



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

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

RE: PUBLIC HEARING AND POSSIBLE ACTION ON CASE P23-0186 RAIN DECK BUS STORAGE CUP, A REQUEST FROM GREG DAVIS, IPLAN CONSULTING, FOR CONDITIONAL USE PERMIT APPROVAL TO ALLOW FOR THE OUTDOOR STORAGE OF SCHOOL BUSES WITHIN THE EXISTING FENCED PROPERTY, LOCATED NORTH OF THE NORTHEAST CORNER OF ELLSWORTH AND RITTENHOUSE ROADS

DATE: June 12, 2024

Suggested Action:

This request was continued from the April 10, 2024 Planning Commission hearing to allow applicant additional time to address concerns with their application.

Move to recommend approval of Rain Deck Bus Storage CUP (P23-0186), subject to the Conditions of Approval outlined in this report.

Introduction / Summary:

This proposal consists of a request from Greg Davis, IPlan Consulting, for a CUP to allow the storage of school buses for the QCUSD at the existing Rain Deck site, within the fenced property, north of the northeast corner of Ellsworth and Rittenhouse roads.

History:

May 30, 1990: Town Council approved Ordinance 7-90 authorizing the original zoning of R1-43 for the subject property.

May 19, 1999: Town Council approved Ordinance 152-99 approving Planned Area Development Zoning for the Langley Gateway Estates residential development (an adjacent subdivision).

October 20, 1999: Town Council approved Ordinance 174-99 approving Planned Area development zoning for the Queenland Manor residential development (an adjacent subdivision).

May 17, 2017: Town Council approved Ordinance 638-17 rezoning the approximate 7 acre parcel from R1-43 to EMP-A/PAD. Associated case RZ16-004. Additionally, Town Council approved the related Minor General Plan Amendment (GPA-16-003) from MDR To Employment Type A, Conditional Use Permit (CU16-002) for outdoor storage and Major Site Plan (SP16-001) to facilitate the development of a drywall distribution facility.

September 20, 2017: Town Council passed Resolution 1165-17 adopting P17-0103 (2018 General Plan Update), which was approved by the majority of votes at a Special Election on May 15, 2018, providing the property with a Neighborhood General Plan Designation.

March 16, 2023: Staff administratively approved the Rain Deck Site plan, case P22-0018, subject to the conditions imposed under Ordinance 638-17 with minor revisions as applicable.

April 10, 2024: Planning Commission unanimously approved continuance of case P23-0186, to allow time for the applicant to address concerns with their application.

Project Information:

Project Name: Rain Deck Bus Storage CUP (P23-0186)
Site Location: North of the NEC of Ellsworth and Rittenhouse Roads
Current Zoning: EMP-A
General Plan Designation: Neighborhood
Surrounding Zoning Designations:
North- PRC/R1-12 (Queenland Manor)
South- EMP-B (UPRR)
East- R1-12 (Queenland Manor)
West- Ellsworth Rd., C-2 (existing QCUSD Bus Maintenance Yard) and
EMP-B (UPRR)
Total Site Acreage: Approx. 7 acres
CUP Site Acreage: Approx. 4.2 acres
Building Area: 23,625 sq.ft. (Including outdoor covered storage)
Current Use: Manufacturing
Proposed Use: Manufacturing, Vehicle storage (school buses for QCUSD)

Discussion:

This proposal consists of a request from Greg Davis, IPlan Consulting, for a CUP to allow the storage of school buses for the QCUSD at the existing Rain Deck site, within the fenced property, north of the northeast corner of Ellsworth and Rittenhouse roads.

Conditional Use Permit

The applicant is requesting to expand the use at the site to allow for outdoor vehicle storage, specifically for the storage of school buses for the Queen Creek school district. Currently, the approved use of the property utilizes several existing structures and the street frontage area, however, much of the rear of the site remains unnecessary for the Rain Deck operations. The applicant indicated that QCUSD contacted the Rain Deck owners to discuss using the under-utilized space at the rear of the site to park buses. This spurred a lease agreement between Rain Deck and QCUSD for the storage of the less-utilized school buses at the site. The applicant has represented that QCUSD will use the property for the storage of the less-utilized school buses. Generally, access to the site will be needed by QCUSD Monday through Friday between the hours of 5AM-8PM. Periodically, after hours or weekend access may be needed to move buses to the main facility for maintenance or special events. No maintenance or refueling of buses will take place on the property.

It should be noted that the outdoor storage of school buses requested under this application has taken place without proper approval since approximately September 2023 and continues through the present. Code Enforcement staff issued a Notice of Violation on September 21, 2023. A follow-up inspection of the site on October 5, 2023 confirmed the continued use of the site in violation of the existing site plan and a citation was issued and a hearing was scheduled. Immediately after issuance of the citation, the applicant filed a pre-application for the storage of school buses at the site. The formal Conditional Use Permit application that is the subject of today's public hearing was filed on December 22, 2023. Staff has continued to work with Rain Deck throughout this process and given the unique nature of this request has allowed the continued storage of the buses at the property during this time period.

Additionally, the Rain Deck use received site plan approval on March 16, 2023. Site improvements under the approved site plan have not yet been completed. Rain Deck submitted improvement plans consistent with the approved site plan on September 27, 2023 for staff's review and this first review was completed by staff on November 8th. Rain Deck resubmitted their plans for review in February of this year and received another set of staff comments on March 27th. During this time period Rain

Deck has represented that they were working with SRP to resolve issues with undergrounding a power pole at the front of their property, which held up the resubmittal of the improvement plans and the completion of work approved under the site plan. The improvement plans have also been modified from the original site plan approval to accommodate the proposed bus storage use. To date, Rain Deck has completed some crucial site improvements, including the installation of a double row of trees at the northern and eastern property boundaries, partial installation of a parking screen wall adjacent to Ellsworth Road (to be completed following SRPs construction), façade updates to the existing main building including the installation of metal awnings, new windows, and new paint, and the installation of an 8'-high screen wall around the storage area along the northern and eastern property boundaries. Additionally, the applicant has represented that grading will begin shortly at the property, and upon completion of the grading the applicant will work with SRP for next steps in undergrounding the power pole.

The proposed bus storage use will maintain the requirements imposed under the previous site plan approval, including landscaping requirements. All previous conditions of approval will remain in effect except as modified herein. Namely, a double row of offset trees required within a 30ft-wide landscape buffer adjacent to the residential at the north and east property lines will be installed and vehicles on site will not utilize "beeping" backup alarm systems, including the mitigation of the beeping alarm system by utilizing pull-through spaces. Additionally, a three-quarter access restriction at the driveway to the site allowing for right-in, right-out and left-in only access will be maintained. These conditions were provided with the site plan approval to mitigate any nuisances imposed by the operations of Rain Deck for the residents in the immediate vicinity. Imposing these same conditions for the bus storage use will also serve to mitigate nuisances associated with this use for the neighboring residential properties. Further, additional COAs for this project include a prohibition on storage of any other types of large vehicles except for schools buses, a requirement that any expansion of the bus storage area will require a new CUP, and a prohibition on refueling or maintenance of school buses at the property.

Public Participation:

A neighborhood meeting was held by the applicant on March 4, 2024 at the Community Chambers with five (5) residents in attendance from three (3) households. All of the residents were those immediately adjacent to the Rain Deck property. Those that attended the meeting were generally neutral on the use of the rear area for storage of school buses. As the property is currently being used for the bus storage that is seeking approval under this project, the residents commented on how the restriction on "beeping" backup alarm systems is helpful to mitigate noise issues with the buses. One resident requested that the trees be installed as soon as possible as the buses reflect the sun and shine directly into their home. The residents asked what the time frame for the storage of buses is proposed to be and the applicant responded that while it is difficult to determine based on the operation of the QCUSD, the reality is that within 2-5 years QCUSD will look to store buses at their own facilities.

Analysis:

General Plan: The General Plan Land Use designation for this project is Neighborhood. The current EMP-A/PAD zoning of the property was approved under Ordinance 638-17, which rezoned the property from R1-43 to EMP-A/PAD. A minor general plan amendment was also processed at that time. The proposed bus storage use is ancillary to the property's approved use and while the use is not consistent with the General Plan Land Use designation, the use is considerable under the EMP-A zoning irrespective of this land use designation.

Zoning Review: The proposed outdoor bus storage is a considerable use under the current EMP-A zoning of the property and is ancillary to the property primary use. A Conditional Use Permit is being requested to allow the outdoor storage of vehicles, as set forth within the Town of Queen Creek Zoning Ordinance.

Landscape and Wall Review: To assist with screening the outdoor storage use, the applicant has installed a double row of offset trees within a 30' wide landscape buffer adjacent to the existing

residential properties north and east of the site. The applicant has also installed an 8'-high block wall to screen the site operations from the adjacent residential and the right of way.

Conditional Use Review: Conditional Use Permits are authorized under Article 3.5 Conditional Use Permits of the Zoning Ordinance. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use as a particular location within a given zoning district.

Conditional use review in the Zoning Ordinance sets forth the following criteria for evaluating a proposed conditional use:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Applicant's Response- The proposed use is located in the rear yard of an existing industrial parcel, meets all required setbacks and landscaping buffer requirements, and is consistent with the applicable provisions of Article 4 and 5 of the Town's Zoning Code.

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 buildings or structures and the type and extent of landscaping and screening on the site.

Applicant's Response- The property is zoned EMP-A and is in an enclave of other industrial uses for which vehicle storage is appropriate. There are no additional buildings or structures proposed as part of this CUP thus do not anticipate the character of the area to be affected.

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

Applicant's Response- Since the proposed vehicle storage use is secondary to the existing manufacturing use, all necessary infrastructure, access, and emergency facilities are already present.

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.

Applicant's Response- Access to the property has already been approved and is able to serve the proposed vehicle storage use. The QCUSD bus operation can produce traffic congestion in this area due to the peak time usage, but that condition already exists and is not exacerbated by this proposal.

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

Applicant's Response- The proposed vehicle storage does not generate vibrations, odor, smoke, or gas, but will generate common levels of vehicular noise during their operation which are not excessive or offensive. Furthermore, the parking areas will be treated with a dust-proof palliative drastically reducing the amount of dust produced by this property.

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 diminishes or impairs the property values within the neighborhood.

Applicant's Response- The proposed vehicle storage is a low impact use and is not likely to be detrimental to any of the surrounding properties. There are existing homes to the north and south of the site for which a large landscape buffer was required with the industrial development to mitigate any potential compatibility issues. This buffer will also serve to mitigate any potential issues for the proposed vehicle storage use.

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.

Applicant's Response- The proposed vehicle storage use in no way will impede adjacent

development.

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.

Applicant's Response- The proposed vehicle storage use is a low intensity use that should not affect 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.

Applicant's Response- We do not anticipate any detrimental impacts to the community and also believe the public is better served by the proposed use both by enhancing the QCUSD operation and by providing proximate and secure vehicle storage for area residents.

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 proposed outdoor vehicle storage area shall only be utilized for the storage of school buses.
3. All conditions imposed under the Site Plan approval (P22-0018) shall remain, except as modified herein. For clarity these conditions are listed below:
 - a. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
 - b. Onsite lighting shall not exceed 0.2 footcandles adjacent to residential zoning at the north, east and south property lines. Shielding of site lighting may be required to meet this standard.
 - c. Outdoor storage materials shall only be allowed within the outdoor yard areas as noted on the site plan proposed with this application, and shall not be stacked above the height of the proposed site walls.
 - d. The site shall not be expanded to include new buildings that encroach closer to the northern or eastern boundary of the site, without public outreach, Public Hearings and with the approval of a Site Plan Amendment application.
 - e. The use of forklifts onsite shall not have "beeping" backup alarm systems. The onsite forklifts shall be equipped with a backup strobe light mechanism that will flash a bright light on the ground behind the forklift.
 - f. 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.
 - g. All signs shall comply with the zoning ordinance requirements, and shall require separate permits.
 - h. Driveway shall be designated as right-in, right-out and left-in only. It shall be constructed with a raised median, or, at the discretion of the Town Traffic Engineer, a combination of traffic delineators, ceramic markers, and signage to have the effect of restricting left-out turns.
 - i. The Developer shall be responsible to construct the Ellsworth Road full half-street improvements. Improvements shall include removal and replacement of pavement out to the centerline, curb and gutter, sidewalk, street lighting, applicable drainage features, utilities, undergrounding of utilities, traffic signal interconnect, and landscaping for the entire frontage of the property along Ellsworth Road.
 - j. The driveway entrance on Ellsworth Road shall be a MAG 251 modified with 9" thick MAG class A concrete.
 - k. All potable water and/ or fire water lines connections from the property to the Town's potable water line system shall be equipped with a Town approved backflow prevention device.
 - l. Connection of commercial facilities to the Town of Queen Creek sewer system is

required where a Town sewer line is available per Chapter 16 of Town Code. This facility may continue to utilize the current sewer septic tank so long as no additional "CHANGE" (modifications, maintenance, or additions) is required. The Town will not approve a request from the property owner, or from any other regulatory agency for any CHANGE to the septic system on this site. When the site is eventually required to connect to the Town's sewer system, the existing septic tank shall be decommissioned through the prevailing regulatory agency process.

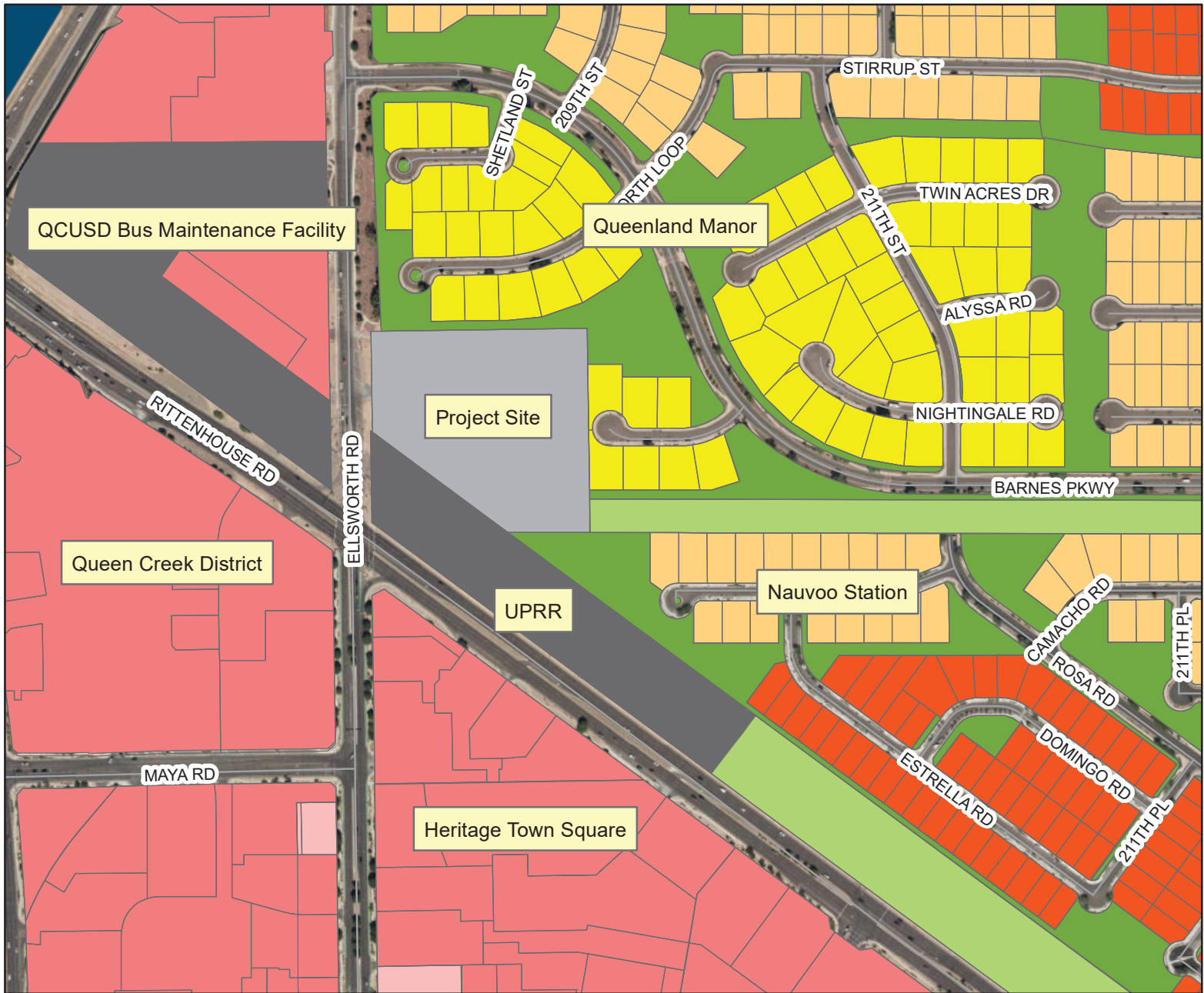
4. Condition 5 under P22-0018 (listed here as 3e), shall be amended as follows, "The use of any heavy equipment or vehicle, including school buses, shall not have "beeping" backup alarm systems. For safety, where required by applicable federal, state, or local regulations, such equipment or vehicles shall be equipped with a backup strobe light mechanism that will flash a bright light on the ground behind the equipment/vehicle. In the event that the school buses are equipped with "beeping" safety alarms, pull through spaces shall be utilized to avoid engaging the safety system.
5. Any expansion of the bus storage area approved under this case shall require a new conditional use permit application and approval.
6. The storage of large vehicles, RVs, boats, and similar vehicles is prohibited.
7. No refueling or repair of school buses may be completed on site.
8. The CUP shall be valid for a period of two (2) years from issuance. After which time, the applicant or owner shall be required to apply for an extension of the CUP.
9. Ellsworth Rd (western boundary of the subject site) is identified as a major arterial which requires a half street right-of-way of 55'. Additional right-of way dedication will be required for Ellsworth Rd so that the half street right-of-way is 55'. All right-of-way dedication shall be free and unencumbered.
10. An updated grading & drainage plan is required to be reviewed and approved prior to the buses locating on the site. The approved drainage plan shall be per Town of Queen Creek's requirements and shall provide retention for storm waters in an onsite retention area.
11. All onsite improvements, including landscaping, shall be completed prior to the site being used for bus storage.

Attachment(s):

1. [Aerial.pdf](#)
2. [Zoning Map.pdf](#)
3. [General Plan.pdf](#)
4. [Project Narrative.pdf](#)
5. [Site Plan.pdf](#)
6. [Landscape Plan.pdf](#)
7. [Neighborhood Meeting Summary.pdf](#)

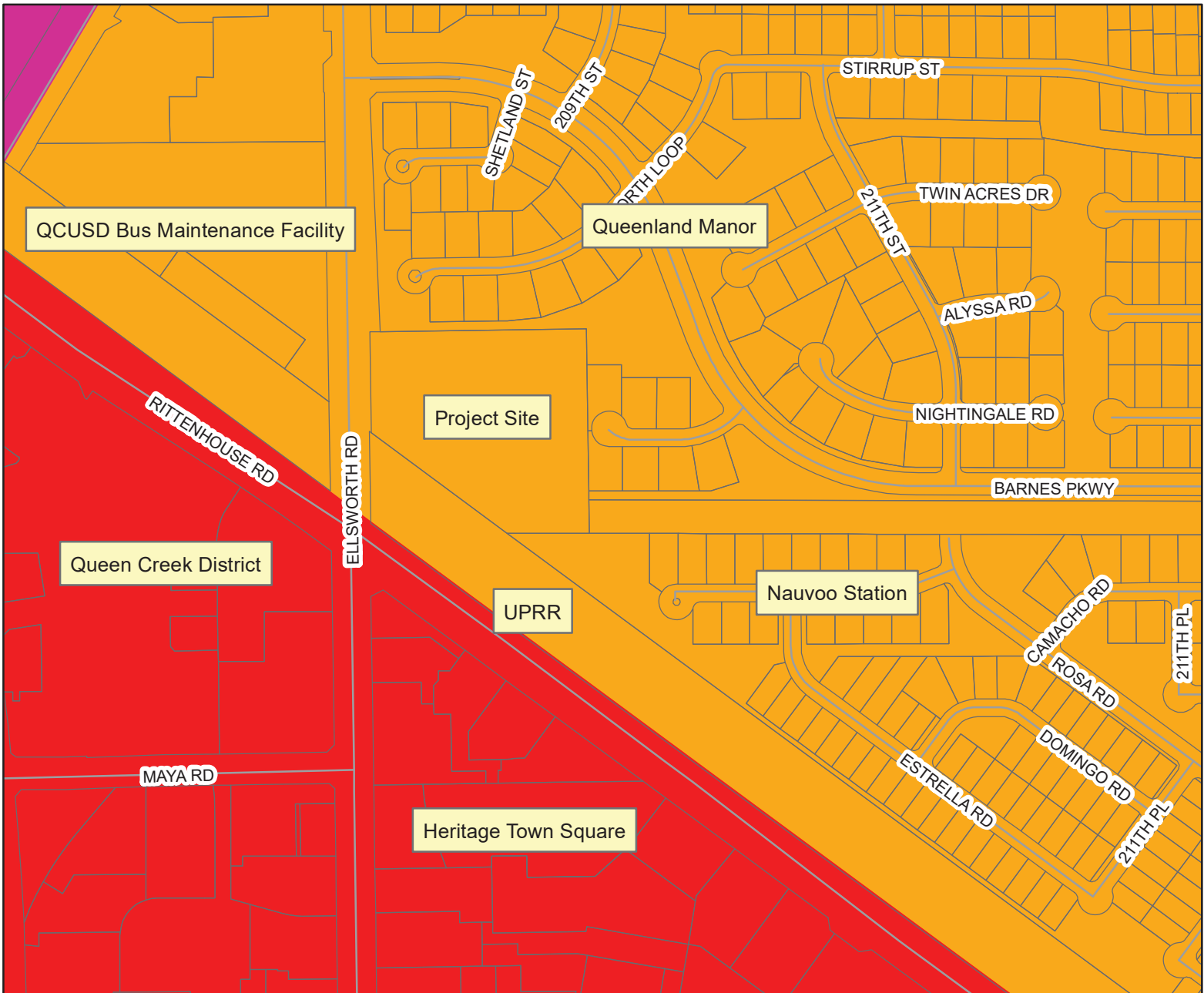
Project Name: Rain Deck Bus Storage CUP
Case Numbers: P23-0186





Zoning Districts

C-1 - Commercial	PQP - Public/Quasi Public	R1-15 - Residential	R1-4 - Residential
C-2 - Commercial	PRC - Parks	R1-12 - Residential	HDR - High Density Residential
C-3 - Commercial	R1-190 - Residential	R1-9 - Residential	MDR - Medium Density Residential
DC - Downtown Core	R1-54 - Residential	R1-8 - Residential	MU - Mixed Use
RC - Residential Commercial	R1-43 - Residential	R1-7 - Residential	AT - Agritainment
EMP A - Office/Industrial Park	R1-35 - Residential	R1-6 - Residential	PCD - Planned Community District
EMP B - General Industrial	R1-18 - Residential	R1-5 - Residential	SP - Specific Plan



General Plan Land Use



Conditional Use Permit / Site Plan Amendment

For

Rain Deck Property QCUSD Vehicle Storage

20835 S. Ellsworth Road

Case P23-0186

Submitted on Behalf of:
Raindeck, LLC
20835 S Ellsworth Rd.
Queen Creek, AZ 85142

Submitted to:
Town of Queen Creek
21120 S Ellsworth Rd.
Queen Creek, AZ 85142

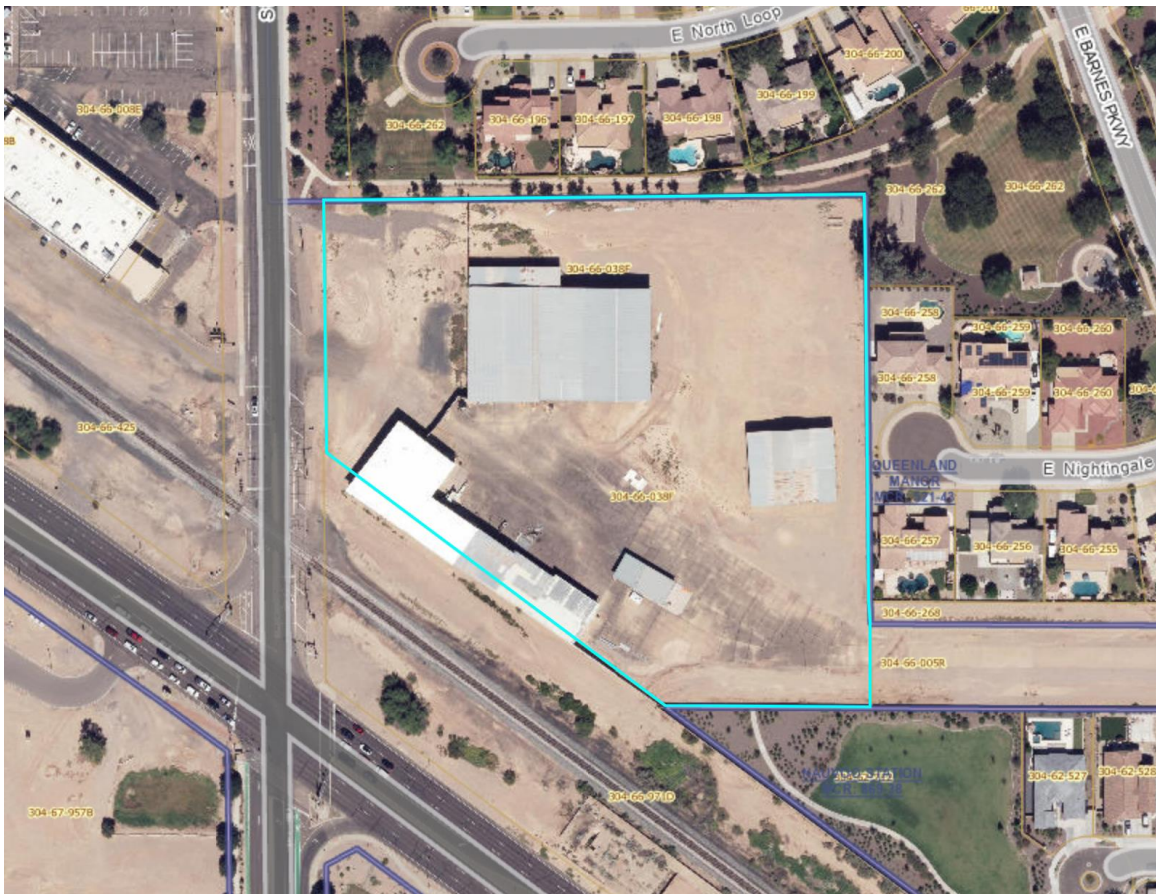
Prepared by:
Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

March 2024

Request:

This narrative accompanies requests for a Conditional Use Permit (CUP) and Site Plan Amendment to allow outdoor vehicle storage use in the rear area of the 6.9 acre Rain Deck facility located at 20835 S. Ellsworth Road which is near the intersection of Ellsworth and Rittenhouse Roads. The subject property has a current General Plan land use classification of Industrial and Zoning designation of EMP-A with a Planned Area Development (PAD) overlay. No change to either designation is proposed. The parcel APN is 304-66-038F.

Site Aerial



Project Site and Surrounding Properties:

The subject site fronts onto Ellsworth Road with the Queen Creek Unified School District maintenance yard beyond to the west. The residential neighborhood of Queensland Manor comprises the north and east boundaries. The south boundary is adjacent to the Union Pacific Railroad with Rittenhouse Road beyond.

Surrounding Properties

Direction	GPA Classification	Zoning Designation	Intended Use
Site	Industrial	EMP-A	Manufacturing / Vehicle Storage
North	Neighborhood	R1-12	Residential
East	Neighborhood	R1-12	Residential
South	Industrial	EMP-B	Union Pacific Railroad
West	Employment	C-2	QCUSD Maintenance Yard

Rain Deck LLC purchased the property in 2021 and has been working diligently to get their operation and associated site improvements up and running. They processed a Site Plan in 2022 for their primary manufacturing use including the use of several of the existing structures and street frontage area, however, much of the rear property remains relatively unused and unnecessary in their operation which has facilitated the desire to promote other uses in that area.

Project Description:

The lack of use of the rear portion of the property facilitated an interest by the Queen Creek Unified School District (QCUSD) to utilize that portion of the property as an extension of their current bus parking and maintenance facility located across the street to the west. Thus, QCUSD contacted the subject property owners and asked if they could lease the under-utilized space to park buses which was agreed to. The utilization of the excess property by the school district benefits both parties as well as helps provide better bus service to the school district community.

Operation:

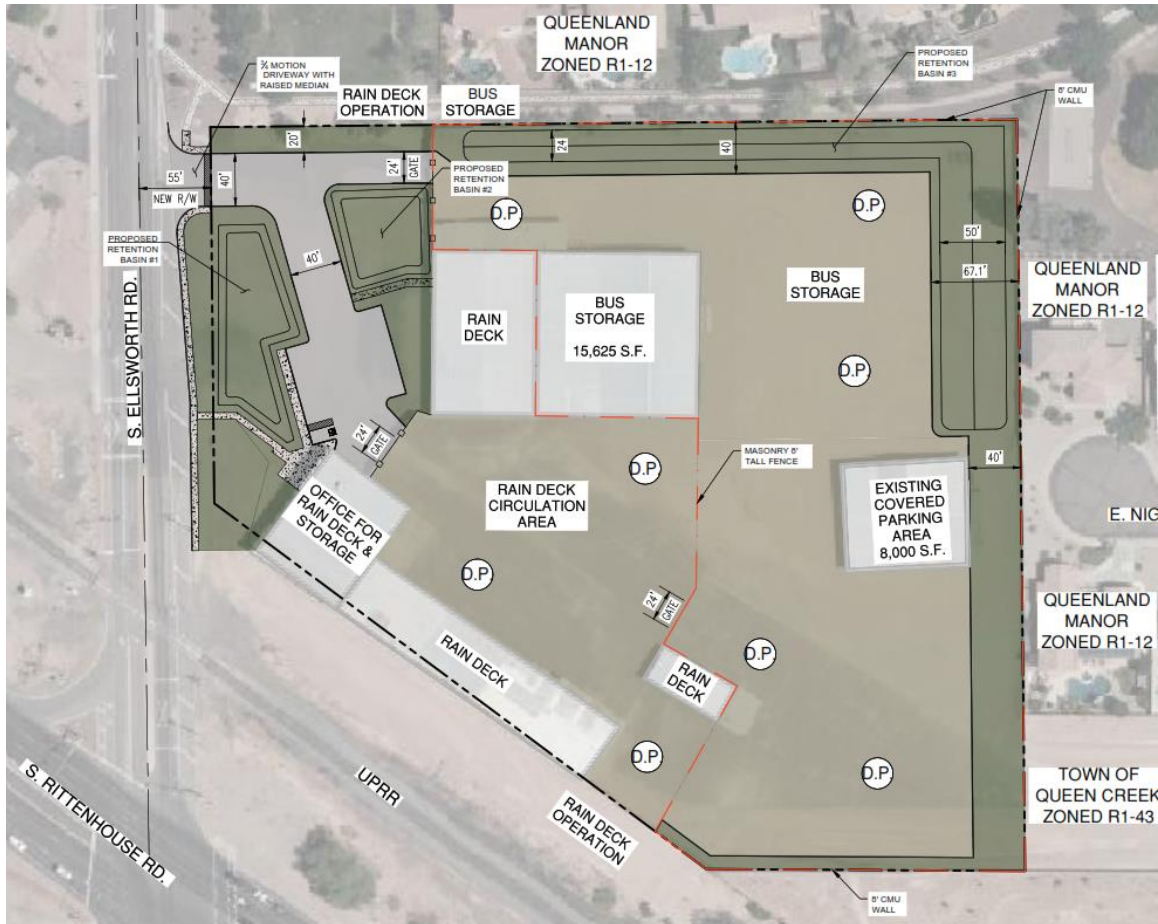
QCUSD will use the property for the storage of less-utilized school buses thus will require limited access to the property Monday through Friday between the hours of 5am and 8pm. Periodically, after hours or weekend access may be needed to move buses to the main facility for maintenance or special events.

Access:

The Rain Deck facility fronts onto Ellsworth Road which is an arterial street that will provide adequate access to the project. One point of access to the property is proposed

and per the 2022 Site Plan approval will be a three-quarter motion access allowing right-in, right-out, and left-in traffic movements. This access replaces the old access point to the south which was necessary due to the proximity of the Union Pacific Railroad crossing to the south. The access driveway is 40-feet wide at Ellsworth and then extends into the site to two points of gated access into the rear vehicle storage area. Both gated accesses are 24-feet wide and open into the dust proofed rear yard area of the property.

CUP Exhibit



Circulation & Parking:

Once beyond the gated access points, there are dust-proofed drive aisles that circulate the rear portion of the property and provide access to the vehicle storage/parking areas. We do not anticipate needing any parking areas outside of the rear area of the property thus are not proposing any changes to the areas outside of the gates.

Landscaping:

The existing PAD/Site Plan approval for the Rain Deck property includes an approved landscape plan that will be maintained by this CUP. The approved plan requires a double

row of 24” box sized trees planted 30-feet on-center along most of the north and east property boundaries. These trees were required in the original Site Plan approval to help screen the industrial nature of the facility from the adjacent neighbors in the Queensland Manor neighborhood and will be planted in a 40-foot-wide landscape tract that extends along most of the north and east property boundaries of the rear area of the site.

Lighting:

Due to the low intensity nature of the proposed vehicle storage use and the limited hours of operation, no lighting is proposed in the rear vehicle storage area.

Grading & Drainage:

Similar to the landscaping, the Rain Deck Site Plan approval included an approved Grading and Drainage Plan, which is proposed to be amended by the vehicle storage use. In order to better utilize the rear property, retention area #3 is proposed to be redesigned to be a linear retention basin that utilizes the aforementioned 40-foot-wide landscape buffer along the north and east property boundaries. This basin uses both a 4:1 slope and 8:1 slope (approved in 2022) for a maximum depth of 3-feet and provides 41,472 cubic feet of volume which when combined with the other two retention basins in the front portion of the site, meet the retention needs of the property.

Utilities:

Due to the infill nature of this property, all of the necessary utilities are available to the site. Furthermore, the proposed vehicle storage use requires no additional utilities above what the Rain deck operation already utilizes, thus no changes to the public utilities are proposed.

Impacts:

The consideration of a Conditional Use Permit includes assessing the potential impacts of the proposed use(s) and we don’t believe the proposed QCUSD bus storage use will impact any adjacent property owner. Vehicle storage is a low intensity use that generates minimal levels of traffic, noise, light, pollutants, etc., especially compared to other by-right uses allowed in the EMP-A zoning district. All vehicle access is to the west away from the residential areas, no additional lighting is planned, and since the majority of the vehicles will be parked the majority of the time, noise will be minimal and similar to

other by-right uses in the EMP-A zoning district. Perhaps the greatest potential impact is that the vehicle storage area will be visible to a very limited number of neighbors who now look out onto an open lot with a smattering of industrial buildings, vehicles, and equipment. Fortunately, the recently built 8-foot solid wall, double row of trees and 40-foot landscape buffer will mitigate that issue. As such, we do not believe this proposal would negatively impact the area.

Zoning Code Compliance:

The proposed vehicle storage use is permitted in the EMP-A zoning district subject to the CUP which is described in Section 3.5 of the Town's Zoning Code. This section includes the applicable criteria for assessing the compatibility of the proposed use in reference to the surrounding area. Below is a list of said criteria and our description of how the proposed use complies.

- 1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance;*

Response: The proposed use is located in the rear yard of an existing industrial parcel, meets all required setbacks and landscaping buffer requirements, and is consistent with the applicable provisions of Article 4 and 5 of the Town's Zoning Code.

- 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: The property is zoned EMP-A and is in an enclave of other industrial uses for which vehicle storage is appropriate. There are no additional buildings or structures proposed as part of this CUP thus do not anticipate the character of the area to be affected.

3. *Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;*
Response: Since the proposed vehicle storage use is secondary to the existing manufacturing use, all necessary infrastructure, access, and emergency facilities are already present.

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: Access to the property has already been approved and is able to serve the proposed vehicle storage use. The QCUSD bus operation can produce traffic congestion in this area due to the peak time usage, but that condition already exists and is not exacerbated by this proposal.

5. *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;*
Response: The proposed vehicle storage does not generate vibrations, odor, smoke, or gas, but will generate common levels of vehicular noise during their operation which are not excessive or offensive. Furthermore, the parking areas will be treated with a dust-proof palliative drastically reducing the amount of dust produced by this property.

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: The proposed vehicle storage is a low impact use and is not likely to be detrimental to any of the surrounding properties. There are existing homes to the north and south of the site for which a large landscape buffer was required with the industrial development to mitigate any potential compatibility issues. This buffer will also serve to mitigate any potential issues for the proposed vehicle storage use.

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: The proposed vehicle storage use in no way will impede adjacent development.

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; and,*

Response: The proposed vehicle storage use is a low intensity use that should not affect the public health, safety, morals, comfort, or general welfare of the community.

9. *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

Response: We do not anticipate any detrimental impacts to the community and also believe the public is better served by the proposed use both by enhancing the QCUSD operation and by providing proximate and secure vehicle storage for area residents.

Conclusion:

Rain Deck is a proud member of the Town's employment and manufacturing business portfolio and frankly should be applauded for taking on the challenge of working through the complicated history of the subject property. Allowing Rain Deck to share their oversized property to address a lack of bus storage for the QCUSD is a win for everyone involved. Furthermore, the proposed vehicle storage use is very low impact on adjacent property owners thus making this a more compatible use than most of the by-right EMP-A uses identified in the Town Zoning Code. For these reasons, we believe the CUP proposal warrants support.

CONDITIONAL USE PERMIT SITE PLAN VEHICLE STORAGE

20835 S. ELLSWORTH RD, QUEEN CREEK,
AZ 85142

PRELIMINARY
NOT FOR
CONSTRUCTION



NORTH
SCALE 1:40

PROJECT:
OCUSD BUS DEPOT AND
OUTDOOR VEHICLE
PARKING/STORAGE

LOCATION:
20835 S. ELLSWORTH RD.
QUEEN CREEK, AZ, 85142

DRAWN: A. FOGLIA
DESIGNED: G. DAVIS

DATE:
04/03/2024

REVISION NO.:	DATE:

SHEET TITLE:
CUP
SITE PLAN

SHEET NO.:
SP.01

CONDITIONAL USE PERMIT LANDSCAPE PLAN VEHICLE STORAGE

20835 S. ELLSWORTH RD. QUEEN CREEK,
AZ 85142



SCALE 1:40

PLANT LEGEND

SYMBOL COMMON NAME SIZE
 [Tree Symbol] RED PUSH PRISTACHE 24" BOX

PROPOSED LEGEND

PROPERTY LINE
 CENTERLINE
 CUP BOUNDARY
 SIDEWALK/PAVED PATH
 DESERT LANDSCAPE
 ASPHALT PAVEMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT	QUEEN CREEK AZ 85142
LOCATION	20835 S. ELLSWORTH RD. QUEEN CREEK, AZ 85142
DESIGNED BY	A. FOGLIA
DRAWN BY	G. DAVIS
DATE	04/03/2024
REVISION NO.	
DATE	
SHEET TITLE	
CUP LANDSCAPE PLAN	
SHEET NO.	LSP.01



Rain Deck / QCUSD CUP Neighborhood Meeting Summary:

Queen Creek Community Chambers – March 4, 2024

Attendees:

Applicant: Greg Davis – Iplan Consulting
Town: Mallory Ress – Senior Planner
Owners: Luke Blais & Brett Ferguson
Neighbors: 3 property ownerships - See sign-in sheet

Meeting started at approximately 6:05 PM.

Mr. Davis welcomed the neighbors, explained that the purpose of this meeting was to present the proposal to allow the Queen Creek Unified School District to use the back portion of the Rain Deck property for temporary bus parking. Mr. Davis presented exhibits illustrating how the site was laid out, the area the district would utilize and some of the improvements underway for the site. He then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any the attendees 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: Who are the owners?

R: Mr. Davis introduced Luke and Brett to the attendees.

Q: When will the trees be planted?

R: Mr. Blais replied that they just received Staff approval last week and that they have contacted the nursery to determine the cost and timing for the installation. They expected the trees would be installed within 4-6 weeks.

Q: What type of trees are proposed?

R: Mr. Davis replied that Red Push Pistashe trees are planned.

Q: What weed and insect control measures can be implemented?

R: Mr. Blais replied that the QCUSD is required to control weeds and Rain Deck will ensure pest control measures are utilized.

Q: We are glad to see the area will use dust control...what material is used?

R: Mr. Davis agreed that use of a dust control was necessary given the large expanse of the back lot. He stated that they will use a crushed rock mixed with a palliative to control dust in the areas being used by the district.

Q: What about the airstrip...what is happening there?

R: Ms. Ress replied that the Town Parks Department is responsible for that area and they don't have any concrete plans yet, but it will be passive in nature.

Q: Who can we contact about speeders in our neighborhood?

R: Ms. Ress provided her contact information and would forward the neighbor the correct Town contact for those type of issues.

C: We don't see an issue with the buses...and we appreciate the buildings being painted, the new wall being built and the gates being upgraded (eliminating noise).

R: Mr. Davis agreed that the Rain Deck ownership is working hard to improve the facility and be a good neighbor.

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

Meeting adjourned at approximately 6:32PM.