

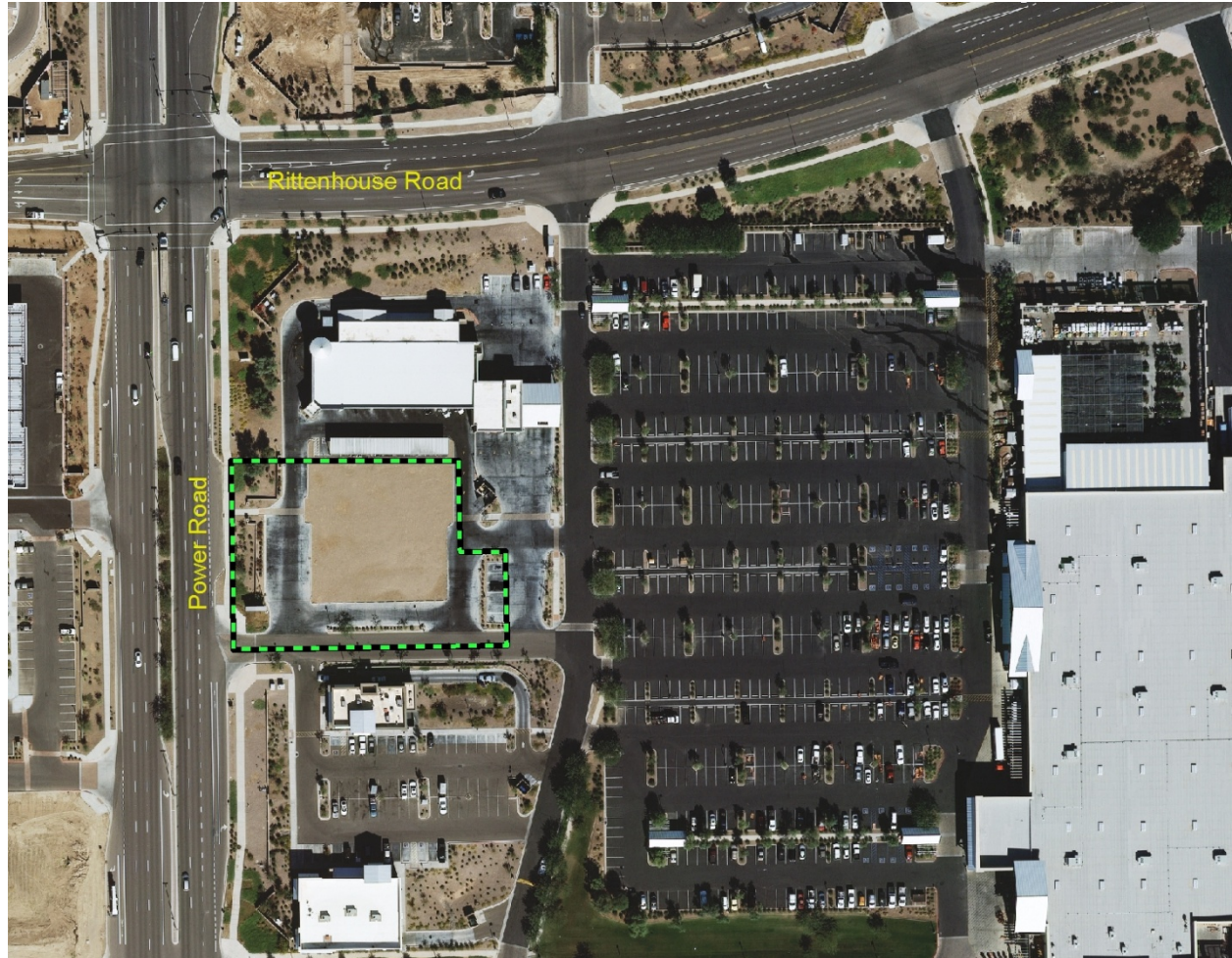
TOWN OF
QUEEN CREEK
ARIZONA

Big O Tire

SP10-083 and CU10-084



Aerial



Site information

- Zoned C-2 PAD
- Parcel is 47,634 square feet
- Originally intended for a convenience store

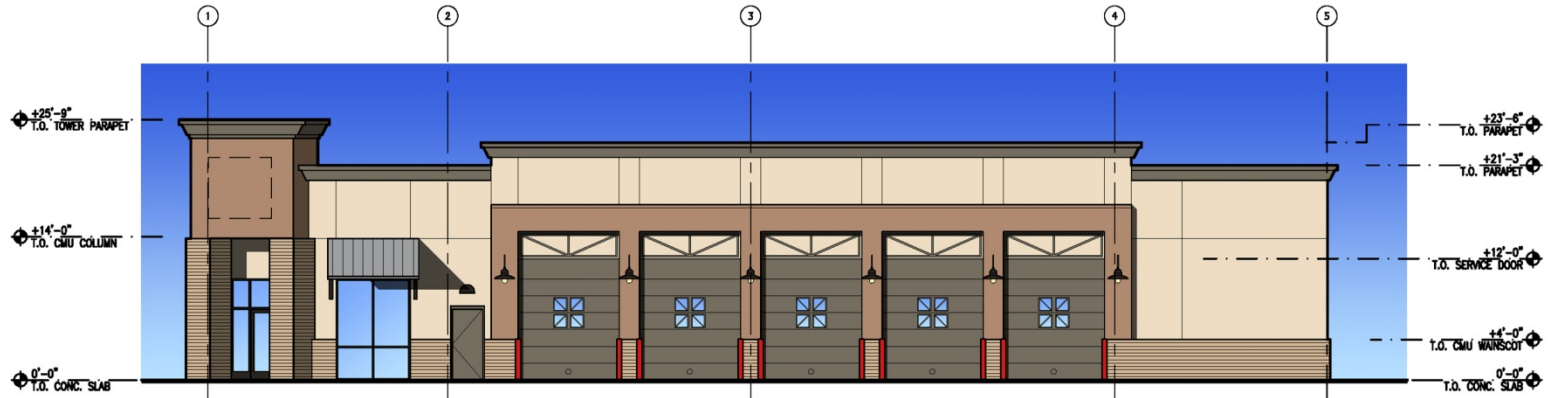


Applicant's Request

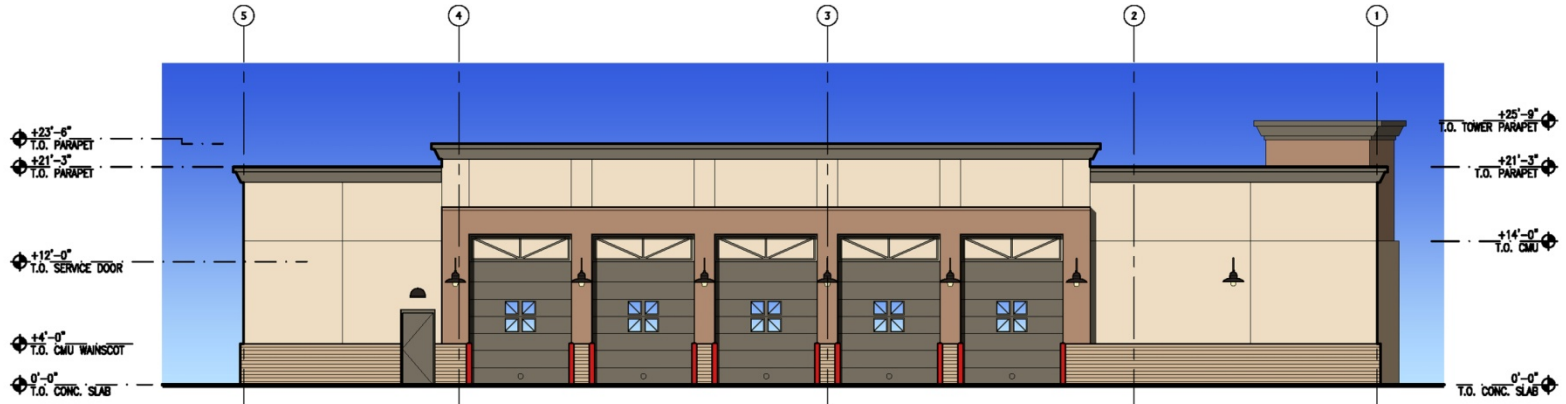
- Seeking approval of a Conditional Use Permit for in-vehicle service for a tire store.
- Building elevation, landscape, grading and drainage and site plan approvals.



Elevations



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



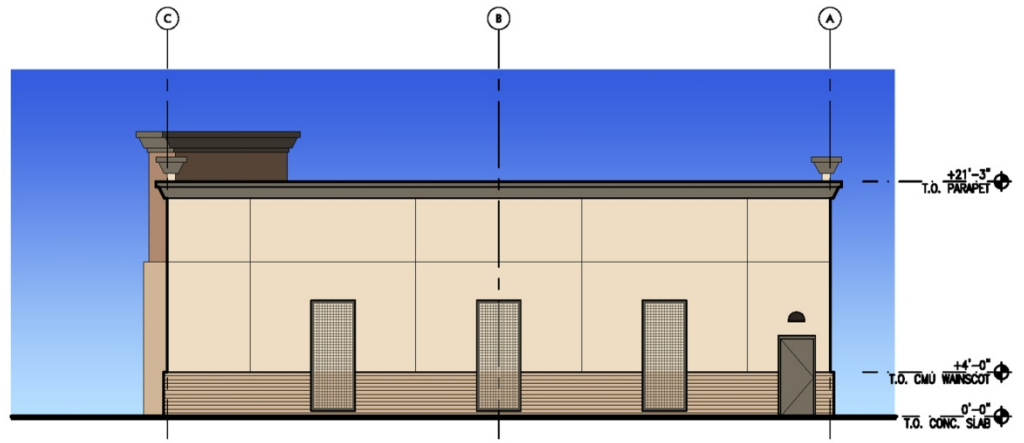
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Elevations



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



Building and Site

- 6,712 square feet
- Ten service bays
- Incorporates required design elements of the Power Marketplace
 - Standing seam metal awnings
 - Angled iron accents
 - Brick accents
 - Decorative lighting
 - Decorative enhanced roll up doors



Building and Site

- 14 required parking spaces
 - 23 being provided
- Landscape Percentage (25%) met
- Lot Coverage allowed – 60%
 - Lot Coverage proposed – 11.9%



Conditions of Approval

- All submittals during the Construction Document approval phase including improvement plans and engineering reports, shall comply with all previous pre-application & TRC comments and the Town's Subdivision Ordinance & Town Final Checklist(s) requirements.
- **Bollards shall be painted to match the building.**
- Construction of the project shall conform to the exhibits presented and conditions stipulated by any and all applicable development agreements, all subsequent amendments and/or resolutions.



Recommendation

- Staff recommends approval subject to the Conditions of Approval outlined in the Staff report.



Questions?

Thank you.

