



TOWN OF
QUEEN CREEK
ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, MALLORY RESS, PLANNER I

RE: PUBLIC HEARING AND POSSIBLE ACTION ON CASES P23-0081 MAGMA PAD REZONE, AND P23-0131 MAGMA SITE PLAN, A REQUEST TO REZONE APPROX. 0.5 ACRES FROM R1-43 TO DC PAD TO ALLOW FOR THE REUSE AND MODIFICATION OF THE EXISTING BUILDING FOR A RESTAURANT/RETAIL USE WITH ASSOCIATED SITE IMPROVEMENTS.

DATE: January 10, 2024

Suggested Action:

Move to recommend approval of Cases P23-0081 Magma PAD Rezone and P23-0131 Magma Site Plan, subject to the Conditions of Approval outlined in this report.

Introduction / Summary:

This proposal consists of a request to rezone approximately 0.5 acres from R1-43 (Rural Estate District) to DC (Downtown Core) PAD to allow for the reuse and modification of the existing building for a restaurant/retail use with associated site improvements.

History:

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent R1-43 zoning district.

Project Information:

Project Name: Magma PAD Rezone and Site Plan
 Site Location: SWC of Ocotillo Road and 209th Way
 Current Zoning: R1-43
 Proposed Zoning: DC PAD
 General Plan Designation: Urban
 Surrounding Zoning Designations:
 North- MDR (Encantada Apartments)
 South- MDR (Town Center Apartments)
 East- MDR (Ocotillo Landing)
 West- R1-43 (Church)

Gross Acreage: 0.63 acres
 Net Acreage: 0.58 acres
 Total Building Area: 8,293 sq.ft.
 Parking Spaces:
 Required- 57
 Proposed- 18

Landscape/Open Space Acreage:
 Required- 3,333 sq.ft. (15%)

Discussion:

This proposal consists of a request to rezone approximately 0.5 acres from R1-43 (Rural Estate District) to DC (Downtown Core) PAD to allow for the reuse and modification of the existing building for a restaurant and four (4) retail shops consistent with the uses allowed in the DC zoning district. The current user of the site is Magma Engineering, a machine shop which has been in existence prior to the Town’s incorporation. The current use, while not permitted in the R1-43 zoning district, is a legal non-conforming use and may continue to operate so long as the machine shop does not cease to operate for a period of twelve (12) consecutive months.

The General Plan designation for the property is Urban. The proposed DC zoning district is an appropriate zoning district for the Urban land use category. Additionally, the proposed restaurant and commercial retail space is consistent with the land use character permitted in the Urban designation.

The property is also located in the Town Center planning area and is designated as commercial under the plan. The Town Center Plan further refines the goals of the General Plan providing clear direction and guidance for this specific geographic area of Queen Creek. The proposed development is consistent with the recommendations implemented under the Town Center Plan.

The reuse of the existing building utilizes much of its existing footprint and enhances the overall building design by applying new body materials and repainting all exterior components of the building. At the front face of the building there is currently a parapet that is a corrugated metal billboard and this project will provide a contemporary stucco wrapped enhanced parapet that is consistent with commercial development in the immediate vicinity. Additionally, the applicant is proposing a 13-foot deep standing seam metal covered patio for outdoor dining at the north elevation and a smaller standing seam metal awning, covering the pedestrian walkway, along the east elevation. The project will also bring the site closer to conformance with the Town’s commercial landscaping requirements.

Site Plan

The site plan consists of one (1) existing single-story building divided into a 2,474 sq.ft. restaurant and 5,819 sq.ft. of retail space for four (4) suites, totaling 8,293 sq.ft. of building area. The proposed restaurant user will be Mesquite Fresh Street Mex. The retail uses are not known at this time, however, these uses will be consistent with commercial uses permitted in the DC zoning district. The development will be accessed by a single right-in/right-out only driveway along Ocotillo Road at the northeastern quarter of the site. As part of the reconfiguration of the site, a second existing western driveway will be eliminated as it was determined by staff during the planning process that the eastern driveway allows for safer and more efficient movements for vehicles entering/exiting the site. The proposed development meets the dimensional standards, including building setbacks and lot coverage allowances, for the DC zoning district, however, the applicant is seeking deviations related to landscaping and parking requirements. As part of the project, the applicant is proposing to remove a portion of the building to accommodate additional on-site parking but is still unable to comply with the strict application of parking requirements per code. A deviation is requested as described below.

Deviations

The first deviation requested is for reduced landscape buffer setbacks. With the exception of the removal of a covered patio at the east side of the building to allow for additional parking, the building footprint is not proposed to change. Given the existing footprint, the removal of the existing covered patio, and the proposed front covered dining patio, the building setbacks from the right-of-way are as follows:

- North (front) – 41 ft. (existing building) 6 ft. (new patio roof)
- East (side) – 60 ft.
- West (side) – 9 ft.
- South (rear) – 8 ft.

Although the building location meets the required building setbacks, due to site constraints including the existing building location, the landscape buffer setbacks cannot be met. Below are the required and proposed landscape buffer setbacks.

	Required (feet)	Proposed (feet)
North (front) –	30	0
East (side) –	10	5
West (side) –	15	9
South (rear) –	10	7

The requested deviation along the north side is to accommodate the proposed outdoor covered dining patio and the buffer setback is measured from the canopy’s edge. The covered patio enhances the building entrance, providing for an activated space and helps the project meet required Downtown Core Design Standards related to the building entry. Additionally, although a zero (0) foot onsite landscape buffer is proposed, the applicant is providing 28 feet of landscaping from back of sidewalk to the dining patio within the right-of-way. This landscaping creates an inviting entry to the site and includes accent uplighting, pedestrian scale lighting, accent shrubs and street trees. A Condition of Approval has been included to ensure that maintenance and installation of these site improvements are the responsibility of the property owner.

The remainder of the landscape buffer deviations, rear and sides, are requested due to the existing footprint of the building and the need to accommodate parking. Currently the building does not meet the required buffer setbacks for the DC Zoning District. The requested deviation from the required landscape buffer setback at the west side of the site is six (6) ft. due to the R1-43 zoning designation of the property west of the site. However, the property to the west is currently used as a church and is considered a commercial use. Given the commercial nature of the adjacent property, a zero (0) ft. landscape buffer is considerable.

The requested deviation at the east side of the site is five (5) ft. If the applicant were to provide the required ten (10) foot landscape buffer, an entire row of proposed parking would no longer be feasible. The property to the east of the subject site is zoned MDR and is owned by the neighboring Town Center Apartments, however, the property is utilized as a retention basin with a dog park for use by the apartment residents. Given the non-residential nature of the specific use on the adjacent property and the existing site conditions, the reduced setback may be considered. Additionally, a three (3) foot deviation is requested as the south property line. The closest apartment building is located approximately thirty (30) feet from the shared property line, and this thirty (30) foot buffer is comprised of a passive walking path and landscaped area. Most importantly the church to the west and the apartments to the east and south of the subject site were constructed after Magma Engineering. Therefore, the adjacent users accepted the location of the existing building and staff is not aware of any active complaints or issues raised by residents concerning the Magma site.

Given the above analysis, staff is in support of each of the requested landscape buffer deviations.

The second requested deviation is for reduced on-site parking. Although the applicant has chosen to remove a portion of the existing building to accommodate additional parking, the site is still under parked. Given the future restaurant and retail uses, a total of 57 parking spaces are required where 18 spaces are provided. The reuse of the site for a commercial use, rather than the existing manufacturing use, requires a significant increase in parking prescribed under the Zoning Ordinance. To address the parking deviation, the future property owner is in discussions with the adjacent church to the west to obtain a shared parking agreement. Additionally, as this property is located at the fringes of the downtown area, street parking and public parking lots are available nearby. For example, the library parking lot is located just over a quarter mile from the subject site. In the near future the Town also seeks to provide additional public parking as Queen Creek’s downtown continues to develop. Given the ability to obtain shared parking with the adjacent church and the proximity of the site to downtown, staff is in support of the requested parking deviation.

Design Standards

This project proposes a reuse of the site that demonstrates compliance with the following site design concepts within the Town's Design Standards Manual:

Site Design Concepts:

Shade and Gathering Places – The Applicant is providing enhanced building canopies to assist with shading walkways adjacent to the building. The east elevation will have a standing seam metal canopy that runs the length of the building, covering the pedestrian walkway, and is supported by decorative columns with brick veneer wainscot. Additionally, the restaurant, with its primary entrance along Ocotillo Road, will have an enhanced 13-foot deep standing seam metal canopy for outdoor dining.

Parking Lots – The redesign of the site includes moving the parking lot from the front (north side) of the property to the east side of the property and properly screening the parking stalls with an existing 6-foot high block wall and a new complementary 3-foot high parking screen wall where needed. The Downtown Core Design Standards specifically require parking lots to be located behind the front building façade when adjacent to primary streets. By meeting this requirement, the applicant has created an area that can be landscaped to enhance the pedestrian feel and entry to the site.

Lighting – The Applicant has proposed pedestrian scale lighting at the posts that support the outdoor dining patio's canopy, as well as the covered walkway's posts. Accent path lighting is also proposed along the sidewalk internal to the site that connects to the existing 6-foot sidewalk within the right-of-way. Additionally, accent uplighting is proposed at the four (4) future street trees. The use of lighting, as demonstrated by this project, is required under the Design Standards for the Downtown Core to increase site safety as well as highlight landscaping or architectural features.

Building Design:

The Applicant has proposed a reuse of the existing building that meets the Town's Design Standards by providing a site that focuses on pedestrian oriented design with an architecturally pleasing building façade. In keeping with the architectural character of the immediate vicinity and the requirements of the Downtown Core Design Standards the applicant has incorporated specific design elements including the following:

- Enhanced raised stucco parapet at the building entry
- Standing seam metal roofs
- Brick accent details and columns
- Brick veneer at the building and canopy posts
- Pedestrian scale sconces mounted to posts
- Outdoor dining patio
- Display windows along the north and east elevations

Public Participation:

As required by the Zoning Ordinance, the Applicant held a neighborhood meeting on December 4, 2023 with notice sent to property owners within 900 feet of the property. One (1) resident was in attendance. The Applicant presented the project. The resident, showing support for the project, asked whether users are known for the available suites. The Applicant indicated that the users are not currently known but will comply with the allowed uses under the DC zoning district.

At the time of the writing of this report, Staff is unaware of any opposition to the proposal.

Analysis:

General Plan: The General Plan designation for the subject site is Urban. The proposed DC zoning district is an appropriate zoning district for the Urban land use category. Additionally, the proposed restaurant and commercial retail space is consistent with the land use character permitted in the Urban category. The rezoning request is in conformance with the General Plan.

Zoning Review: The request to rezone the approximate 0.5 acre parcel to DC PAD is consistent with the General Plan Urban designation and with the Town Center Plan Commercial designation. With the exception of the requested deviations for landscape buffer setbacks and parking reductions as discussed above, the development of the parcel will be consistent with the Zoning Ordinance and Design Standards. Additionally the applicant has amended the allowed height to conform with the existing site conditions and proposed site improvements, all as depicted in the attached Conditions of Approval. The height allowance is more restrictive than the requirement under the Zoning Ordinance. Staff is in support of the rezoning.

Adequate Public Facilities: In accordance with Section 5.1, Adequate Public Facilities, 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. The Town of Queen Creek will be the potable water and waste water service provider for the property.

Parking: The applicant has requested a parking deviation, as the reuse of the property for a commercial use requires significantly more parking than required by the current manufacturing use. The project proposes to remove a portion of the building to accommodate additional parking and the applicant has reoriented the parking so that it is primarily behind the front face of the building, in compliance with the Downtown Core Design Standards. Additionally the applicant is working on obtaining a shared parking agreement with the adjacent church. Staff is in support of the requested parking reduction.

Building Elevations Review: The proposed building elevations for the development are in compliance with the Town Zoning Ordinance and Design Standards and provide architectural theming consistent with properties in the immediate vicinity. Building materials include standing seam metal roofs, an enhanced stucco parapet over the main building entry, brick accent details and display windows are proposed.

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 both Engineering, Utilities and Transportation requirements for this project.

Landscape and Wall Plan Review: A total of 24% landscape/open space, including landscaping within the right-of-way, is provided (5,330 sq.ft.) where 15% is required (3,333 sq.ft.). The applicant’s proposed reconfiguration of the parking area allows for the installation of an approximately 28-foot wide landscaped area adjacent to Ocotillo Road. Within this landscape frontage, the applicant is proposing Mulga Acacia trees, accent agaves, red birds of paradise, accent grasses and uplighting. The new parking area will be screened by an existing 6-foot high wall with a new complementary 3-foot high wall where needed.

Signage: All future signage will be required to comply with the Town’s Zoning Ordinance. A separate building permit review and approval is required for all signage.

Conditions of Approval:

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance and Town Code applicable to this case.
2. The following development standards shall apply to this project:

DC Zoning	Code	Proposed
Maximum Lot Coverage:	100%	40%
Minimum Open Space:	15%	15%
Maximum Building Height:	55 ft.	30 ft.
<u>Minimum Landscape Setbacks:</u>		
Front (north)	30 ft.	0 ft.
Side (east)	10 ft.	5 ft.

Side (west)	15 ft.	9 ft.
Rear (south)	10 ft.	7 ft.
Minimum Parking Spaces:	57	18

3. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be fully screened and painted to match the main color of the building or to blend in with adjacent landscaping.
4. The applicant shall continue to work to secure additional parking, where feasible, including the adjacent church property.
5. Prior to the issuance of a building permit, the applicant must submit and obtain approval for a final design of channelization for the right-in/right-out movement at the driveway access. This design shall include either a raised physical barrier or a combination of pavement markings and signage, as per the established traffic management standards.
6. The applicant/owner is responsible for installing and maintaining all landscaping within the public right-of-way including all median landscaping within the arterial, collector, and local roads, if applicable.
7. Applicant/owner shall obtain a Temporary Construction Easement (TCE) from the Town for the installation of any landscaping within the public right-of-way.
8. Applicant/owner shall obtain an easement, if necessary, from the Town for the installation and maintenance of any parking within the public right-of-way along the northern boundary.
9. Applicant/owner shall maintain the existing drainage flow/swale in the public right-of-way at the northern section of the site.
10. All bicycle parking spaces and site walls shall be on-site and outside of the right-of-way.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Existing Zoning Exhibit.pdf](#)
4. [Proposed Zoning Exhibit.pdf](#)
5. [Project Narrative.pdf](#)
6. [Site Plan.pdf](#)
7. [Landscape Plan.pdf](#)
8. [Building Elevations.pdf](#)
9. [Neighborhood Meeting Summary.pdf](#)

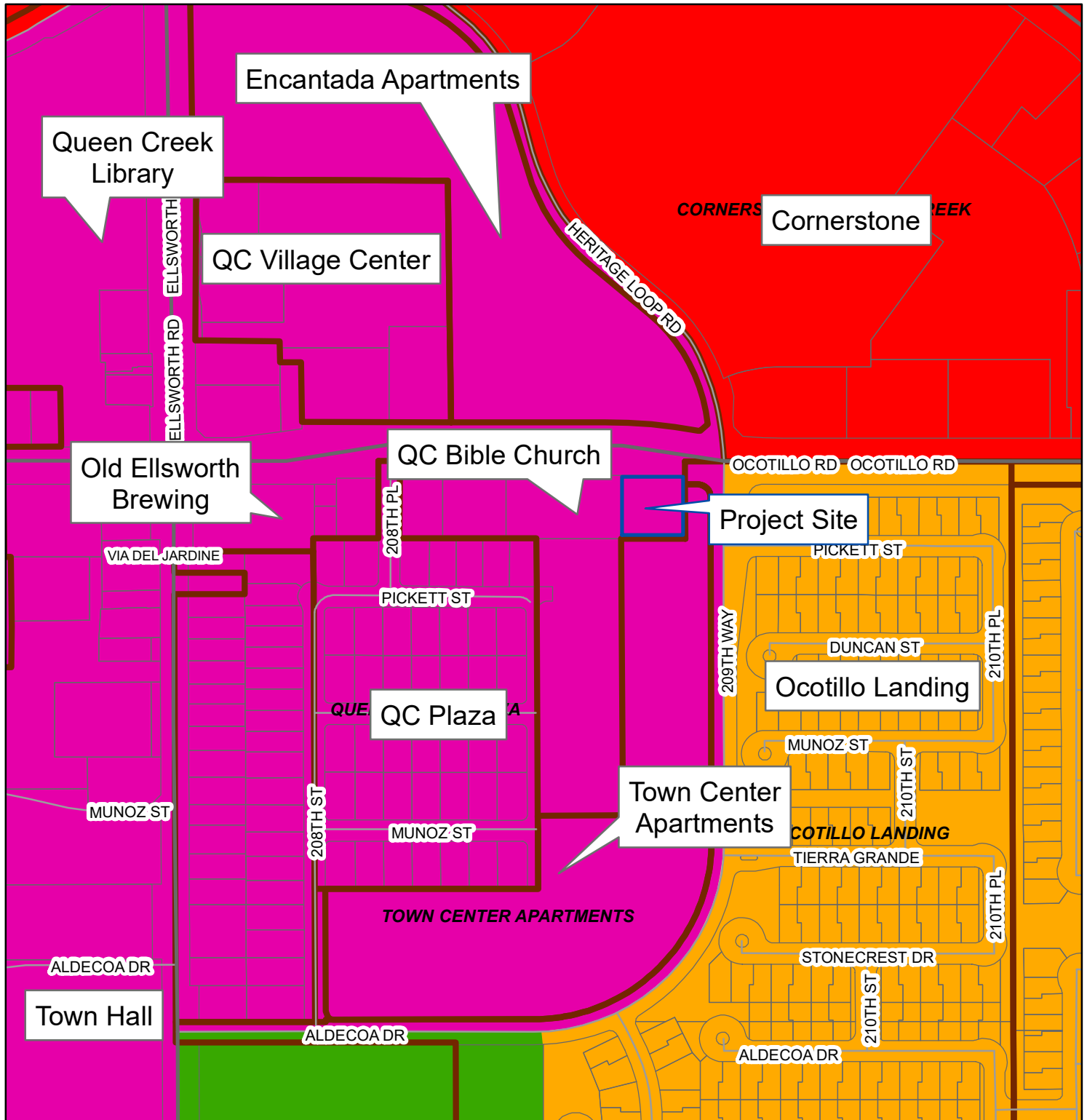
AERIAL MAP

Project Name: Magma PAD Rezone and Site Plan
Case Numbers: P23-0081 & P23-0131
Hearing Dates: January 10, 2024 (Planning Commission)
February 21, 2024 (Town Council)



GENERAL PLAN MAP

Project Name: Magma PAD Rezone and Site Plan
Case Numbers: P23-0081 & P23-0131
Hearing Dates: January 10, 2024 (Planning Commission)
 February 21, 2024 (Town Council)

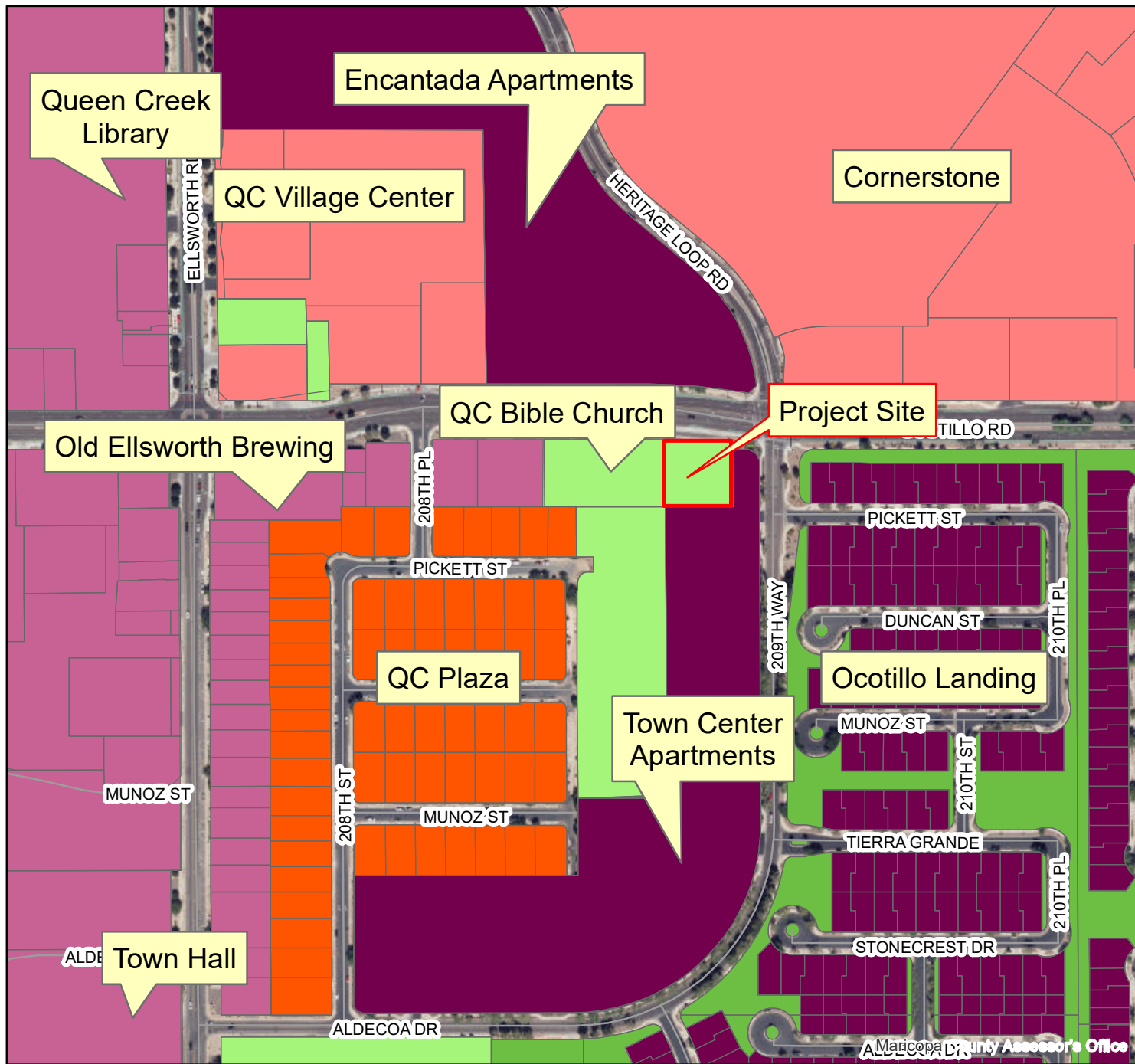


General Plan Land Use

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

EXISTING ZONING MAP

Project Name: Magma PAD Rezone and Site Plan
Case Numbers: P23-0081 & P23-0131
Hearing Date: January 10, 2024 (Planning Commission)
 February 21, 2024 (Town Council)

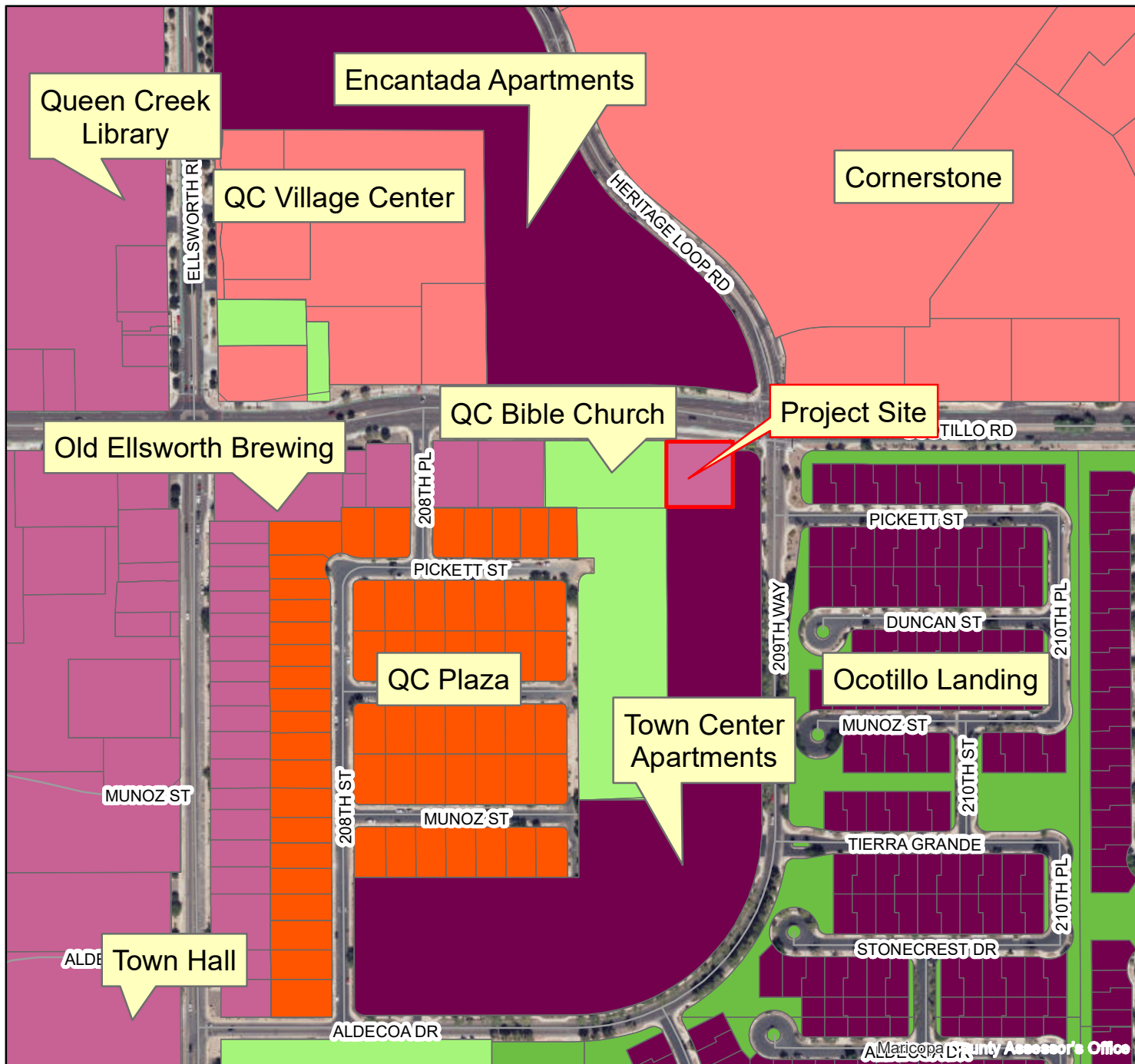


Zoning Districts



























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

PROPOSED ZONING MAP

Project Name: Magma PAD Rezone and Site Plan
Case Numbers: P23-0081 & P23-0131
Hearing Date: January 10, 2024 (Planning Commission)
 February 21, 2024 (Town Council)



Zoning Districts

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

PAD Rezoning / Site Plan Narrative

For

Magma Engineering

20955 E. Ocotillo Road - Queen Creek

Case: P23-0081

Submitted on Behalf of:
Eric L Clausen Family Trust
20955 E, Ocotillo Rd.
Queen Creek, AZ 85142

Submitted to:
TOWN of QUEEN CREEK
22358 S. Ellsworth Rd.
Queen Creek, AZ 85142

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

Prepared: December 2023

Purpose of Request:

This narrative accompanies a request to rezone an approximate 0.5 acre parcel (APN 304-65-001C) located at the southwest corner of Ocotillo Road and S. 209th Way in downtown Queen Creek. The subject property is currently zoned R1-43 (Residential) and is proposed to be rezoned to DC (Downtown Core) with a Planned Area Development (PAD) overlay. In addition, a Site Plan application has been filed and represents the current buyer’s vision and plans for the property which is to re-purpose it as a restaurant and retail use(s).

Resgional Context Aerial



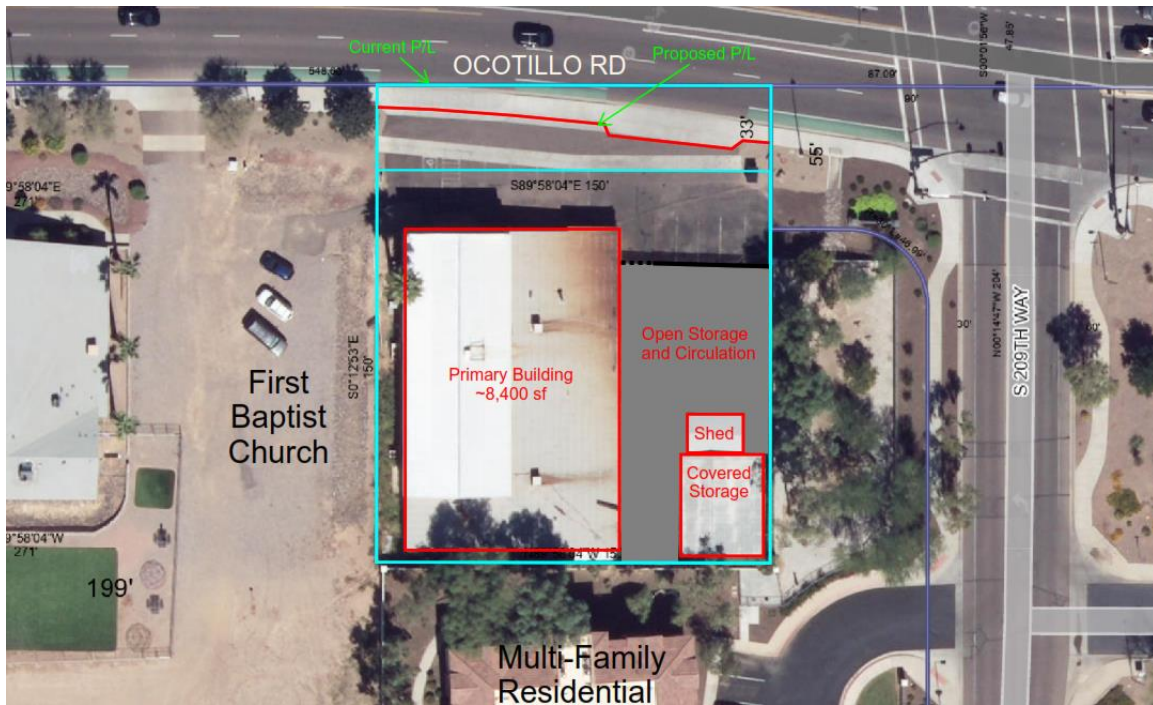
Project Site and Surrounding Properties:

The subject property fronts onto Ocotillo Road to the north with a multi-family apartment project across the street. South 209th Way is to the east with a small open space tract immediately adjacent (owned by the property owner to the south), and a single-family neighborhood beyond. The property shares a boundary with another multi-family apartment project to the south (and east) and the First Baptist Church occupies the parcel immediately to the west.

ADJACENT LAND USE TABLE

Direction	Land Use Classification	Zoning	Existing Use
<i>On-Site</i>	Urban	DC (Proposed)	Machine shop
<i>North</i>	Urban	MDR	Apartments
<i>East</i>	Neighborhood	MDR	Single Family
<i>South</i>	Urban	MDR	Apartments
<i>West</i>	Urban	R1-43	Church

Site Aerial – Existing Conditions



The property boundary currently extends into Ocotillo Road (cyan line) which is not supported by the Town or the developer. As such, we are proposing to adjust the property line to be at the back of the sidewalk (red line) so that the sidewalk, street, and utility trunk lines are in the right-of-way owned by the Town. This solution has been conceptually agreed to by both parties and will require a dedication to facilitate the exchange.

Project Description:

The subject property is located in a major urban corridor with a mix of commercial, employment, and residential uses. The area boasts over a million square feet of commercial uses within a one-mile radius and the frontage on Ocotillo Road makes this property ideal for a variety of uses. Currently used as a machine shop, the Magma Engineering use has operated out of this location since 1969 and was original approved under the jurisdiction of Maricopa County. The founder/owner of Magma Engineering has decided to close down the current operation and although the property is set up for another machine shop use to take over, it is also possible a different land use will want to utilize the property which is the purpose of the rezoning. The intent is to allow the site to continue to operate as Magma Engineering until it is sold to a new user who will then reconfigure the property, mostly likely for a different use.

In considering the most appropriate zoning designation for the property for a new use(s), its location near the Town Center suggests the use of the DC (Downtown Core) zoning district which is consistent with the site's General Plan Land Use Classification of URBAN. The DC

zoning district and accompanying design guidelines were established to “catalyze, inspire, and elevate the quality and innovation of development” for this area of Town. To achieve that goal, the DC zoning offers flexible development standards that would allow the primary building of the Magma Engineering facility to remain in place as well as offer the new developer opportunities to improve the building and site in a manner that is unique to the downtown area and not permissible under a more traditional zoning district. For those reasons, we believe that the DC zoning district is appropriate for the site and have filed the rezoning request accordingly.

Access & Circulation:

The property fronts onto Ocotillo Road which provides the legal access to the site. There are currently two driveways for the existing use but the proposed design eliminates the western driveway and only uses the eastern access point. The eastern access was chosen to allow for more safe and efficient movements for vehicles entering/leaving the site even though it is closer to the intersection of Ocotillo and 209th. This single point of entry will be a right-in/right-out design due to the proximity to the aforementioned intersection. The on-site circulation consists of a 24-foot-wide drive aisle which provides access to the building entrances, parking spaces, and the refuse loading area.

Parking:

Due to the infill nature of the property and the desire for the main building to be maintained, on-site parking is physically limited to a total of 18 parking spaces inclusive of one ADA parking space are provided. These on-site parking spaces meet the Town’s requirements by being at least 10’ x 20’ and are located on the east side of the building, accessed by a 24-foot-wide drive aisle.

Building Use & Design:

The developer of the project specializes in restaurant and retail uses and has designed the building to feature a restaurant in the north quarter of the building with retail occupying the lower three-quarters of the building. Both the restaurant and retail use are permitted uses in the DC zoning district. The project architecture utilizes much of the existing building’s footprint but enhances the overall design by applying new body materials and repainting every element of the original structure. The most significant change is the modification of the front facing parapet from being a corrugated metal billboard to a contemporary stucco wrapped design element that is much more consistent with the modern commercial development in the area. This parapet dominates the entire north elevation and extends around to the east and west sides of the building.



Although the structure of the existing facility remains, the inside, and many of the walls will be augmented with paint and modern construction materials. The north and east walls feature floor to ceiling glass storefront fenestration with areas of solid wall with metal and stone siding breaking up the elevation. Both sides also feature a standing seam metal awning element, although the north side's is extended out to provide a 13-foot deep patio area for outdoor dining. The west and south sides of the building feature a stucco body with columns of brick that reflect the front elevation design. The new standing seam metal roof spanning the main structure can be seen from these elevations and provide for material and color diversity.

Landscaping & Hardscaping:

A major improvement to the site from as it sits today is the landscape and hardscape treatment proposed with this Site Plan. The site frontage is all asphalt today but is proposed to be developed with an outdoor patio and sidewalk and then a large landscape tract with trees and shrubs. Combined with the architectural enhancements, the streetscape will be a major improvement for the area. Additional landscaping is proposed around the perimeter of the project and includes trees and shrubs to help beautify and screen the parking area, refuse area, and "back of house" areas of the building.

Fencing & Signage:

The project features a 6-foot CMU wall featuring brick columns along the west property boundary which will screen the ground mounted mechanical equipment of the building. The project will not need walls along the east and south boundary as the adjacent multi-family project has already built an attractive masonry wall along those two shared property lines. Finally, all of the current chain link/metal fencing of the current use will be removed.

Currently, both building mounted signage and a monument sign are envisioned for the project and although they are included in the project exhibits, they are subject to separate approval and permit.

Grading and Drainage:

The project will utilize sub-surface retention design to account for the on-site flows. The underground retention will be placed below the drive aisle on the east side of the building and will be designed to fully comply with Town requirements.

Zoning:

As is evidenced by the accompanying Site Plan, several improvements both from an aesthetic and operational perspective are needed. Necessary improvements include landscaping, hardscape, pavement, building architecture, and safety related items both inside and out. What is not proposed to change however, is the footprint of the primary structure that does conform to the DC zoning district’s *Building Setbacks*, but not the *Landscape/Buffering* requirements which precipitates the use of the PAD (Planned Area Development) zoning overlay to allow the continued use of the existing structure in a legal conforming manner. Below is a table of the proposed development standards for the property with PAD deviations in **BOLD**.

Development Standards

DC Zoning	Code	PAD	Actual
Maximum Lot Coverage:	100%	40%	37%
Minimum Open Space:	15%	15%	38%
Maximum Building Height:	55-feet	30-feet	24-feet
<u>Minimum Building Setbacks:</u>			
Front (north)	0-feet	0-feet	41-feet
Side (east)	0-feet	0-feet	60-feet
Side (west)	0-feet	0-feet	9-feet
Rear (south)	0-feet	0-feet	8-feet
<u>Minimum Landscape Setbacks:</u>			
Front (north)	30-feet	28-feet¹	28-feet¹
Side (east)	10-feet	5-feet	5-feet
Side (west)	15-feet	9-feet²	9-feet²
Rear (south)	10-feet	7-feet²	7-feet²
Minimum Parking Spaces:	57	18	18

NOTES:

- 1 – Measured to patio awning edge.
- 2 – Measured to existing building location.

The PAD overlay request includes two deviations to the development standards. The first are Landscape Setback/Buffer deviations proposed along the north, east, west, and south boundaries. The 2-foot deviation along the north side is to accommodate the outdoor patio area, which is covered, but not enclosed. The other deviations are required since the Magma Engineering building/facility is existing and was built prior to the adjacent uses, meaning those uses accepted the location of the existing building and to date, no compatibility issues have been identified. Furthermore, the property to the east is entirely passive open space which requires no buffer and although the property to the west is zoned R1-43 (single-family residential), triggering the 15-foot buffering requirement, the actual use of the parcel is as a religious institution which features a significant setback from our site, thus does not need the buffer. For these reasons, we believe the reduced landscape setbacks should be supported as they have demonstrated they are compatible with the adjacent land uses.

The other development standard the proposal seeks relief from is the aforementioned on-site parking requirement. Converting the land use from the existing manufacturing use to the proposed restaurant and retail uses will significantly increase the parking required by the Town Code which is a problem as the re-purposed use of the existing structure combined with bringing the site up to current design standards, results in the physical inability to comply with the Code required parking. In fact, following all of the current design criteria including the sanitation guidelines, the site can provide a maximum of eighteen (18) parking spaces, which falls short of the Code requirements. As such, we are proposing a PAD deviation to permit the site develop with only 18 parking spaces. Since this property is located in the downtown area, there are other parking options nearby, such as the adjacent church property and the retail center across Ocotillo Road which will help address the parking needs of the project.

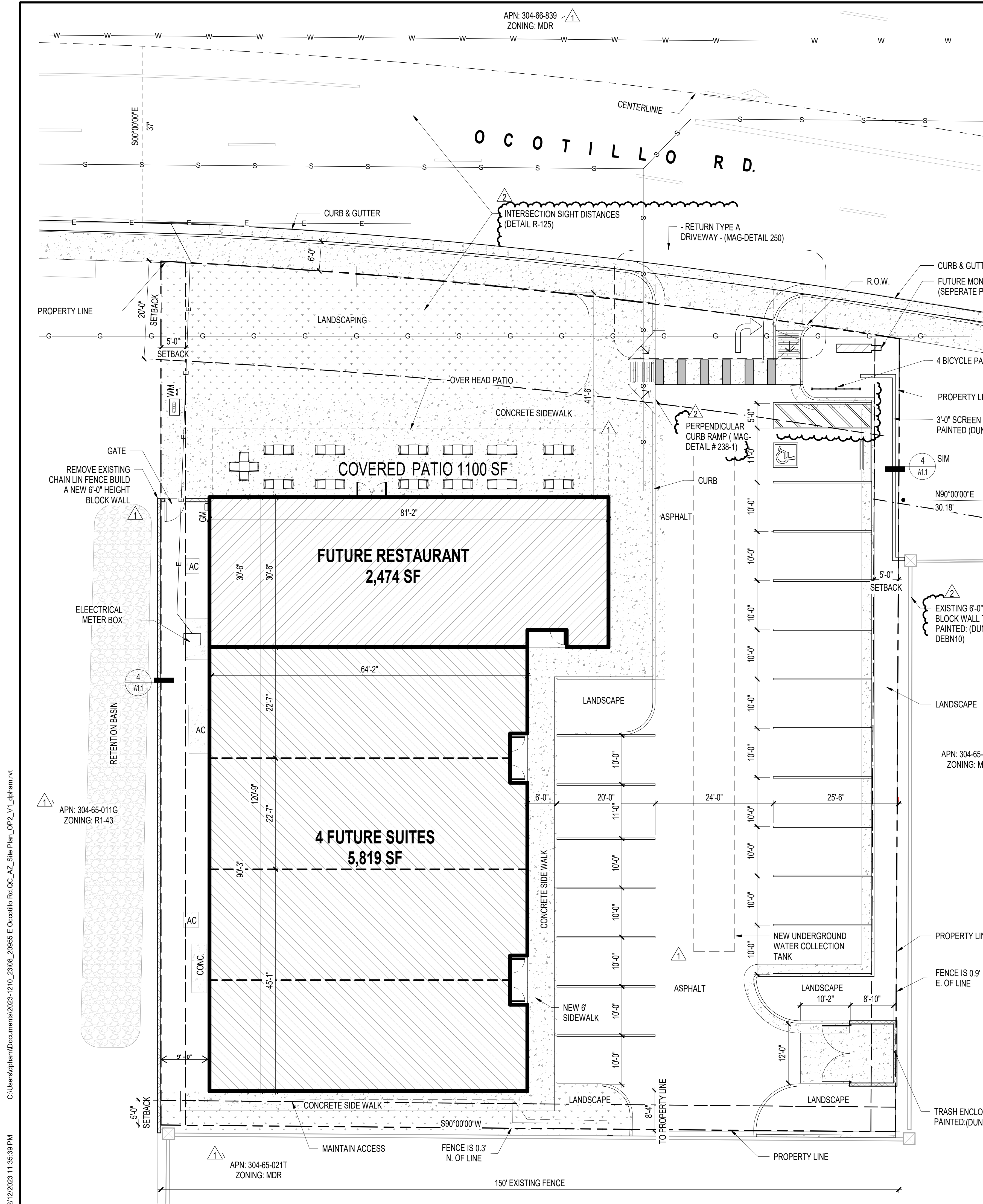
Utilities and Services:

Since the property is already improved and surrounded by development, all of the utility solutions and service providers are known. Below is a list of those providers.

Water/Sewer:	Town of Queen Creek
Electric:	SRP
Gas:	Southwest Gas
Police/Fire:	Town of Queen Creek
Solid Waste:	Private provider (RAD)

Conclusion:

The Magma Engineering facility has been around longer than Queen Creek has been a Town and although the facility has served the mechanical and industrial machining needs of the region for over 50 years, it is time for this property to redevelop in a manner that is more conducive to the vibrant and destination-oriented village that the Queen Creek “Downtown Core” is becoming. Due to the age of the facility, we recognize this is also an opportunity to improve the property to bring it into closer conformance with the Town Codes, the Downtown Core area plan, and to be more aesthetically consistent with the area. The development team has worked hard with Town Staff to ensure the proposal not only improves the Code compliance of the property, but also improves the design of the architecture, landscaping, fences/walls, etc. to be consistent to the Downtown Core plan and complementary to the adjacent, more modern development.



ZONING SITE DATA:

GENERAL:

- REFERENCE: CITY OF QUEEN CREEK
- ZONING: DC PAD
- SETBACK: FRONT: 20 FEET, SIDE: 5 FEET, REAR: 5 FEET
- USE: RETAIL COMMERCIAL

LOT INFORMATION:

- APN: 304-65-001C
- GROSS SITE AREA: 0.63 ACRES
- NET SITE AREA: 25,177 SF
- OPEN SPACE AREA: 9,450 SF
- RESTAURANT AREA: 2,474 SF
- RETAIL AREA: 5,819 SF
- TOTAL BUILDING AREA: 8,293 SF

PARKING REQUIRED:

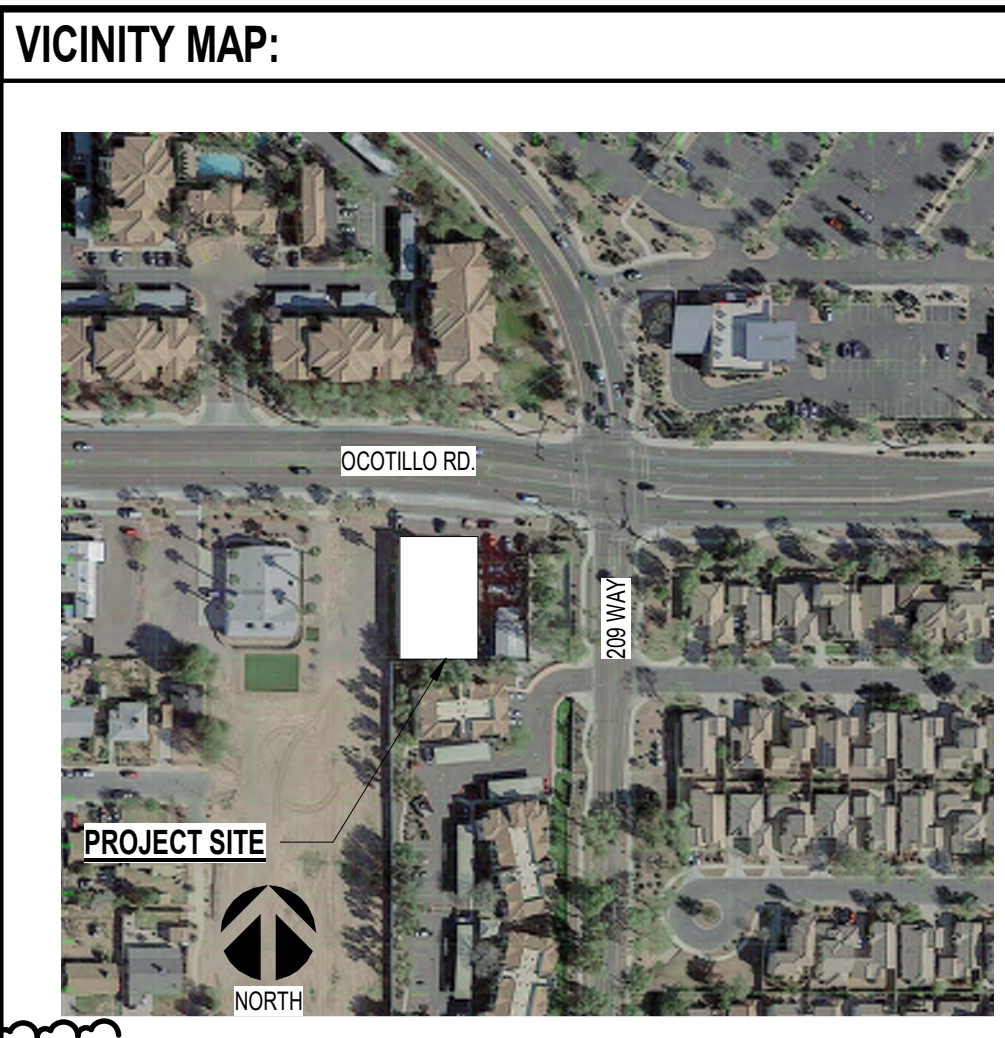
- TOTAL PARKING: 57 SPACES
- A. RETAIL AREA (1/300): 19 SPACES
- B. RESTAURANT (1/75): 33 SPACES
- C. PATIO AREA (1/400): 3 SPACES
- ADA PARKING: 2 SPACES
- BICYCLE PARKING: 4 SPACES

PARKING PROPOSED:

- NON ADA PARKING: 17 SPACES
- ADA PARKING: 1 SPACES
- BICYCLE PARKING: 4 SPACES

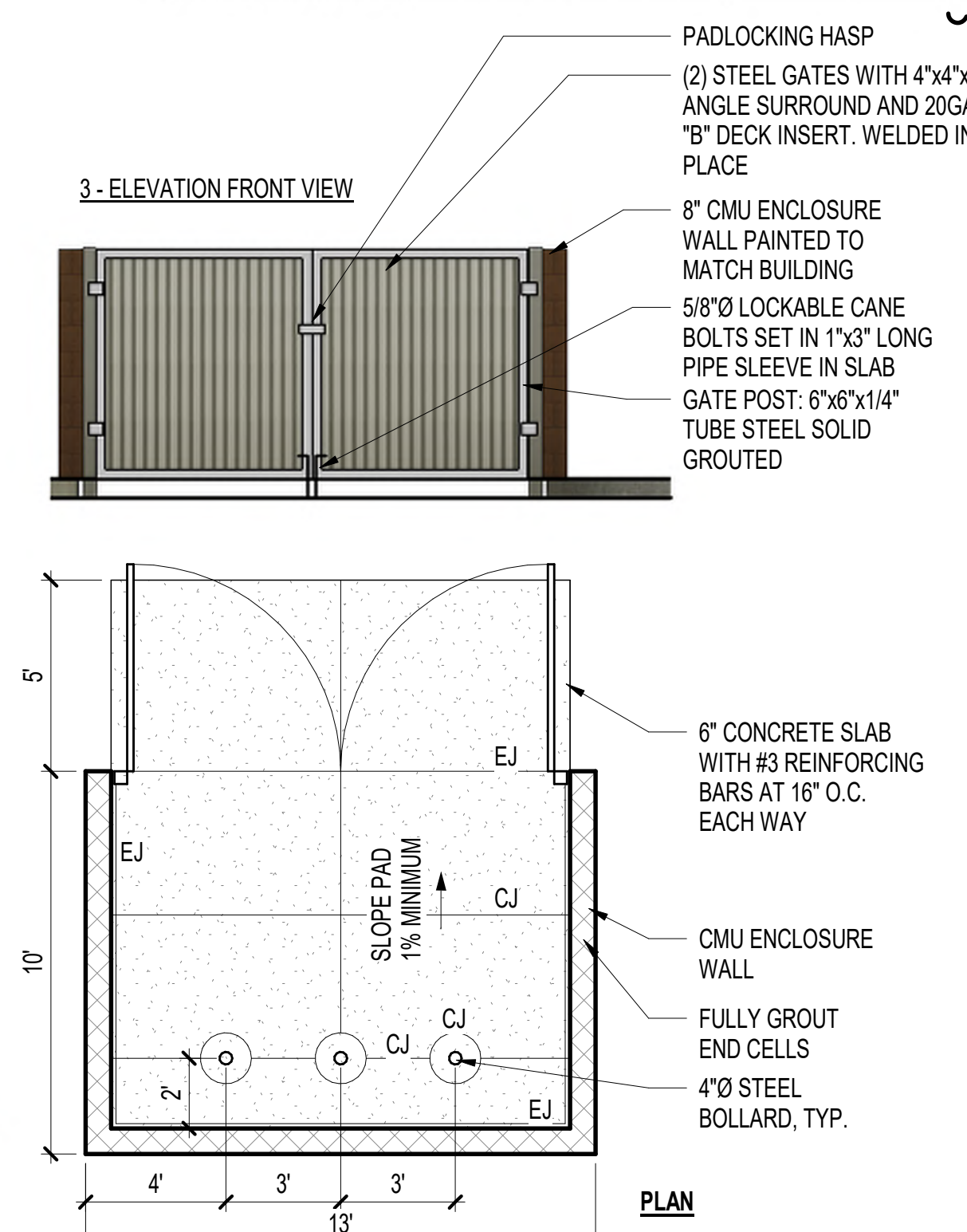
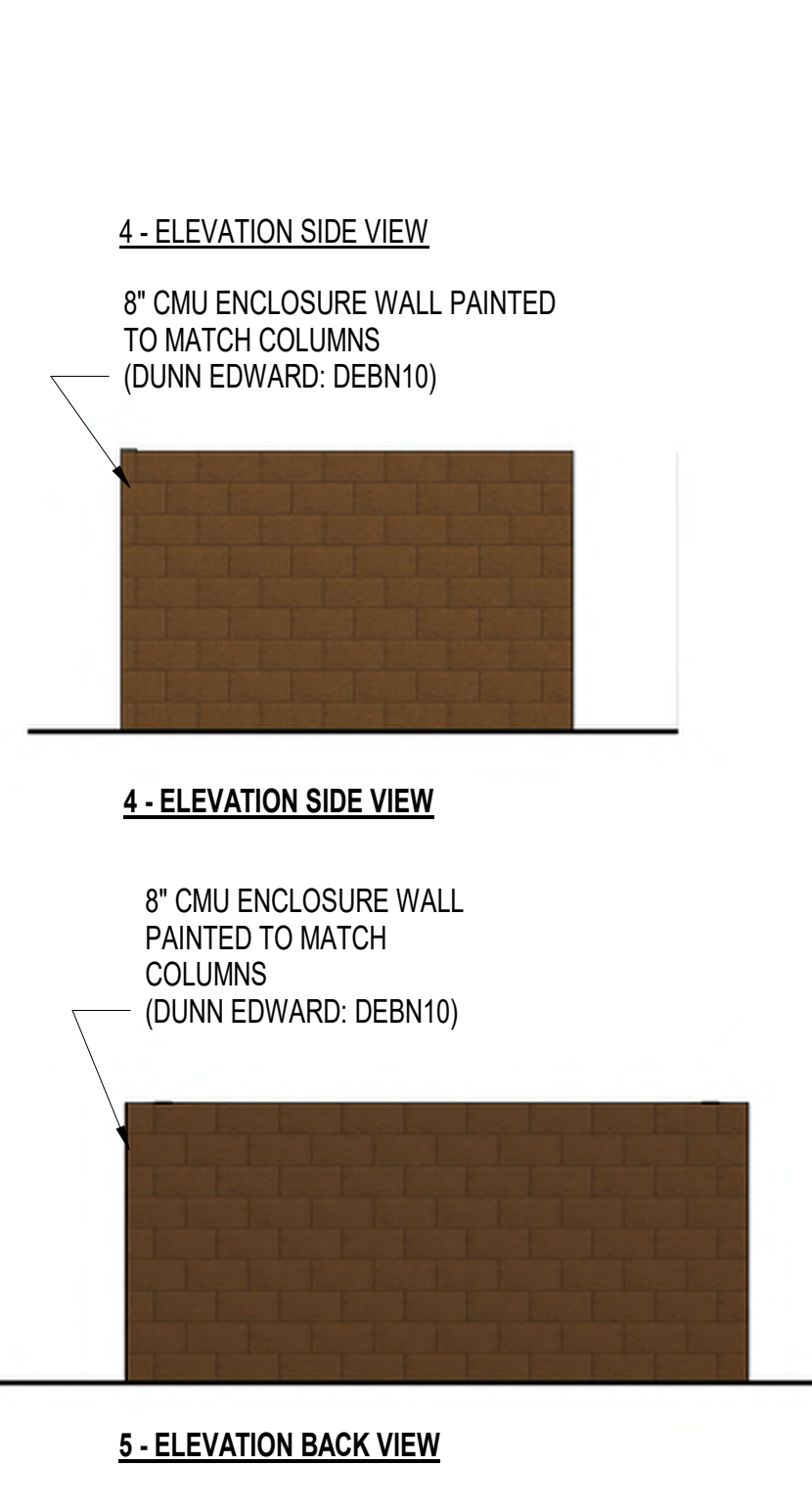
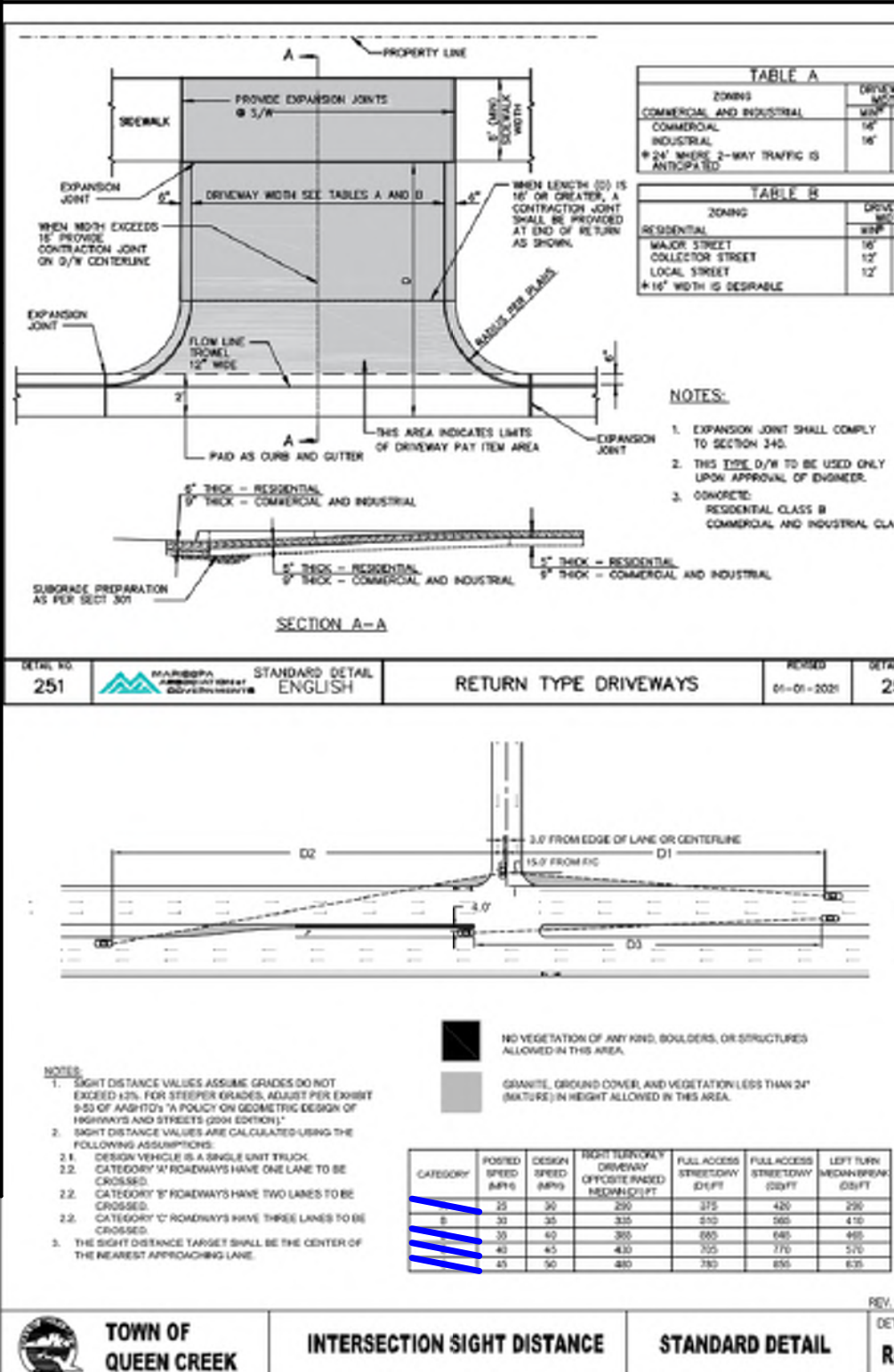
PARKING STALL SIZE REQUIREMENTS:

- STANDARD: 10'X20'
- ACCESSIBLE: 11'X20' WITH 5' AISLE
- ACCESSIBLE: 2 SPACE PER 26-50
- BICYCLE: 1 SPACE PER 20



LEGEND

WM	SEWER CLEANOUT
CE	WATER METER
GM	WATER CHECK VALVE
AC	GAS METER
	AIR CONDITIONER
---	NEW RIGHT OF WAY (R.O.W.)
---	EDGE OF PAVEMENT
---	EDGE OF EAVE/CANOPY
---	EASEMENT LINE
---	PROPERTY LINE
---	STORM DRAIN LINE
---	ELECTRIC LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	WATER LINE



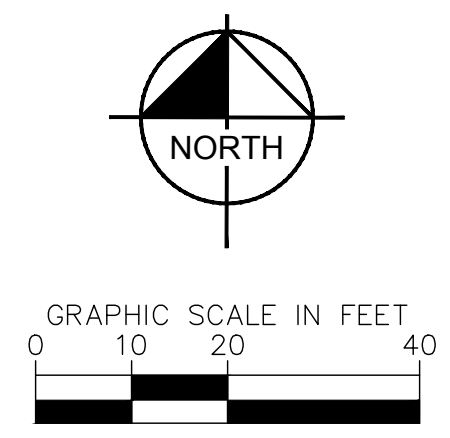
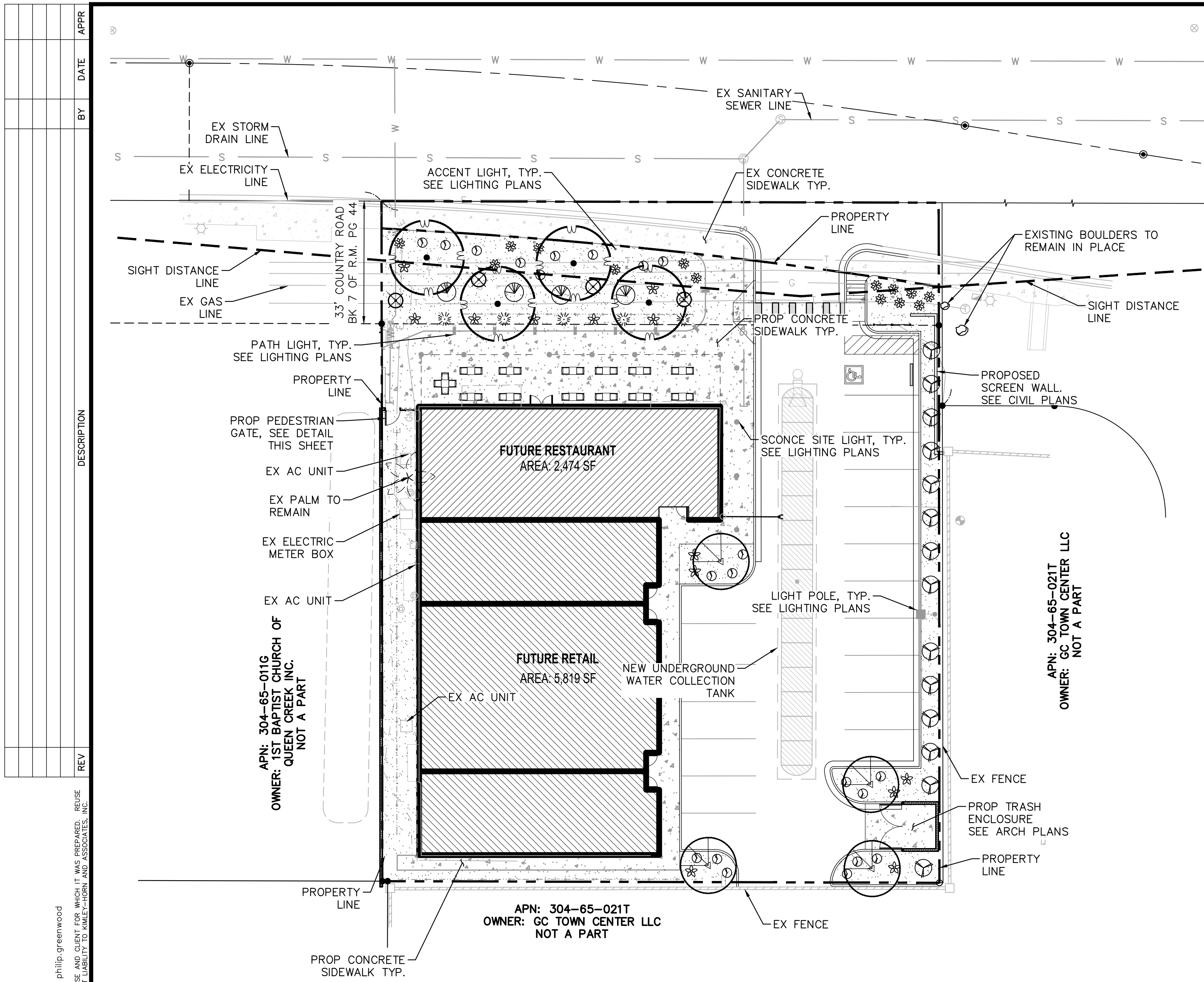
2 TRASH ENCLOSURE
1/4" = 1'-0"

PHAMORA DESIGN
www.phamora.com | 602.767.2559

EXISTING BLDG @ OCOTILLO & OLD ELLSWORTH
20955 E OCOTILLO RD,
QUEEN CREEK, AZ 85142

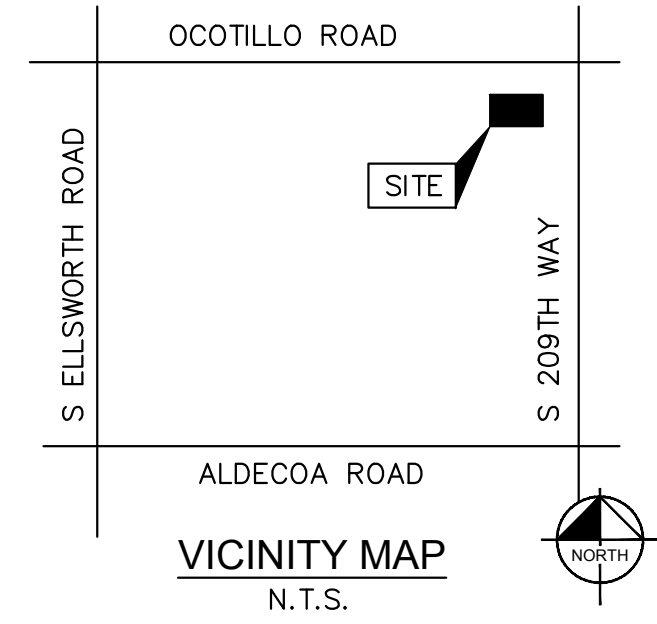
NO.	REVISION	DATE
1	1st City Comments	11-05-23
2	2nd City Comments	12-14-23

PROJECT NO.: 21001
DATE: 11.05.2023
DESIGNED BY:
DRAWN BY:
APPROVED BY:
SHEET TITLE: ARCHITECTURAL OVERALL SITE PLAN
SHEET NUMBER: **A1.1**



PLANTING LEGEND

TREES			
SYMB	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Acacia aneura Mulga	24" Box, 1 1/2" Cal.	4
○	Chilopsis linearis Desert Willow	24" Box, 1 1/2" Cal.	4
✿	Existing Palm	-	-
SHRUBS			
SYMB	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal	4
○	Leucophyllum frutescens Green Cloud Sage	5 Gal	15
○	Lantana montevidensis Purple Trailing Lantana	1 Gal	21
ACCENTS			
SYMB	BOTANICAL NAME / COMMON NAME	SIZE	QTY
✿	Agave palmeri Palmer's Agave	5 Gal	13
✿	Agave parryi Parry's Agave	5 Gal	14
⊗	Dasyliroon wheeleri Desert Spoon	5 Gal	4
✿	Muhlenbergia rigida 'Nashville' Purple Muhly	5 Gal	5
MATERIALS			
SYMB	MATERIAL NAME / DESCRIPTION	QTY	
■	Decomposed Granite Color: Table Mesa Brown; Size: 1/2" Screened; 2" Depth Min.	5,330 SF	



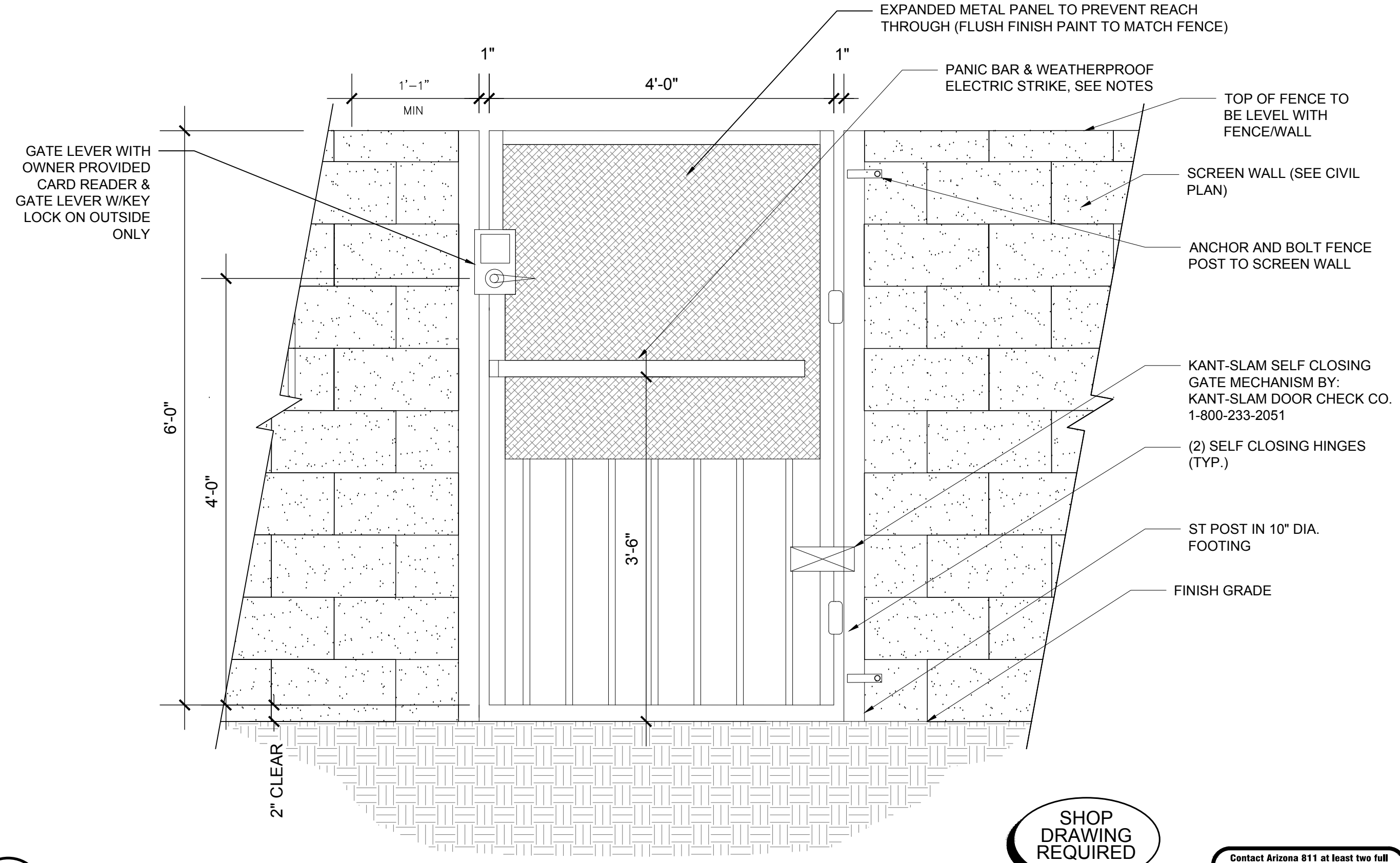
CIVIL ENGINEER
 KIMLEY-HORN AND ASSOC. INC.
 1001 W. SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210
 PH: (480) 748-7076
 CONTACT: HEATHER ROBERTS
 EMAIL: HEATHERD.ROBERTS@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOC. INC.
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH: (602) 906-1103
 CONTACT: RYAN SCHWARZER
 EMAIL: RYAN.SCHWARZER@KIMLEY-HORN.COM

ARCHITECT
 PHAMORA DESIGN
 PH: (623) 632-4626
 CONTACT: JB PHAM
 EMAIL: JB.PHAM@PHAMORA.COM

OWNER
 6530 N 16TH ST
 PHOENIX, AZ 85016
 PH: (602) 489-8592
 CONTACT: NASER ALATRASH
 EMAIL: YTRNAS@GMAIL.COM

- NOTES:**
- GRIND ALL WELDS SMOOTH
 - ALL METAL PIECES TO RECEIVE SHOP BLACK POWDER COAT FINISH. FINISH COLOR TO BE BLACK SEMI-GLOSS.
 - STEEL PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S, S (OR APPROVED EQUAL).
 - SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS.
 - ALL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE, FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
 - PROPOSED DETAIL IS PRELIMINARY AT THE TIME OF THE SITE PLAN SUBMITTAL AND WILL BE FINALIZED DURING CONSTRUCTION DOCUMENTATION.



TOWN OF QUEEN CREEK LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• 50% MIN. 24" BOX+ TREES (7 TOTAL TREES)	(4) 24" BOX+ TREES	(8) 24" BOX+ TREES
• 30% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS (1 GAL.)	30% LIVE COVERAGE (1 GAL.)	PROVIDED
• 15% OF LOT AREA MUST BE LANDSCAPED (22,215 SF LOT)	3,333 SF (15.0%)	5,330 SF (24.0%)
• RETENTION BASIN SLOPES 3:1 MAX SLOPES	3:1 MAX SLOPES	PROVIDED
• 15 GALLON MIN. TREE SIZES	6" HT., 1" CAL	PROVIDED
• 24" BOX MIN. TREE SIZES	6" HT., 1 1/2" CAL.	PROVIDED
• 5 GALLON MIN. SHRUB SIZES	5 GAL. SHRUBS	PROVIDED
STREETSCAPE LANDSCAPE SETBACKS		
• 1 TREE, 6 SHRUBS / 30 LF (115 LF TOTAL)	4 TREES & 24 SHRUBS	PROVIDED
RETAIL DEVELOPMENTS		
• 1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA (5,240 SF)	6 TREES & 60 SHRUBS	8 TREES & 76 SHRUBS
PARKING LOT		
• 1 TREE PER 200 SF ISLAND (4 TOTAL)	4 TREES	3 TREES*
• SHRUBS (1 GAL.) REQUIRED	30% COVERAGE	PROVIDED

* NOTE: UNABLE TO PROVIDE REQUIRED LANDSCAPE ISLAND TREES DUE TO CONFLICTS. ADDITIONAL TREE IS LOCATED ELSEWHERE ON SITE.

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WEST SOUTHERN AVENUE, SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

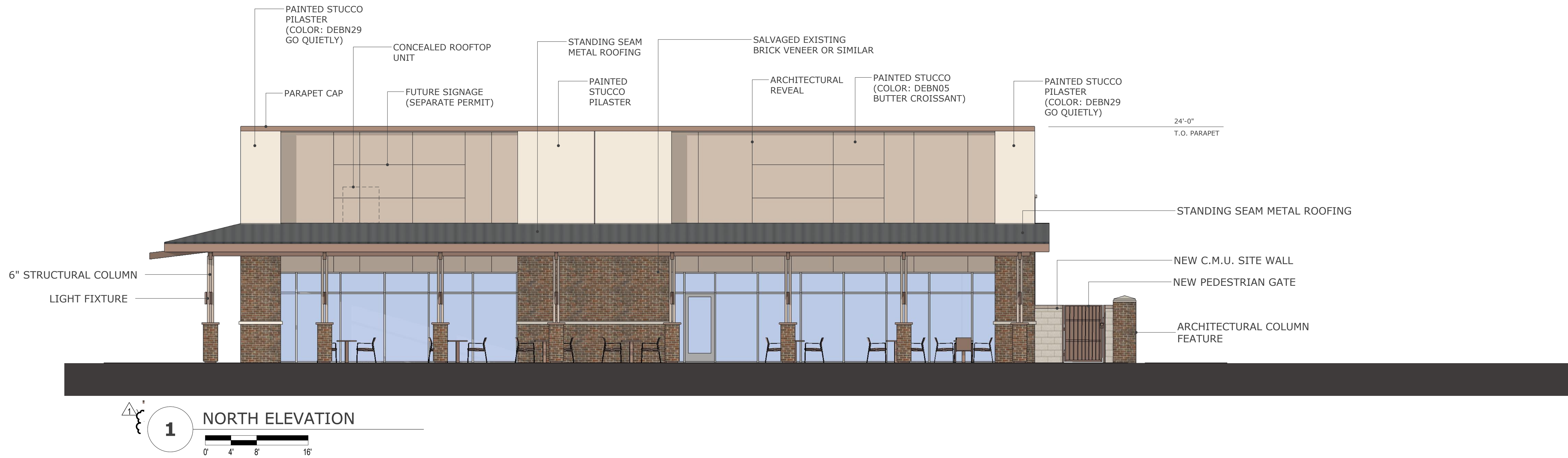
QUEEN CREEK RETAIL
PRELIMINARY LANDSCAPE PLAN
 20955 E OCOTILLO RD., QUEEN CREEK, AZ 85142

PROJECT No.
291921000
 SCALE (H): 1"=20'
 SCALE (V): ---
 DRAWN BY: PEG
 DESIGN BY: PEG
 CHECK BY: RAS
 DATE: 12/13/2023

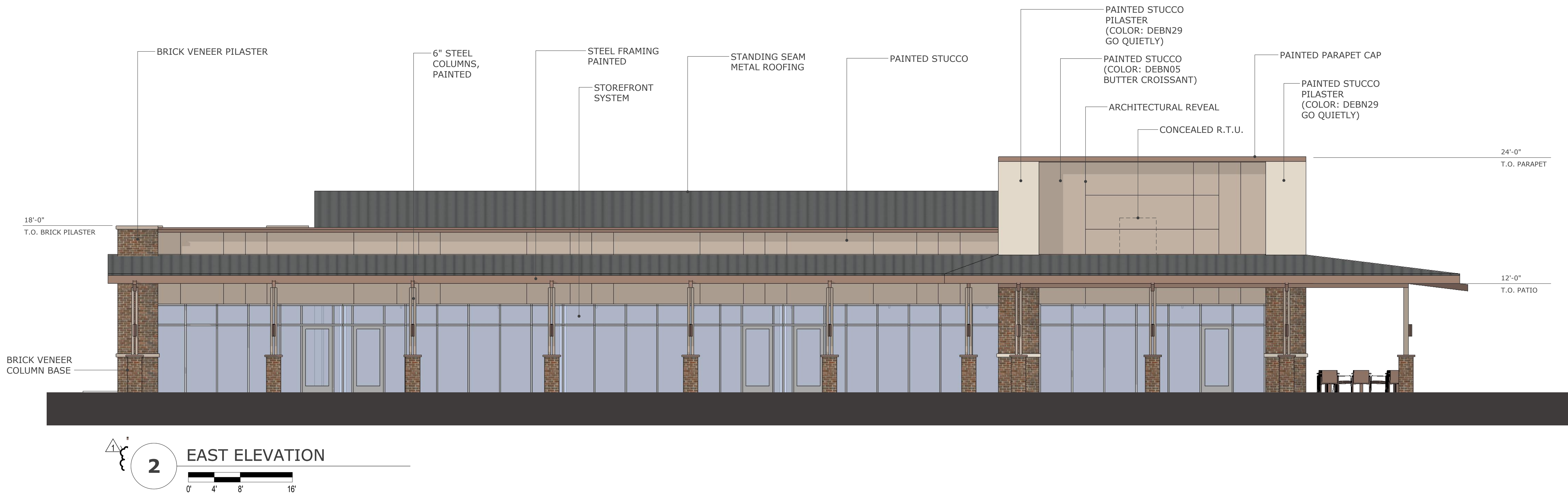
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
 Kimley»Horn
 Kimley-Horn and Associates, Inc.



K:\PHX\LA\291921000_Queen Creek Retail - Ocotillo Rd & 209th\Code\LS.dwg, Layout.LS Dec 13, 2023 - 6:17pm philip.greenwood
 XREFS: XREF: XLS: ARIZONA 811 CALL CENTER CONTACT INFORMATION AND WEBSITE URL FOR THE STATE OF ARIZONA AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED HEREIN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 NORTH ELEVATION



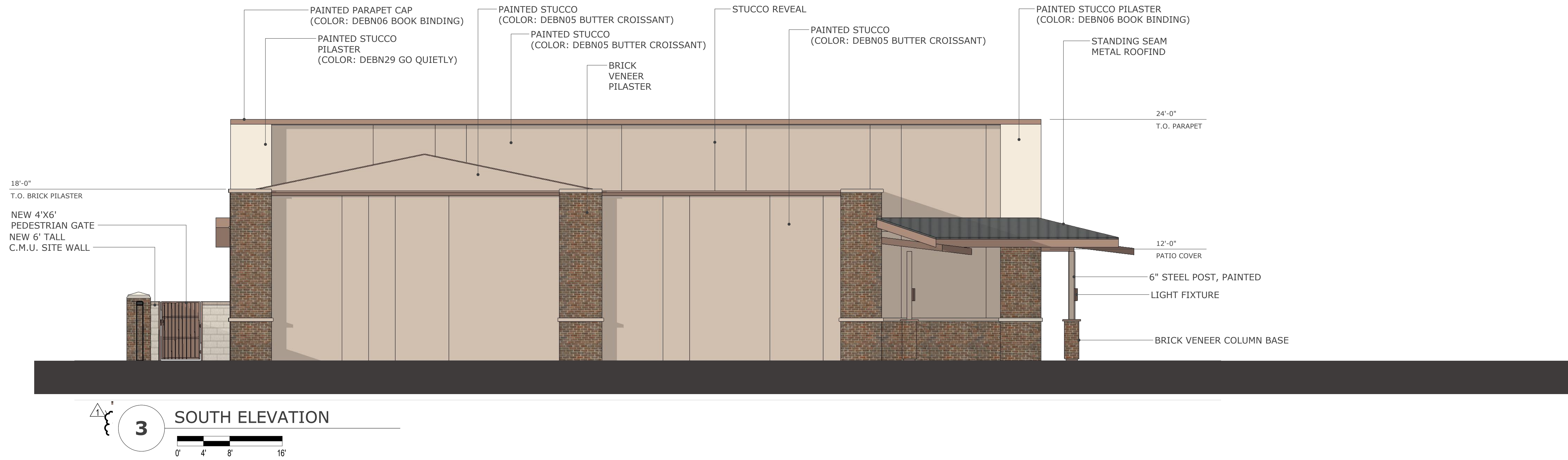
2 EAST ELEVATION

NO.	REVISION	DATE
1	2nd City Comments	12-14-23

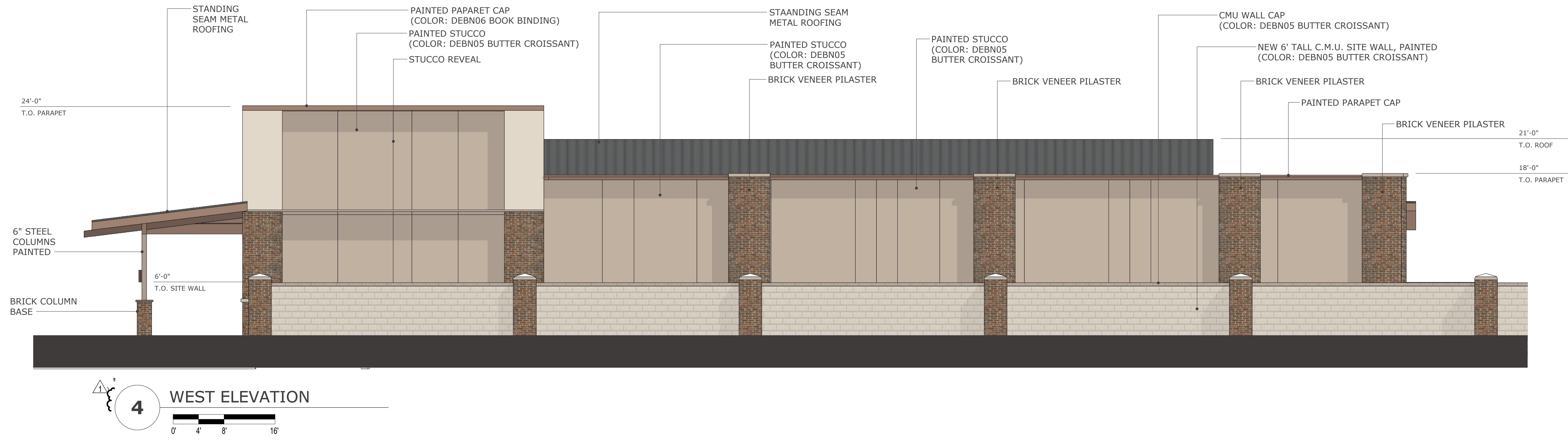
PROJECT NO.: 21001
DATE: 11.05.2023
DESIGNED BY: dp
DRAWN BY: dp
APPROVED BY: dp

SHEET TITLE:
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A1.2



3 SOUTH ELEVATION



4 WEST ELEVATION

NO.	REVISION	DATE
1	2nd City Comments	12-14-23

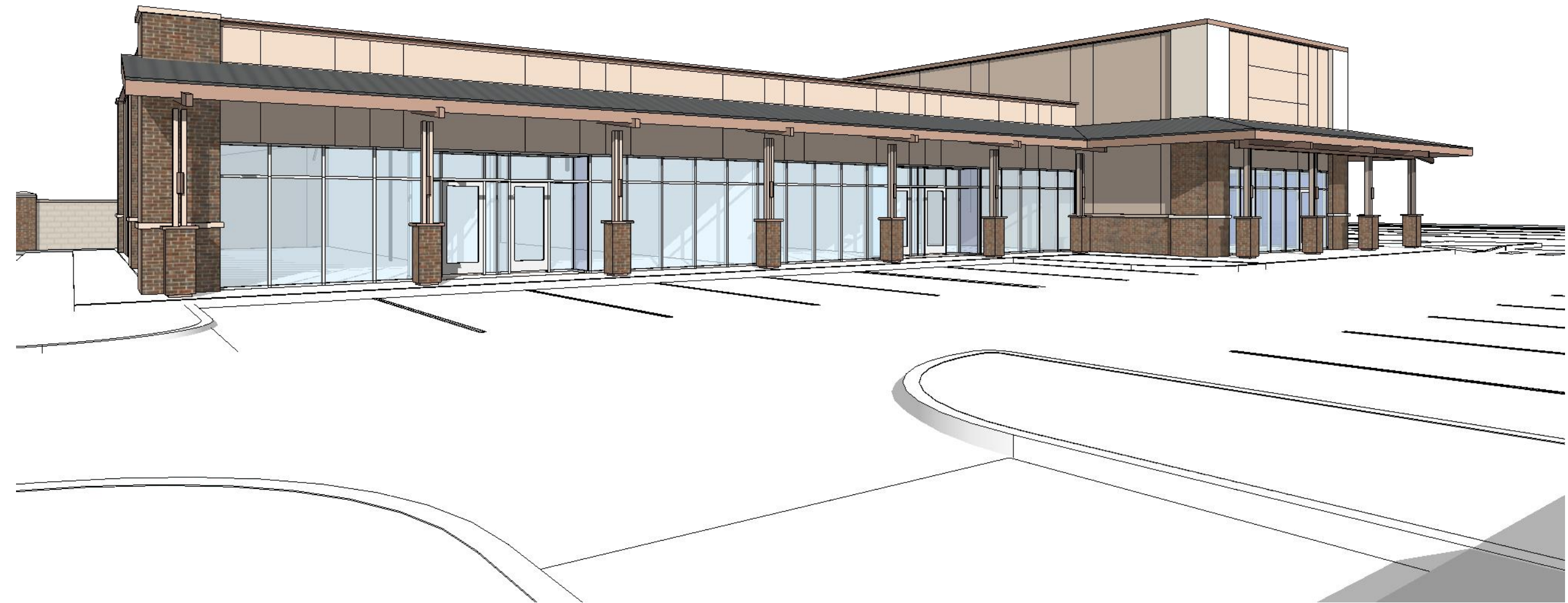
PROJECT NO.: 21001
DATE: 11.05.2023
DESIGNED BY: dp
DRAWN BY: dp
APPROVED BY: dp

SHEET TITLE:
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A1.3



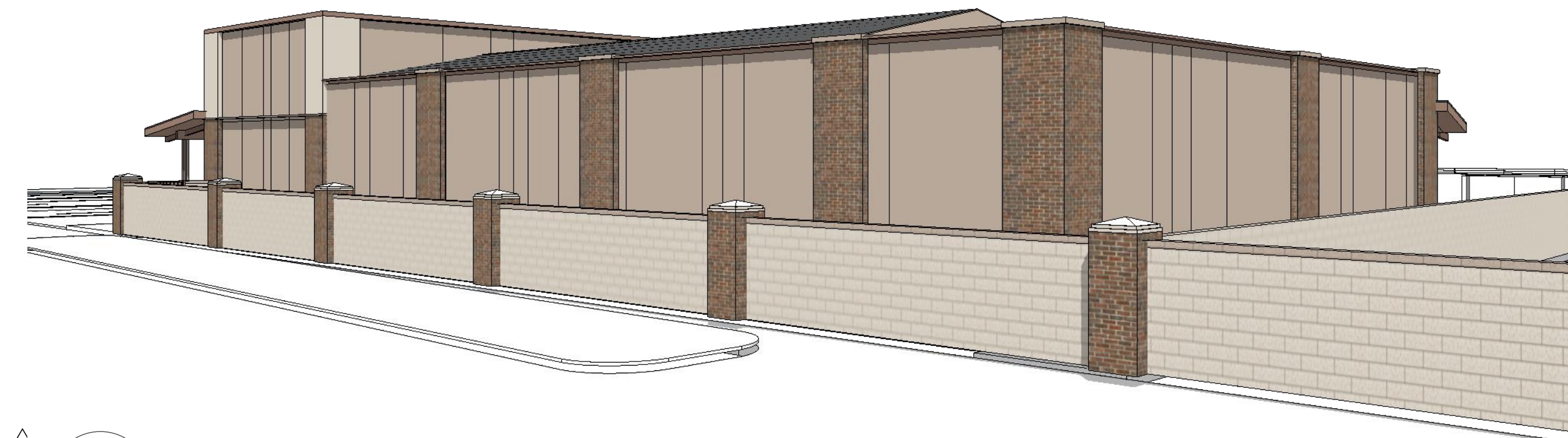
1 NE CORNER



2 SE CORNER



3 NW CORNER



4 SW CORNER

EXISTING BLDG @ OCOTILLO
& OLD ELLSWORTH
20955 E OCOTILLO RD,
QUEEN CREEK, AZ 85142

NO.	REVISION	DATE
1	2nd City Comments	12-14-23

PROJECT NO.: 21001
DATE: 11.05.2023
DESIGNED BY:
DRAWN BY:
APPROVED BY:
SHEET TITLE:
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A1.4



Magma Rezoning Neighborhood Meeting Summary:

Queen Creek Community Chambers – December 4, 2023

Attendees:

Applicant: Greg Davis – Iplan Consulting

Town: Mallory Ress – Senior Planner

Neighbors: See sign-in sheet

Meeting started at approximately 6:15 PM.

Mr. Davis welcomed the neighbor, explained that the purpose of this meeting was to present the proposal of the current and future owner to rezone the property to update and permit a restaurant and retail uses replacing the existing industrial use. Mr. Davis presented exhibits illustrating how the current design would be updated for both the site and the building and then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any the attendee had any questions or comments. Below is a summary of that discussion with similar questions combined and other questions answered in the presentation omitted.

Q: Question

C: Concern

R: Response

Q: What users are proposed for the retail portion of the project?

R: Mr. Davis replied that given the timeframe, we don't know but they will need to comply with the Town Code's Land Use table.

Q: Can you put me in touch with the future owner as I may have a client wanting to lease a space.

R: Mr. Davis replied that yes, I can provide your information to the future owner to facilitate that discussion.

Seeing no other questions or comments, Mr. Davis thanked the neighbor for attending the meeting and then adjourned the meeting.

Meeting adjourned at approximately 6:38PM.