outdoor Rental Area and Service Building-1 Space/375GFA
 Repair Bays
 7,088/375 = 19 spaces
 Outdoor Storage Areas
 135,106 sf/375 = 360 spaces***

***This value represents the yard area for the storage of equipment. This is to comply with the zoning ordinance. The spaces are not delineated nor is it possible to store this amount of equipment based on the size and maneuvering space required.

Total Required Provided 39 spaces
 47 spaces w/ 2 ADA

- Note:**
- The Monument Sign requires separate permit and approval.
 - The Flagpole will require a Building Permit.

LEGEND

	EXISTING CONCRETE		EXISTING UNDERGROUND TELEPHONE		EXISTING FIRE HYDRANT		EXISTING IRRIGATION MANHOLE		EXISTING VEGETATION
	EXISTING PAVEMENT		EXISTING CABLE LINE		EXISTING WATER METER		EXISTING IRRIGATION VALVE		EXISTING MAILBOX
	EXISTING FIBER		EXISTING IRRIGATION LINE		EXISTING POWER POLE		EXISTING SEWER MANHOLE		BOUNDARY
	EXISTING GAS-4IN-PE		EXISTING UTILITY, TYPE & SIZE PER PLAN		EXISTING GUY WIRE		EXISTING STORM DRAIN MANHOLE		EASEMENT
	EXISTING STORM DRAIN		EXISTING PROPERTY LINE		EXISTING LIGHT POLE		GRADE BREAK		HIGH WATERLINE
	EXISTING SEWER		EXISTING BARBED WIRE FENCE		EXISTING CABLE MANHOLE		LOT LINE		RIGHT-OF-WAY
	EXISTING WATER LINE		EXISTING WALL		EXISTING ELECTRIC MANHOLE		ROADWAY CENTERLINE		SECTION LINE
	EXISTING UNDERGROUND ELECTRIC		EXISTING FLOWLINE		EXISTING GAS MANHOLE		SETBACK LINE		
	EXISTING OVERHEAD ELECTRIC		EXISTING CONTOUR		EXISTING GAS METER				
	EXISTING GAS LINE		EXISTING SIGN		EXISTING GAS RISER				
			EXISTING GATE VALVE		EXISTING GAS VALVE				

Overall Site Plan

SCALE: 1" = 30'-0"
 0' 15' 30' 60' 120'
 NORTH

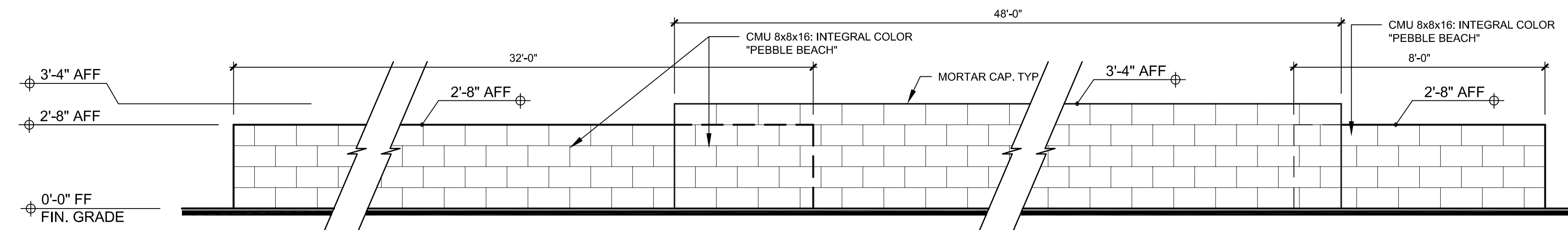
adaptive ARCHITECTS
 1630 S. Stapley Drive
 Suite 229
 Mesa AZ 85204
 480 655-0633
 www.adaptivearchitectsinc.com

Phase
Schematic Design

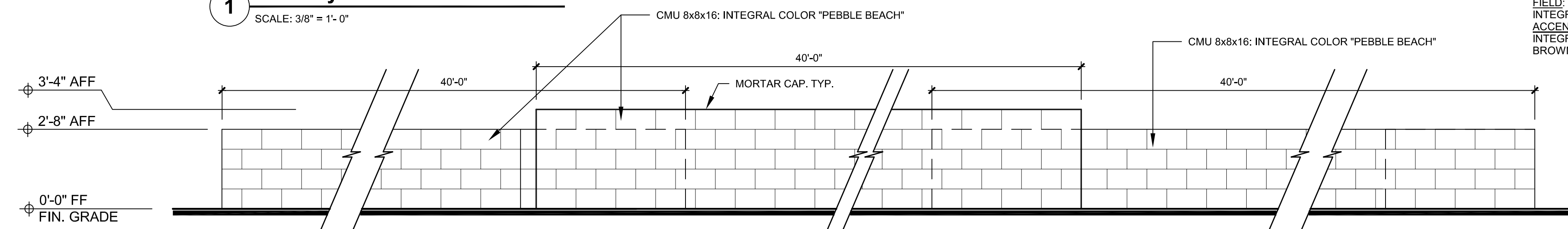
Empire Southwest Service Facility
 Power Market Place
 Queen Creek, AZ

Overall Site Plan

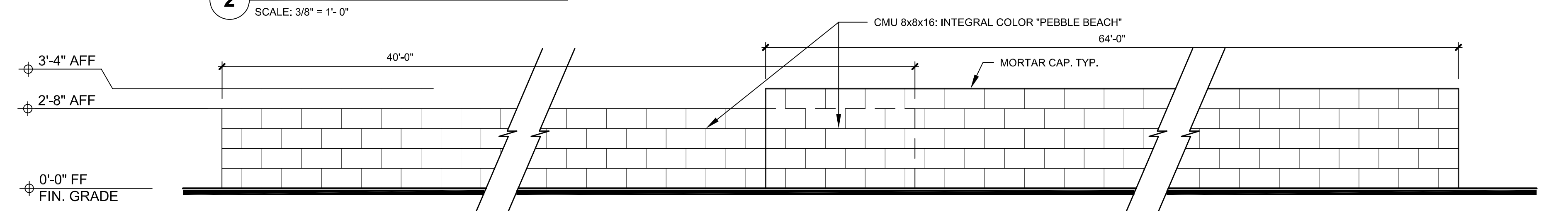
Project Number: 2025	Revision Date:	Sheet Number: SP-1
Date: 06/02/2022		



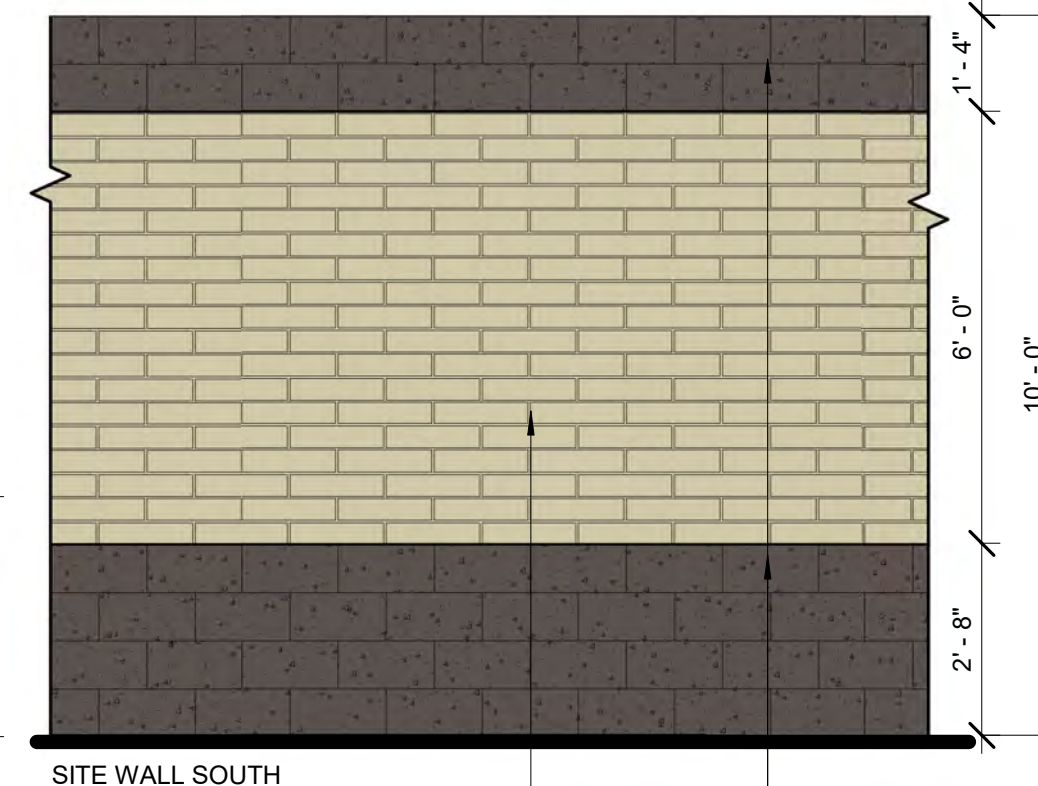
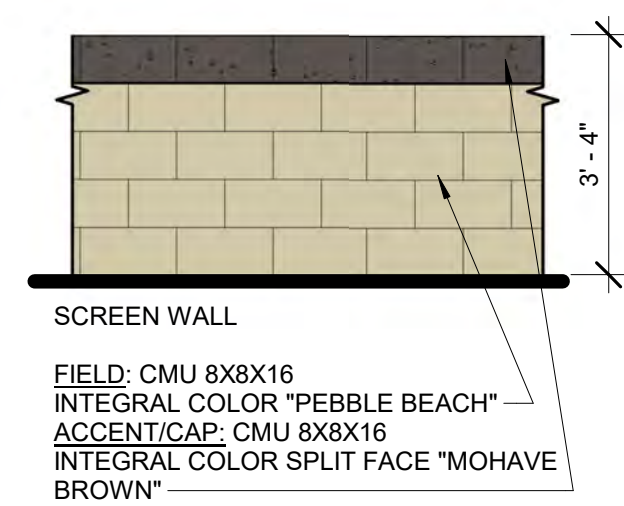
1 Masonry Screen Wall Elevation
SCALE: 3/8" = 1'-0"



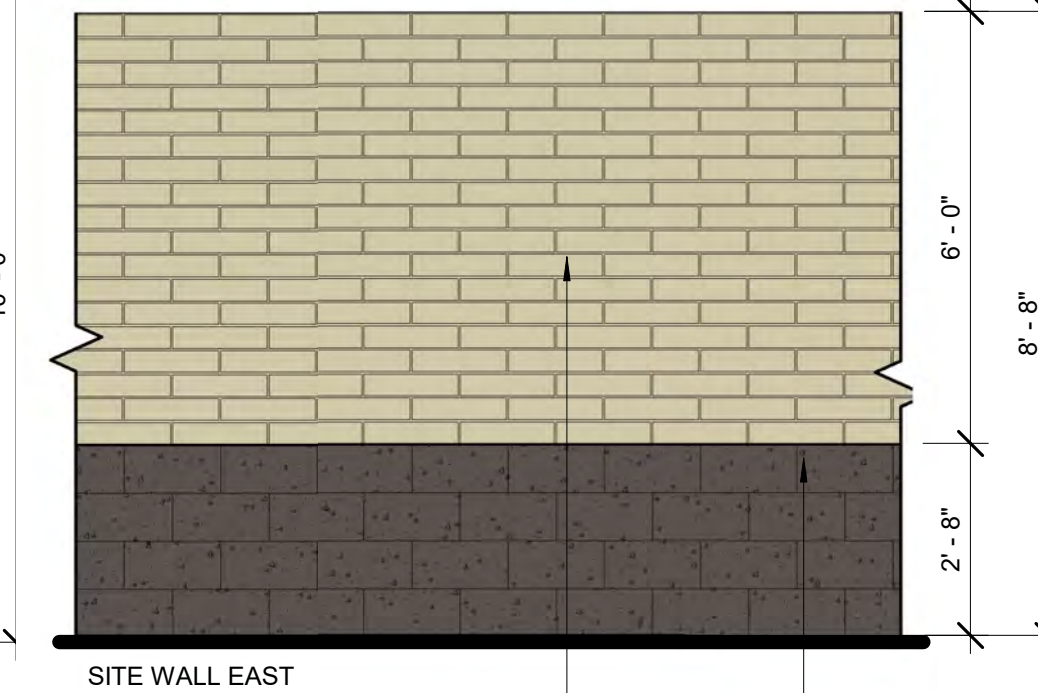
2 Masonry Screen Wall Elevation
SCALE: 3/8" = 1'-0"



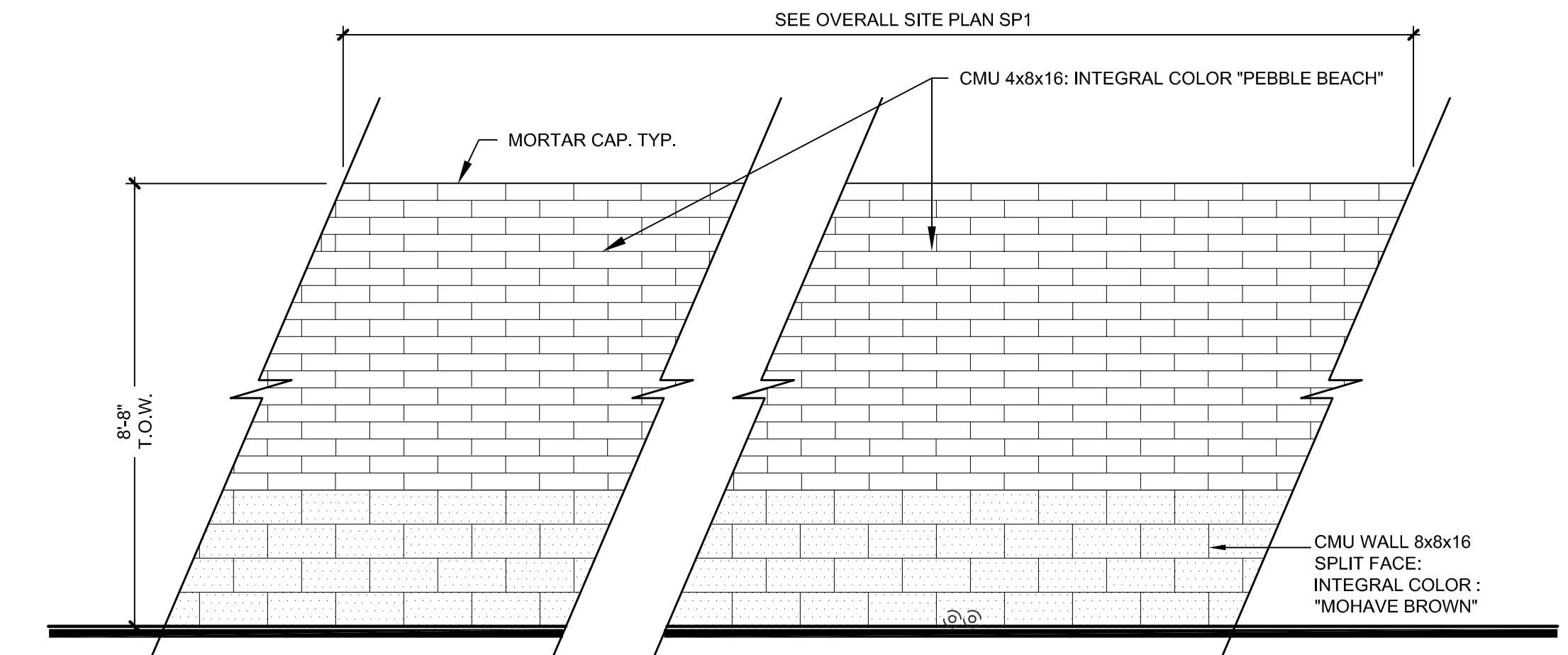
3 Masonry Screen Wall Elevation
SCALE: 3/8" = 1'-0"



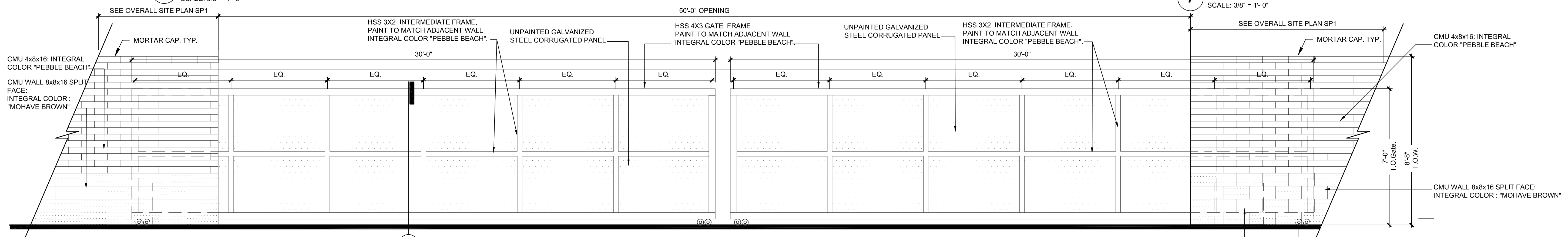
SITE WALL SOUTH
FIELD: CMU 4x8x16
INTEGRAL COLOR "PEBBLE BEACH"
ACCENT/CAP: CMU 8x8x16
INTEGRAL COLOR SPLIT FACE "MOHAVE BROWN"



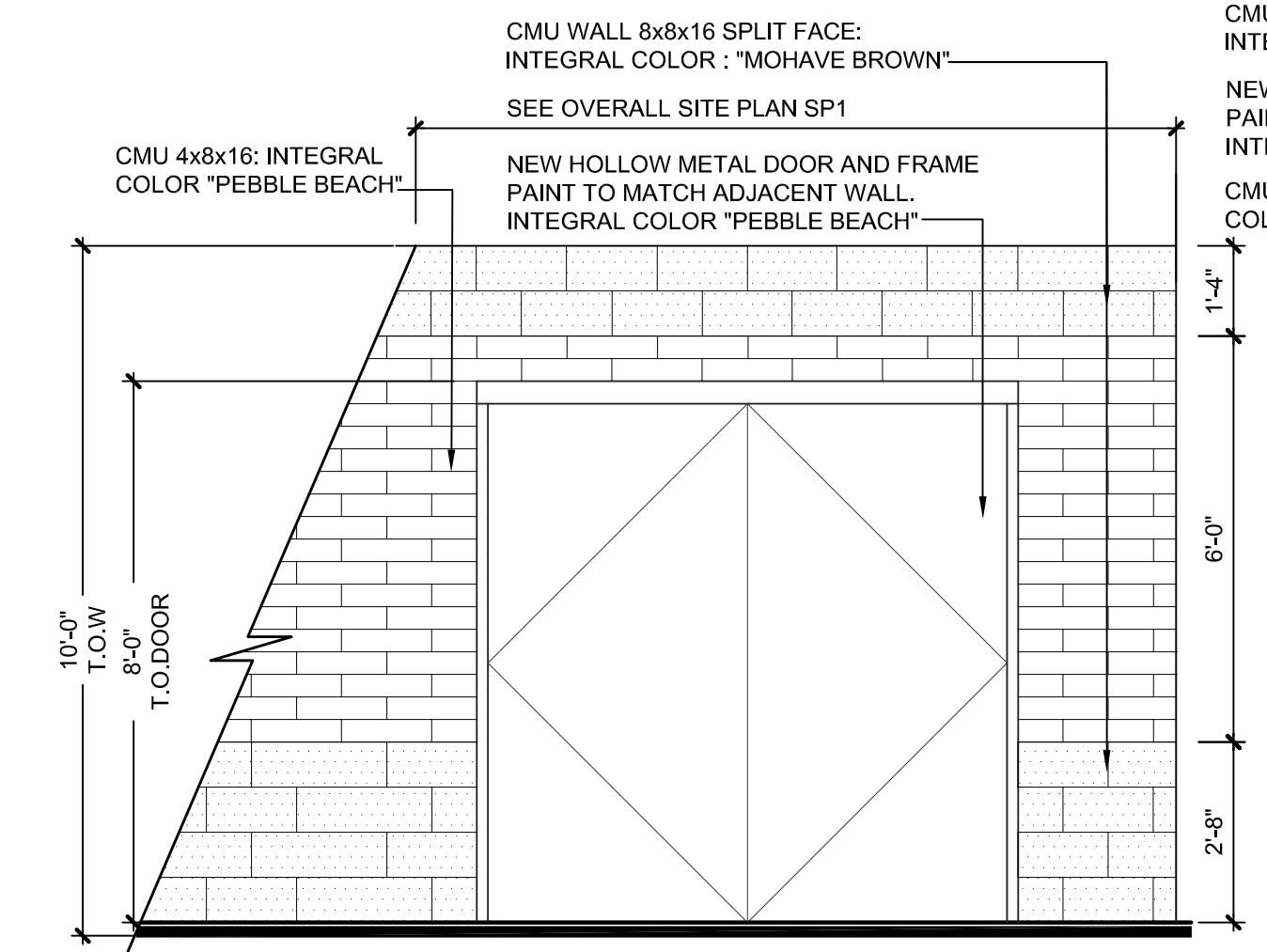
SITE WALL EAST
FIELD: CMU 4x8x16
INTEGRAL COLOR "PEBBLE BEACH"
ACCENT/CAP: CMU 8x8x16
INTEGRAL COLOR SPLIT FACE "MOHAVE BROWN"



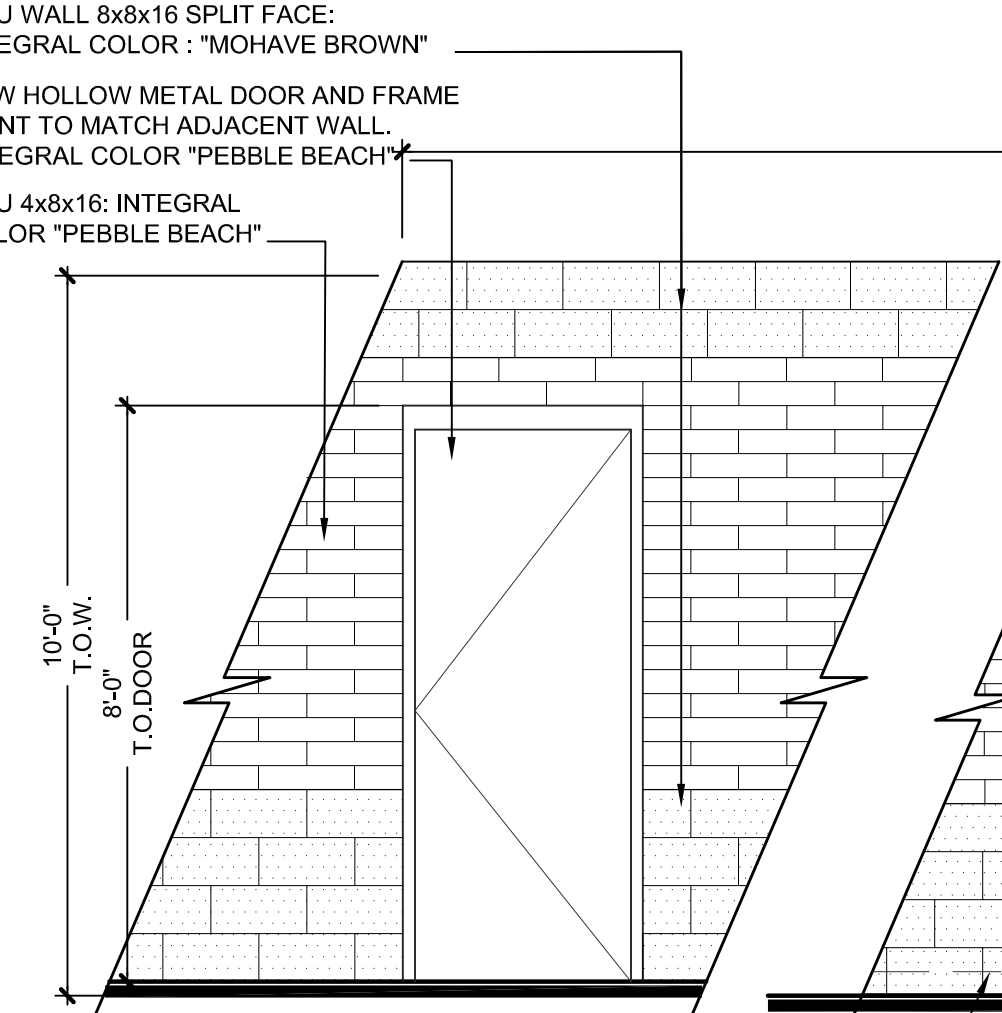
7 Site Fence and Wall Elevation
SCALE: 3/8" = 1'-0"



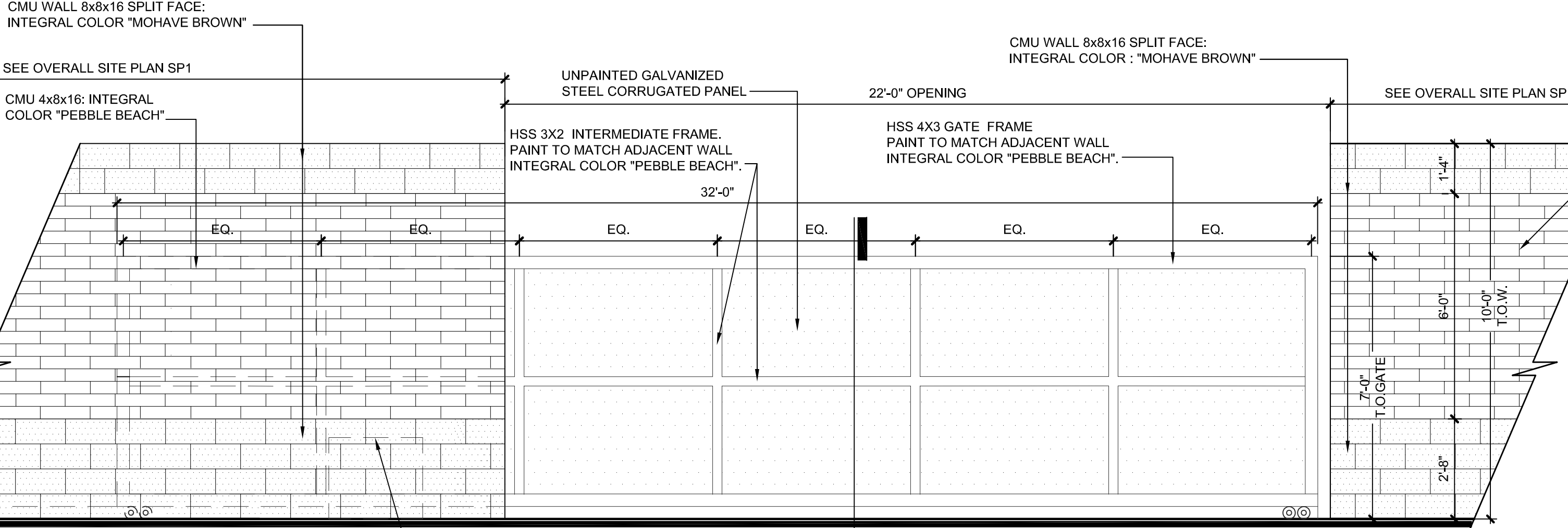
4 Site Fence and Wall Elevation
SCALE: 3/8" = 1'-0"



5 Site Fence and Wall Elevation
SCALE: 3/8" = 1'-0"

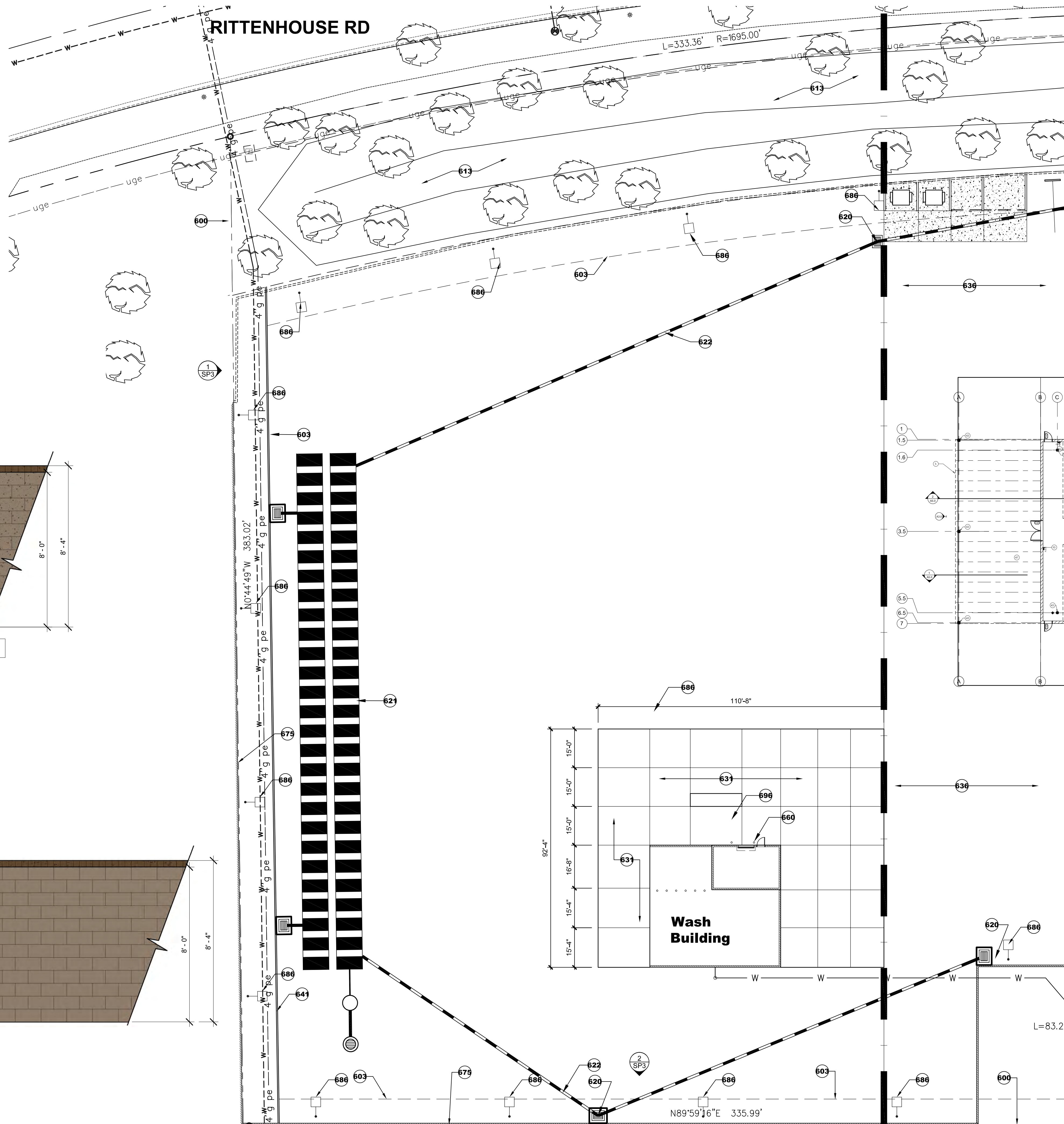


6 Site Fence and Wall Elevation
SCALE: 3/8" = 1'-0"



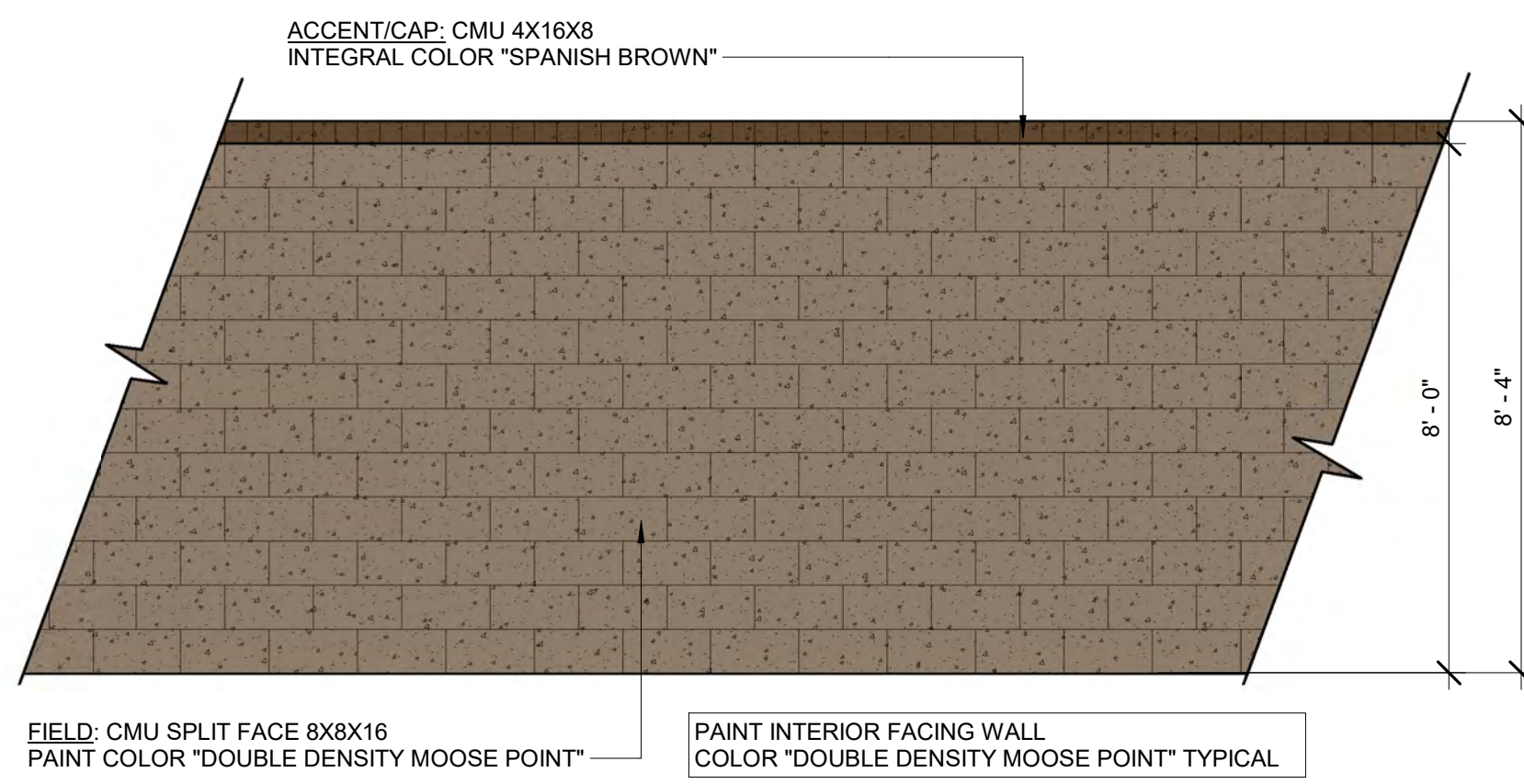
9 SD2

 <p>adaptive ARCHITECTS 1630 S. Stapley Drive Suite 229 Mesa AZ 85204 480.655.0633 www.adaptivearchitectsinc.com</p>	
<p>Phase: Schematic Design</p>	
<p>Empire Southwest Service Facility Power Market Place Queen Creek, AZ</p>	
<p>Site Elevations</p>	
<p>Project Number: 2025</p>	<p>Revision Date:</p>
<p>Date: 06/02/2022</p>	<p>Sheet Number: SP4</p>

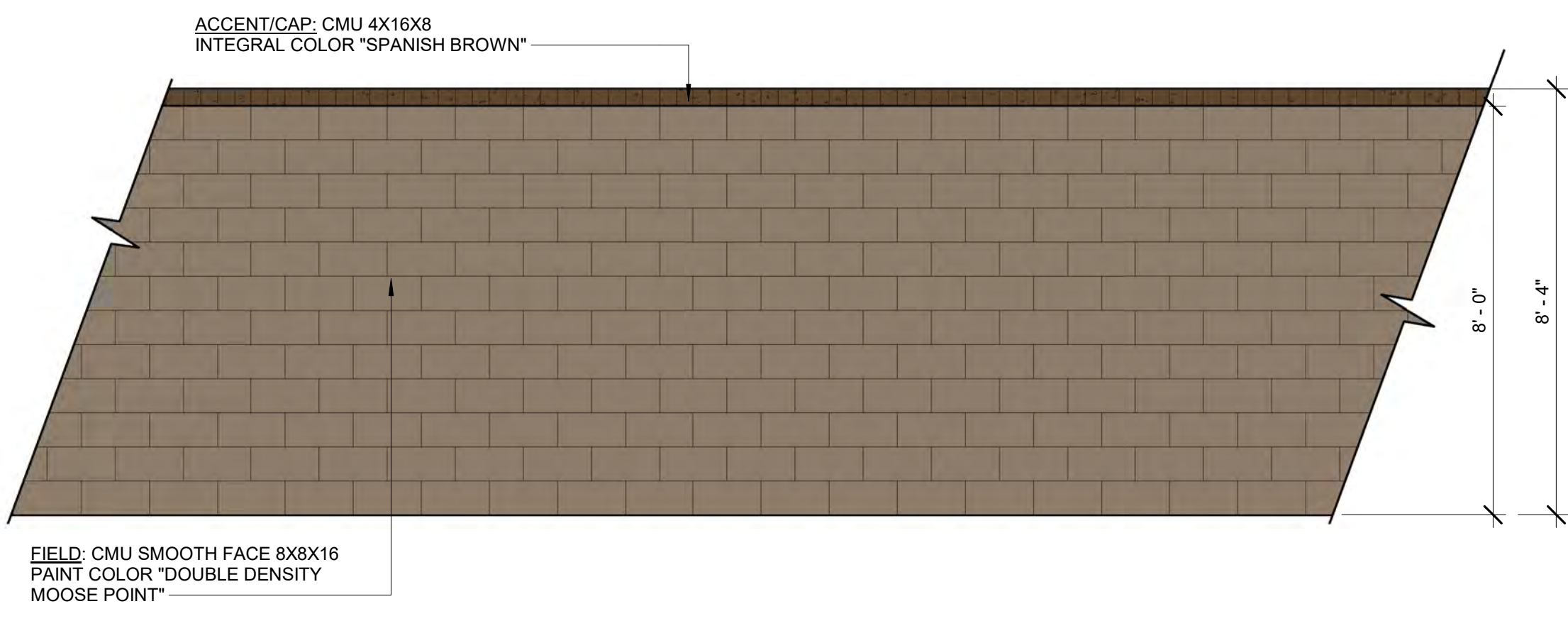


SITE PLAN KEYNOTES (SOME KEYNOTES MAY NOT APPLY)

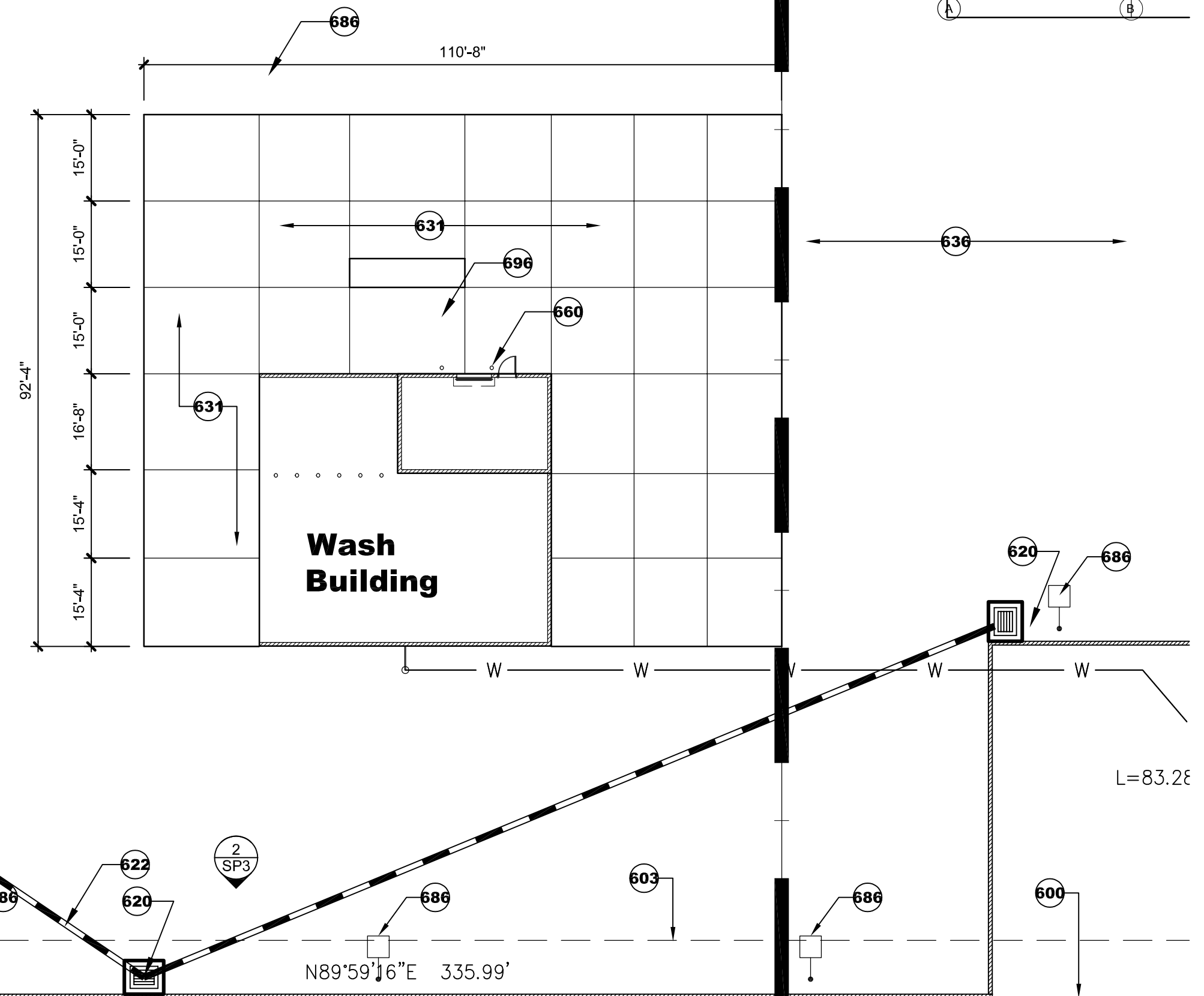
- 600 PROPERTY LINE
- 601 EXISTING CURB AND GUTTER
- 602 EXISTING 8' HIGH CMU FENCE WALL
- 603 BUILDING SETBACK LINE
- 604 SITE / BUILDING LAYOUT POINT, EAST FACE OF BUILDING PARALLEL TO EAST PROPERTY LINE
- 605 EXISTING ELECTRICAL TRANSFORMER LOCATION
- 606 ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
- 607 EXISTING ENTRY MONUMENT SIGN
- 608 FIRE DEPARTMENT CONNECTION LOCATION
- 609 FIRE DEPARTMENT KNOX BOX LOCATION
- 610 FIRE RISER LOCATION
- 611 EXISTING ELECTRICAL EQUIPMENT
- 612 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 613 EXISTING LANDSCAPE AREA
- 614 IRRIGATION WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 615 BACKFLOW PREVENTER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
- 616 EXISTING TREES TO REMAIN, SEE LANDSCAPE DRAWINGS
- 617 LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
- 618 REMOVE EXISTING TREE
- 619 SIGHT VISIBILITY TRIANGLE
- 620 CATCH BASIN, SEE CIVIL DRAWINGS
- 621 UNDERGROUND RETENTION TANK, SEE CIVIL DRAWINGS
- 622 STORM DRAIN PIPING, SEE CIVIL DRAWINGS
- 623 1/2" EXPANSION JOINT (E.J.), SCORE JOINTS OTHERWISE, SEE DETAIL 10/SD2
- 624 4" THICK CONCRETE SLAB, BROOM FINISH, SCORE AS SHOWN
- 625 8" REINFORCED CONCRETE SLAB
- 626 8" THICK REINFORCED CONCRETE SLAB AT VEHICULAR ACCESS DRIVE
- 627 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE PER CIVIL
- 628 C.I.P. CONCRETE CURB AND GUTTER WHERE SHOWN, SEE CIVIL DRAWINGS
- 629 4" WIDE WHITE PAINTED STRIPES, TYP.
- 630 CONCRETE PARKING BUMPER 6" WIDE X 6" HIGH X 6'-0" LONG
- 631 FIRE TRUCK ACCESS WITH 55'-0" OUTSIDE TURNING RADIUS AND 35'-0" INSIDE TURNING RADIUS, TYP.
- 632 ADA ACCESSIBLE PARKING SPACES, SEE ENLARGED PLAN
- 633 ADA ACCESSIBLE RAMP, SEE DETAIL 5/SD1
- 634 ADA SYMBOL PAVEMENT MARKING; SEE DETAIL 1/SD2
- 635 8" DIA. CONCRETE FILLED STEEL BOLLARD, SEE DETAIL 4/SD2
- 636 FLAG POLE
- 637 BICYCLE RACK LOCATION, SEE DETAIL 13/SD2
- 638 EXTERIOR DOOR
- 639 ROLLING ELECTRIC GATE; ACCESS CONTROL SEE ELEVATIONS ON SP4
- 640 ELECTRIC GATE OPERATOR LOCATION
- 641 SITE FENCE AND WALL - 8X8X16 CMU, 8'-4" HIGH FROM NEAREST ADJACENT GRADE MINIMUM WITH OFFSET FOOTING AT PROPERTY LINE AND MCJS AT 30'-0" O.C. MAX. SEE TOP OF WALL ELEVATIONS
- 642 NEW 3'-4" HIGH MASONRY SCREEN WALL
- 643 TRASH ENCLOSURE; SEE ENLARGED PLAN
- 644 SITE LIGHTING POLE AND BASE
- 645 LINE OF ROOF OVERHANG
- 646 ROOF DRAIN DISCHARGE
- 647 PROJECT SIGNAGE LOCATION, BY SEPARATE PERMIT
- 648 MOBILE MINI BY OWNER
- 649 MONUMENT SIGN LOCATION RECEIVING SEPARATE APPROVAL AND PERMIT
- 650 FUELING EQUIPMENT LOCATION



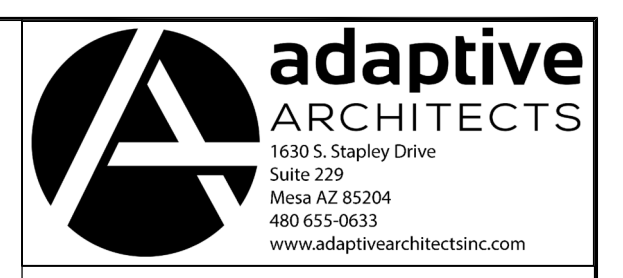
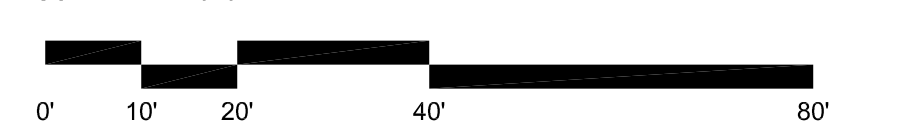
1 SITE WALL WEST TYPICAL
3/8" = 1'-0"



2 SITE WALL SOUTH TYPICAL (ADJACENT TO LOT 3)
3/8" = 1'-0"



Annotated Site Plan West
SCALE: 1" = 20'-0"



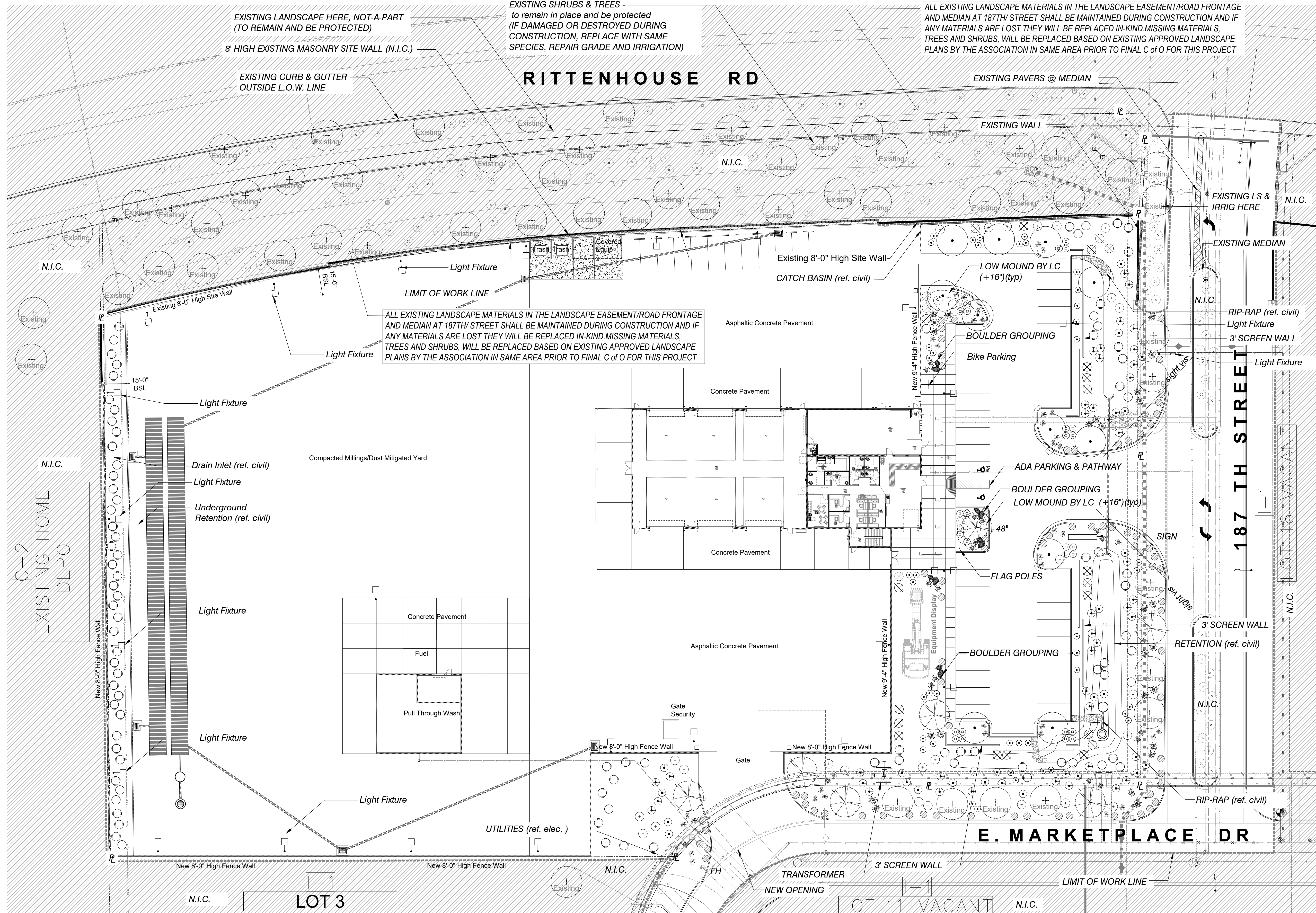
Phase
Schematic Design

Empire Southwest Service Facility
Power Market Place
Queen Creek, AZ

Annotated Site Plan West

Project Number: 2025	Revision Date:	Sheet Number: SP-3
Date: 06/02/2022		





LANDSCAPE LEGEND

(U.O.N. = unless otherwise noted, LOW = limit of work)
 COC Requires all trees to meet the min. height and caliper (per A.N.A specs) upon planting.

TREES	SIZE	QTY
Cercidium Hybrid/ Desert Museum	36" Box (U.O.N)	6
Desert Museum Palo Verde	48" Box standard	7
Quercus virginiana	24" Box	11
Live Oak		
Existing Tree	if in our LOW; Selectively trim to 7' canopy qty 10 within LOW	
Existing Tree to remain and be protected		
SHRUBS & VINES	SIZE	QTY
Agave Gemmillora	5 Gallon	25
Twin Flowered Agave	5 Gallon	35
Hesperaloe parviflora	5 Gallon	21
Red Yucca	5 Gallon	29
Agave Weberii	5 Gallon	90
Weber Agave	5 Gallon	28
Ruelia peninsularis	5 Gallon	66
Desert Ruelia	5 Gallon	42
Tecoma stans 'Orange Jubilee'	5 Gallon	24
Orange Jubilee	5 Gallon	
Leucophyllum 'Frutescens'	5 Gallon	
Heavenly Cloud Texas Sage	5 Gallon	
Muhlenbergia emersleyi	5 Gallon	
El Toro Deer Grass	5 Gallon	
Nerium Oleander Petite Pink var.	5 Gallon	
Petite Pink Oleander	5 Gallon	
Caesalpinia pulcherrima	5 Gallon	
Bird Of Paradise	5 Gallon	
Existing Plant Material	(if damaged or destroyed during construction, replace with same species, repair grade and irrigation)	
N.O.T.E.	Refer to May 24th laskin memo 'INVENTORY OF EXISTING FRONTAGE LANDSCAPE' sent to Mallory Res, documenting the existing frontage / row landscape as needed.	
GROUNDCOVER	SIZE	QTY
Lantana montevidensis	1 Gallon	74
Gold Lantana	50/50 mix	
Surface Select Boulders	bury a minimum of 1/3	
D.G.: 1/2" Minus 'Apache Brown'	2" min depth in all Landscape areas	
Submit sample to L.A.		

Project Data

Power Marketplace Business Park
 APN 304-62-183A
 Site Area: 248,863 sf
 Zoning: I-1

Building	Area
Shop	7331 sf
Warehouse	1931 sf
Office/Support 1st Floor	3247 sf (includes stair)
Office 2nd Floor	2975 sf
Canopy	713 sf
Total Building Area	16,197 sf

Parking Provided: 47 spaces w/ 2 ADA
 Required: 1/350 Office 5975/350 = 17 spaces (excludes stair)
 1/1000 + 0.3 per Employee warehouse = 4 spaces
 1/500 Warehouse - 1931/500 = 4 spaces
 1/375 Repair Bays - 7331/375 = 20 spaces
 Total Required 45 spaces

Landscape area: 43,348 s.f.
 Total required trees: 28 Provided: 28
 Total required shrubs: 288 Provided: 430



- ### EXISTING LANDSCAPE & IRRIGATION NOTES
- Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the LA immediately.
 - All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, and equal tree size. At no additional cost to owner. Cacti that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replaced with 5 gallon plants.
 - Landscape areas disturbed by new construction shall be repaired new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges.
 - All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to: hand watering, temporary above ground irrigation, etc.
 - The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, etc. shall be repaired and replaced to maintain continuous and replaced to maintain continuous water.
 - Provide new schedule 40 sleeves at all new drives. Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
 - All existing trees to remain, shall be selectively pruned per Landscape Architects direction.
 - All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30".
 - All trees shall be lifted to clear height of 7'.
 - Landscape contractor and general contractor are responsible for locating all existing irrigation sleeves prior to setting any pavers and/or concrete.
 - Landscape contractor shall bore under existing sidewalk rather than saw cut to place new sleeves.

- ### PRELIMINARY LANDSCAPE NOTES:
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.**
- ALL FRONTAGE TREES WILL BE 2" CALIPER OR LARGER.**
- ALL INTERIOR TREES WILL BE 2" CALIPER OR LARGER**
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.**
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS (SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL). PLACE IN ALL NON-RIVER ROCK OR FRACTURED GRANITE LANDSCAPE AREAS.**
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.**
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.**
- ALL FINAL LANDSCAPE PLANS TO MEET OR EXCEED QUEEN CREEK MINIMUM STANDARDS FOR QUANTITY AND TYPE.**

- ### TOWN OF QUEEN CREEK NOTE:
- A TOWN OF QUEEN CREEK PERMIT IS REQUIRED FOR ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A SET OF 4 MIL. PHOTO-MYLAR AS-BUILTS OF THE LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED PRIOR TO FINAL TOWN OF QUEEN CREEK ACCEPTANCE OF THE PROJECT.
 - PRIOR TO TOWN OF QUEEN CREEK'S ACCEPTANCE OF ANY BACKFLOW DEVISE A STATE CERTIFIED BACKFLOW TESTER MUST TEST THE DEVICE.
 - TREES AND SHRUBS MUST BE PLACED ON SEPARATE LINES AND VALVES.
- ### GENERAL BLDG FOUNDATION & IRRIG NOTES:
- POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BLDG FOUNDATION.

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 480 655-0633
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Phase
PRELIMINARY LANDSCAPE

Empire Southwest Service Facility
 Power Market Place
 Queen Creek, AZ

DR resubmittal

Project Number: _____

Date: 5.25.22

Revision Date:

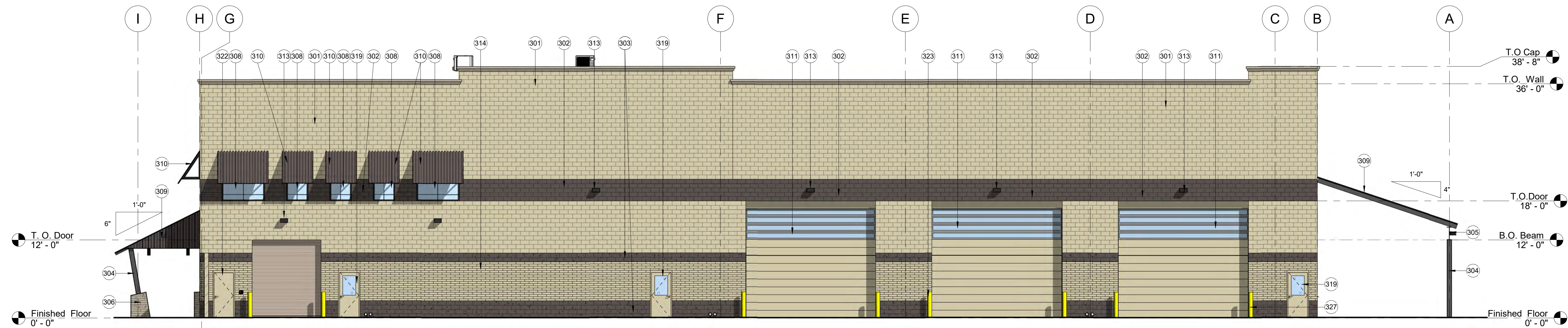
1	REVDATE1
2	REVDATE2
3	REVDATE3
4	REVDATE4

Sheet Number:
PL.01
 Preliminary Landscape

EXTERIOR ELEVATION KEYNOTES

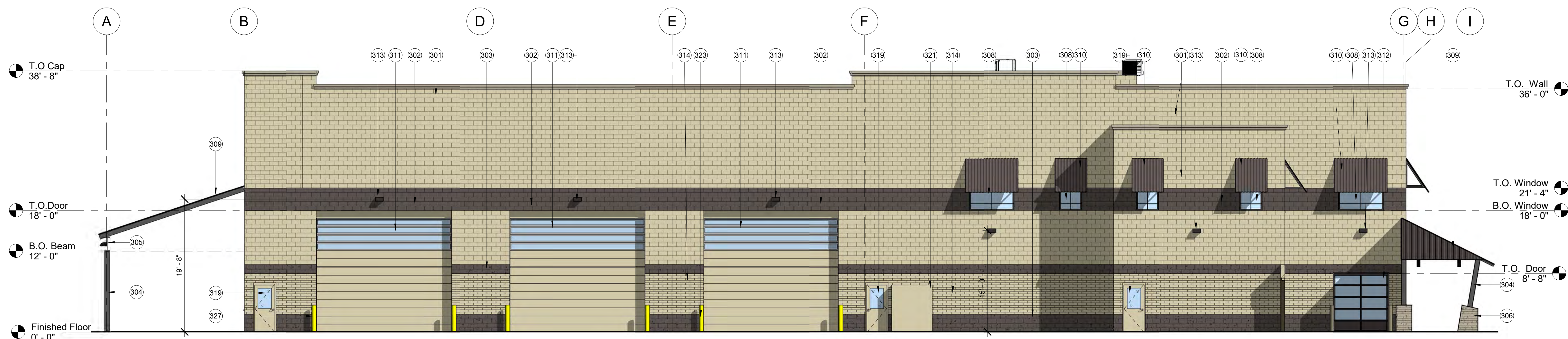
301	CMU 8x8x16: INTEGRAL COLOR CMU: COLOR "PEBBLE BEACH"
302	CMU 8x8x16: INTEGRAL COLOR CMU: COLOR "MOHAVE BROWN"
303	CMU 8x8x16: INTEGRAL COLOR SPLIT FACE CMU: COLOR "MOHAVE BROWN"
304	TUBE STEEL COLUMN: NATURAL STEEL COLOR SEALED
305	STEEL BEAM: PAINT TO MATCH INTEGRAL COLOR CMU "PEBBLE BEACH"
306	BOARD FORMED CONCRETE PIERS: COLOR: DUNN EDWARDS DEC771 SHAGGY BARK
307	ALUMINUM ANODIZED ENTRANCE AND STOREFRONT
308	ALUMINUM ANODIZED STOREFRONT W/GLAZING
309	ATAS METAL-CORRUGATED "C" PROFILE PANEL: COLOR "01 CLASSIC BRONZE"
310	WINDOW AWNING TYP: ATAS METAL-CORRUGATED "C" PROFILE PANEL: COLOR "01 CLASSIC BRONZE"
311	OVERHEAD ROLL UP DOOR W/ GLAZING: ANODIZED ALUMINUM FINISH
312	OVERHEAD ROLL UP DOOR: ANODIZED ALUMINUM FINISH
313	LED WALL FIXTURE: SEE ELECTRICAL
314	CMU 4x8x16: INTEGRAL COLOR CMU: COLOR "PEBBLE BEACH"
315	CONCRETE COPING: COLOR: DUNN EDWARDS DEC771 SHAGGY BARK
319	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL: INTEGRAL COLOR CMU "PEBBLE BEACH"
321	ELECTRICAL SERVICE ENTRANCE SECTION (SES) DOOR LOCATION: PAINT TO MATCH ADJACENT WALL: INTEGRAL COLOR CMU "PEBBLE BEACH"
322	FIRE EQUIPMENT RISER ROOM DOOR LOCATION: PAINT TO MATCH ADJACENT WALL: INTEGRAL COLOR CMU "PEBBLE BEACH"
323	PIPE BOLLARD
324	SELF-SERVE LOCKERS
326	BUILDING NUMBER IDENTIFICATION: MINIMUM OF 12" HIGH WITH A 2" STROKE: MUST BE A CONTRASTING COLOR TO BUILDING FACE
327	CONCRETE FILLED STEEL BOLLARD, TYPICAL

GENERAL NOTE:
 1. ALL MECHANICAL UNITS WILL BE TOTALLY SCREENED BY PARAPET WALLS
 2. ALL BOLLARDS VISIBLE FROM THE PEDESTRIAN ENTRY SIDE WILL BE PAINTED TO MATCH THE BUILDING.



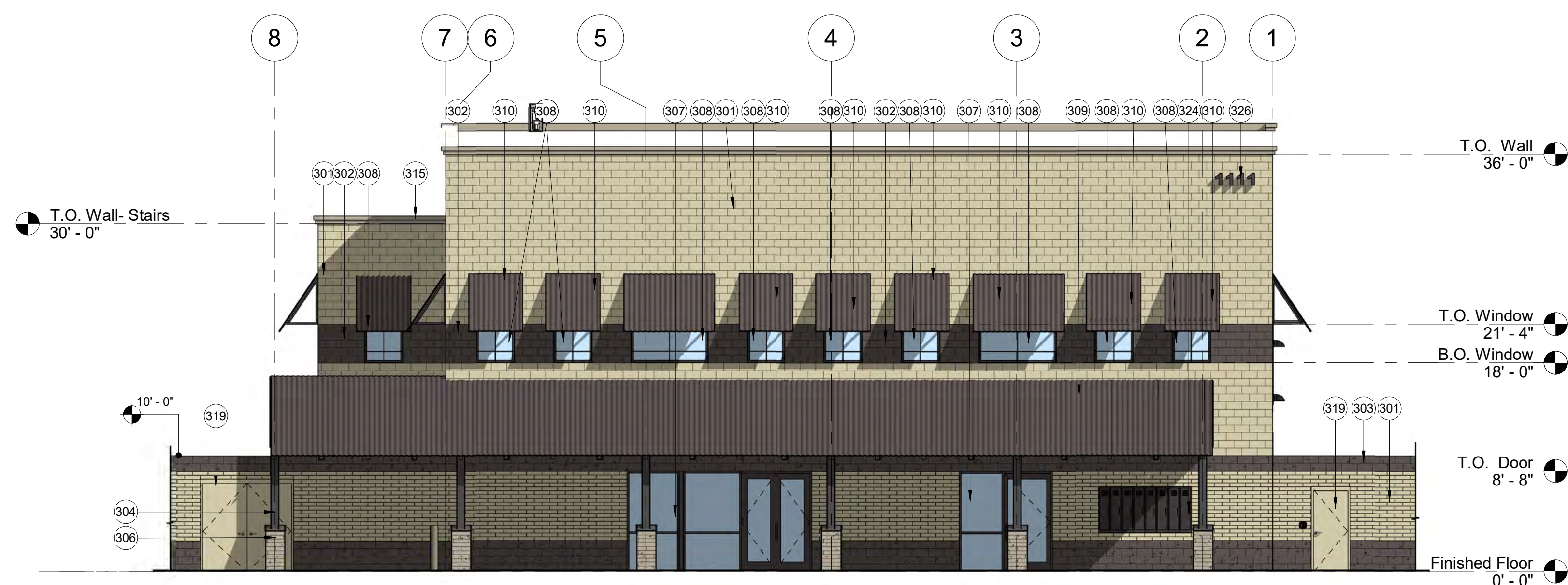
1 North Elevation

1/8" = 1'-0"



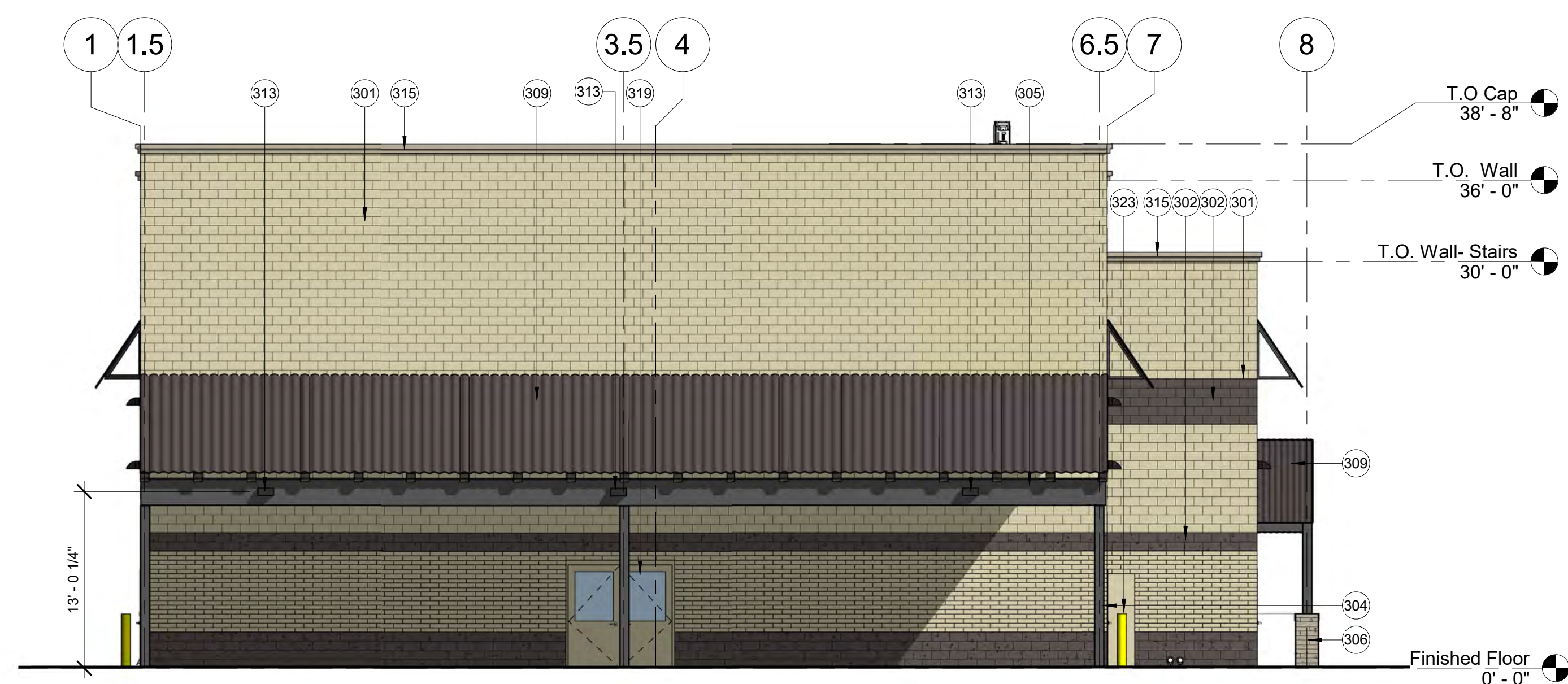
2 South Elevation

1/8" = 1'-0"



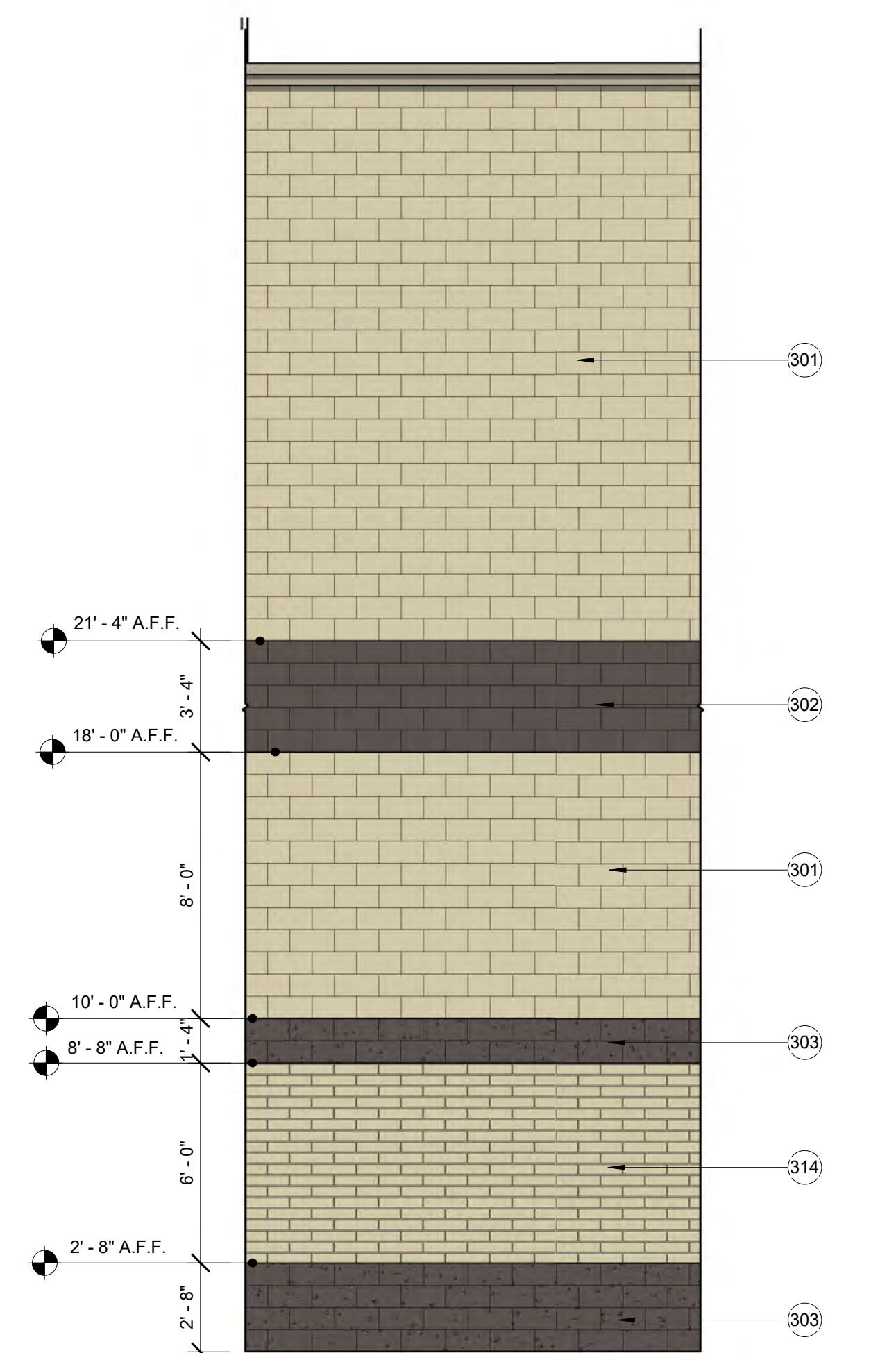
3 East Elevation

1/8" = 1'-0"



4 West Elevation

1/8" = 1'-0"



5 Enlarged Wall Elevation

1/4" = 1'-0"

MATERIAL LEGEND:

	8x8x16 Integral Color CMU "Bone"
	8x8x16 Integral Color CMU "Mohave Brown"
	8x8x16 Integral Color Split Face CMU "Mohave Brown"
	8x8x16 Integral Color CMU "Mohave Brown"
	Atas Metal - Corrugated Panel - "C Profile" - Color: Classic Bronze

adaptive ARCHITECTS
 1800 S. Stapley Drive
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 480.955.9613
 www.adaptivearchitects.com

Phase: Construction Documents

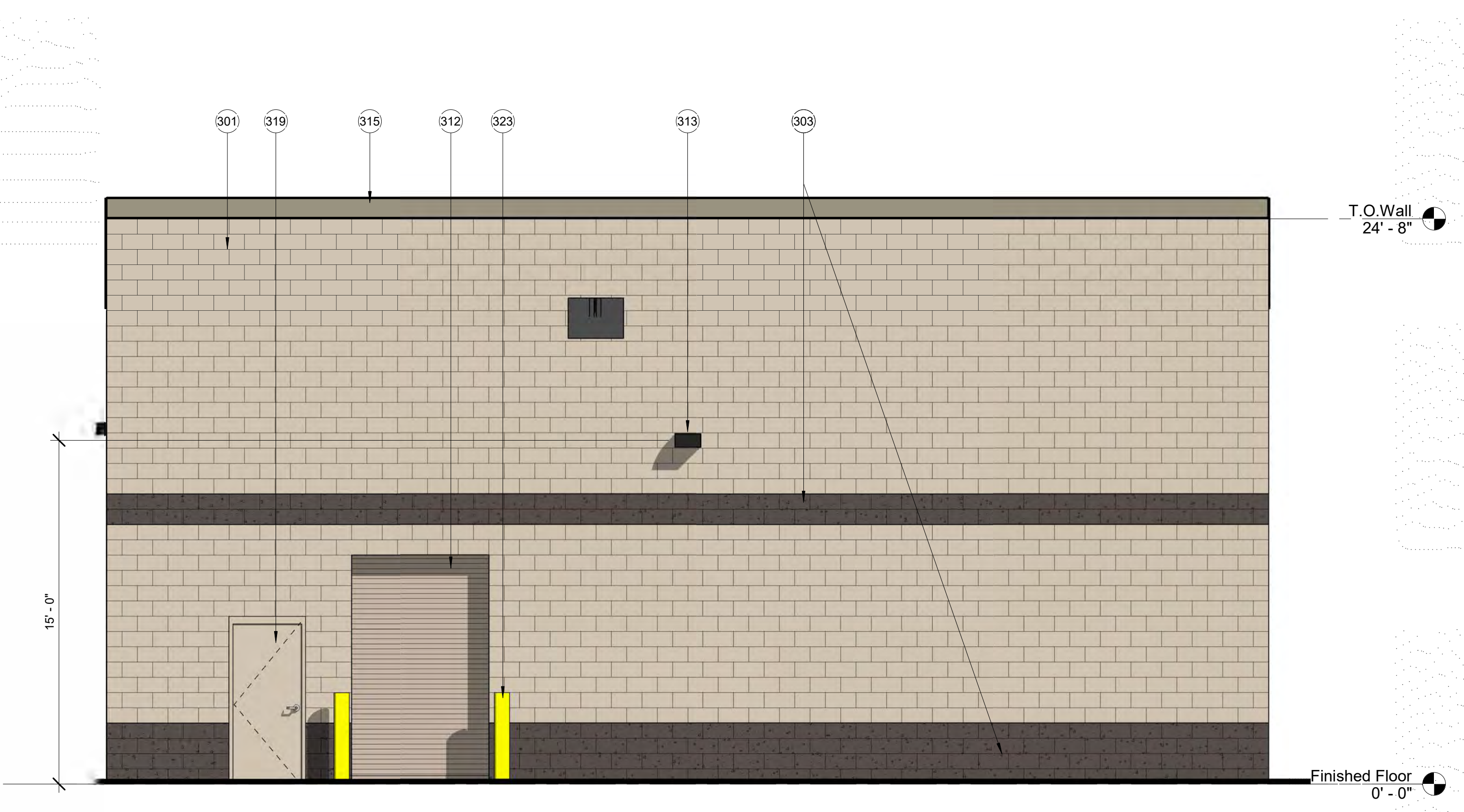
Empire Queen Creek Facility
 S. Rittenhouse Road
 Queen Creek, AZ 85142

Exterior Elevations-Office/Shop

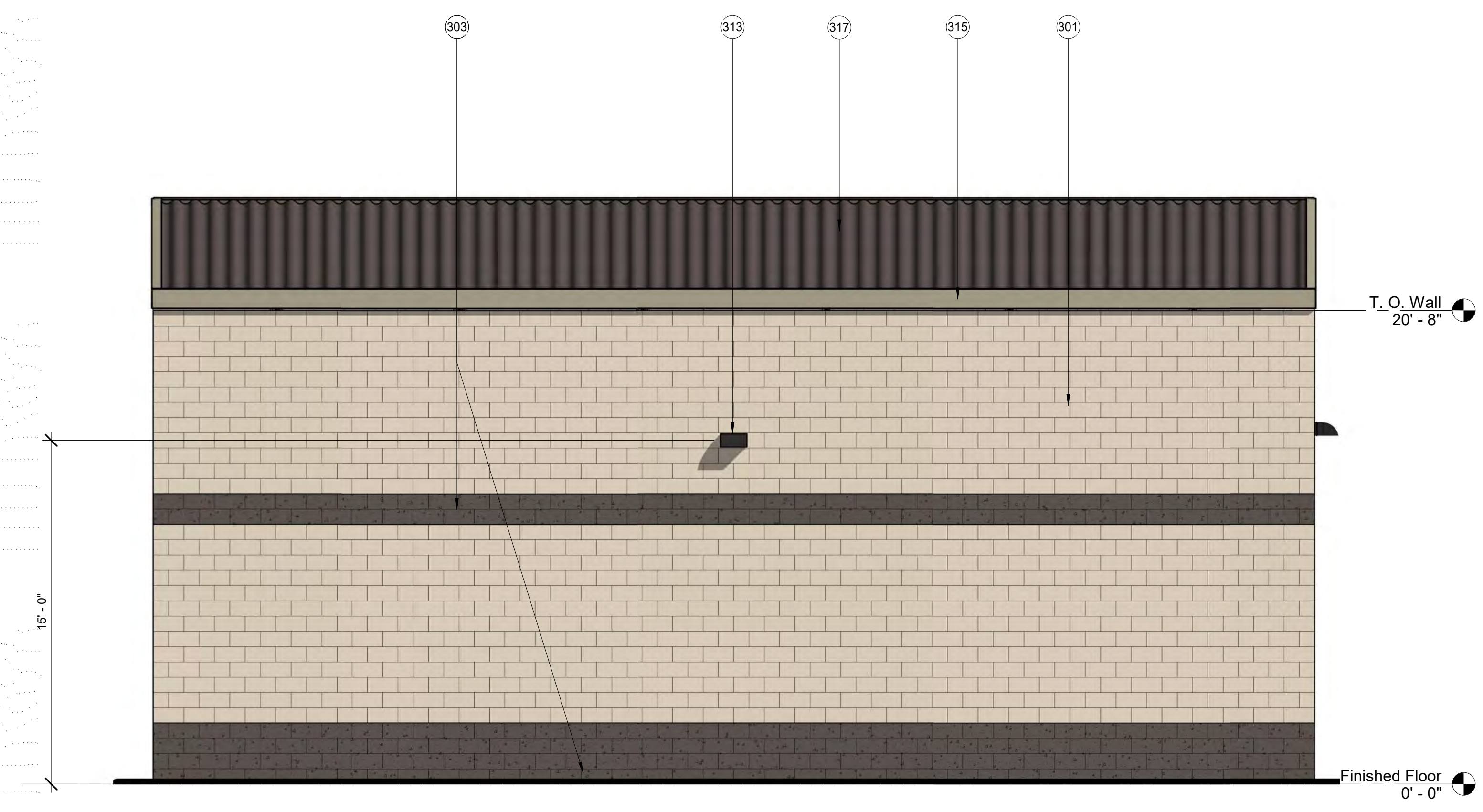
Project Number:	Revisions:	Sheet Number:
2025	Number: Description Date	A3.0
Date:		
06/02/2022		

EXTERIOR ELEVATION KEYNOTES	
301	CMU 8x8x16 INTEGRAL COLOR CMU COLOR "PEBBLE BEACH"
303	CMU 8x8x16 INTEGRAL COLOR SPLIT FACE CMU COLOR "MOHAVE BROWN"
312	OVERHEAD ROLL UP DOOR ANODIZED ALUMINUM FINISH
313	LED WALL FIXTURE SEE ELECTRICAL
315	CONCRETE COPING COLOR: DUNN EDWARDS DEC771 SHAGGY BARK
317	METAL DECK ROOFING SYSTEM
319	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL, INTEGRAL COLOR CMU "PEBBLE BEACH"
323	PIPE BOLLARD
325	ROOF FRAMING SYSTEM SEE STRUCTURAL

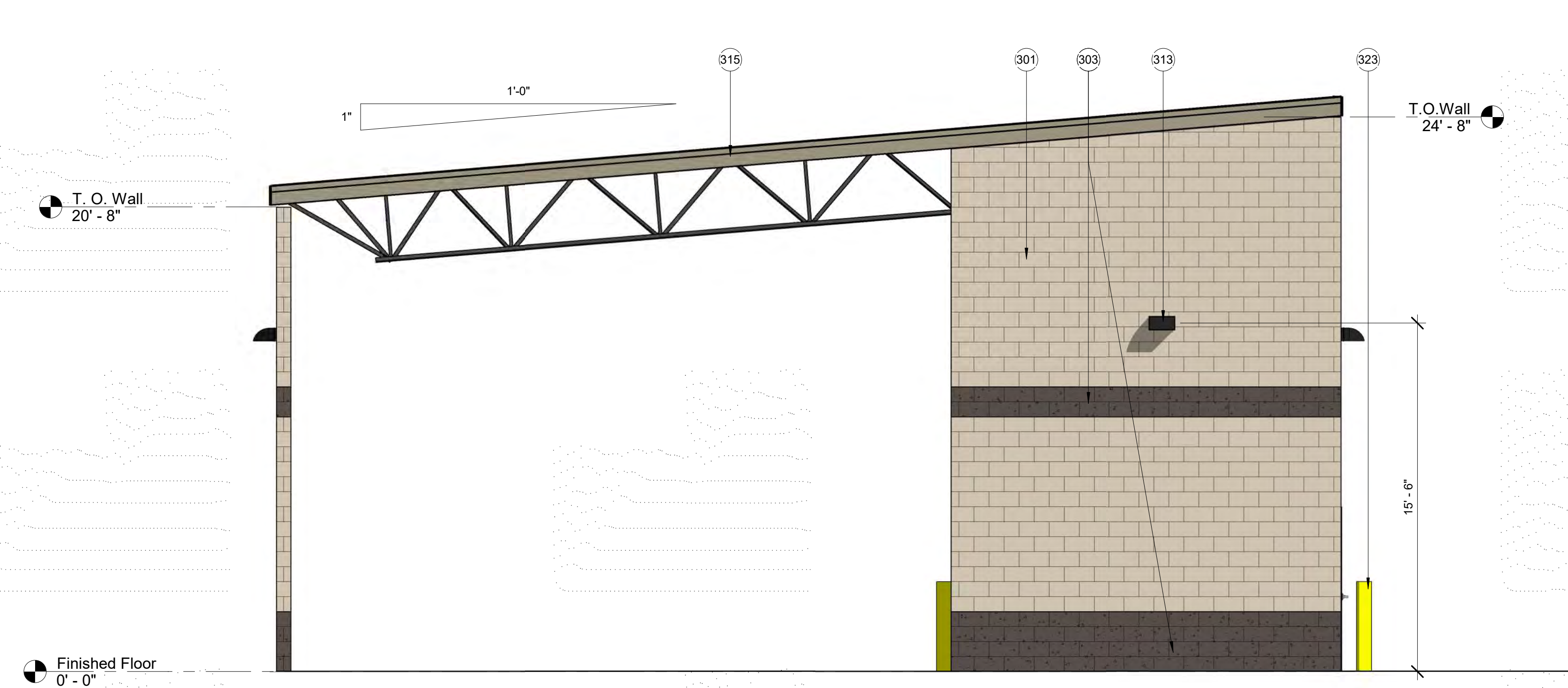
GENERAL NOTE:
ALL MECHANICAL UNITS WILL BE TOTALLY SCREENED BY PARAPET WALLS



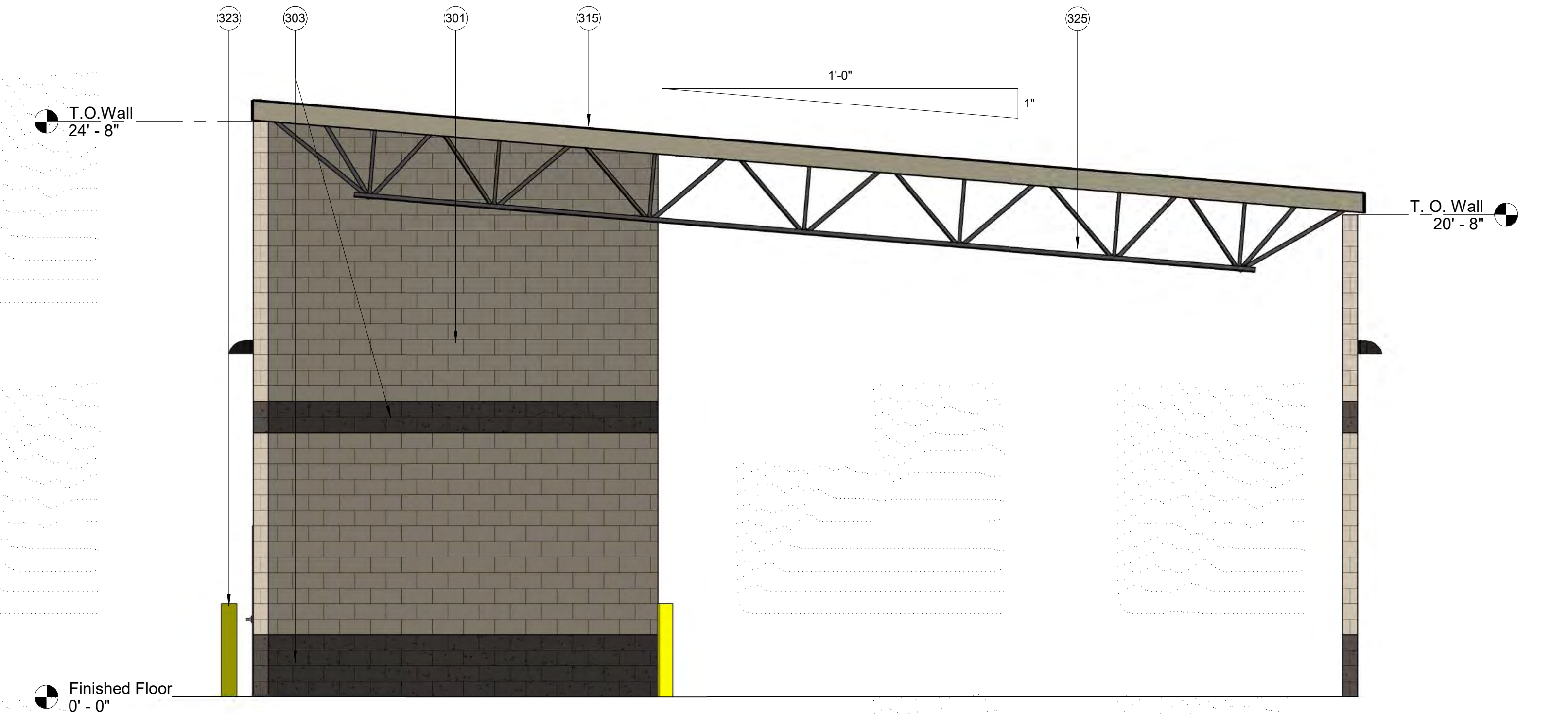
1 North Elevation-Wash Building
1/4" = 1'-0"



2 South Elevation-Wash Building
1/4" = 1'-0"



3 East Elevation-Wash Building
1/4" = 1'-0"



4 West Elevation-Wash Building
1/4" = 1'-0"

MATERIAL LEGEND:	
	8x4x16 Integral Color CMU "Pebble Beach"
	8x8x16 Integral Color CMU "Pebble Beach"
	8x8x16 Integral Color Split Face CMU "Mohave Brown"
	8x8x16 Integral Color CMU "Mohave Brown"
	Atas Metal - Corrugated Panel - "C Profile" - Color: Classic Bronze

REGISTERED ARCHITECT
26988
VINCENT P. DIBELLA
PHYSICIAN ARCHITECT
ARIZONA, U.S.A.
EXPIRES 03-31-2023

adaptive ARCHITECTS
1360 S. Shiloh Drive
Suite 222
Mesa, AZ 85204
480.955.9813
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Phase:
Construction Documents

Empire Queen Creek Facility
S. Rittenhouse Road
Queen Creek, AZ 85142

Exterior Elevations-Wash Building

Project Number: 2025	Revisions: Number Description Date	Sheet Number: A3.1
Date: 06/02/2022		



Outdoor Display Area



Front Entry



North Face of the Shop



West Face Outdoor Canopy



South Face of the Shop



Wash Building

	<p>adaptive ARCHITECTS 1800 S. Shiloh Drive Suite 229 Mesa, AZ 85204 480.935.9613 www.adaptivearchitects.com</p>	Phase:
		Construction Documents
Empire Queen Creek Facility S. Rittenhouse Road Queen Creek, AZ 85142		
3D Views		
Project Number: 2025	Revisions: Number Description Date	Sheet Number: A5.5
Date: 06/02/2022		



Empire Southwest – Queen Creek Conditional Use Permit Project Narrative



Request:

This narrative accompanies a request by Empire Southwest LLC for a Conditional Use Permit approval to allow both the *outdoor storage* and *outdoor display* of construction equipment, ancillary to a construction equipment leasing business proposed to locate on lot 1 of the Power Marketplace Business Park located on the south side of Rittenhouse just east of Power Road in northwestern Queen Creek. The 5.7-acre parcel is also the subject of a concurrent Site Plan request which illustrates the project layout, landscape design, architecture, and the drainage and utility details. This narrative therefore only focuses on the land use itself which falls under the Warehouse and Freight Storage category and allows the business by right in the EMP-A zoning district. That said, this land use category does not permit outdoor storage or display without a Conditional Use Permit, precipitating this request.



Project Description:

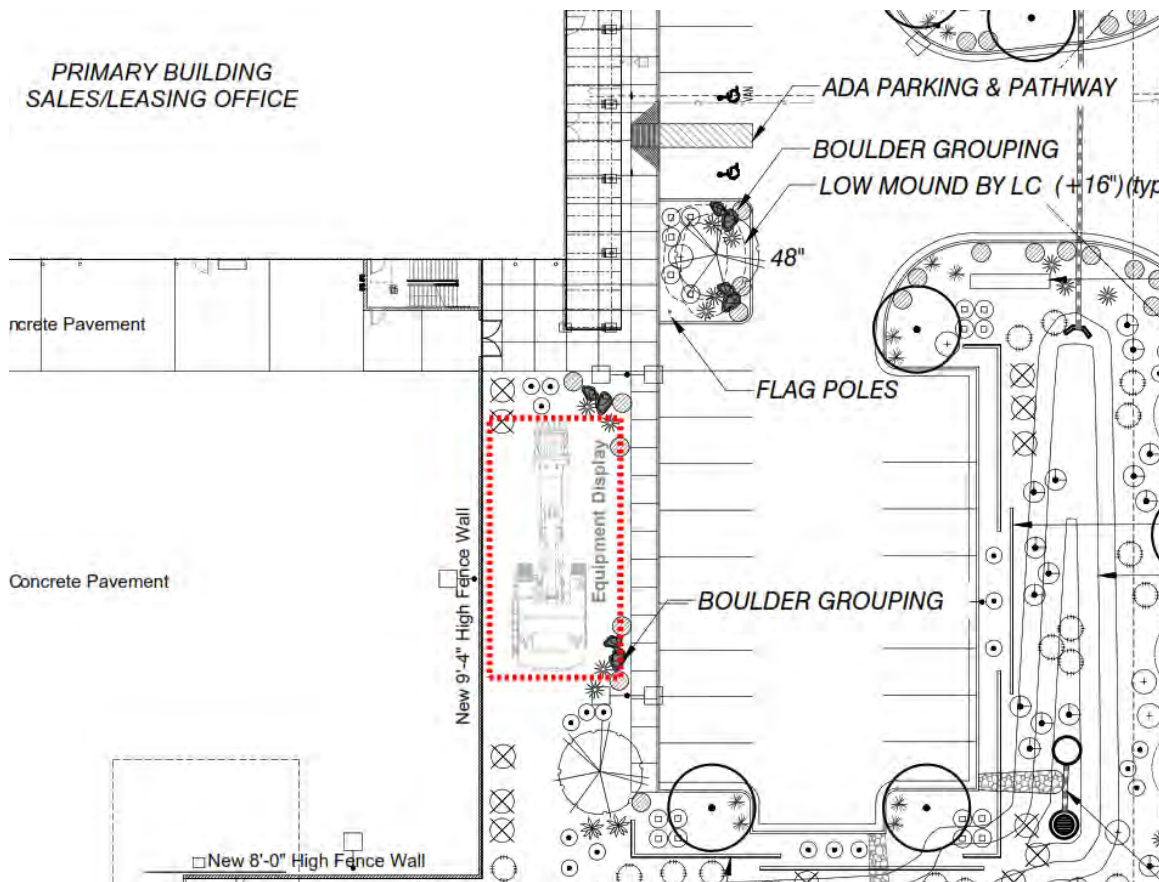
Empire Southwest is a well-known construction equipment company that is currently based in Mesa on Country Club Drive. To better serve the far east valley, they have purchased Lot 1 of the Power Marketplace Business Park and plan to operate this new site as a satellite construction equipment sales and rental business. The facility includes over 20,000 square feet of under-roof space consisting of employee offices, customer service areas, workshop, warehouse, equipment rooms, and a wash area. The services proposed include the rental, routine maintenance, and repair of construction equipment and the sale of parts for privately owned equipment. Rental equipment will include tractors/backhoes, skid steers, scissor lifts, cherry pickers, forklifts, and other similar sized equipment. There will not be any rentals of Empire's vehicles such as the largest excavators, bull dozers, and haul trucks, etc. as those vehicles are rented from other offices in their operational territory. Approximately 15-20 employees work on site and the hours of operation will likely be 7am until 7pm.

The public area of the project is on the east side of the lot, facing 187th Street which is the north entrance to the Power Marketplace Business Park. The entry drive focuses on the primary building which houses the lobby, office, and shop areas. There is also a 'will call' area for customers to pick up parts or small equipment without entering the building. The area surrounding the building features customer parking, site signage, landscaping, and an equipment display area integrated into the landscaping for artistic effect.

The requested *outdoor display of equipment* is proposed just south of the primary building's front entrance. The intent is to stage a piece of equipment in a landscape area to both decorate and represent the type of equipment offered (construction). This display area is approximately 50-feet wide by 20-deep and is set back from the parking area and sidewalk by a distance of at least 3-feet so as to not impact the vehicular or pedestrian circulation. As the image below illustrates, the equipment display area is within the building setbacks and maintains appropriate distance from the building, wall, and aforementioned parking lot/sidewalk.



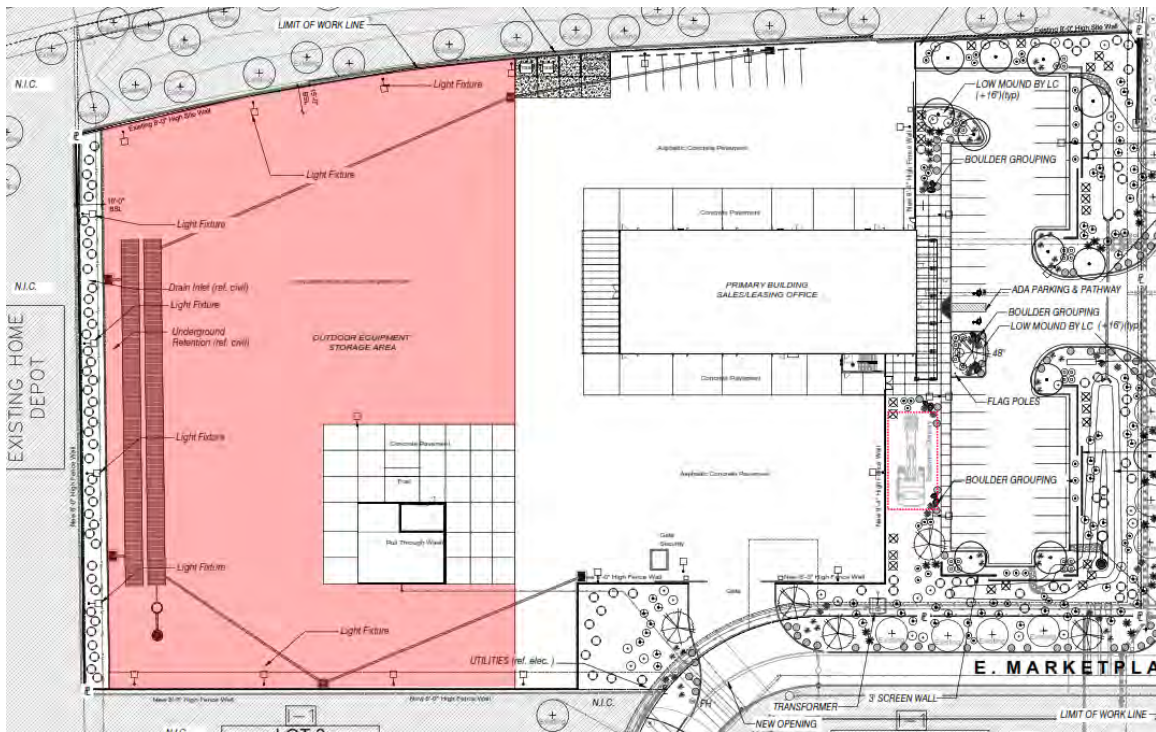
Equipment Display Area



The yard space behind the office/shop building is comprised of a large, paved area where rental equipment can be maneuvered around for pick up preparation, return inspection, cleaning, refueling, and service if needed. Further back is an open lot of compacted millings (or other dust control material) which is where the requested *outdoor storage of equipment* is proposed for the equipment when not in use (area shaded in red in the image below). This back lot also includes an enclosed vehicle wash building and fuel depot on a concrete pad which is used for returning rental equipment.



Equipment Storage Area



Lot 1 of the Power Marketplace Business Park is located along Rittenhouse Road which features an existing 8-foot tall screen wall. This project will be connecting into this perimeter wall with an 8-foot tall screen wall that runs along our west and south boundaries. These 8-foot walls surround our shop, maneuvering area, and the back lot effectively screening the area where the outdoor storage of equipment is proposed except where a vehicular driveway is needed for access which will be screened by an 8-foot tall obscuring rolling gate. Equipment such as scissor lifts, forklifts, and cherry pickers will be stored in their most compact configuration which ranges from 7-feet to 14-feet to both save space on the lot, but also to comply with the Power Marketplace Business Park requirements for screening of equipment and materials. Even so, some of the equipment, even fully compacted, may extend above the 8-foot wall height.

Conditional Use Permit Criteria:

The Conditional Use Permit request is needed to allow outdoor storage for a Warehouse and Freight Storage category use which is permitted by right in the EMP-A zoning



district. Below is the analysis of the proposal regarding the performance criteria set out in Section 3.5.B. of the Town of Queen Creek Zoning Ordinance.

- 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;***

We have designed the site to fully comply with the applicable development standards included in Articles 4, 5, and 6 of the Queen Creek Zoning Ordinance as well as the requirements of the Power Marketplace Business PAD.

- 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 primary use of the project is in conformance with both the EMP-A zoning as well as the Power Marketplace Business Park in which it is located. The building's design is industrial in nature, but themed to reflect the Farmhouse agrarian theme of the complex thus is consistent with the character of the "neighborhood". The specific use permit requests are ancillary to the primary use and will have little to no impact to the project architecture and landscape design, both of which are consistent with the surrounding development. Even so, the use of an 8-foot screen wall designed to be consistent with the design of the perimeter wall, and the existence of mature trees along the north and west boundary will help offset any detracting that the outdoor storage and/or display would potentially have.



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

All necessary utilities, drainage, fire protection, and other necessary facilities are available to the property and incorporated into the project.

- 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;***

The proposed user permit will have no impact on traffic, but even so, the site access complies with all applicable Town Standards related to traffic engineering.

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

Although the proposed use permit pertains to construction equipment, the equipment is only maintained and stored on property thus not generating a noxious or offensive use.

- 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;***

The proposed use is consistent with the other uses located in the area and thus does not affect the enjoyment or intended use of any nearby properties.



- 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 proposed use is compatible with the adjacent properties and does not impede their development or improvement.

- 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;***

The proposed business and use in no manner negatively impacts 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.***

The Town of Queen Creek is experiencing a period of growth unlike any in its history. An important support to that growth is the construction equipment rental business and to be able to locate one within the community will help the growth build more efficiently and allow the Town to benefit from the sales tax generated from those rentals in addition to the 15-20 new jobs being created. In addition, the proposed use will fill a prominent site in the Power Marketplace Business Park which will hopefully spur additional development in this strategically located commerce area. As such, we believe the reasons to support the request outweighs any adverse effects of the proposed use.

**Conclusion:**

Support of the proposed Conditional Use Permit will allow the primary use to be viable and develop thereby allowing all of the above-mentioned benefits to occur and improve the Town. Power Marketplace has been slow to fill in but with each new project in the development, comes additional interest and relevance for this employment center. We are proud to be a part of that growth and to help spur additional growth both in the Power Marketplace but also throughout the Town via our business. We hope the Town agrees and supports the outdoor storage and display as an ancillary use to our construction rental business.



Mallory Ress <mallory.ress@queencreekaz.gov>

Nearby Property owner input

Liz Robinson <krandproperties@gmail.com>

Wed, Jul 6, 2022 at 5:12 PM

To: mallory.ress@queencreekaz.gov

Cc: Liz Work <liz@tedsshootingrange.com>, Liz Robinson <Krandproperties@gmail.com>

Empire Southwest LLC site Conditional Use Permit and Site Plan
Carvana Automotive Distribution Center Conditional Use Permit and Site Plan

Mallory,

Please inform the Planning & Zoning Commission as well as the Town Council that Elizabeth Robinson and Kyle Robinson support the approval of both of these projects. We feel they are appropriate businesses to be located in the Power Marketplace Business Park.

Elizabeth and I are the owners of the Ted's Shooting Range property located in the Power Marketplace Business Park at [18618 South 186th Way, Queen Creek](#).

Thank you for your consideration.

Regards,
Kyle Robinson
Elizabeth Robinson