



TOWN OF  
**QUEEN CREEK**  
 ARIZONA

**TO:** PLANNING & ZONING COMMISSION

**THROUGH:** BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

**FROM:** ERIK SWANSON, PLANNING ADMINISTRATOR, STEVEN ESTER, PLANNER II

**RE:** PUBLIC HEARING AND POSSIBLE ACTION ON P22-0072, P22-0073, AND P22-0226 COBBLESTONE CARWASH AND GRAVITY COFFEE SITE PLAN, CONDITIONAL USE PERMIT, AND PAD, A REQUEST FROM JESSE MACIAS (M3 DESIGN) FOR A SITE PLAN, CONDITIONAL USE PERMIT, AND PAD FOR A CARWASH AND DRIVE-THRU COFFEE SHOP ON APPROXIMATELY 2.91 ACRES LOCATED AT THE NORTHEAST CORNER OF ELLSWORTH ROAD AND HUNT HIGHWAY.

**DATE:** April 12, 2023

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**Suggested Action:**

Staff recommends approval of P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD, subject to the Conditions of Approval outlined in this report.

**Planning Commission Recommendation:**

Move to recommend approval of P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD, subject to the Conditions of Approval outlined in this report.

**Relevant Council Goal(s):**

Secure Future  
 Effective Government

**Summary:**

This proposal consists of a request from Jesse Macias (M3 Design) for a Site Plan, Conditional Use Permit, and PAD for a carwash and drive-thru coffee shop on approximately 2.91 acres located at the northeast corner of Ellsworth Road and Hunt Highway.

**History:**

August 1, 2018: The Town Council approved Ordinance 672-18, P18-0064 Empire Ellsworth Annexation, incorporating the property from Pinal County and designating the zoning district as C-2 (General Commercial).

**Project Information:**

Project Name: Cobblestone Carwash and Gravity Coffee  
 Site Location: NEC of Ellsworth Road and Hunt Highway  
 Current Zoning: C-2 (General Commercial)  
 Proposed Zoning: C-2/PAD  
 General Plan Designation: Commercial  
 Surrounding Zoning:

- North - Hunt Highway, C-2 – Earnhardt Auto Dealership
- South - Hunt Highway, C-2 – Vacant Land
- East - Hunt Highway, C-2 – Vacant Earnhardt PAD Site
- West - Ellsworth Road, C-2 – Vacant Land, R1-54 – Vacant Land

Net Acreage: 2.91 acres

Open Space Acreage: Required – 15% (24,621 SF), Provided – 22% (36,062 SF)

Building Height: 30'

Building Area: Cobblestone Carwash – 5,897 SF, Gravity Coffee – 850 SF

Lot Coverage: 5.3%

Parking: Required – 23 spaces, Provided – 34 spaces

### **Discussion:**

This proposal consists of a request from Jesse Macias (M3 Design) for a Site Plan, Conditional Use Permit, and PAD for a carwash and drive-thru coffee shop on approximately 2.91 acres located at the northeast corner of Ellsworth Road and Hunt Highway. Historically, the site was annexed from Pinal County into the Town in 2018 under the same application that incorporated the Earnhardt Dealership and U-Haul property on the other side of Hunt Highway. With this request, the Conditional Use Permit application (P22-0073) is specifically needed to allow the Cobblestone Carwash, while the PAD and Site Plan applications account for the entire site with both users shown.

In terms of adjacent zoning, the triangular project site is surrounded by C-2 zoned property, in addition to rural residential county lots and R1-54 zoned lots to the west and southwest. The location of the subject parcel is uniquely bordered by roadways on all of its edges, before transitioning into the adjacent districts. The current C-2 zoning on-site complies with the Commercial land use designation per the Town's General Plan.

The site's overall design consists of a 5,897 square foot carwash with 29 vacuuming stations on the southern half of the property, while an 850 square foot drive-thru coffee shop is situated on the northern portion. Access is provided from a total of two (2) points, those being a primary entrance off Hunt Highway and a secondary entrance off Ellsworth Road. Both points are full-access with all turning movements available. Internal to the site, the carwash provides a total of 435' of queuing distance (95' from start of queue to ordering menu/kiosk and 340' from ordering menu/kiosk to the tunnel entrance), and the drive-thru coffee shop provides a total of 275' of queueing distance (101' from start of queue to ordering menu/window and 174' from ordering menu/window to pick-window). Both users feature multiple queue lanes to mitigate stacking or circulation issues within the site.

Architecturally, the style and theme of the buildings on-site have been designed with the intent to keep the materials and colors consistent between the users, while understanding there are certain elements proposed that are more desirable to one over the other. On the carwash building, there is a dominant mixture of CMU block, stucco, and standing seam metal arranged fairly symmetrically across the wall facades, with color choices that are generally warm and earth-toned for a southwest palette. The building form itself is mainly square with varied flat-roof heights to create depth and interest, in comparison to the drive-thru coffee shop that features a more traditional hipped roof design. The drive-thru coffee shop also utilizes the same CMU block, stucco, and standing seam metal, but in a way that is more tailored to this user's identity. The main colors are also coordinated to ensure there are observable similarities between the buildings.

For landscaping, the planting palette focuses heavily on Red Push Pistache and Chinese Elm trees with various shrubs and groundcovers throughout the site. A total of 15% (24,621 SF) open space is required, where 22% (36,062 SF) is proposed. To help screen vehicles, a 3' decorative screen wall is spanned next to the coffee shop and carwash queue lanes along the Hunt Highway frontage. There is 24' wide landscape buffer on the west side along Ellsworth Road, and a 15' wide riprap buffer on the south side along the old remnant portion of Hunt Highway. At the east edge of the site adjacent to the arterial Hunt Highway, the provided landscape buffer ranges from 17'-11" to 39'-5" (where 30' is required), with its thinnest area adjacent to the drive-thru coffee shop. This arterial landscape buffer reduction along Hunt Highway is being processed under a PAD as detailed in the next section.

## **PAD Request:**

There is a deviation to the Zoning Ordinance being requested under the PAD application. As required by the Zoning Ordinance, the landscape buffer along Hunt Highway needs to be a minimum of 30' wide to meet the applicable standard for arterial roadways. Under this PAD request, the applicant is proposing a reduction to the width of the east landscape buffer from 30' wide to 17'-11" wide to allow for the span that is adjacent to the drive-thru coffee shop's frontage on the northern half of the development. The remainder of this landscape buffer to the south along the carwash frontage has a small segment (approximately 40') at 26'-9" wide due to a building pop out, but otherwise fully meets the dimensional minimum. Generally speaking, about half of the site meets the arterial buffer standard on Hunt Highway. Staff does not support the proposed landscape reduction. No other modifications to the Zoning Ordinance are proposed.

The applicant has provided the following as justification to request support for the deviation:

- Triangular parcel shape – The location and shape of the parcel is difficult to accommodate the typical landscape buffer, since it is a relatively small property to begin with. In order to be usable, the site has been designed to maximize where it can provide as much of the frontage landscaping as possible, while maintaining the function the coffee shop needs.
- Full street improvements required along the Ellsworth Road frontage – This site is required to install full street improvements along its western road frontage, instead of the typical half streets. As part of these improvements, a significant amount of retention area is needed on-site to take on the associated drainage, which further reduces the usable amount of space on the parcel. The coffee shop has been located as far west as the basin allows.
- Overall enhancement to the area – By developing this parcel and providing the street improvements that even nearby residents have pointed out are needed, this site helps solve drainage and road silt issues known in the area.

Throughout the review process, Staff has conveyed there would not be support for the landscape buffer deviation for several reasons:

- The drive-thru coffee shop provides two (2) queue lanes at its entrance, which take up part of the space that could be used to accommodate additional buffer width along Hunt Highway. This queue could be reduced to a single lane to give another 10' to 12' of landscaping, while still meeting the standards for queuing lengths.
- When looking at the nearby Earnhardt Dealership, U-Haul, and commercial pads across on the east side of Hunt Highway, all of these sites provide at least a 30' wide landscape buffer contiguously along Hunt Highway. The proposed deviation would be the first in this span of the arterial.
- PADs can grant flexibility as a means to allow unique projects that are of a particular benefit or enhancement to the community. In this case, a carwash and drive-thru coffee shop are more akin to traditional commercial development that should follow the codified base standards accordingly (as all the surrounding sites have).

As a whole, Staff supports the project, but does not support the PAD request that would grant the buffer deviation and rezone the property to C-2/PAD zoning. It is important to note that since the Site Plan application contains both the Cobblestone Carwash and Gravity Coffee on the same plan, the PAD has to be approved in order for the overall Site Plan to proceed. Staff does not support the requested deviation. A condition has been added requiring the coffee shop's portion of the Site Plan to meet all development standards.

## **Public Participation:**

The applicant held one (1) neighborhood meeting on November 1, 2022 with 6 residents in attendance at the Town Community Chambers. Notification of the meeting was mailed to property owners within 1,200 feet of the project as required by the Zoning Ordinance. A presentation with general information about the development was given by the applicant. Several questions and

comments related to the following items were discussed:

- How would the adjacent roads be improved along the south and west sides?
- What can be done about the storm drainage and washout issues that happen around this site currently?
- Existing retention issues observed.
- How is the noise going to be controlled?
- Minimal signage and lighting should be used.

Following the applicant's responses to the residents' questions and feedback, the meeting was concluded with residents generally unopposed to the request, understanding this project will bring necessary roadway and drainage improvements to an area currently experiencing maintenance and access issues during storm events.

Staff has received two (2) emails and one (1) phone call in opposition to the proposal at this time, which are included as part of the public record attached. If any future correspondence is received, the case record will be updated for conveyance.

### **Analysis:**

#### **Conditional Use Permit (CUP) Review:**

The proposed carwash is considered an In-Vehicle Service Facility 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:** *Our proposed development is in full compliance with all regulations of the C-2 Zoning District, provisions of Articles 4 and 5, and any applicable performance standards as set forth in Article 6.*

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:** *Our proposed development conforms to the neighborhood master plan character inclusive of building height, landscaping, and screening.*

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

- **Response:** *Adequate utilities and access are provided. We are proposing a new curb cut at Ellsworth and Hunt Highway, providing an east to west connection to each parcel (which are designed to have their own independent internal access).*

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:** *All necessary street improvements (including full street improvements along*

Ellsworth Road) are being provided. Traffic hazards and congestion will be minimized. See #3 response as well.

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

- **Response:** *Our proposed development incorporates all vacuum equipment inside the main building and thus eliminates concern over vibration, noise, odor, dust, smoke, and 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.

- **Response:** *Our proposed development is not injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor does it substantially diminish or impair the property values within the neighborhood. We are proposing a quality design with sustainable materials.*

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:** *Our proposed development does not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

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:** *Our proposed development is not detrimental to or endangering 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.

- **Response:** The public interest and welfare supporting the proposed development shall be sufficient to outweigh individual interests.

**General Plan Review:** The General Plan Land Use designation for this project is Commercial. This 2.91 acre project site was originally incorporated into the Town in August of 2018, as part of the overall Ellsworth Empire Annexation that included the existing Earnhardt Auto Dealership and U-Haul. The equivalent Town zoning of C-2 was applied, which is in conformance with the Commercial land use designation that exists on the site today.

**Zoning Review:** The current zoning designation of the property is C-2 (General Commercial). A Conditional Use Permit is being requested to allow the carwash on-site, as set forth within the Town of Queen Creek Zoning Ordinance. The drive-thru coffee shop does not require any Conditional Use Permit approval, due to its operating hours being within the allowed time period of 6AM to 7PM. Additionally, the applicant has filed a PAD application to permit a landscape buffer reduction from 30' to approximately 17'-11" along the arterial Hunt Highway adjacent to the Gravity Coffee's portion of the site. This request would update the current zoning from C-2 to C-2/PAD. Staff is not supportive of this specific deviation being proposed as previously discussed.

**Adequate Public Facilities:** In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas. Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address any applicable development requirements for this project.

**Landscape / Open Space Review:** In the C-2 zoning district, a total of 15% (24,621 SF) open space is required. A total of 22% (36,062 SF) is proposed. As previously detailed, a landscape buffer reduction from 30' to approximately 17'-11" along the arterial Hunt Highway adjacent to the Gravity Coffee's portion of the site is being proposed under a PAD. Aside from the requested buffer deviation, the

proposed site plan is in compliance with all other applicable open space standards for commercial development.

**Conditions of Approval:**

1. This project shall be developed in accordance with the plans attached to cases P22-0072, P22-0073, and P22-0226, as outlined in the staff memo, and all the provisions of the Zoning Ordinance applicable to this case.
2. The applicant shall work with Staff to ensure the proposed coffee shop frontage shall meet the required 30' landscape setback along Hunt Highway.
3. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main colors of the buildings or to blend in with adjacent landscaping.
4. All signage shall be reviewed and approved under separate permitting.
5. Full half street improvements for Ellsworth Road shall be designed and constructed as part of this project. Additional Right-of-Way per the approved plan shall be dedicated on a Map of Dedication. The Map of Dedication shall be recorded prior to permits being issued.
6. A drainage easement along the west side of the site shall be dedicated on the Map of dedication.
7. For any offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
8. Landscaping in the median adjacent to the site's frontage shall be required as part of the final off-site improvements.

**Attachment(s):**

1. [Aerial Exhibit.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Current Zoning Exhibit.pdf](#)
4. [Project Narrative.pdf](#)
5. [Site Plan.pdf](#)
6. [Landscape Plan.pdf](#)
7. [Building Elevations and Renderings.pdf](#)
8. [Public Comments.pdf](#)

**Project Name: Cobblestone Carwash & Gravity Coffee Aerial Exhibit**  
**Case Numbers: P22-0072 (Site Plan), P22-0073 (Conditional Use Permit), & PAD (P22-0226)**  
**Hearing Date: April 12, 2023 (Planning Commission) & May 17, 2023 (Town Council)**

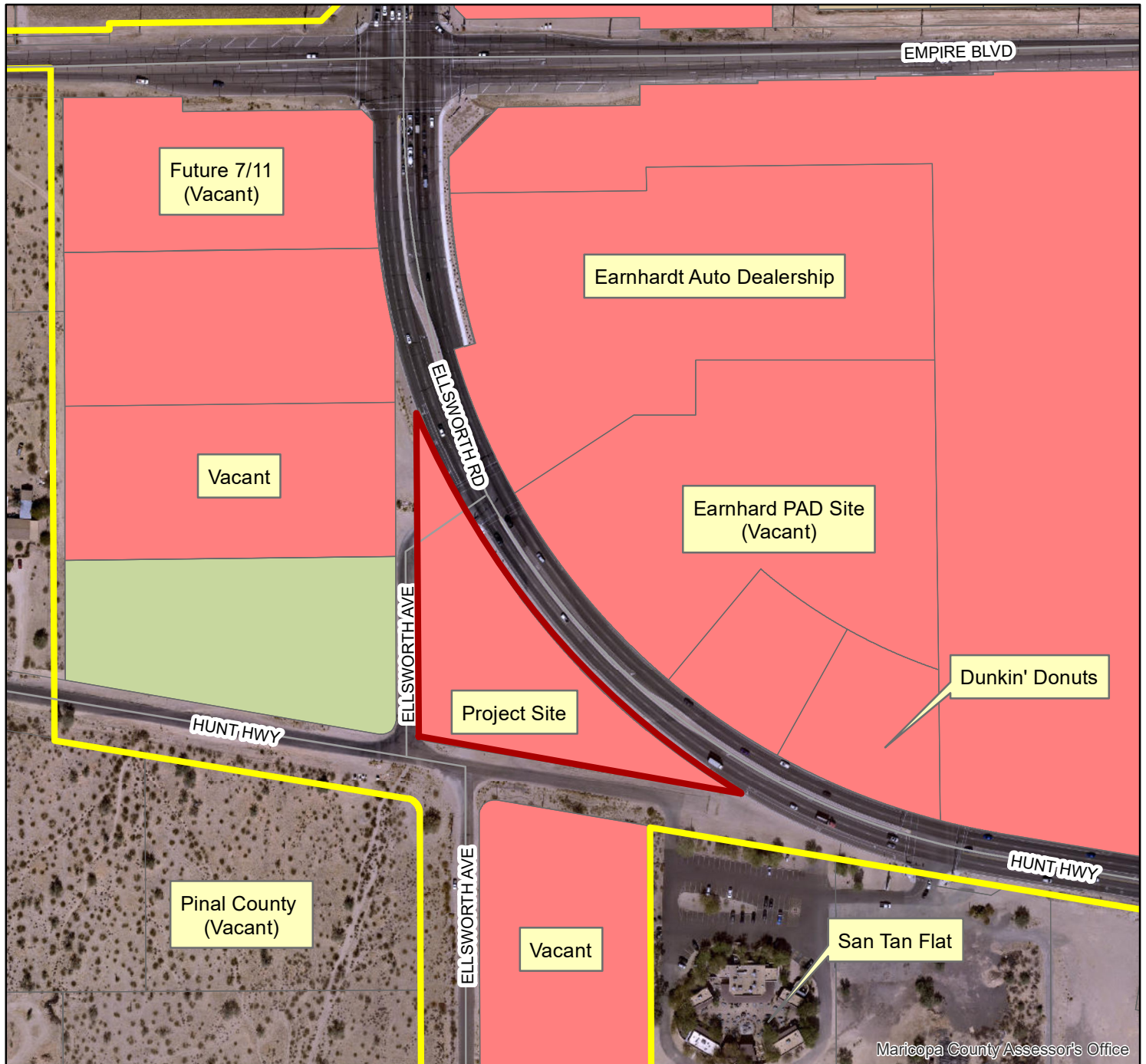




**General Plan Land Use**

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





**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



**COBBLESTONE CAR WASH  
PROJECT NARRATIVE**

September 22<sup>nd</sup> 2022

Town of Queen Creek  
Development Services/Planning Division  
22358 S Ellsworth Rd  
Queen Creek, AZ 85142

RE: **SITE PLAN/DESIGN REVIEW SUBMITTAL**  
**Proposed Cobblestone Auto Spa/Drive-Thru Coffee Development**  
Cobble Hunt Hwy Retail Development @ Ellsworth  
Queen Creek, AZ

Dear Planning Team:

We are very pleased to be submitting Site Plan/Design Review for the proposed Cobblestone Auto Spa Facility & Phase II Coffee Drive-thru Retail to be located at the South-West of Hunt Hwy and Ellsworth. The 2.91 Acre parcel which is Zoned C-2 Commercial and currently is Vacant. The Parcel to the South is zoned Commercial existing San Tan Flat Steakhouse restaurant, 4 Lots to the West, all but 1 being zoned Commercial.

The proposed facility will include proposed 5,359sf Car Wash Building, along with 29 Proposed Vacuum Stanchions/Parking spaces with 2 ADA Covered Spaces. All Vacuum equipment (Motors/VFD) will be housed within Main Building thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development. Car Wash Hours of Operation at 7am to 8pm.

Our Drive-thru Coffee Pad consists of 850sf Kiosk with double drive-thru with 5 proposed parking spaces, one being ADA. Coffee orders occur interactively with Employees at each building side with no Ordering speaker noise to be concerned about. There is no interior or exterior dining/seating. Hours of Operation are from 6am to 7pm

Pad is currently Vacant with existing Access points from Hunt Highway to remain with Ellsworth being Signalized. We are proposing new Curb Cut at Ellsworth and Hunt highway providing east to west connection to each parcel which are designed to have their own independent internal access.

Under C-2, Car Wash Use is an allowed Use, requiring Site Plan/Design Review and CUP Approvals for Car Wash, and Drive-thru being an allowed use without CUP requirement

We are proposing a Modern Theme, with Main Steel Tower component at the center of the car wash tunnel incorporating Glazing providing customer with an open and bright experience in lieu of typical car wash tunnel experience which is dark and “claustrophobic” in nature. Our Tunnel Exit will incorporate a tower element providing some height variation and massing. The balance of the tunnel is comprised of stained CMU block and stucco. The tunnel roof will



## COBBLESTONE CAR WASH PROJECT NARRATIVE

comprise of blue fabric, complementing the awning canopies at vacuum stanchions, as well as further enhancing Customer experience providing Natural Light. We are proposing Quality Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design that will be a highlight to the Queen Creek Community.

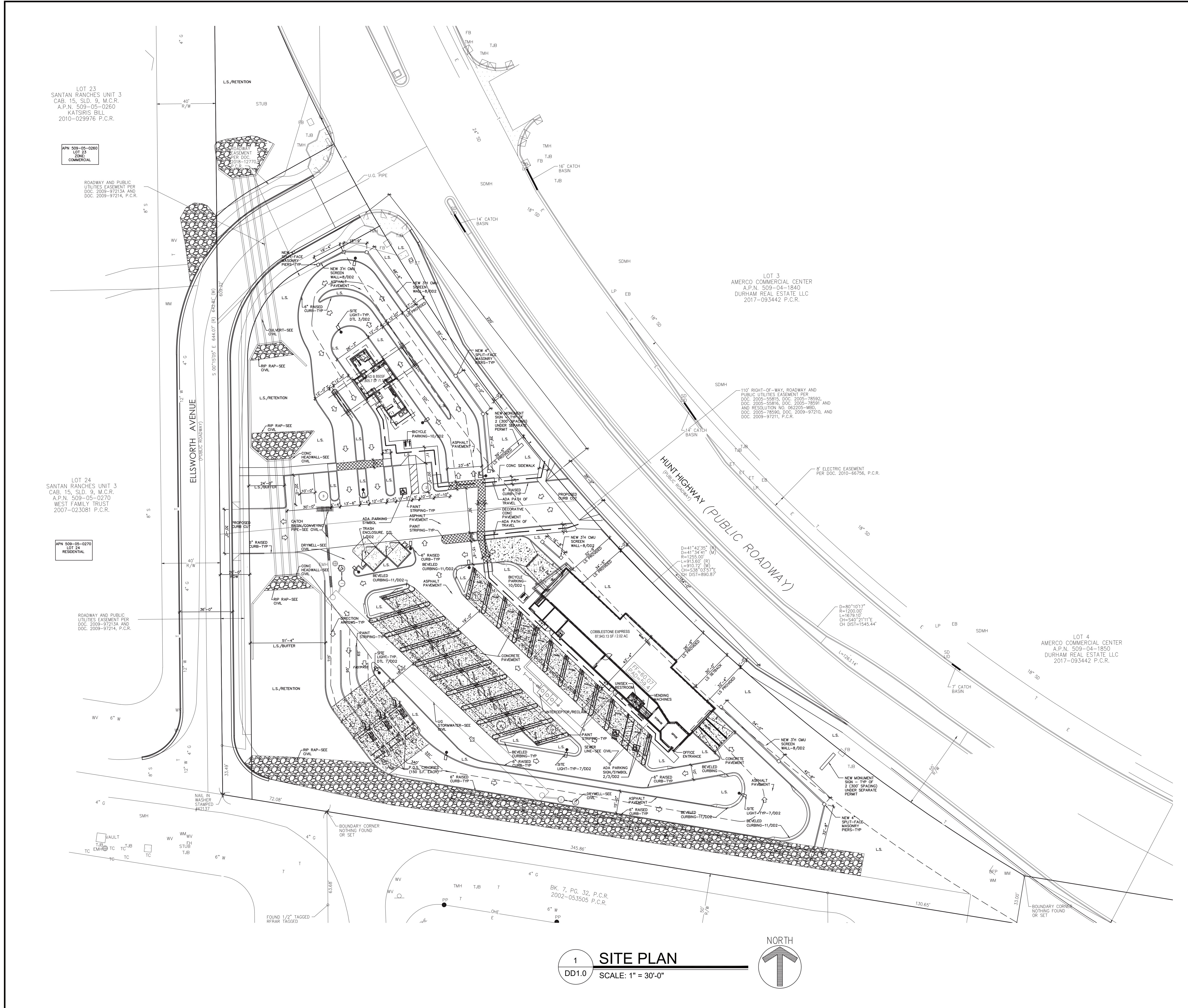
We appreciate the opportunity to be making our formal Site Plan/DR/CUP and we look forward to your feedback and our forthcoming virtual meeting. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias  
President  
2645 N 7<sup>th</sup> Avenue  
Phoenix, AZ 85007  
[jmacias@m3designllc.com](mailto:jmacias@m3designllc.com)



PROJECT DATA	
PROJECT NAME:	COBBLESTONE EXPRESS CARWASH #49 HUNT HWY RETAIL DEVELOPMENT SWC HUNT HWY AND ELLSWORTH AVE QUEEN CREEK, ARIZONA
EXISTING USE:	VACANT
PROPOSED USE:	EXPRESS CAR WASH/GRAVITY COFFEE
OWNER:	COBBLESTONE AUTO SPA 8800 E BAHIA DR SCOTTSDALE, AZ (602) 787-0808 CONTACT: TUCK BETTIN
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480)528-3136 CONTACT: JESSE MACIAS
SITE DATA	
SITE GROSS AREA:	164,141 S.F. / 3.77 AC
SITE NET AREA:	73,500 S.F. / 1.69 AC
COBBLESTONE PARCEL:	53,184 S.F. / 1.22 AC
GRAVITY COFFEE PAD:	5,897 S.F. / 0.13 AC
APN #:	509-04-001H
GENERAL PLAN DESIGNATION:	COMMERCIAL
ZONING:	C-2/PAD
BUILDING FOOTPRINT:	5,897 S.F. COBBLESTONE 850 S.F. GRAVITY COFFEE
BUILDING COVERAGE:	6,747 S.F. / 126,684 S.F. = 5.33%
PARKING CANOPIES:	5,133 S.F.
P.O.S. CANOPIES:	450 S.F.
TOTAL CANOPIES:	5,583 S.F.
BUILDING HEIGHT:	MAXIMUM: 30'-0" PROVIDED: ±30'-0"
LANDSCAPE:	
COBBLESTONE:	32,975 S.F. / 73,500 S.F. = 45%
DRIVE-THRU:	18,625 S.F. / 53,184 S.F. = 35.1%
IMPERVIOUS COVERAGE:	16,541 S.F. / 73,500 S.F. = 22.5%
SETBACKS:	
STREET FRONT (EAST):	REQD: 30' PROVIDED: 30'-0" AVG
REAR (WEST):	30'
SIDE (SOUTH):	5' 5'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	B (BUSINESS)
REQUIRED: COBBLESTONE	
(2) BICYCLE SPACES MIN	
(1) SPACE PER 300 S.F. PER CAR WASH BLDG	18 SPACE
TOTAL S.F.: 5,359 S.F. =	TOTAL REQUIRED: 18 SPACES
REQUIRED: GRAVITY COFFEE	
1 SPACE PER 200 S.F. MIN 4	
TOTAL S.F.: 886 S.F. =	TOTAL REQUIRED: 5 SPACES
PARKING PROVIDED: (COBBLESTONE)	
(4) BICYCLE SPACES	
COVERED PARKING SPACES:	29 SPACES
COVERED ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL PROVIDED:	29 SPACES
PARKING PROVIDED: (GRAVITY COFFEE)	
(4) BICYCLE SPACES	
PARKING SPACES:	4 SPACES
ACCESSIBLE PARKING SPACES:	1 SPACE
TOTAL PROVIDED:	5 SPACES

**PROJECT DESCRIPTION**

NEW EXPRESS CAR WASH FACILITY WITH 5,897 S.F. CAR WASH BUILDING, (29) SELF-SERVE COVERED VACUUM STATIONS, TWO (2) ADA PARKING SPACES AND THREE (3) COVERED PAY STATIONS WITH 850S.F. DRIVE-THRU PAD WITH 5 PARKING SPACES (1 ADA).

**LEGAL DESCRIPTION**

Lot 4 and the Southwest Quarter of the Northwest Quarter of Section 3, and that part of Lot 1, Section 4 lying north of the centerline of Hunt Highway and East of the centerline of Elsworth Avenue, both as shown on the plat of Santan Ranches Unit 3, as recorded in Book 15 of Maps, Page 9, Pinal County Records, Pinal County, Arizona, All in Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Commencing at the Southwest corner of section 34, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, being a brass cap in handhole from which the south quarter corner of said section 34, being a brass cap flush, bears North 89 degrees 20 minutes 21 seconds East, 2,640.95, said point being the Northwest corner of said property described in recording No. 2009-097210;

Thence South 00 degrees 15 minutes 5 seconds East, along the West line of said property described in recording no. 2009-097210 and also being along the centerline of Elsworth Avenue, as shown on the plan of said San Tan Ranches Unit 3, a distance of 531.11 feet to the point of beginning, being on a non-tangent curve to the southeast the center point of which bears North 72 degrees 44 minutes 23 seconds East 1,255 feet distant therefrom;

Thence leaving said centerline and continuing along the Westerly line of said property and along the arc of said curve through a central angle of 41 degrees 42 minutes 35 seconds on arc distance of 913.60 feet to a point that is 33 feet northerly of the centerline of Hunt Highway as shown on said plot of San Tan Ranches Unit 3;

Thence south 80 degrees 26 minutes 19 seconds East, along the now southerly line of said property 855.22 feet to the east line of the southwest quarter of the northwest quarter of said section 3;

Thence south 00 degrees 12 minutes 24 seconds east, leaving said southerly line and along said east line 33.53 feet to the centerline of said Hunt Highway as shown on the plot of said San Tan Ranches Unit 3;

Thence North 80 degrees 26 minutes 19 seconds West, along said centerline 1,411.80 feet to the centerline of said Elsworth Avenue;

Thence North 00 Degrees 15 minutes 05 seconds West, along said centerline 644.07 feet to the point of beginning.

EXCEPT ALL COAL AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT TO SAID LAND

**VICINITY MAP**

**APPROVAL STAMPS**

DATE: 2021-04-20

SCALE: SCALE

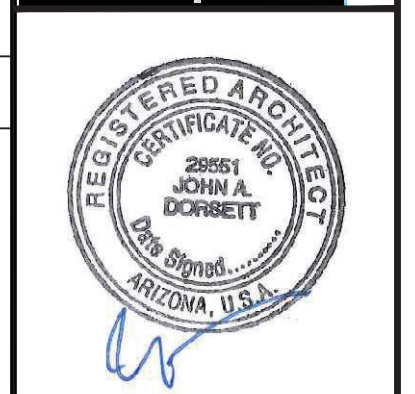
DRAWN BY: JM

PROJECT NUMBER: CBL21001.0

SHEET: DD1

PROJECT #:

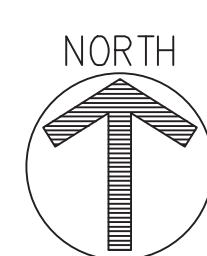
2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



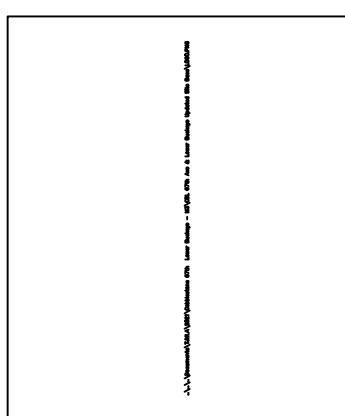
**COBBLESTONE EXPRESS CARWASH #49  
COBBLE HUNT HWY RETAIL DEVELOPMENT  
QUEEN CREEK, ARIZONA**

**SITE PLAN**

1 **SITE PLAN**  
DD1.0 SCALE: 1" = 30'-0"



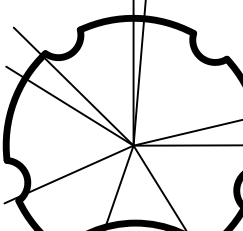
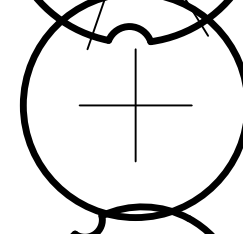
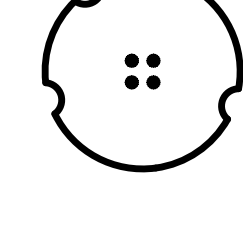
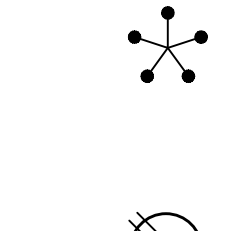
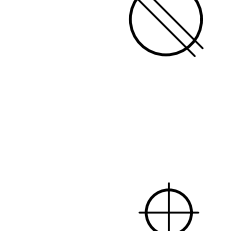
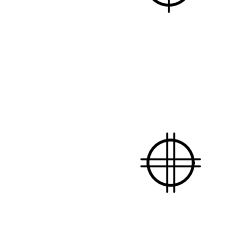
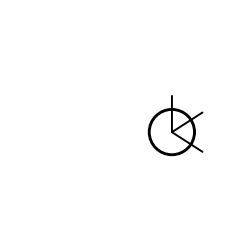
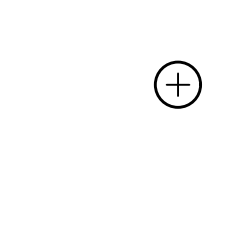
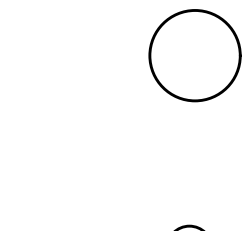
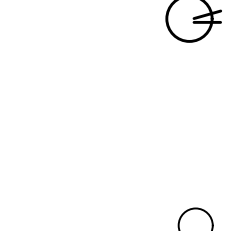
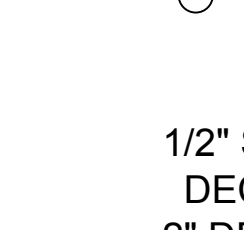

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



**COBBLESTONE EXPRESS CARWASH**  
HUNT HIGHWAY AND ELLSWORTH ROAD  
QUEEN CREEK, ARIZONA

DATE: 10.18.22  
SCALE:  
DRAWN BY: JM  
PROJECT NUMBER: CBL49  
SHEET: La.01  
REV:

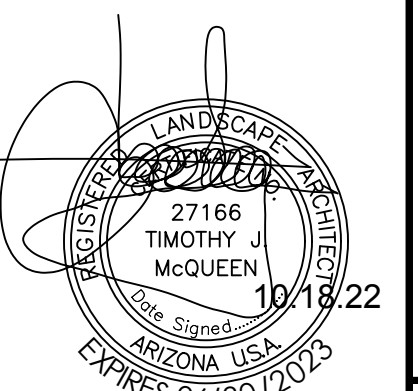
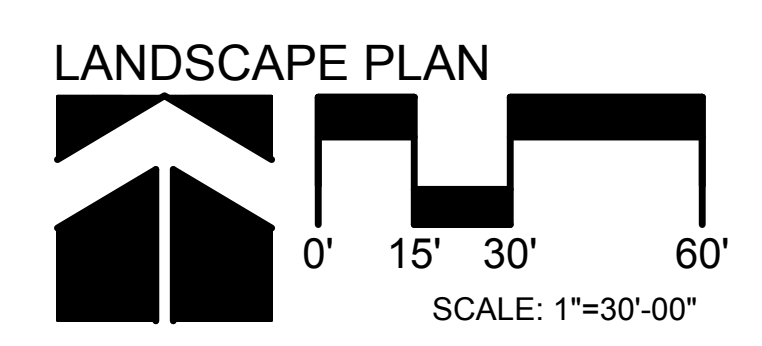
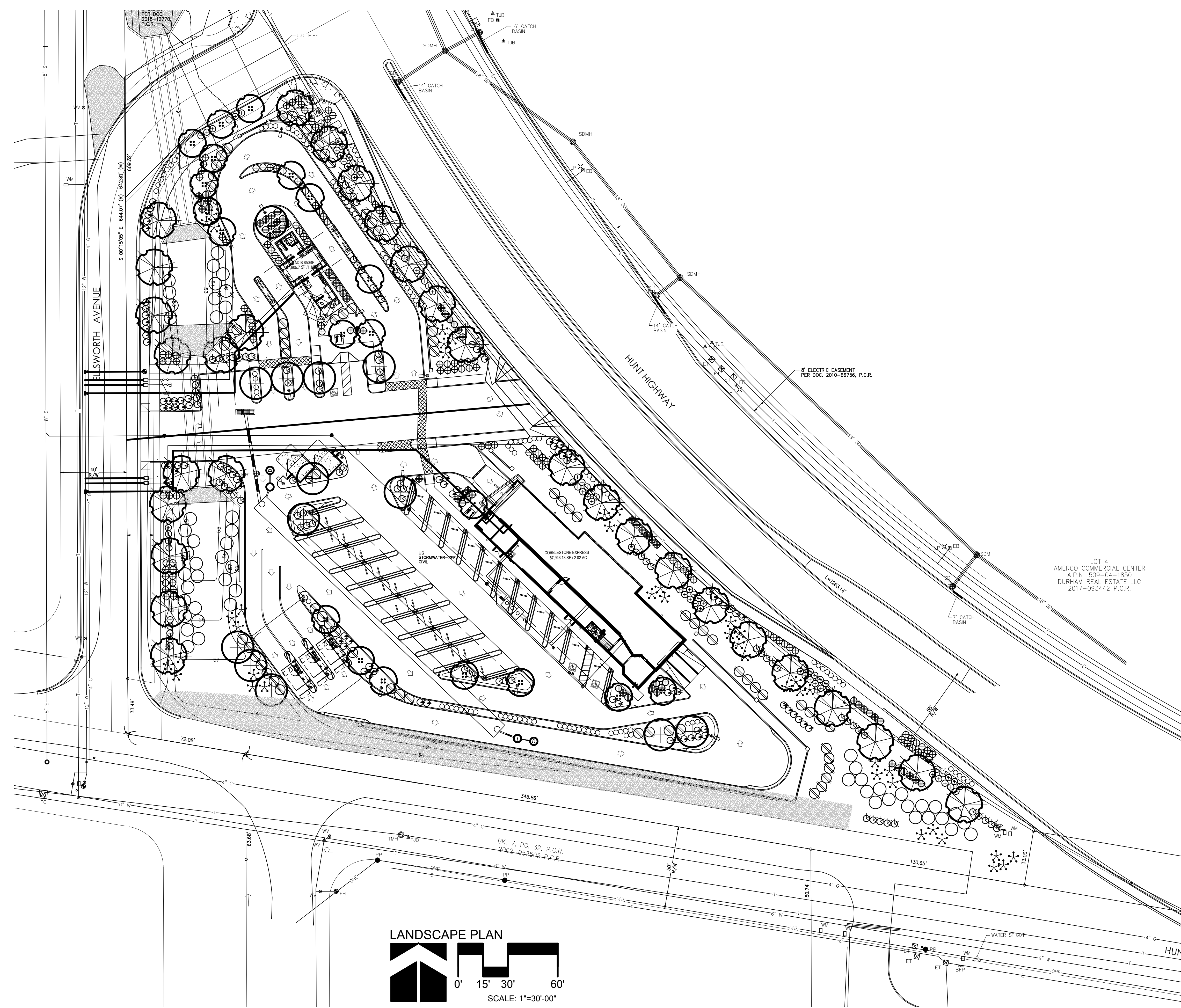
### LANDSCAPE LEGEND

-  PISTACHE 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (30)
-  ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX (13)
-  CAESALPINIA CACALACO  
CASALOTE  
24" BOX (20)
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (42)
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (73)
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (122)
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (67)
-  RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON (85)
-  MUHLENBERGIA RIGENS  
DEER GRASS  
5 GALLON (75)
-  ACACIA REDOLENS  
'DESERT CARPET' tm  
1 GALLON (54)
-  CALLISTOMON 'LITTLE JOHN'  
LITTLE JOHN BOTTLE BRUSH  
5 GALLON (87)
-  CONVIVULUS CNEORUM  
BUSH MORNING GLORY  
1 GALLON (124)

1/2" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

### LANDSCAPE DATA:

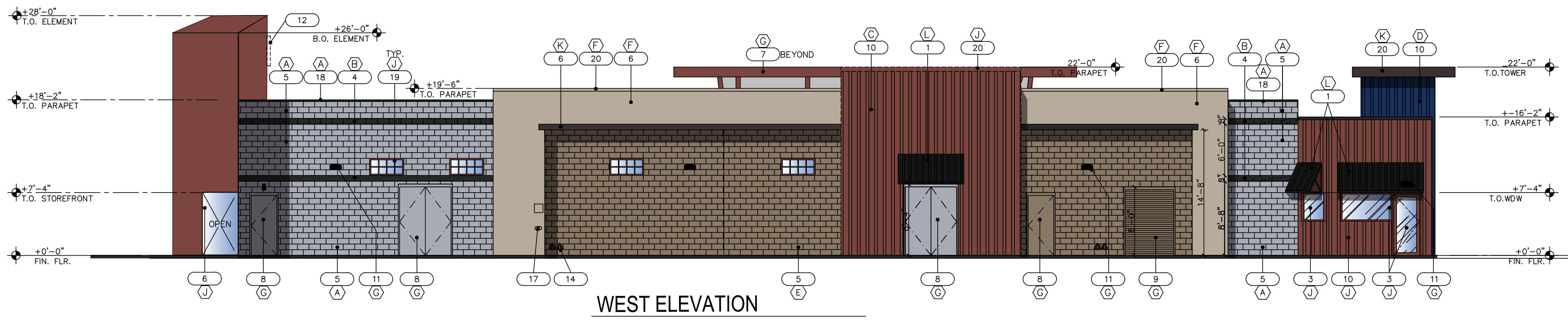
BUILDING AREA: 6,507 SQ.FT.  
 ON-SITE LANDSCAPE AREA: 36,062 SQ.FT. (22%)  
 OFF-SITE LANDSCAPE AREA: 4,892 SQ.FT.  
 NET SITE AREA: 164,141 SQ.FT.  
 REQUIRED LANDSCAPE AREA: 24,621 SQ.FT. (15%)  
 PROVIDED LANDSCAPE AREA: 36,062 SQ.FT. (22%)  
 REQUIRED PLANTINGS: 25 TREES, 260 SHRUBS  
 PROVIDED PLANTINGS: 25 TREES, 278 SHRUBS



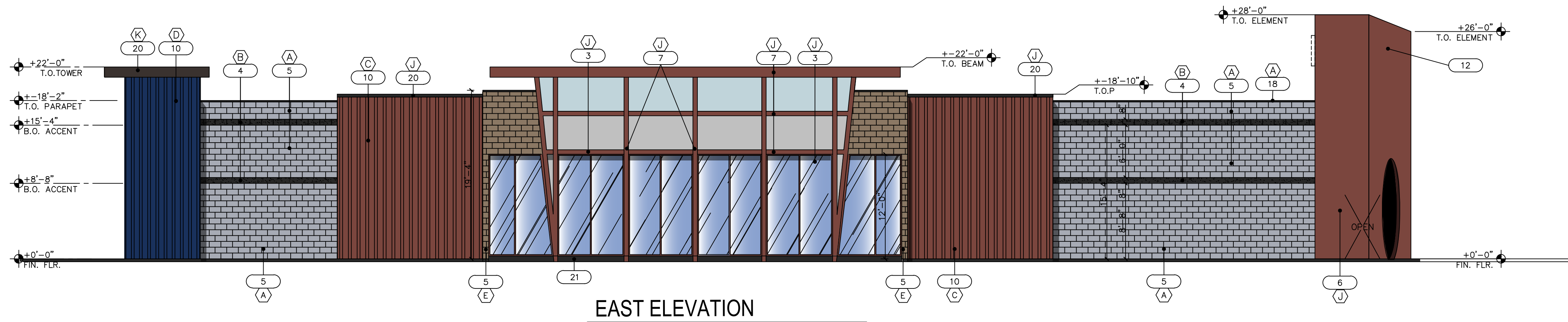
T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING

10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P.(602)265-0320  
 EMAIL: timmccqueen@tjmla.net

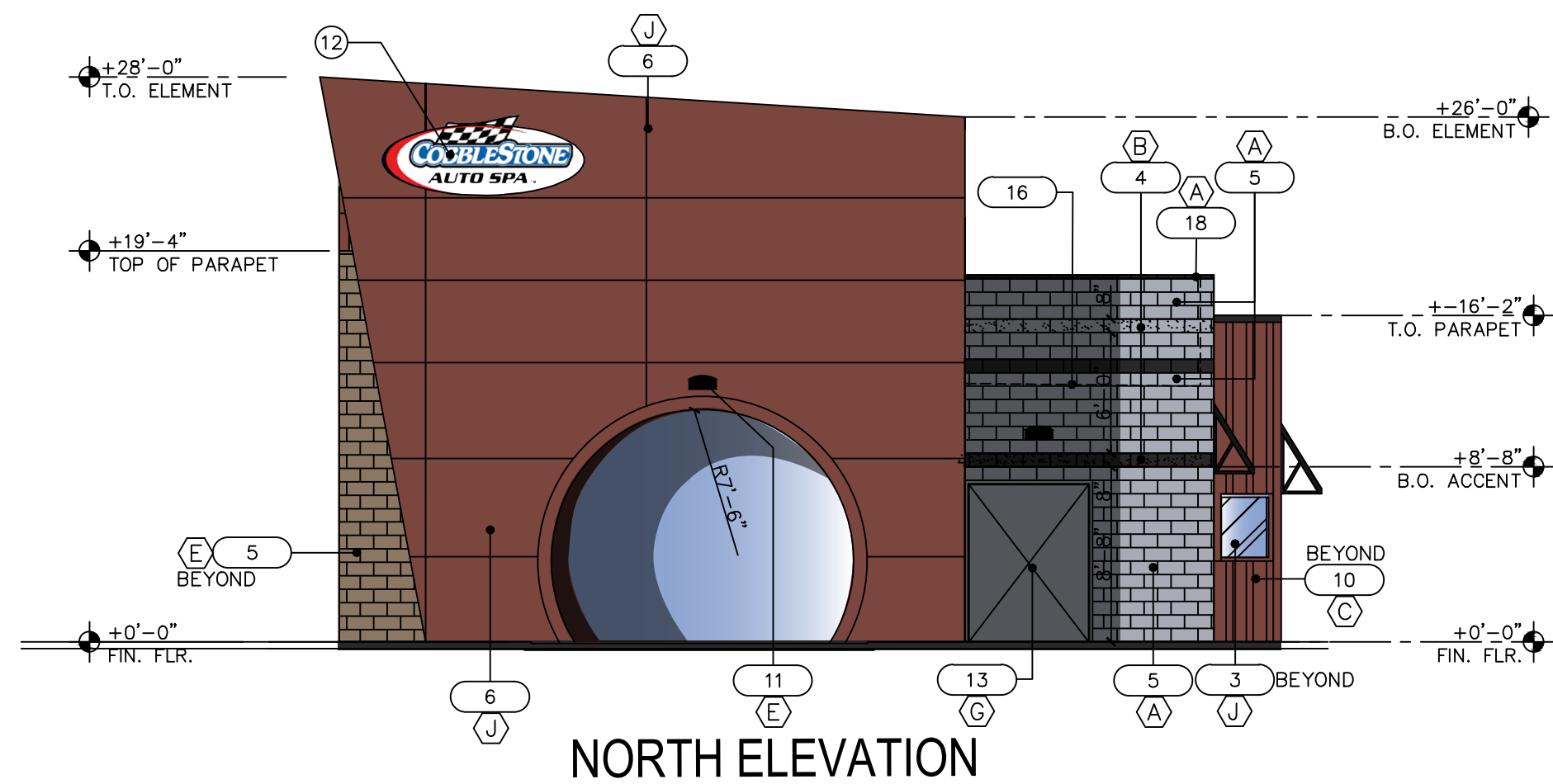




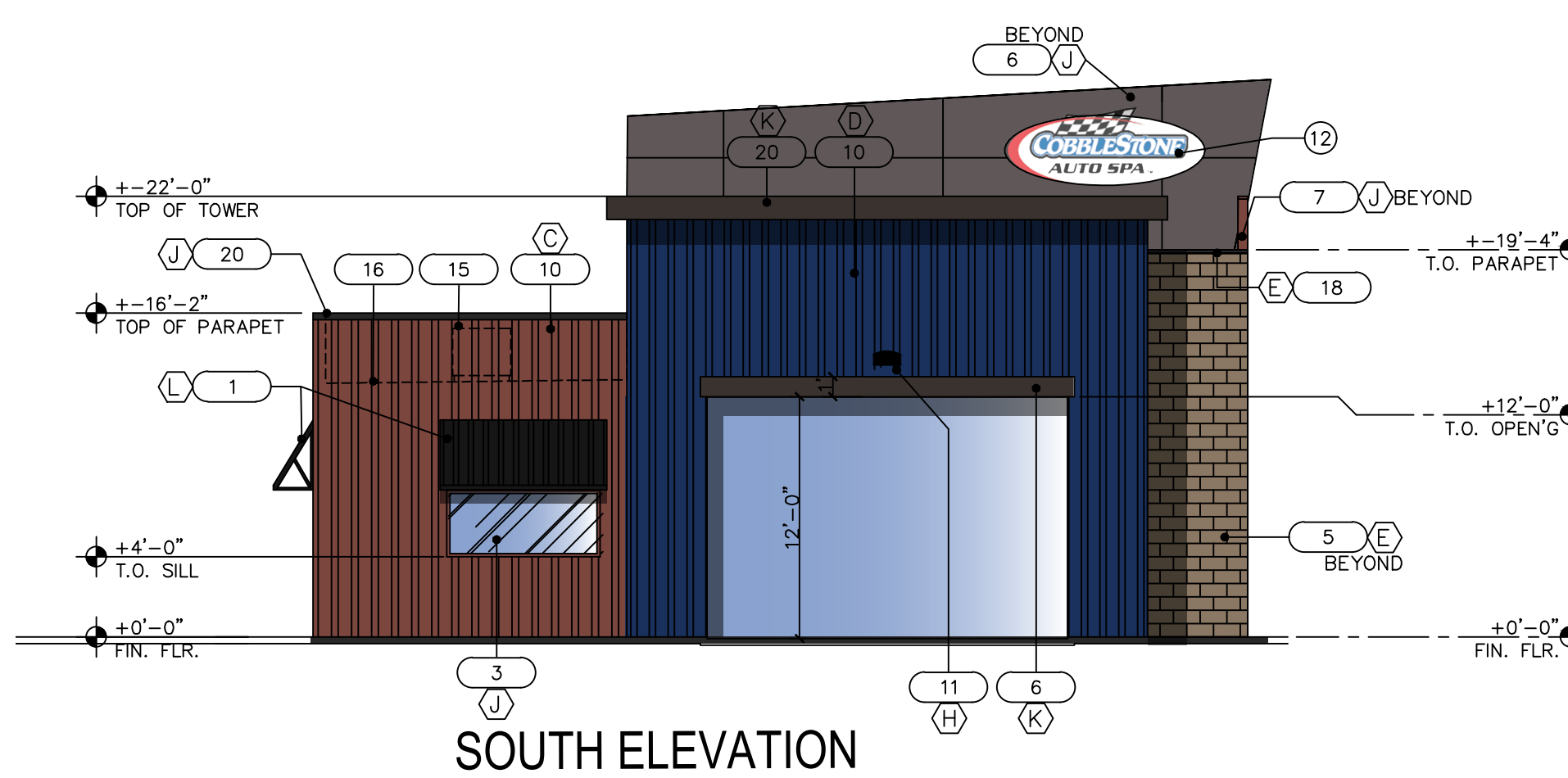
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (HUNT HWY)  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION ELLSWORTH (EXIT)  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (ENTRANCE)  
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 "BLACK" METAL STANDING SEAM/TS FRAME-PAINTED
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
- 5 CMU WALL CONSTRUCTION.
- 6 WESTERN 1-KOTE STUCCO FINISH
- 7 TUBE STEEL STRUCTURAL FRAME.
- 8 HOLLOW METAL DOOR AND FRAME.
- 9 ROLL-UP METAL DOOR.
- 10 METAL WALL PANELS (SEE ELEVATIONS FOR APPLICATION)
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 13 SES CABINET - PROVIDE PAINTED SHEET METAL CLOSURE FROM CABINET TO WALL.
- 14 ROOF DRAIN AND OVERFLOW TO DAYLIGHT 12" A.F.G. PROVIDE BRASS NOZZLE AT DISCHARGE.
- 15 ALL RTU'S TO BE SCREENED BY PARAPET TO TOP OF UNIT.
- 16 LINE OF ROOF BEYOND.
- 17 FIRE DEPARTMENT CONNECTION.
- 18 2x8 SMOOTH FACE CMU CAP BLOCK.
- 19 2"x2" TUBE STEEL FRAME WITH 1"x1" TUBE STEEL PICKETS W/ INSECT SCREEN. PAINT FINISH.
- 20 METAL CAP - PAINTED
- 21 CONCRETE CURB PER STRUCT. DWG'S.
- 22 STUCCO EXPANSION JOINT
- 23 STUCCO ACCENT

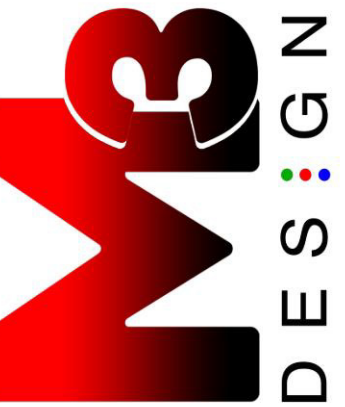
MATERIAL AND COLOR LEGEND

- (A) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH "CHARCOAL".
- (B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH "BLACK MOUNTAIN".
- (C) METAL WALL PANELS WESTERN STATE METALS "RED BARN"
- (D) METAL WALL PANELS WESTERN STATE METALS "BLUE"
- (E) PAINT DUNN EDWARDS BM #HC-76 "DAVENPORT TAN".
- (F) PAINT BM #AC-32 "PISMO DUNES"
- (G) PAINT TO MATCH ADJACENT WALL COLOR.
- (H) METAL WALL PANELS - PAINT SHERWIN WILLIAMS 8122 "BLUE"  
DURATION BRAND EXTERIOR LATEX FLAT - ULTRADEEP BASE  
COLOR CAST FORMULA  
COLORANT OZ 32 64 128  
W1 WHITE 2 33 1 -  
G2 NEW GREEN 10 51 - 1  
L1 BLUE 22 59 1 1  
R4 NEW RED 10 57 1 -
- (J) PAINT SHERWIN WILLIAMS #SW2307 "RED BARN".
- (K) FINISH TO MATCH SHERWIN WILLIAMS #SW6006 "BLACK BEAN"
- (L) STANDING SEAM METAL ROOF/TS FRAME "BLACK"

COLOR LEGEND:

		
"RED BARN" SW2307	STAINED GRAY	COBLESTONE BLUE
		
BLACK BEAN SW6006	BLACK MOUNTAIN	BLACK
		
DAVENPORT TAN BM HC-76	PISMO DUNES' BMAC-32	

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



COBLESTONE EXPRESS CARWASH  
COBLE HUNT HWY RETAIL DEVELOPMENT  
QUEEN CREEK, ARIZONA

COBLESTONE EXTERIOR COLOR ELEVATIONS

DATE: 2022-03-02  
SCALE:  
DRAWN BY: JM  
PROJECT NUMBER: CBL21003.0  
DD3.0  
PROJECT #:



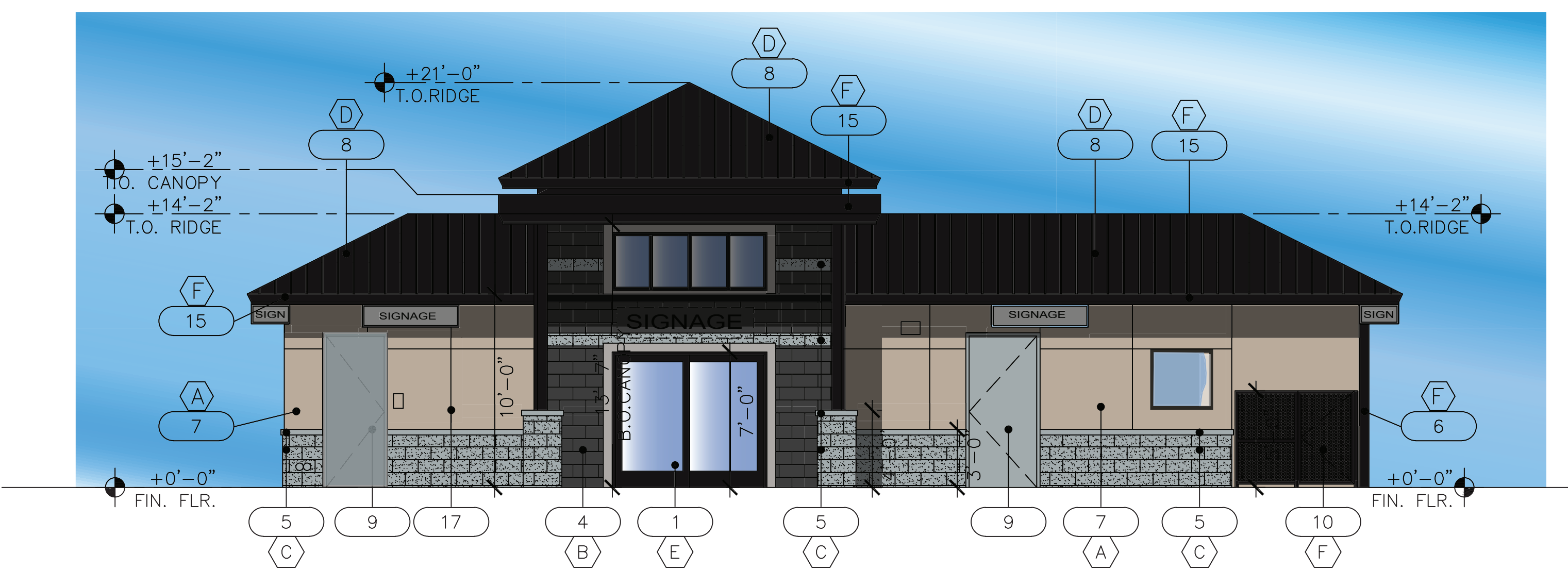
ELEVATION KEY NOTES

- 1 DRIVE-THRU WINDOW - DARK BRONZE FINISH
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 DARK BRONZE STOREFRONT SYSTEM WITH GLAZING.
- 4 SMOOTH MASONRY BLOCK/MASONRY CAP
- 5 SPLIT-FACE MASONRY
- 6 STEEL COLUMN
- 7 WESTERN 1-KOTE STUCCO FINISH
- 8 PAC-CLAD STANDING SEAM METAL ROOF
- 9 HOLLOW METAL DOOR AND FRAME.PAINT TO MATCH ADJACENT WALL
- 10 STEEL SCREEN FRAME AND MESH-PAINTED
- 11 STEEL CANOPY - PAINTED
- 12 STUCCO TRIM-PAINTED
- 13 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 14 SES CABINET
- 15 ROOF FASCIA - PAINTED
- 16 ALL RTU's TO BE SCREENED WITHIN METAL TS/PERFORATED METAL ENCLOSURE - PAINTED
- 17 STUCCO EXPANSION JOINT

MATERIAL AND COLOR LEGEND

- A WESTERN 1-KOTE STUCCO ACRYLIC SYSTEM BENJAMIN MOORE BM#AC-32 "PISMO DUNES"
- B SMOOTH MASONRY WAINSCOT "CHARCOAL"
- C SPLIT-FACE MASONRY "GRAY"
- D PAC-CLAD 16" STANDING SEAM METAL ROOF "BLACK"
- E DARK BRONZE ANODIZED ALUM STOREFRONT WITH SOLARIAN GLAZING 70XL
- F METAL SCREEN/STEEL FRAME/STEEL COLUMN/FASCIA- BLACK FINISH

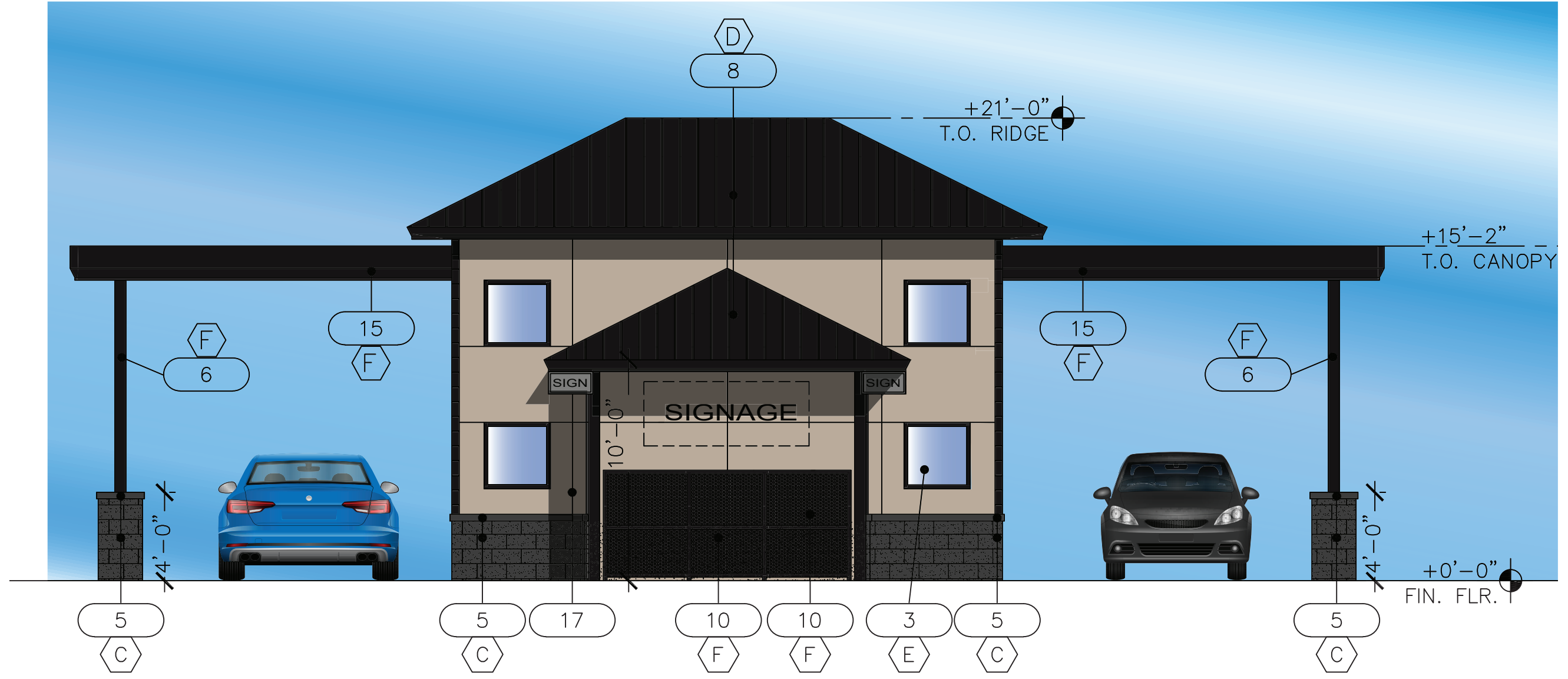
COLOR LEGEND:



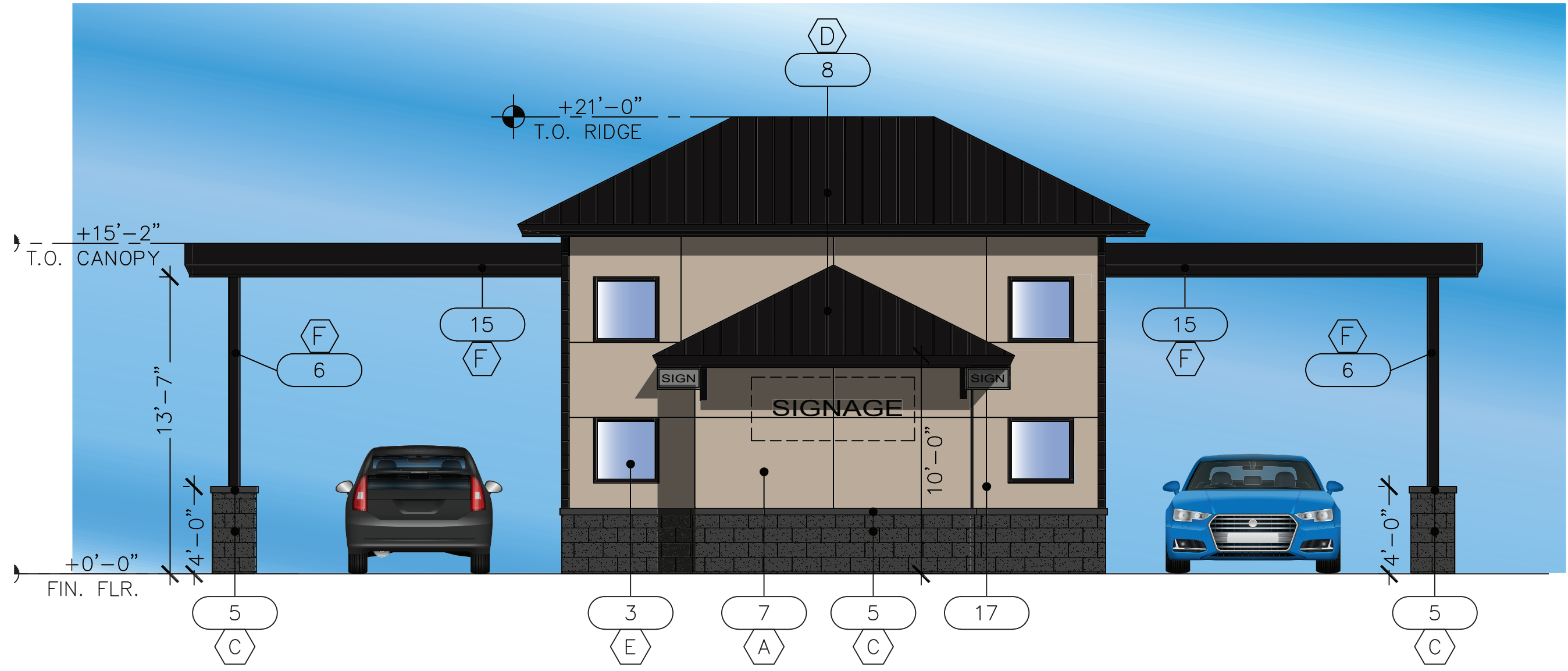
1 WEST ELEVATION (ELLSWORTH)  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION (HUNT HWY)  
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"







CAR WASH

FREE VACUUMS



Cobblestone  
AUTO SPA

FREE VACUUMS

CAR WASH

CLEAN CAR EXIT



COBBLESTONE  
AUTO SPA  
FREE VACUUMS

CAR WASH  
CLEAN CAR EXIT



GRAVITY

DRIVE-THRU







**Cobblestone Carwash and Gravity  
Coffee Site Plan, CUP, and PAD  
(P22-0072, P22-0073, P22-0226)**

**Public Comments Received (as of 4/6/2023):**

**2 total**

**2 in opposition**

**\*Emails begin on next page**



## **Opposition received (2 total):**

Good morning,

I am unable to attend the neighborhood meeting tonight but wanted to submit a few comments.

I've lived out here in San Tan ranches for most of the past 40 years. When Queen Creek Water brought us water, this area of three-acre lots began to see many big expensive homes being built. The view lots here are wonderful.

From my years living here I can testify to the fact that there are flooding issues in the area proposed for rezoning. After every storm Pinal County must clear mounds of sand and gravel from the intersection of old Hunt and Old Ellsworth because of sheet flow and flooding. There is also a dip in the road that floods. Surely you must fix that to direct and retain storm water before adding business and more traffic.

I have no objections to the rezoning if the following conditions are met:

- storm water plans and improvements are made for the roads
- safe access to our subdivision remains
- no glaring lights to further damage nighttime views (U Haul is far too bright and sits right in the way of pretty nighttime views)
- no noise aimed to the south. This is a big natural amphitheater and sound really travels. Blower motors from car washes are very loud. Aim them toward traffic, not our homes. Same with any speakers for any drive through

Sincerely,

Cynthia Seelhammer  
34476 N Valley View Rd

---

Subject: RE: Project #P22-0072 and P22-0063 Cobblestone Carwash & Gravity Coffee

As a twenty plus year resident of Queen Creek area, I am writing to object to the above proposed Project being placed in our SanTan Foothills location. With million-dollar homes being built in this area, I seriously doubt that the owners wish to look at or listen to a high-powered dryer fan or deal with additional traffic.

The area under question is part of the J-Curve island, and is a prime location for a business, but it is also a Very Busy Traffic area. In addition, there is a flooding problem during heavy storms with water flowing northward down Ellsworth from the hills, and creating further traffic problems for ingress and egress to our area. Adding a business that encourages more vehicles will not be helpful.

The Speedway Gas Station application [P20-0141 and P20-0143] was approved for the Southwest corner of Empire and Ellsworth a year ago. When I inquired in February of this year about when this was to be started, I was told that it is on hold for now. However, now should both the Speedway and the Cobblestone projects be built, there will be two(2) very busy, large and noisy automotive businesses --

along with Rodeo Dodge facility -- in roughly a two-mile radius of the very busy Empire/ Ellsworth intersection. The traffic is already a mess at that intersection. I cannot imagine enjoying driving a clean, beautifully detailed vehicle onto a four+ lane curve with Santan Flats, Dunkin Donuts and U-Haul businesses and three traffic lights to negotiate. We also have plenty of Carwashes along Ellsworth Road from Pecos southbound into SanTan Valley at Thompson and Hunt. etc. Why add another one????

The Water and Ice facility at this J-Curve location was a needed, busy and important source for water for residents and the multitude of construction workers, landscapers and others for years. It may not have provided the revenue that Cobblestone will, but it certainly was not noisy.

Thank you for your consideration of my Objections to: Project #P22-0072 and P22-0063 Cobblestone Carwash & Gravity Coffee

Cheryl Davison  
6810 W. Hunt Highway  
Queen Creek, AZ 85142

**END OF EMAILS**