



TOWN OF
QUEEN CREEK
ARIZONA

REGULAR MEETING AND WORK STUDY SESSION

AGENDA

Planning & Zoning Commission

October 14, 2026 | 6:00 PM

Community Chambers, 20727 E. Civic Parkway

Notice of Regular Meeting and Possible Executive Session of the Planning and Zoning Commission:

Pursuant to A.R.S. §§ 38-431.02 and 38.431.03, notice is hereby given to the members of the Planning and Zoning Commission and the general public that the Planning and Zoning Commission will hold a regular meeting at the date and time noted above. Commission members and staff may participate in person, telephonically, or electronically. The presiding officer may modify the order of agenda items and/or address items in a sequence deemed appropriate. The Planning and Zoning Commission may vote during the meeting to enter into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) regarding any item(s) on the agenda. Physical access to the meeting space will be available one-hour prior to the meeting start time.

Please note the Commissioners and staff generally gather for dinner 30-minutes prior to the start of the meeting, thus four or more members of the Planning and Zoning Commission may be present; however, there is no official action taken or discussion of matters before the Commission during this time.

Public Comment: Residents are welcome to address their comments in-person by submitting a Request to Speak/Comment Card prior to the start of the meeting and handing it to the Clerk. When called upon, you will receive 3-minutes to speak. If unable to attend in-person, you may submit your comment regarding a matter within the Town of Queen Creek's jurisdiction or for any item listed under the consent agenda, public hearing, and/or final action. Only one (1) comment per person, per agenda item will be accepted. Online comments received by 5:00 PM on the day of the meeting will be entered into the meeting's official record. <http://www.queencreekaz.gov/WatchMeetings>

Members of the public body may not discuss or take action on matters raised during the public comment that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

Accessibility: The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. Council Meetings are live-streamed and are accessible through the Town's website. For special accommodation requests, email the Town Clerk's Office at TownClerk@QueenCreekAZ.gov or contact the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting.

REGULAR SESSION

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA** *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*
 - A. Consideration and possible approval of the September 9, 2026 Planning and Zoning Commission meeting minutes.

6. PUBLIC HEARING

- A. Public hearing and possible action on the Union PAD Rezone (P25-0095), a request by Brennan Ray (Ray Law Firm) for a PAD Rezone from Mixed-Use (MU) Planned Area Development (PAD) to MU PAD for an approximate 25-acre mixed-use development consisting of commercial retail, office, hotel, and multi-family residential, located at the southwest corner of Queen Creek and Ellsworth roads.
- B. Public hearing and possible action on the Circle K fuel station and car wash Conditional Use Permit (Case P25-0159) and Site Plan (Case P25-0160), a request by Brennan Ray of Ray Law Firm for Conditional Use Permit and Site Plan approval of a fuel service station, convenience store, and car wash located on the southwest corner of Germann and Meridian roads.

7. FINAL ACTION

- A. Discussion and possible approval of P26-0061, The Union at Ellsworth Comprehensive Sign Plan, a request from Steven Johnson (Imperial Signs) for approval of a Comprehensive Sign Plan for The Union mixed-use development located at the southwest corner of Ellsworth and Queen Creek roads.
- B. Discussion and possible approval of P26-0123, QC District Comprehensive Sign Plan, a request from Chelsea United Group (Homewood Suites Owner) for approval of an amendment to the QC District Comprehensive Sign Plan for the addition of a monument sign for Homewood Suites, located at the southwest corner of Ellsworth and Rittenhouse roads.

8. ADMINISTRATIVE ITEMS

- A. Recent Planning Activity Update (Erik Swanson, Planning Manager)

9. SUMMARY OF EVENTS FROM THE COMMISSION AND STAFF *The Commission may not deliberate or take action on any matter in the "Summary" unless the specific matter is properly noticed on the Regular Session Agenda.*

10. ADJOURNMENT OF THE REGULAR SESSION

WORK STUDY SESSION

11. CALL TO ORDER

12. ROLL CALL

13. ITEMS FOR DISCUSSION *These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.*

- A. Economic Development Strategic Plan Update (Doreen Cott, Economic Development Director)
- B. 2028 General Plan Update (Sarah Clark, Principal Planner)

14. ADJOURNMENT OF THE WORK STUDY SESSION



Minutes

Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, September 9, 2026
6:00 PM

REGULAR SESSION

1) CALL TO ORDER

The regular meeting was called to order by Commissioner Matheson at 6:03 p.m.

Commissioner Blasier briefly introduced himself.

2) ROLL CALL

PRESENT:

Aaron Ballard
Ashley Baldwin
Richard Blasier
Amber Bordes
Spencer Hale
Alex Matheson

ABSENT:

David Gillette

Commissioner Ballard attended the meeting remotely.

3) PLEDGE OF ALLEGIANCE

Commissioner Matheson led the Pledge of Allegiance.

4) PUBLIC COMMENT

There were no public comments.

5) CONSENT AGENDA

5.A) Consideration and possible approval of the August 12, 2026 Planning and Zoning Commission meeting minutes.

Department: Town Clerk's Office

Planning and Zoning Commission 08-12-2026 Minutes.docx

MOTION: To approve the Consent Agenda.
RESULT: Approved unanimously (6-0)
MOVER: Ashley Baldwin
SECONDER: Amber Bordes
AYES: Aaron Ballard, Alex Matheson, Amber Bordes, Spencer Hale, Ashley Baldwin, Richard Blasier
ABSENT: David Gillette

6) **PUBLIC HEARING**

- 6.A) Public Hearing and possible action on P26-0081 Carder Development Rezone and P26-0082 Site Plan, a request from Chris Webb (Rose Law Group) to Rezone 0.72 acres (31,426 SF) from R1-43 to C-1 and a request for Site Plan approval of the same 0.72 acres to facilitate development of an expanded parking lot for the adjacent single-story Carder Development office building facility. The project site is located north of the northwest corner of Happy and Ellsworth roads.

Department: Development Services

Staff Report

Aerial Exhibit.pdf

General Plan Exhibit.pdf

Existing Zoning Exhibit.pdf

Proposed Zoning Exhibit.pdf

Carder Office Parking Lot Site Plan.pdf

Carder Office Parking Lot Preliminary Landscape Plan.pdf

Carder Office Parking Lot Lighting Photometric Plan.pdf

Carder Office Parking Lot Project Rezone Narrative.pdf

Adjacent Property Owner Support Letter.pdf

Nathan Warren, Planner I, provided a summary of the proposed project. Mr. Warren provided an aerial of the project, a zoning exhibit, and General Plan exhibit of the project site. Mr. Warren presented the proposed zoning exhibit, which includes rezoning the project to C-1/pad. Mr. Warren summarized the proposed deviations to the development standards for the project site. Mr. Warren presented the approved site plan for the Carder

Development, located directly south of the subject site, and presented the proposed site plan which includes an extension of the parking lot to the subject site. Mr. Warren noted that there was a neighborhood meeting held on August 3, 2026 with no members of the public in attendance and a letter of support was submitted from a neighbor adjacent to the site.

Chris Webb, applicant, provided background on the proposed project and the Carder Development project to the south and discussed the characteristics of the subject site. Mr. Webb presented the site plan of the carder development to the south, the new proposed parking lot, and the approved medical office complex to the north.

Commissioner Matheson opened the public hearing. There were no comments.
Commissioner Matheson closed the public hearing.

Commissioner Baldwin noted that she appreciates the proposed improvement to the area.

Commissioner Matheson noted that he appreciates the developer investing in additional parking.

MOTION:	To approve P26-0081 Carder Development Rezone and P26-0082 Carder Development parking lot extension Site Plan.
RESULT:	Approved unanimously (6-0)
MOVER:	Spencer Hale
SECONDER:	Amber Bordes
AYES:	Aaron Ballard, Alex Matheson, Amber Bordes, Spencer Hale, Ashley Baldwin, Richard Blasier
ABSENT:	David Gillette

- 6.B) Public Hearing and possible action on Summerwell Residences Rezoning (P26-0058) and Site Plan (P26-0059). Request to Rezone approximately 16.8 acres from C-2 (General Commercial) to MDR/PAD (Medium Density Residential/Planned Area Development) along with Site Plan approval for the development of a residential community consisting of 150 single-family detached and attached rental units, community clubhouse, and associated amenities. The subject site is located approximately 300 feet east of the northeast corner of Germann and Power roads.

Department: Development Services

Staff Report

Aerial Exhibit.pdf

General Plan Map Exhibit.pdf

Current Zoning Map Exhibit.pdf

Proposed Zoning Map Exhibit.pdf

Project Narrative

Conceptual Landscape Plan

Conceptual Site Plan

Elevations and Color Schemes

Unit Floorplans.pdf

Project Renderings.pdf

PowerPoint Presentation

Email Comments Received 9-1-26

Les Johnson, Principal Planner, provided a summary of the request, including the project location and surrounding properties. He presented an exhibit of the existing zoning of general commercial and proposed zoning to medium density residential with a Planned Area Development Overlay. He noted the property is identified as Commercial in the General Plan. He presented the proposed site plan, noted the proposal is for 150 for-rent units, and summarized the site characteristics and amenities. He presented the proposed landscape plan, building elevations, and site renderings for the project.

Mr. Johnson summarized the public participation for the project, noting that a neighborhood meeting was held on August 26, 2026 with six members of the public in attendance. Mr. Johnson noted that thirty comments were received as of September 1, 2026 with twenty-seven opposed and three in support of the project. He noted thirteen additional comments in support were recently provided by the applicant which were distributed to the planning commission tonight.

Brennan Ray presented on behalf of the applicant. He provided a history of the proposed project, which included a previous application for multi-family on the site for a 340-unit apartment community, noting the change with the current request to 150 attached and detached units. He highlighted that the density of the proposed project is 9.67 dwelling units per acre, below the threshold of high-density. He noted that there is over forty percent open space for the site and the site exceeds the required parking calculations. He presented the plans for the units, noting the units range from 1,295 to 1,726 square feet and all include garages and back yards. He noted that 251 letters were sent out to the property owners within 1,200 feet of the site and 80 emails were sent to neighbors that opposed the previous zoning request.

Mr. Ray summarized the neighborhood opposition for the case and noted that six residents from four properties attended the neighborhood meeting. He summarized the comments and questions received at the neighborhood meeting, which included a discussion on traffic. He provided a map of the addresses of the emails received, which included sixteen emails of support from businesses in the area and seven in opposition within a half-mile from the subject site.

Mr. Ray discussed the commercial general plan land use designation for the subject site and the proposed amendment process. He spoke to the feedback regarding commercial viability for the site. He provided history of the subject site from its original zoning to commercial in 2003. He summarized the trip generation of the site for commercial uses compared to the proposed development, noting the reduction in trips with the proposed project compared to a commercial development.

Commissioner Matheson opened the public hearing.

Brett Crosby, 19160 E Macaw Drive, noted he is ready for the property to be used and no longer dirty. He noted that the development of the site will increase traffic, but less than that of a commercial development. He noted that he is in favor of the project and that the project meets a need. He noted he is also in favor of Germann Road punching through.

Joe Kolnick, 185 E Raven Drive, said he is the owner of the adjacent Coldstone Creamery business, that his business would benefit from the proposed rezoning, but that he is not in support of the proposed project as he doesn't think it's what is best for the community. He expressed the need for additional commercial businesses and the concern for increased water demand. He noted that with commercial traffic, the area is below capacity, and that someone is interested in putting an alternative food store there.

Commissioner Baldwin asked how much water the proposed development will use. Mr. Ray acknowledged water is an important issue, noted they would work with the town as the process moves forward, and said they are pretty confident the proposal is a ten to fifteen percent difference in water use versus commercial.

Commissioner Baldwin asked if there is a demand to fill the proposed homes. Mr. Ray answered yes and that there is a need for different types of housing and described the types of people who would likely use the development.

Commissioner Hale inquired if the site has been proactively marketed for commercial uses within the last 3 years. Mr. Ray responded, stating that the previous owners actively marketed the site for commercial uses to commercial developers. Tyler Wright, representative of the ownership group, said that they acquired the site in April and own many properties in the east valley. He said following closing, they were not contacted by any commercial developers interested in developing the site. He noted the challenges to develop the site commercially, including the restrictions from the adjacent Home Depot site.

Commissioner Hale inquired about the restrictions from the Home Depot site. Mr. Wright noted that the property owners association includes property restrictions that prevents certain users from selling similar products as the adjacent Home Depot site.

Commissioner Blasier asked for more information on the completed traffic study. Mr. Ray said that the completed traffic study was a trip generation from a reputable firm and described what goes in to a trip generation. He explained that under the proposal they are required to put in a right turn lane. Commissioner Blasier asked for the date of the traffic study. Mr. Ray further explained the traffic study. Erik Swanson, Planning Manager, added that the application requires a current

traffic study so it is not out of date and that there is a back-and-forth process between the Town and the developers on the traffic study numbers.

Commissioner Matheson closed the public hearing.

Commissioner Bordes noted that the proposed project feels like a nicely done rental community of single-family homes. She said she appreciated the backyards and driveways, learning about the property owners association restrictions, and the changes from the previously proposed application.

Commissioner Matheson expressed his appreciation for the changes to the proposed project.

Commissioner Hale noted the challenges of the site remaining commercial and said that he is in favor of the project for this particular site.

MOTION:	To approve P26-0058 and P26-0059, Summerwell Residences Rezone and Site Plan.
RESULT:	Approved unanimously (6-0)
MOVER:	Amber Bordes
SECONDER:	Spencer Hale
AYES:	Aaron Ballard, Ashley Baldwin, Richard Blasier, Amber Bordes, Spencer Hale, Alex Matheson
ABSENT:	David Gillette

7) **FINAL ACTION**

- 7.A) Discussion and possible approval of P26-0100 LGES Comprehensive Sign Plan, a request from Blair Gillespie of Ware Malcomb for approval of a Comprehensive Sign Plan for the LG Energy Solution battery plant located generally at the southeast corner of Ironwood and Pecos roads.

Department: Development Services

Staff Report

LGES Aerial.pdf

LGES CSP Project Narrative.pdf

LGES CSP

Sarah Clark, Principal Planner, shared context on the site, presented an aerial map of the proposed location, and discussed the request and its deviations from the Zoning Ordinance. She discussed the site plan and the proposed signage including size, location, and deviation.

Commissioner Matheson commented that smaller signage may not be visually appealing and expressed support for the item.

MOTION:	To approve P26-0100 LGES Comprehensive Sign Plan as presented.
RESULT:	Approved unanimously (6-0)
MOVER:	Amber Bordes
SECONDER:	Spencer Hale
AYES:	Aaron Ballard, Alex Matheson, Amber Bordes, Spencer Hale, Ashley Baldwin, Richard Blasier
ABSENT:	David Gillette

8) **ADMINISTRATIVE ITEMS**

8.A) Recent Planning Activity Update (Erik Swanson, Planning Manager)

Department: Development Services

Erik Swanson, Planning Manager, presented a summary of the single-family permits issued and recent staff approvals. Mr. Swanson noted that staff is still working on the General Plan and invited the Planning Commissioners to participate online.

9) **SUMMARY OF EVENTS FROM THE COMMISSION AND STAFF**

There were no comments.

10) **ADJOURNMENT OF THE REGULAR SESSION**

Commissioner Matheson adjourned the regular meeting at 7:24 p.m.

WORK STUDY SESSION

11) CALL TO ORDER

The work study session was called to order by Commissioner Matheson at 7:27 p.m.

12) ROLL CALL

PRESENT:

Aaron Ballard
Ashley Baldwin
Richard Blasier
Amber Bordes
Spencer Hale
Alex Matheson

ABSENT:

David Gillette

Commissioner Ballard attended the meeting remotely.

13) ITEMS FOR DISCUSSION

A) Update on the Town's Water Strategy (Shea Joachim, Assistant Town Manager)

Shea Joachim, Assistant Town Manager, briefly introduced himself, discussed the Town's overall goal of water self-sufficiency, and discussed the Town's strategies/objectives to attain it. He presented the Town's utility boundaries and number of water, wastewater, and solid waste customers. He explained basic Arizona State Water laws and Central Arizona Groundwater Replenishment District's (CAGRD) current role with the Town. He discussed the Town's position to Central Arizona's aquifer. He described the Harquahala Valley water supply and the Town's purchase of 1.7 million acre feet of water. He discussed how the water will be transported to Queen Creek. He compared the Town's water portfolio from 2018 to the Town's current water portfolio. He explained that once the Town is a designated water provider, the CAGRD water responsibility will go away and be replaced with the new water resource fee. He presented how the Town is programming the fee in three steps: the initial fee, the fee reflective of replenishing the aquifer, and the fee reflective of full replacement to a 100-year supply. He discussed staff's recommendation to phase fees over five years, described water only accounts and combined accounts, and shared average monthly fees based on staff's recommendation for years one through six. He broke down example bills, sharing the base charges, usage charges, new water resource fee, CAGRD obligation, and new effluent credit. He shared the proposed phasing numbers for an example homeowner association and noted the basis of the water resource fee is water usage, in particular water replenishment.

Commissioner Blasier asked if water only septic accounts get a credit for replenishing their effluent into the ground. Mr. Joachim said it is not technically treated according to the Arizona Department of Water Resources (ADWR) and that it's not managed the same way. He said ADWR

has a credit systemwide for this but it is a nominal amount.

Commissioner Baldwin asked if an account with septic would be a water only account. Mr. Joachim answered yes.

Commissioner Hale asked about the purpose of moving the fee from property tax bills to water tax bills. Mr. Joachim explained it is a different fee and this is about water self sufficiency. Commissioner Hale asked about putting the water resource fee on the property tax bill. Mr. Joachim said the Town does not have the ability to assess property tax outside of their jurisdiction.

Commissioner Bordes asked about the CAGR fees customers will pay during the transition to the new water supply. Mr. Joachim said they are not grandfathered in. He said what they have proposed is for the Town to cover the costs of the CAGR fees during the transition.

Commissioner Bordes asked about the starting date for the fees. Mr. Joachim said if it goes accordingly to plan, they would be effective January and bills would be sent out in March.

Commissioner Baldwin asked theoretically if a water only septic account with irrigation would pay double. Mr. Joachim said it could be depending on their particular usage and noted those two classes are the most exposed to the fee because the town doesn't get much of the water back.

Mr. Joachim described capacity fees as new growth paying for new growth, not by existing customers, and discussed the new proposed water resource capacity fee for new development replacement water.

Commissioner Bordes asked if the new capacity fee is phased. Mr. Joachim answered no and briefly described how the fee would be assessed. Commissioner Bordes asked if growth is baked into the fee they are assessing each year. Mr. Joachim answered yes.

Mr. Joachim shared proposed changes to other fees including water rate structure, wastewater structure, and solid waste. He presented a timeline from present day to the earliest bills being finalized with new customer rates and fees. He listed outreach efforts being implemented. He concluded that what they are trying to accomplish is a locally controlled reliable water supply.

Commissioner Matheson expressed an understanding and appreciation for the goal of locally controlled water. He confirmed with Mr. Joachim that the Harquahala valley water is currently owned by the Town and asked what CAGR does. Mr. Joachim explained that CAGR meets the requirements of having a 100 year supply of water and replenishing the aquifer.

Commissioner Matheson asked if the money needed is for infrastructure. Mr. Joachim said for infrastructure, for the water assets purchased to date, and for replenishing the 100 year supply.

Commissioner Matheson asked if the water moving will be done by third parties. Mr. Joachim said it will be the Town and described the goal from a 15,000-foot perspective as being a similar concept of the Town having its own Police Department.

Commissioner Hale asked who is replenishing the Harquahala water being removed from the ground. Mr. Joachim said because of the area's designation, there is not a responsibility to replenish it. Mr. Joachim said hydrology studies state there is over 8 million acre feet of water in the Harquahala basin and the Town purchased 1.7 million acre feet of it. He explained there is likely more water than the studies indicate as well.

14) ADJOURNMENT OF THE WORK STUDY SESSION

The work study session was adjourned by Commissioner Matheson at 8:26 p.m.

TOWN OF QUEEN CREEK

David Gillette, Chair

ATTEST:

Kyle Hills, Town Clerk Specialist

I, Kyle Hills, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Planning & Zoning Commission Minutes of the September 9, 2026 Planning & Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on:_____



TOWN OF QUEEN CREEK ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR

RE: PUBLIC HEARING AND POSSIBLE ACTION ON THE UNION PAD REZONE (P25-0095), A REQUEST BY BRENNAN RAY (RAY LAW FIRM) FOR A PAD REZONE FROM MIXED-USE (MU) PLANNED AREA DEVELOPMENT (PAD) TO MU PAD FOR AN APPROXIMATE 25-ACRE MIXED-USE DEVELOPMENT CONSISTING OF COMMERCIAL RETAIL, OFFICE, HOTEL, AND MULTI-FAMILY RESIDENTIAL, LOCATED AT THE SOUTHWEST CORNER OF QUEEN CREEK AND ELLSWORTH ROADS.

DATE: October 14, 2026

Suggested Action:

Staff recommends approval of P25-0095 Union PAD Rezone, a request for PAD Rezone from Mixed-Use (MU) Planned Area Development (PAD) to MU PAD for an approximate 25-acre mixed-use development consisting of commercial retail, office, hotel, and multi-family residential, subject to the Conditions of Approval represented in this report.

Introduction / Summary:

The request is to Rezone the approximate 25-acre parcel from MU PAD to MU PAD to allow the construction of a mixed use development including multi-family residential, commercial retail, office, and hotel uses. The subject site is located at the southwest corner of Queen Creek and Ellsworth roads.

History:

- May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).
- December 5, 2007: The Town Council approved Resolution 702-07 / GP-07-119, amending the land use designation of the subject property from Employment-B to Mixed-Use and Medium High Density Residential B (5-8 du/ac) on the Queen Creek General Plan, as a part of the overall Queen Creek Station Master Plan.
- December 19, 2012: The Town Council approved Resolution 924-12 / GPA12-049, amending the land use designation of the remaining acres of Medium High Density Residential B (5-8 du/ac) on the subject property to Mixed-Use on the Queen Creek General Plan, as a part of the request for the Fulton Homes at Queen Creek Station development.
- September 20, 2017: The Town Council approved Resolution 1165-17 / P17-0103 "2018 General Plan Update," updating the name of the land use designation of the subject property from Mixed-Use to Urban.
- May 15, 2018: Queen Creek voters successfully ratified the 2018 General Plan.
- April 1, 2020: Council approved P18-0201 Ellsworth and Queen Creek PAD Rezone to Rezone the subject site and western 20-acres from R1-43 to MU PAD for retail, office, and multi-family residential uses.
- May 19, 2021: Town Council approved P21-0025 Acero Queen Creek Site Plan a request for a 476-unit multi-family development on an approximate 24-acre site (parcel west of the subject

site).

Project Information:

Project Name: The Union

Site Location: SWC of Queen Creek and Ellsworth roads

General Plan Designation: Urban

Existing Zoning Designation: MU PAD

Proposed Zoning Designation: MU PAD for additional multi-family density

Surrounding Zoning:

North: Queen Creek Road; C-2

West: MU PAD for multi-family

South: Railroad; Rittenhouse Road

East: Ellsworth Road; C-2

Site Acreage: ~25 acres

Number of Units: 250 maximum

Density: 10 du/ac across 25 acres; 14 du/ac when including all MF units (726) across ~50 acres

Discussion:

The request is for the rezoning of an approximate 25-acre parcel from MU PAD to MU PAD to specifically allow for additional multi-family residential development. The subject site is located at the southwest corner of Ellsworth and Queen Creek roads. Under the existing MU PAD zoning designation the subject site can develop with a variety of commercial retail, office, and hotel uses. These uses are reflected on the attached Site Plan exhibit. The Rezoning request seeks to allow for multi-family residential development at the site's southern most portion. Previous plan iterations proposed multi-family development at the site's northwestern area, however multi-family development is no longer being pursued and development of that area will be commercial.

As provided in the "History" section of the memo, the subject site was part of the larger Queen Creek Station development that was approved in 2007. At that time, the subject site was designed as a major urban commercial development allowing for a variety of uses. In 2012, the larger area was rezoned along with a General Plan Amendment to incorporate the Fulton Homes at Queen Creek Station development; the subject site (and parcel west) was designated as Mixed Use as part of the General Plan Amendment. In 2018, the Mixed Use designation was incorporated into the General Plan Update as the current Urban category. In April of 2020, a Rezoning request was approved for the subject site, along with the now developed Acero apartment development west of the subject site, rezoning the ~45-acre site from R1-43 to MU PAD. As part of that approval process a PAD was approved setting the overall number of residential units at 500 units, allowing a maximum density of 25 du/ac, and establishing building heights up to 90' (consistent with the MU zoning designation). Following the Rezoning approval, a Site Plan application was approved for the the Acero multi-family project, however with the approval building heights for the development were reduced to 47' and the density was reduced to 22 dwelling units per acre resulting in approximately 476 residential units being constructed. With the existing PAD impacting the subject site, approximately 24 additional units could be constructed. The current request is to allow for additional multi-family residential units on the southern approximate 6.5 acre site with a maximum unit count of 250 units and a maximum of 70' in height or up to 5-stories. When evaluating the overall development of the MU PAD zoning district that consists of the Acero multi-family development and the proposed Union project, a total of 726 residential units are proposed for the approximate 50-acre development (Acero at 476 units, Union at 250 units) equating to an overall density between the two developments at 14.5 dwelling units per acre. When just evaluating the Union parcel, the overall density equates to 10 dwelling units per acre when calculated across the entire 25 acre parcel.

With the initial public hearing advertisement, two Site Plan applications were also being considered to allow for multi-family residential development to occur at the site's northwest corner, southern boundary, as well as to reference the anticipated commercial development. As previously mentioned, it is important to note that the multi-family request that was sought for the site's northwest corner is

no longer being pursued, and the underlying MU PAD designation will remain allowing for the development of future commercial retail, hotel, or office. As such, the Site Plan applications regarding the commercial retail aspects are no longer part of the request as they are reviewed and approved administratively (see below). A stipulation has been added to the Conditions of Approval prohibiting multi-family uses at the northwest corner of the subject site.

Given that the underlying zoning designation is MU PAD, the proposed commercial uses on the site (central and northeastern portion of the subject site) have been designed for commercial retail uses and have received Site Plan approval. No further approvals are necessary for the central and northeastern parcels. The northwest parcel will require future Site Plan Application submission, review, and approval. The southernmost parcel is proposed as multi-family residential and pending zoning approval, will also require future Site Plan approval. There are no known developers for the proposed multi-family parcel at this time. Within the Narrative, the development team is proposing a series of development standards including a maximum building height of 70-feet (20-feet less than the existing MU PAD allowance), and setting the maximum amount of residential units to 250 units. When calculated across the entire 50-acre site, the density provided is approximately 10 dwelling units per acre.

Access to the site remains as previously anticipated with the addition of two access points along Queen Creek Road (one full access and one right-in right-out), a right-in right-out along Ellsworth Road, the signalized intersection of Ellsworth and Walnut roads, and a right-out at the southern portion of the site onto Ellsworth Road.

Architectural, landscape, and open space theming has been designed to create a cohesive development. The northwestern parcel and southern parcel will continue the landscape and architectural theming that has been established with the commercial retail parcels. No deviations from the Zoning Ordinance are being proposed. It is important to note that while the Site Plans reflect different parcels, the subject site is designed as a single development. It is anticipated that the commercial developments will be proceeding through the construction phase in the near future. Lastly, the development is reflecting improvements covering the Maricopa Flood Control channel. Discussions with the Flood Control District are underway. Planning Staff supports the proposed development citing consistency with the General Plan and MU designations.

Public Participation:

A neighborhood meeting was held on Monday, August 17th, 2026 at the Community Chambers. Twelve residents were in attendance representing eight households. Questions raised were in regards to design and uses of the residential and commercial components with a focus on the type of commercial development and whether it would be more "big-box" style development. It was conveyed that the development would focus on a more mixed-use design and pedestrian engaging environment.

To date, Staff has received two emails in opposition to the request primarily citing concerns with growth and traffic congestion.

Analysis:

General Plan Review:

The General Plan designation for the subject site is Urban. The Urban category provides the greatest development flexibility in allowing for a mix of uses to include residential (minimum of 6 du/ac) and commercial activities (office, retail, hotel). Within the General Plan various "Character" and "Land Use Types" are established for the Urban category allowing for a range of residential types with a focus on higher density options, along with a mix of commercial uses. Character of an Urban development type focuses on walkable development patterns, buildings closely placed to promote pedestrian engagement, various plazas and gathering spaces, and on-street parking. The intent of the Urban category is to provide the highest mix and density of uses. The request is consistent with the Urban category as described in the General Plan.

Zoning Review:

The subject site is currently zoned MU PAD allowing for a variety of housing and commercial opportunities. The parcel directly west of the subject site is also zoned MU with a PAD limiting the maximum number of dwelling units to 500. The zoning established the unit limitations for the entire ~50 acre parcel that includes both the subject site and the adjacent Acero development. With 476 units being constructed, the subject site is only permitted an additional 24 units. The zoning request seeks to amend the PAD to allow an additional 250 residential units located at the site's southern end - if the limitation had not been placed on the subject parcel, the proposed development would be permitted without further review. As depicted on the various site plans, the remainder of the site is designed and approved for commercial development to include retail, hotel, and office options. The current request only applies to allowing additional residential units as the commercial uses are permitted by-right and have received administrative approval.

Adequate Public Facilities:

In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Engineering, Utilities, and Transportation Review:

The project has been reviewed by the Engineering, Utilities, and Transportation divisions. Conditions of Approval have been added addressing any requirements from these divisions.

Conditions of Approval:

1. 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. Substantial expansion or modification beyond the approved exhibits (site plan, building floorplans, building elevations, project narrative, etc.) without a site plan amendment being granted in advance shall void this approval and require a new site plan application and approval.
2. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.
3. All 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. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval:
"This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of air craft and frequency of use of such aircraft may change over time depending on market and technology changes."
5. For the multi-family component, the leasing office should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4' x 4', or of sufficient size to clearly convey the information, installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of leases, and should not be removed until the leasing office has leased a majority of units and the project has received Certificates of Occupancy for each unit. Upon conclusion of the aforementioned, notification of the Aircraft Overflight Area shall be provided in future lease agreements.
6. Any proposed, permanent or temporary structure subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided,

if a filing is requested.

7. The Developer shall design and construct, at the Developers expense, dedicated right turn lane(s) and all associated improvements at any proposed access point(s) from Ellsworth Loop Road into the Property. All required improvements must be completed prior to the issuance of a certificate of occupancy or final approval for any unit or building within the Property.

8. The Developer shall design and construct, at the Developers expense, extensions to the northbound left turn lane storage at the intersections of Ellsworth Loop Road with Queen Creek Road and Walnut Road. The Developer shall extend the left turn lane storage to the maximum extent feasible within available median space. These improvements must be completed prior to the issuance of a certificate of occupancy or final approval for any unit or building within the Property.

9. A Traffic Study shall be submitted and accepted by the Town prior to approval of any construction drawings. In the event that additional improvements are recommended, Staff and the developer shall evaluate necessary improvements

10. All required offsite improvements shall be constructed and completed as part of the first phase of the project. All improvements are required to be completed prior to the issuance of a certificate of occupancy or final approval for any unit or building within the Property.

11. The Developer shall reserve the existing well site and provide a dedicated area to ensure sufficient maneuverability. Access to the well must be maintained at all times, and the access route shall be subject to review and approval by the Town. The Developer shall coordinate the requirements for access to the Town facility on Parcel 4 with Town's Utilities and Traffic Department and ensure the necessary access is provided on the Final Plat.

12. A Final Plat shall be submitted to the Town's Engineering Division through the online portal Development Nexus.

13. If applicable, the developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the Bureau of Reclamation Easement.

14. The developer is responsible for installing all landscaping within the public right-of-way including all median landscaping within the arterial, collector, and local roads. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property association.

15. At the time of construction documents, the developer shall submit an Engineers Cost Estimate for all offsite public improvements. For 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 the Engineer's Cost Estimate during the construction document review phase. Construction assurance shall be deposited with the Town prior to any permits being issued.

16. All construction documents and final plans submitted to the Town for review shall be in accordance with Town Ordinances, Town checklists, Town design standards and guidelines and requirements.

17. All utility and irrigation conflicts shall be resolved prior to construction document submittal and if applicable prior to recordation of the Final Plat including any relocations, removals, or easement abandonment.

18. All temporary basins shall be installed during the construction of Parcel 2 and/or 3. The Town's Engineering Division will continue to work with the design Engineering Consultant, Hunter Engineering, for the drainage design requirements.

19. Provide copy of Environment Report, Geotech Report, updated ALTA and Title Report with construction documents.

20. Multi-family development is prohibited at the site's northwest corner.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Zoning Exhibit.pdf](#)
4. [2026_1002 Union at Ellsworth - Conceptual Site.pdf](#)
4. [Previous PAD Conceptual Dev. Plan.pdf](#)

5. [2026_1002 Union at Ellsworth - Parcel D Concepts.pdf](#)
6. [Parcel C Conceptual Renderings \(Reference Only\).pdf](#)
8. [Parcel B Conceptual Renderings \(Reference Only\).pdf](#)
9. [The Union Narrativev2.pdf](#)

Project Name: The Union at Ellsworth

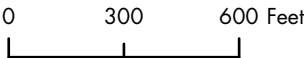
Case Number: P25-0095

Hearing Date: October 7, 2026

AERIAL OVERVIEW



 Project Location

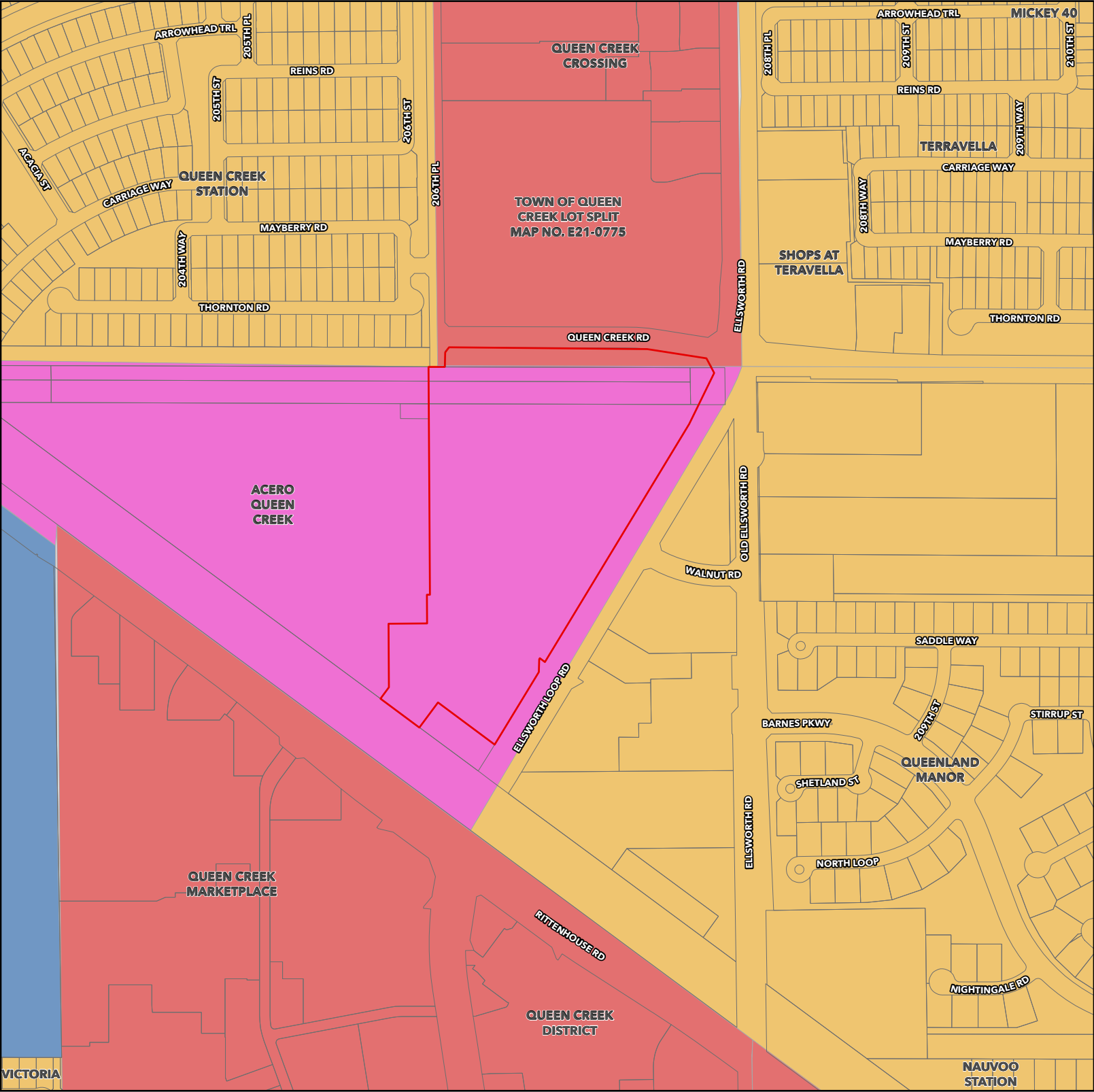


Project Name: The Union at Ellsworth

Case Number: P25-0095

Hearing Date: October 7, 2026

GENERAL PLAN



Land Use

Rural

Neighborhood

Urban

Commercial

Industrial

Open Space

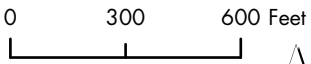
Special District 1

Special District 2

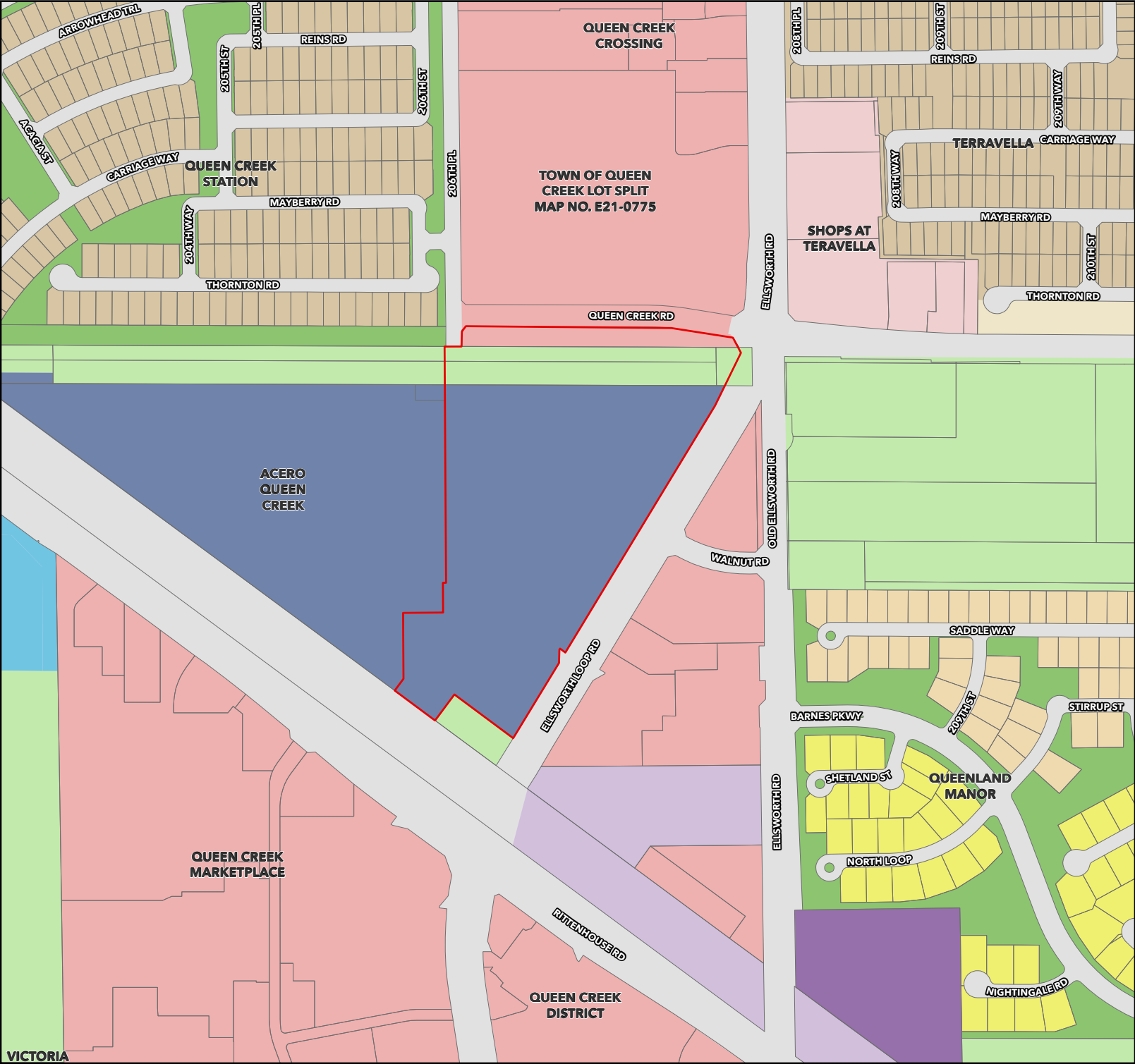
Special District 3

Special District 4

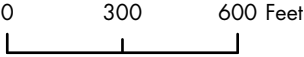
Project Location



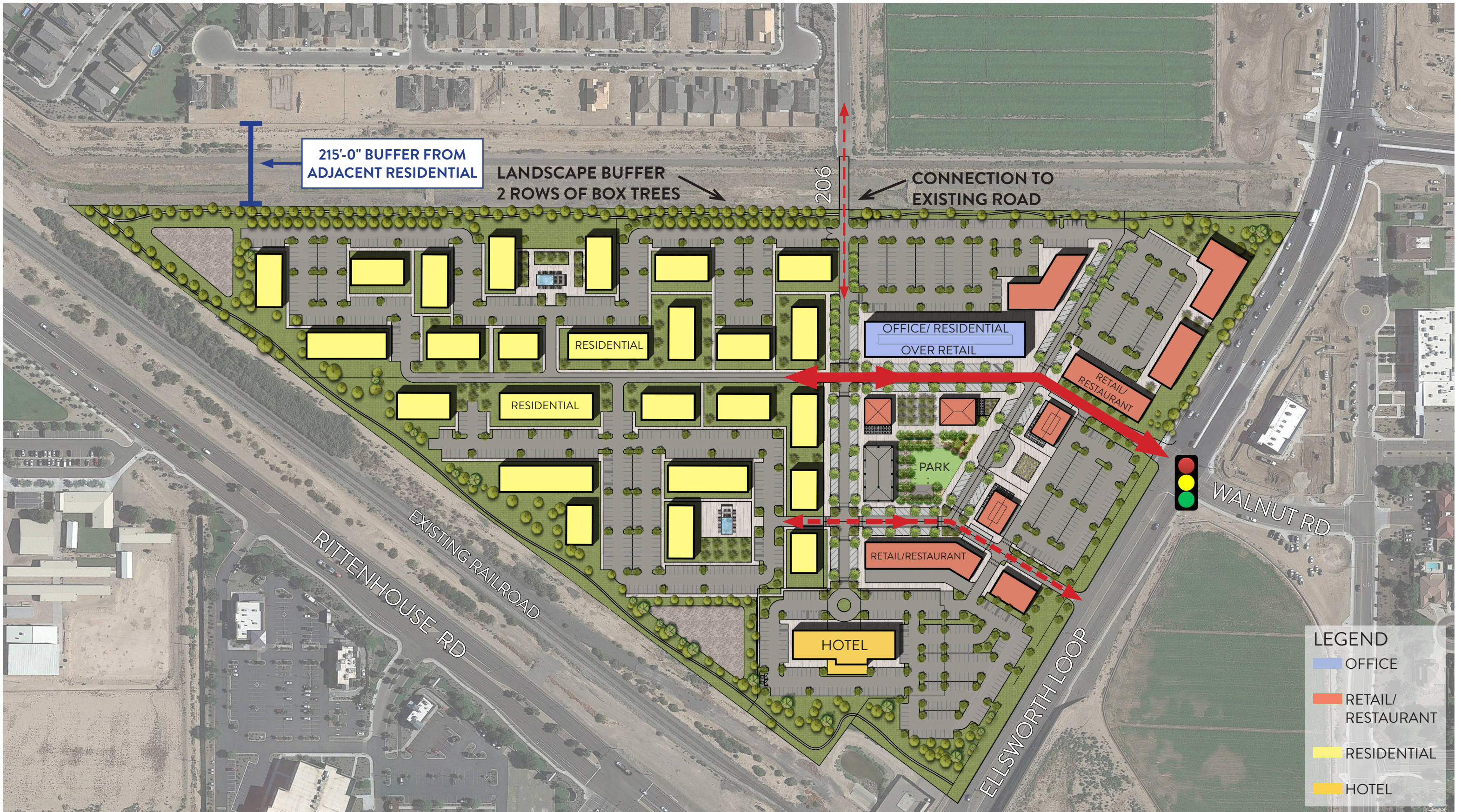
ZONING



Zoning	SP	R1-4	R1-18
C-1	AT	R1-5	R1-35
C-2	PQP	R1-6	R1-43
C-3	MU	R1-7	R1-54
DC	PRC	R1-8	R1-190
RC	PCD	R1-9	Project Location
EMP-A	HDR	R1-12	
EMP-B	MDR	R1-15	









PARCEL D - CONCEPTS

LGE | DESIGNBUILD

PRELIMINARY SITE PLAN

The Union at Ellsworth

Queen Creek, Arizona
2026 . 10 . 02

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

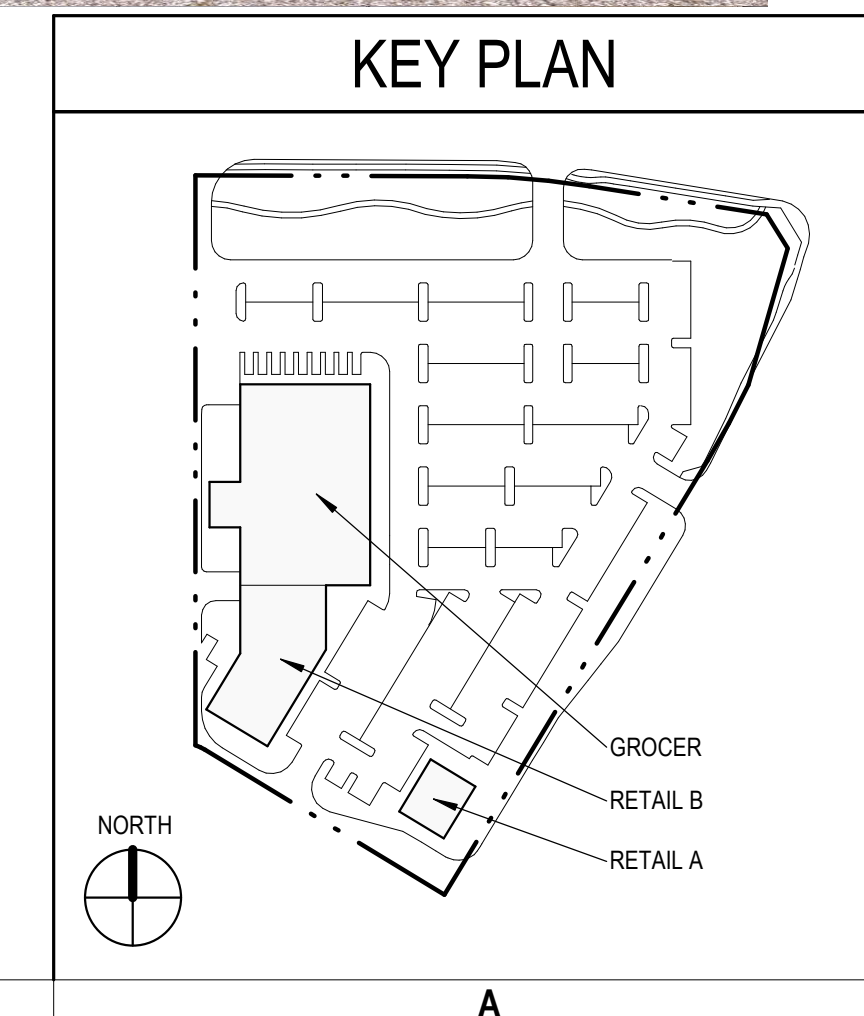
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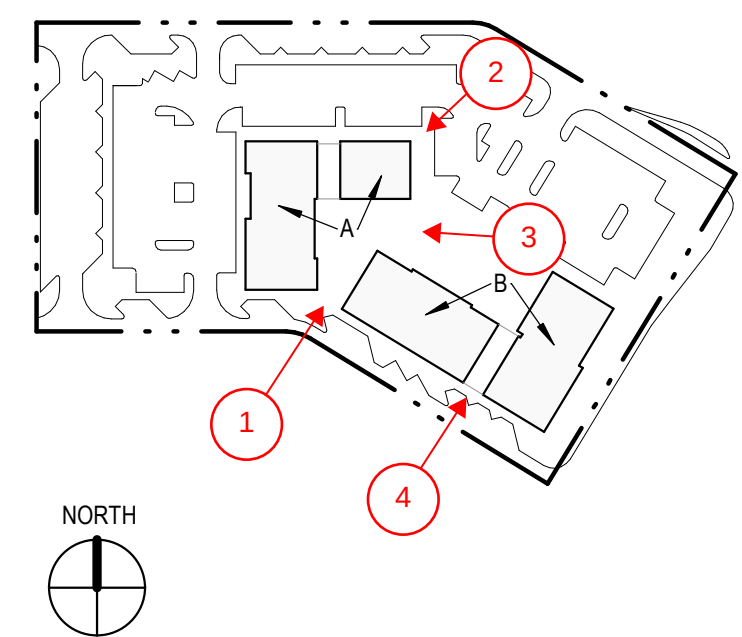
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CREATION

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PE





Planned Area Development

and

Site Plan

for

Q U E E N



C R E E K

THE UNION

A T E L L S W O R T H

**Southwest Corner of
Ellsworth Road and Queen Creek Road**

by:

Creation Equity, LLC

Case No: P25-0095/0100

Submitted: July 29, 2025

Updated: October 7, 2025

Updated: March 11, 2026

Updated: June 2, 2026

Updated: August 19, 2026

Updated: October 1, 2026



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TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Vicinity Map
2	Land Use Plan
3	Conceptual Site Plan
4	Parcel D Concepts
5	Conceptual Landscape Plan – Parcel B (Commercial)
6	Architectural Theming and Perspectives
7	Colors & Materials Palette (to come)
8	Landscape Character Zones
9	Conceptual Master Plan – Plant Palette
10	Conceptual Master Plan – Hardscape Elements
11	Entry Monuments (to come)
12	Conceptual Phasing Plan



I. INTRODUCTION

Building on its reputation of developing creative, high-quality mixed-use developments, Creation Equity, LLC (“Creation”) proposes a vibrant new mixed-use development on approximately 20 acres at the southwest corner of Ellsworth Road and Queen Creek Road (“the Site”). *See Exhibit 1, Aerial Vicinity Map.* “The Union” is envisioned as a dynamic destination, combining high-quality office, commercial, and multi-family residential uses in a walkable, engaging environment. This development will serve as a capstone for the Town of Queen Creek (the “Town”) and the development of the Town’s Core, bringing employment, shopping, and much-needed housing options to a key intersection and important part of the Town.

The development is designed to set increase the standard for urban design in the Town, emphasizing pedestrian-friendly spaces, attractive architecture, and a strong sense of place. Creation seeks approval to rezone the Site to Planned Area Development (PAD) and for Site Plan approval to realize this vision. The purpose of PAD is to increase the allowable number of residential units and to modify the approved conditions of approval as part of Ordinance #725-20.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the Town’s General Plan as Urban and lies within the Urban Center Growth Area. The General Plan encourages specific development patterns within the Urban Center Growth Area including mixed-use developments. Mixed-use developments are encouraged to have site layout, parking orientation, and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. This designation specifically supports the type of high-quality, mixed-use development proposed for The Union.

The Site is zone MU with a PAD Overlay under Ordinance #725-20. Within the previously approved plan the Mixed Use (MU) zoning allowed for a maximum lot coverage of 80% and maximum building height of 90-feet. The prior approval set the maximum building height to 47-feet for the western (existing Acero development) development.

The Site is currently undeveloped and features level topography, with no significant environmental constraints. The surrounding area has rapidly transitioned from agricultural to urban uses over the last decade, with major commercial centers and residential neighborhoods nearby. Queen Creek Station, the PAD zoning approved in 2018, has developed consistent with the 2018 approval for a mix of uses, but this Site remained vacant due to shifting market conditions and evolving community needs. The Union is designed to fulfill the original vision while responding to the Town’s current goals for growth, housing, and economic development.

III. COMPLIANCE WITH THE GENERAL PLAN

The Union fully aligns with the Town’s 2018 General Plan and the Urban Center Growth Area. The development supports key goals including the creation of walkable, mixed-use centers, a balanced jobs-to-population ratio, and a diverse range of quality housing options. For a detailed analysis, see **Appendix A, General Plan Compliance.**

IV. PROPOSED PLANNED AREA DEVELOPMENT

Creation proposes to rezone the Site to PAD Mixed-Use, allowing a blend of commercial (all uses permitted in the C-2 District), office (including professional, business, administrative,



and medical offices), and multi-family residential uses. *See Exhibit 2, Land Use Plan.* A breakdown of the potential uses is as follows:

Parcel	Use
A	Multi-Family (up to 250 units)
B	Commercial
C	Commercial
D	Commercial, including Hotel and Office

The PAD will provide flexibility in site planning and building design while ensuring high-quality development standards and compatibility with surrounding uses. While the development is broken down by parcels for purposes of identifying the location of specific uses, it will be developed as one master-planned, mixed-use development with common architectural theming, landscaping, pedestrian integration, etc.

V. SITE PLAN

A. Site Layout

The Union is designed as a high-quality, mixed-use development that will create vital employment, retail, and housing opportunities at the gateway to the Town's core, adjacent to major transportation corridors (Ellsworth Road and Queen Creek Road). *See Exhibit 3, Conceptual Site Plan.* The approximately 20-acre parcel is bounded by Ellsworth Loop Road to the east, Queen Creek Road and a Maricopa floodway to the north, and 206th Place to the west. The southern boundary adjoins the Union Pacific railroad and neighboring properties. S 206th Place curves eastward to reconnect with Ellsworth Loop Road, creating an internal subdivision loop.

Existing roadways—Walnut Road and 206th Place—naturally divide the site into three distinct parcels, each designed around its unique access and visibility advantages. Parcel A, located south of 206th Place, accommodates self-contained multifamily residential development with direct access from the internal road network. Parcel B serves as the retail core, capitalizing on its prominent frontage and superior connectivity at the intersection of Walnut Road, 206th Place, and Ellsworth Loop Road. Parcel C, positioned at the northern edge, leverages extensive primary street access to accommodate either a single large user or—as shown in the concept plan—mixed uses via an additional internal roadway supporting medium-format retail to the east and medical office or multifamily residential to the west.

This parcellation strategy creates well-defined street edges and cohesive streetscapes throughout the development. All streets feature angled head-in parking, wide sidewalks, and landscape buffers. Buildings engage the street directly where appropriate; where parking is necessary, pedestrian walkways and landscape buffers separate parking areas from streetscapes to maintain development character.

The retail core in Parcel B balances accessibility with placemaking by arranging buildings around a central green space at the block's southeast corner. *See Exhibit 5, Conceptual Landscape Plan – Parcel B.* This creates active frontages along 206th Place and a landscaped setback along Ellsworth Loop Road. Primary vehicular access utilizes the signalized intersection at Walnut Road, connecting to two discrete parking areas on the north and west sides. This configuration ensures



convenient parking while prioritizing a pedestrian-oriented arrival experience over a parking-dominated environment.

Parcel C consists of one (1) grocer and two (2) retail buildings located adjacent to the Retail Village in the adjacent Parcel to the south, opposite of Walnut Road. Parking is provided for both grocer and retail components, laid out to allow service and delivery vehicles plenty of maneuverability throughout the site. The layout provides connection for pedestrians from a bike and walking path at the north end of the site, giving safe access to the connected grocer and retail buildings. These buildings have patio spaces. A standalone retail building is located at the Walnut Road entrance, providing visual continuity between the Retail Village to the south and this parcel. This building will have patio space for future tenants, providing a visibly welcoming entrance to the site. The landscape design utilizes integral colored paving and planting throughout, creating a cohesive, intentional connection from the path to the north, down throughout the site.

This Site depicts the general layout (“Site Plan”), general appearance (“Perspectives”), and theming (“Theming”) of The Union, but it does not restrict uses or buildings to the building locations or square footages as depicted on the Site Plan or appearance as depicted by the Architectural Theming and Perspectives. Adjustments in Site Plan configuration to accommodate change in uses, alternative building design or geometry, layout of buildings within the Site, pedestrian and vehicular circulation within the Site, parking or other Site specific criteria as well as, adjustments in buildings floor area, and changes in the building architecture and theming will be allowed as long as each final building or buildings and individual lots and theming within the Site: (1) meets the general intent of the proposed Site Plan; (2) meets the level of quality and finish represented in the proposed building elevations of the Architectural Theming and Perspectives; (3) comply with the below Design Guidelines; (4) use the colors and materials identified on the Color and Materials Palette or use compatible colors and materials as identified on the Color and Materials Palette; (5) provide code required parking stalls or demonstrate conformance with the Town’s shared parking requirements; and (6) meet building setbacks as required by the Town’s Zoning Ordinance or as otherwise identified in this PAD. Actual building footprints, layout within a lot or lots’ developable area, and theming shall be determined administratively through the Administrative Design Review approval processes.

B. Architecture

The architectural theme for The Union will embody a welcoming, community-focused environment characterized by approachable, human-scaled architecture. ***See Exhibit 6, Architectural Theming and Perspectives.*** Masonry serves as the primary building material throughout the development, selected for its durability and ability to convey craftsmanship through artfully arranged block patterns that create rich textures and allow sunlight and shadow to animate the façades. Additional details concerning the proposed materials and colors are found as ***Exhibit 7, Colors & Materials Palette.*** This material honesty, combined with restrained yet expressive architectural forms, establishes a grounded and authentic design language that unifies the commercial, multi-family residential, and office/medical office components.

The site design will emphasize pedestrian-friendly spaces that serve as the heart of the development, with all building types thoughtfully arranged to create visual landmarks and intuitive wayfinding through distinctive architectural elements at key entry points. Where appropriate, structural shade elements extend beyond building footprints into the landscape, creating transition



zones that encourage pedestrian engagement and community interaction. Parking areas are intentionally scaled and interwoven with landscape elements to preserve walkability and maintain an intimate environment throughout the mixed-use development.

The architectural approach creates a unified framework that allows individual buildings to express their unique functions while maintaining visual continuity through coordinated shade elements, lighting fixtures, and pedestrian-level hardscape and landscape treatments. Each building component will incorporate thoughtful façade treatments and modern functionality that maintain compatibility with the overall development character within compatible earth-tone color palettes. This balanced approach ensures that the development feels both cohesive and dynamic, creating a vibrant and enduring destination where material integrity, spatial clarity, and community engagement converge.

Architectural Design Guidelines

To ensure the future building elevations are designed consistent with the expectations set forth in the document and Architectural Theming and Perspectives, Creation proposes the following design guidelines. These design guidelines are intended to create a cohesive, attractive, and appropriate architectural statement. The guidelines provided in this document are not absolute, but are general statements aimed at setting forth the design expectations:

- All building elevations should maintain the same visual integrity, cohesiveness, and design detail.
- All building elevations should consider the use of multiple heights, wall planes, masses, and exterior materials along with natural elements, and complementary colors and texture to other building elevations within the Site.
- All building elevations should incorporate elements shown in the *Architectural Theming and Perspectives (Exhibit 6)*. Where building elevations may expand in scale, simple relief may be used by including various architectural features such as an EIFS relief, a wainscot system, change in material or color on the surface that will be expanded (where one building plane meets another, a change in material or color will add interest).
- Building elevations should be designed to respond to the harsh southwest climate and oriented to recognize the value of appropriate landscaping and cooling requirements in harmony with the environment.
- Human scale massing and proportions should complement the building elevation function and the design should be harmonious with adjoining developments.
- Canopies, and overhangs should be designed to create places of refuge for pedestrians and to create interest within the building design.
- Landscape buffers will be designed for the street edges and to emphasize the points of entry into the development.
- Identify internal crosswalks with changes in paving materials, signs, or paint striping.

The design of the future building elevations and theming may be administratively approved by Staff upon a finding that the proposed building elevations and theming are substantially



consistent with the *Architectural Theming and Perspectives (Exhibit 6)* and these Architectural Design Guidelines.

C. Landscaping Theme and Design Considerations

Queen Creek Station is a development that will focus on high quality outdoor livability for daytime and nighttime uses throughout the year. In order to reinforce the high-quality character, thoughtful consideration has been provided on how the outdoor spaces will be enhanced with landscape treatments. The following are key items that will be focused on:

- Providing shaded pedestrian walkways to increase walkability and tree lined streets and driveways to provide a sense of place and enhance key vehicular routes throughout the site
- Provide formal planting arrangements to create a unique aesthetic with contrasting canopies and understory plantings
- Use mass plantings of desert adapted plants to provide color, layered patterns and texture
- Enhance focal point areas such as development entryways, private driveway intersections and courtyard spaces with larger feature trees to provide a sense of arrival and oasis character in key locations
- Provide enhanced paving materials at pedestrian crossings and strategic locations throughout the Site

Landscape Character Zones

The site will be separated into three distinct character zones as shown on *Exhibit 8, Landscape Character Zones*, in order to establish a hierarchy of landscape treatments and also plant character types and hardscape elements in *Exhibit 9, Conceptual Master Plan – Plant Palette* and *Exhibit 10, Conceptual Master Plan – Hardscape Elements*. These will be as follows:

- **Perimeter Zone:** The perimeter streetscape and landscape setback areas along Ellsworth Road and Queen Creek Road will provide a rhythm of shade trees and mass plantings of colorful shrubs and groundcover and a mix of arid adapted grasses. Special consideration will be needed along Queen Creek Road within the existing gas line easement. Large mass plantings of ornamental grasses and spreading groundcover may be utilized to satisfy the town of queen creek's landscape minimum coverage requirements.
- **Streetscape Zone:** This streetscape is intended to be a more formal arrangement of patterned landscape material. The primary streetscape trees include 'Red Push' Pistache, Evergreen Elm and Oak species. Colorful and textured understory plantings include Red Yucca species, Dwarf Oleander, Sage species, Dwarf Olive, Lantana and Sunrise Emu.
- **Interior Zone:** The interior zones of the site are intended to provide a more intimate character and a comfortable pedestrian environment year-round. The use of larger tree species such as Fruitless Olive, Oak, Elm, Mesquite and Eucalyptus will provide ample shade. Courtyard and amenity spaces may use date palms for an oasis effect also providing shade opportunities. Understory plantings will include ornamental grasses, accent



plantings of Yucca, Totem Pole Cactus, succulents and flowering shrubs such as Ruellia, Sage, Coral Fountain, Tecoma and Lantana. Thoughtfully designed water features may also be considered to provide a respite from the elements and a cooling effect in protected areas.

The following are landscape plan requirements:

- The plant species must adhere to the Arizona Department of Water Resources, “Low Water Use Plant List” and Arizona Nurseryman Association standards to incorporate native and hybrid arid region vegetation into the landscape and those listed in ***Exhibit 9, Conceptual Master Plan – Plant Palette***.
- All of the landscape within the boundary of the Site will be watered on an automatic drip irrigation system.
- Valve boxes should match color of the granite.
- Decomposed granite and other decorative rock colors should be complementary to the surrounding area and consistent within the development and throughout each parcel
- Artificial turf will be considered for approval on the conditions that:
 - Artificial turf is of natural appearance
 - Multi-height and UV resistant
 - Supplemental water is provided for any trees located within the limits of the artificial turf
- Backflow preventers are to be installed in lockable painted enclosures to limit equipment visibility
- Plant material used for screening electrical transformers is to be of appropriate size and spacing to minimize the appearance from eye level adjacent to drives and parking lots. Reference utility companies’ design standards manual for specified clearance requirements
- Provide one (1) tree in the landscape islands that existing inside of the east/west easement areas (as opposed to 2) because of the encumbrance of the existing utilities

Hardscape Theme and Design Considerations

The Town has a unique blend of historic preservation, modern, and traditional styles of development types throughout the community. Each possesses unique traits, and when combined, provides an appealing destination for live, work, and play. Queen Creek Station intends to build on this mix of styles with a modern interpretation of timeless materials and contemporary introductions. Concrete pavers, traditional brick, colored and textured concrete, natural finish masonry and the simple, sleek appearance of steel elements will harmonize together to create an interesting and appealing aesthetic.

The following design guidelines and images illustrate the hardscape treatments included at ***Exhibit 10, Conceptual Master Plan – Hardscape Elements***, intended for the Site and serve as a framework for the mix of uses:



- Colors will be neutral and natural in appearance but may include limited enhancement nodes where emphasis is made at points of interest.
- Concrete within public ROW is to meet Town's standards for public sidewalks.
- Concrete sidewalks along internal driveways and public spaces to be gray salt finish.
- On-site areas surrounding buildings should include enhanced concrete treatments such as acid washed, sand blasted, exposed aggregate, salt finish, and integral colors where appropriate.
- Concrete pavers and brick are to be integrally colored in natural tones and be appropriately sized to reflect the spaces where located on Site.

Site Amenities

Site amenities such as benches, trash cans and bike racks should be located throughout the Site. Outdoor seating opportunities should be provided for visitors, residents and employees by including raised planters with seat walls or freestanding benches near buildings. When benches are used, they should match or be complementary to the surrounding area. Trash cans are to be encouraged at all buildings and public spaces to promote a neat and well-maintained site. Tenants selling food and drink should provide at least one trash can near seating areas not attended by employees. Bike racks should be provided on all parcels to encourage alternative transportation for residents, employees, and visitors. Bike racks should be placed in visible, well lighted locations on Site to deter vandalism and theft. All bike racks should match or be complementary to the surrounding area.

D. Entry Monumentation and Screening

Entry monumentation and signage for the Site will be designed to complement the overall building architecture. *See Exhibit 11, Entry Monuments.* Scale, both horizontal and vertical, will be used, where appropriate, to emphasize primary access points and landmark features. Colors and materials proposed will highlight the quality and level of finish of the building elevations.

Proper screening of the parking areas will be accomplished through earthen berms and decorative walls that have been designed to complement the building and utilizing varying colors and textures arranged in an attractive design.

E. Development Standards

Creation is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	70 ft., inclusive of parapet walls, mechanical equipment, and screening
Building Setback (min.)	
- Front (east)	30 ft.
- Side (north)	0 ft.
- Side (south)	20 ft.
- Rear (west)	20 ft.
Landscape Setback (min.)	

THE UNION

- Front (east)	30 ft.
- Side (north)	0 ft.
- Side (south)	0 ft.
- Rear (west)	0 ft.
Lot Coverage ¹ (max.)	60 %
Residential Density ¹	10 du/ac

F. Circulation

The Site is designed to accommodate all modes of transportation, with dedicated pedestrian pathways, bicycle parking, and clearly marked crosswalks throughout. Vehicular access points are strategically located to minimize conflicts and promote efficient circulation. Internal drives are designed for low speeds, with traffic calming features to enhance safety. The development will also provide connections to existing and planned transit routes along Ellsworth and Queen Creek Roads.

G. Parking

The Site is proposed to be parked as follows:

Land Use	Parking Ratio
Commercial/Retail/Restaurant	3 spaces per 1,000 square feet GFA
General Office	1 space per 350 square feet GFA
Medical Office	1 space per 200 square feet GFA
Multi-Family Residential	1 space per bedroom

VI. MISCELLANEOUS

A. Phasing

The Union is preliminarily anticipated developing in three phases as illustrated on **Exhibit 13, Conceptual Phasing Plan**. Each phase will contain the necessary items for the buildings, landscaping, access, parking, etc. to ensure the phase can function as represented. Any necessary off-site improvements will occur in connection with the adjacent phase. Although the phases are numerically numbered, there is no requirement they be completed in said numerical order. With the exception of Phase 1, subsequent phases shall be constructed according to market demand. Deviations from the proposed phasing schedule may be administratively approved by Staff.

B. Utilities

Water and sewer service will be provided by the existing mains and services adjacent to the site. Existing services will be utilized where available and new services installed as needed. Any unused services will be abandoned per Town requirements.

¹ Lot coverage and density is calculated on the overall Site and not on an individual parcel.



C. *Grading and Drainage*

Retention will be provided per Town requirements for the proposed developed site area and for the existing temporary retention basins. It is anticipated that most of the retention volumes will be stored in underground retention systems and bled off via drywells.

VII. PROJECT TEAM

Developer:

Creation Equity, LLC

Attn: David Sellers
Jagger Everett
1200 N. 52nd St.
Phoenix, AZ 85008

Architect of Record:

LGE Design Group

Attn: Mark S. Cone, AIA
1200 N. 52nd Street
Phoenix, AZ 85008

Design Architect:

GFF Design

Attn: Gavin Newman
3030 Nowitzki Way, Suite 400
Dallas, TX 75219

Landscape Architect:

Young Design Group

Attn: Joe Young
7234 E. Shoeman Lane, Suite 8
Scottsdale, AZ 85251

Civil Engineer:

Hunter Engineering

Attn: Larry Talbott
10446 N. 74th Street, Suite 140
Scottsdale, AZ 85258

Traffic Engineer:

Southwest Traffic Engineering, LLC

Attn: Andrew Smigielski
3838 North Central Avenue, Ste 1810
Phoenix, AZ 85012

Zoning:

Ray Law Firm

Attn: Brennan Ray
2325 E. Camelback Road, Suite 400
Phoenix, Arizona 85016
Phone: (602) 558-9934

VIII. CONCLUSION

The Union represents a unique opportunity to create a vibrant, mixed-use destination at the heart of Queen Creek. The project will deliver new jobs, retail services, and quality housing options, all within a walkable and thoughtfully designed environment. We respectfully request approval of this PAD and Preliminary Development Plan amendment to bring this vision to life.

APPENDIX A: GENERAL PLAN COMPLIANCE

The Union complies with the following goals of the 2018 General Plan.

- **Land Use Element - Goal 1: Maintain the Town’s Unique Community Character**
Strategy 1.D: Encourage development of a walkable Town Center within the Urban Land Use Category

The proposed development directly implements this strategy through its design as “an open-air boutique retail experience surrounded by inviting walkable spaces” that creates exactly the type of development envisioned in the General Plan.

- **Action 1.D.1** specifically calls for developments to include:
 - **“Areas for a variety of medium and high-density housing such as lofts, artisan cottages, town homes, live-work units, senior housing, multi-story structures”** - The development’s multi-family residential components directly fulfill this action.
 - **“Places for outdoor dining, pocket parks, informal passive activities, and formal and informal events”** - The central gathering place and walkable spaces provide these exact amenities.
 - **“Opportunities for multi-story, multi-use developments”** - The integrated blocks of multifamily, office, and retail represent the multi-story, multi-use development specifically encouraged.
- **Action 1.D.3** calls for a “corridor plan for Ellsworth Road from Ocotillo Road north to Rittenhouse Road” to “connect the areas that connects this area to the planned Town Center.” The development’s prominent location and high-quality design directly supports this corridor development vision.

- **Land Use Element - Goal 2: Effectively Manage the Town’s Growth**
Strategy 2.A: Encourage development patterns that maximize opportunities to use land efficiently

The development’s comprehensive master-planned approach with “distinct blocks designated for specific functions” maximizes land efficiency while creating complementary uses.

- **Action 2.A.1: Encourage higher density mixed-uses and residential development within the Urban Land Use Category** - The development directly implements this action through its integration of multifamily residential, office/medical, and retail uses at higher densities appropriate for the Urban designation.

- **Urban Center Growth Area - Strategy 1.B**

The General Plan specifically encourages the following within the Urban Center Growth Area, all of which are directly addressed by the proposed development:

- **“Mixed-use”** - The development integrates residential, office/medical, and retail uses in a cohesive design.
- **“Connectivity to adjacent commerce through a variety of transportation modes”** - The walkable design and “pedestrian-friendly environments that connect the various components” support multimodal connectivity.

- **“Opportunity for development of high-wage employment uses”** - The medical office component in Block A provides exactly the type of high-wage employment encouraged.
- **Economic Development Element - Goal 1: Attract Private Investment and Foster Job Creation**
Strategy 1.A: Foster office development within the Town
 The medical office component directly supports this goal by providing professional office space that can serve the community’s growing healthcare needs.
- **Goal 6: Generate More Economic Synergy within the Town Center**
Strategy 6.A: Enhance the sense of place and attract additional investment within the Town Center
 - **Action 6.A.2: Plan for higher density residential uses at key locations** - The multifamily components in Blocks A and D position higher density housing at this key intersection location.
- **Housing Element - Goal 1: Provide a Diverse Range of Quality Housing Options**
Strategy 1.C: Work with developers to provide a variety of housing options that meet the socioeconomic needs of people who live and work in Queen Creek
 - **Action 1.C.1: Integrate higher density housing options where they are most appropriate and fit into the surrounding neighborhood** - The multifamily residential blocks provide higher density housing in the Urban Center Growth Area where such density is most appropriate.
- **Strategy 1.D: Encourage housing development in the Town Center that provide for live, work, and play relationships**
 The development’s integration of residential (live), office/medical (work), and retail/restaurant (play) components directly implements the live-work-play relationships specifically encouraged in this strategy.
- **Urban Land Use Category Character Requirements**
 The development aligns with all Urban Land Use Category requirements:
 - **“Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks”** - The retail and restaurant components provide active ground-floor uses
 - **“Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other”** - All components are integrated within the development.
 - **“Buildings close together with significant street frontage”** - The block organization creates street frontage along both arterials

Quality of Life and Community Health Goals

The General Plan emphasizes “designing a healthy community” through “walkable, transit supportive neighborhoods that are connected to parks, retail, and community services.” The development’s central gathering space and walkable design directly support these health and quality of life objectives.

The development represents exactly the type of “transformative project” that the General Plan envisions for creating “a new standard for high-quality urban design while enhancing the Town’s economic vitality and quality of life.”



TOWN OF QUEEN CREEK ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, NATHAN WARREN, PLANNER I

RE: PUBLIC HEARING AND POSSIBLE ACTION ON THE CIRCLE K FUEL STATION AND CAR WASH CONDITIONAL USE PERMIT (CASE P25-0159) AND SITE PLAN (CASE P25-0160), A REQUEST BY BRENNAN RAY OF RAY LAW FIRM FOR CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL OF A FUEL SERVICE STATION, CONVENIENCE STORE, AND CAR WASH LOCATED ON THE SOUTHWEST CORNER OF GERMANN AND MERIDIAN ROADS.

DATE: October 14, 2026

Suggested Action:

Move to recommend approval of the Circle K fuel station and car wash Conditional Use Permit (Case P25-0159) and Site Plan (Case P25-0160), subject to the conditions of approval outlined in the report.

Introduction / Summary:

This is a request by Brennan Ray of Ray Law Firm for a Conditional Use Permit and Site Plan approval of a Circle K fuel service station with a 4,600-square-foot fuel canopy with seven (7) fuel dispensers, a 4,714-square-foot car wash, and a 5,200 square foot convenience store located on the southwest corner of Germann and Meridian roads.

History:

- Sept. 16, 2015: Town Council approved the North Specific Area Plan.
- Dec. 16, 2015: Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 652-15), zoning the subject site to EMP-A/PAD.
- April 5, 2023: Town Council approved Ordinance 808-23, Barney Farm Germann/Meridian Commercial Rezone, zoning the subject site to C-2/PAD.

Project Information:

Project Name: Circle K Fuel Station and Car Wash Conditional Use Permit and Site Plan

Site Location: Southwest corner of Germann and Meridian roads

Current Zoning: C-2 (General Commercial)/PAD

General Plan Designation: Industrial

Gross Acreage: 2.79 acres (119,000 S.F.)

- Surrounding Zoning:
 - North: Germann Road, General Industrial (GI) Mesa
 - South: C-2 (General Commercial), Barney Farms Commercial, and R1-5 (Urban Residential), Barney Farms Phase 5
 - East: Meridian Road, C-2 (General Commercial) - vacant
 - West: C-2 (General Commercial), Barney Farms Commercial, and EMP-A (Employment A) - vacant

Building Height:

- Convenience store: 24'
- Fuel canopy: 19'-2"
- Car Wash: 30'

Building Area:

- Convenience store: 5,200 S.F.
- Fuel canopy: 4,600 S.F.
- Car Wash: 4,714 S.F.

Lot Coverage: Approximately 12%

Parking:

- Required: 32 parking stalls (convenience store)
- Provided: 45 stalls (convenience store)
- Required: 8 (car wash)
- Provided: 19 (car wash)

Discussion:

This is a request by Brennan Ray of Ray Law Firm for a Conditional Use Permit and Site Plan approval of a Circle K fuel service station with a 4,600-square-foot fuel canopy with seven (7) fueling positions, a 5,200-square-foot convenience store, and a 4,714-square-foot car wash located on a 2.8-acre site at the southwest corner of Germann and Meridian roads, within the Barney Farms Commercial corner, which is currently vacant.

On April 5, 2023, the Town Council approved Ordinance 808-23, Case P22-0278, Barney Farm Germann/Meridian Commercial Rezone, zoning the subject site from EMP-A (Employment A) to C-2 (General Commercial) from a portion of the Germann Employment A zoning district. On May 11, 2026, a formal site plan application (Case P26-0057) was submitted to the Planning Division for the remaining commercial property in conjunction with Circle K. The application includes plans for four office/medical spaces, with sizes ranging from 8,775 square feet to 11,050 square feet. In addition, a drive-thru PAD is being proposed and will require a separate review located west of the convenience store for Circle K. At this time, there has been no formal submittal regarding the future drive-thru PAD. The site plan and preliminary plat for the commercial corner are currently under the entitlement review process and will not require a public hearing process.

The site is designed to locate the convenience store and fuel canopy closest to the arterial intersection corner, with the fuel canopy and dispensers adjacent to Meridian Road. On a separate parcel, the car wash will be internally connected just south of the fuel canopy and convenience store. The Circle K orientation places the fuel canopy at the farthest point from the residential development to the south. The fuel canopy is approximately 470 feet from the nearest residential property. The car wash is approximately 270 feet from the nearest residential property, with the exit tunnel facing east directly towards Meridian Road and future general commercial property. In addition to the Circle K and car wash, the use is separated by the proposed office/medical office building(s) directly south of the car wash, a 25' wide drive aisle, and a 25' landscape buffer. The Fulton Homes under the Barney Farms property south of the Circle K project and proposed office/medical building share an additional 25' of landscaped buffering. The applicant states that additional noise mitigation is provided through the selection of materials and equipment. The applicant's noise impact study is attached to this report. Per the Town's Zoning Ordinance, in any case where in-vehicle service facilities are adjacent to any residential zoning district, the service facility shall not emit audible noise greater than forty-five (45) decibels (dBA) beyond the property line. In the case of the proposed Circle K car wash, the noise impact study indicates that the residential properties south of the car wash will not be affected by the noise generated by the car wash. No deviations are proposed.

The developers representing the remaining Germann/Meridian commercial corner will complete landscaping improvements along Germann and Meridian roads, immediately north and east of the site. The Engineering Division has processed and approved off-site improvements associated with the commercial center (Case E25-0583). Landscaping for the property site will include Red Push Pistache, Fan Tex Ash, and Palo Verde trees. The landscaping within the right-of-way along Meridian Road will

be clear of trees due to the existing 50-foot-wide Irrigation District and Gas Line Easement. Landscaping has been adjusted to be clear of the easement while providing the landscaping standards outlined in Article 5, Section 3 of the Zoning Ordinance. To meet landscaping coverage requirements under the Zoning Ordinance, additional shrubs are planted within the easement, and double rows of trees are planted north along Germann Road. These planting materials must be consistent with the landscape palette for the center.

Screen walls will be constructed along Germann and Meridian roads to block vehicle headlights and conceal fuel pumping stations. The main developer for the commercial corner is responsible for building these screen walls for the commercial center, using a design that incorporates three materials: standard concrete masonry units (CMU), split-face CMU, and stone veneer.

Architecturally, the style and theme of the buildings share similarities in color, materials, and design with the larger commercial corner. The elevations of the convenience store and car wash complement each other with the inclusion of Nichiha Canyonbrick, Tuffblock, and seam metal awnings. The proposed elevations meet the Town Design Standards while providing consistency with the proposed office/medical buildings for the commercial corner. Staff will continue to work on behalf of the Barney Farms commercial corner to ensure all development standards and design standards are met, and complement the Circle K fuel station, convenience store, and car wash.

The Zoning Ordinance requires "All above-grade equipment at gasoline service or public garages for the service of gasoline, oil, air, or water shall be completely screened from public view and no closer than ten feet (10') to any public right-of-way", which includes fuel vents. The fuel vents are designed within each column and go through the fuel canopy, fully screened from the canopy parapet. The site does not offer any outdoor merchandise display; instead, the sale and display of goods will take place inside the proposed convenience store.

Fuel service stations are required to receive additional permitting approval through other state and local agencies, which ensure that the fuel station meets all state and federal environmental requirements for such facilities. Such agencies include the Arizona Department of Environmental Quality for construction and ongoing renewals, and the Maricopa County Air Quality Control Department for gasoline storage and dispensing.

Public Participation:

The applicant held a neighborhood meeting on August 24, 2026, with no members of the public attended. As of this report's writing, staff have not received any inquiries or comments from the public regarding this request.

Analysis:

Conditional Use Permit (CUP) Review:

The proposed gasoline station is considered "In-Vehicle Service Facilities" according to Article 6, Section 5 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 to ensure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with demonstrating whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to provide an additional tool to maintain development standards.

The 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 comply 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 outlined in Article 6 of this Ordinance.

Response: The proposed use is allowed in the C-2 zoning district subject to CUP approval. The Site and building design conform to the requirements of the Queen Creek Zoning Ordinance, including Articles 4, 5, and 6. All applicable standards related to setbacks, screening, signage, lighting, parking, and landscaping will be met or exceeded.

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 proposed Circle K is part of a larger parcel rezoned specifically to provide Commercial goods and services to the surrounding area as part of a coordinated vision for commercial development across the larger site. As one component of a multi-tenant commercial center, the building has been thoughtfully designed to reflect a consistent architectural character, appropriate massing, and complementary landscaping in relation to adjacent uses. The height, orientation, and materials of the structure are compatible with what is anticipated in the C-2 zoning district and contribute to a cohesive and visually unified development pattern within the broader commercial area.

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

Response: The development will connect to existing Town infrastructure and utility services. Public water and sewer are available to the Site. Drainage will be handled via on-site retention in accordance with the Town's Engineering Design Standards. Fire protection access has been integrated into the site layout with appropriate turning radii and unobstructed access for emergency response.

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: The site plan includes two driveways to allow full access from Germann Road and Meridian Road. Driveway spacing and internal circulation have been designed to minimize traffic conflicts and congestion. Adequate queuing space is provided for fuel and car wash customers without obstructing drive aisles or parking.

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

Response: The proposed use will not result in vibration, odor, dust, or smoke that would be detrimental to surrounding uses. Noise from daily operations will be typical of a commercial use. Lighting will comply with dark-sky standards and be directed downward to avoid glare beyond the property line.

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 development includes landscape setbacks along both street frontages. This parcel is located at the hard corner of a major arterial intersection and, as such, fuel and car wash operations are oriented inward, away from sensitive edges of the larger commercial site. The development will not diminish nearby property values and is consistent with other commercial development patterns in the area.

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 Circle K and its fuel operations and car wash are part of a larger commercially zoned property which is being subdivided to provide for appropriate and orderly development with cross-circulation with all commercial parcels. The use will not impede the development of surrounding properties. The development is consistent with the underlying zoning and land use designation.

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 facility will operate in a safe and well-maintained manner in compliance with all local and state regulations. Lighting, security cameras, and visibility measures will promote safety, and the fuel system will meet all applicable fire code and environmental protection requirements.

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 development serves a clear public need by providing essential goods and services in a convenient, accessible location. Its development represents an investment in the local economy and adds to the availability of neighborhood-serving uses in the Town of Queen Creek. The benefits to the public outweigh any potential impacts, which have been carefully mitigated through site design and adherence to Town standards.

General Plan Review: The General Plan Land Use Category for this property is Industrial, and the proposed request is in conformance with its underlying General Plan Land Use designation and the allowance of limited retail.

Zoning Review: The property is zoned C-2 (General Commercial). The proposed fuel station, car wash, and associated convenience store are permitted within the C-2 district with the approval of a Conditional Use Permit. A Conditional Use Permit is being requested to allow fuel sales on-site and a Conditional Use Permit to allow the car wash on-site, as set forth within the Town of Queen Creek Zoning Ordinance. The development meets all Zoning Ordinance and Engineering Design Standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that the project will provide adequate public facilities.

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.

Parking and Access: The Project includes 31 parking spaces and 14 additional spaces per pump. The car wash portion will have 19 parking spaces, primarily for accessing the vacuum hoses. The site will be accessed through a right-in-right-out driveway on Meridian Road, a full access point on the southern end of the site on Meridian Road, and a right-in-right-out access point on Germann Road. The commercial site for Barney Farms will have a second future driveway (full access point) on Germann, west of the Circle K site.

Landscape/Open Space Review: In the C-2 zoning district, a total of 15% (17,082sf) open space is required. The applicant has revised the landscape plan for the site to reflect the existing Queen Creek Irrigation District and gas line easement on Meridian Road. Any trees and ground covers within the easement have been cleared for SRP activity. A total of 25% (29,922sf) is proposed and meets street frontage requirements by providing one (1) tree and six (6) shrubs for every thirty feet of street frontage.

Conditions of Approval:

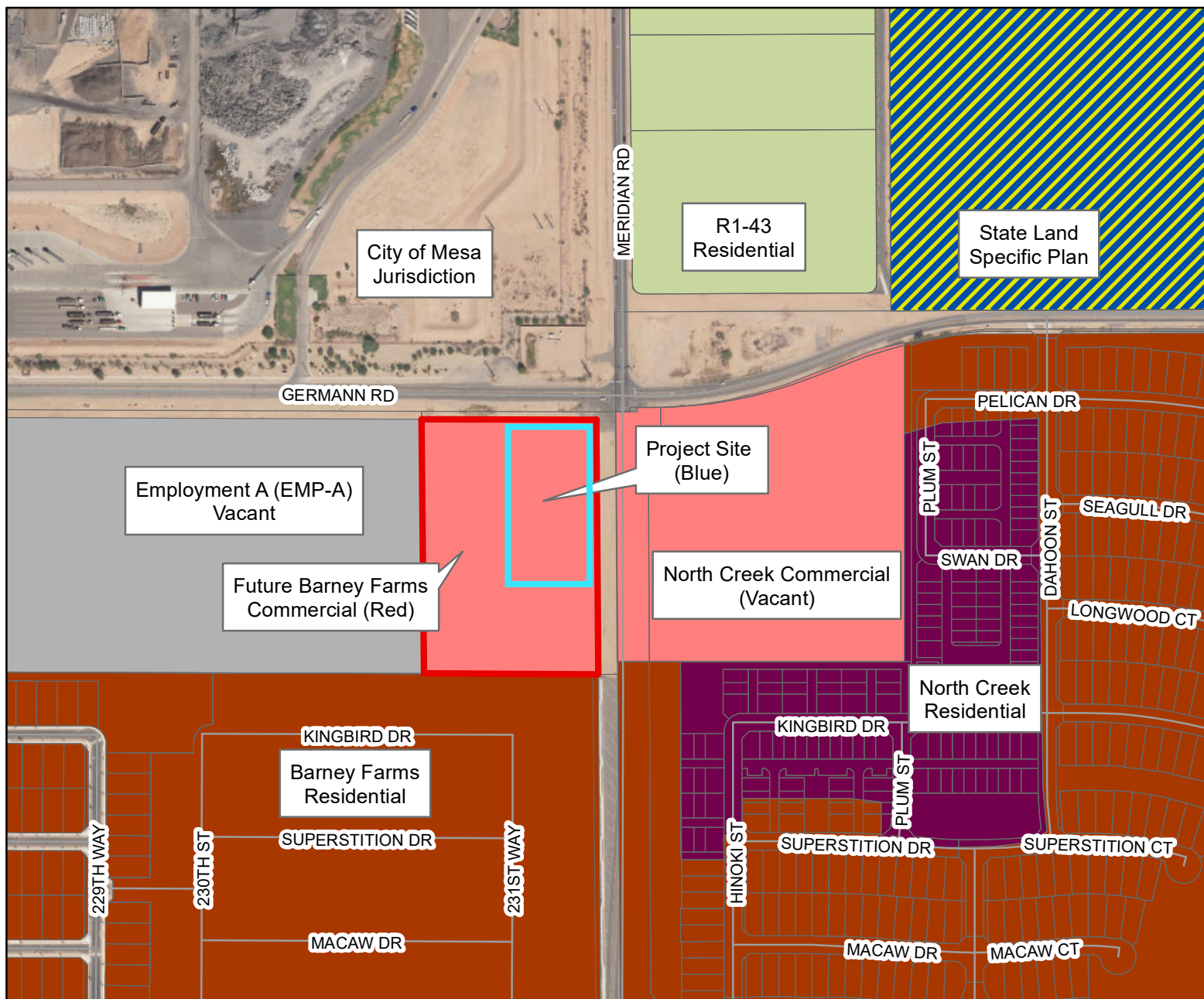
1. This project shall be developed in accordance with the plans attached to cases P25-0159 and P25-0160, as outlined in the staff memo, and all the provisions of the Zoning Ordinance applicable to this case.
2. This project shall be developed in accordance with all Conditions of Approval outlined in Ordinance 808-23 Case P25-0150, and with Case P26-0057 Barney Farms commercial center Site Plan.
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 and shall be in conformance with the Zoning Ordinance. Banners advertising product shall be prohibited.
5. Any gasoline tank vent piping shall be screened from arterial streets and public view.
6. For any off-site public improvements, the Town requires cash, an 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 to any permits being issued.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. The site shall be maintained in a clean and orderly manner.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The Site Plan approval shall be good for a period of eighteen (18) months upon the date of approval, at which point in time an extension of the Site Plan approval shall require an extension.
13. The proposed fuel sales and car wash uses shall operate as integral components of this project; should either use be proposed to operate independently, a separate Conditional Use Permit shall be required.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [Zoning Exhibit.pdf](#)
3. [General Plan Exhibit.pdf](#)
4. [Proposed Professional Plaza Site Plan.pdf](#)
5. [Circle K & Car Wash Site Plan.pdf](#)
6. [Landscape Plan.pdf](#)
7. [Landscape Rendering.pdf](#)
8. [Elevations.pdf](#)
9. [Narrative.pdf](#)
10. [Circle K Car Wash Noise Study.pdf](#)

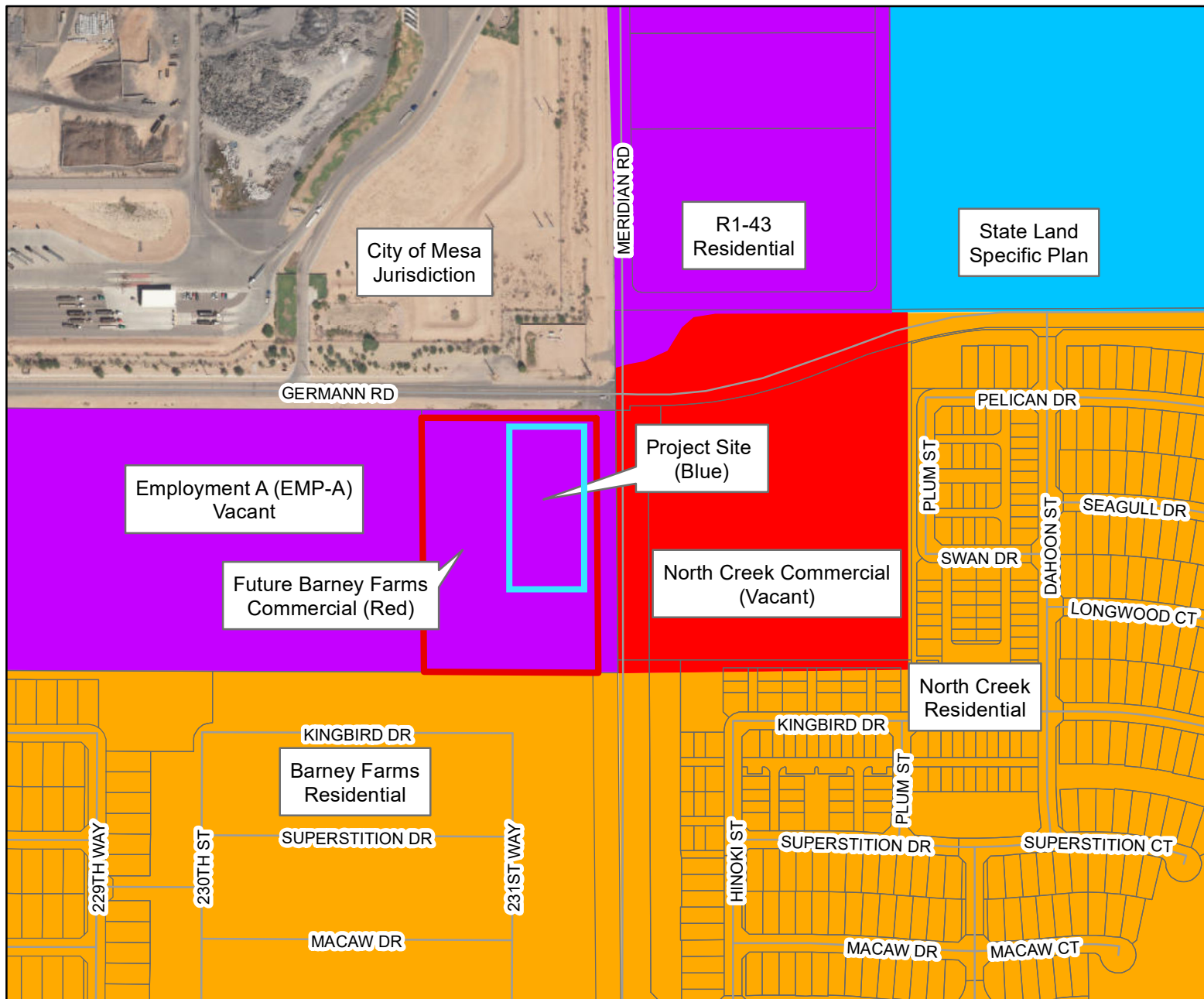


Project Name: Circle K Germann/Meridian Zoning Exhibit
Case Number: P25-0159 & P25-0160
Hearing Date: October 14, 2026 (Planning & Zoning Commission)



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

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

APN 304-63-004E
COMMERCIAL METALS COMPANY

APN
304-63-003K
CITY OF MESA

GENERAL NOTES:

OFFSITE IMPROVEMENTS AND RIGHTS OF WAY DEVELOPMENTS ARE
BEING COMPLETED BY THE MASTER/OVERALL DEVELOPER.
TOQC No. P26-0057

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

PARCEL NUMBER: 304-63-982(PART)
EXISTING ZONING: QUEEN CREEK C-2
EXISTING GENERAL PLAN CLASSIFICATION: INDUSTRIAL
GROSS SITE AREA: 4.06 ACRES (176,827 S.F.)
PROPOSED NET SITE AREA: 3.66 ACRES (159,412 S.F.)
PROPOSED LANDSCAPE AREA: 37,252 SF/ 159,412SF= 23.4%

PROPOSED USE: MEDICAL / OFFICE
BUILDING AREA: 37,375 S.F.

TOTAL AREA: 37,375 S.F.

SITE COVERAGE: 23.44 %
TOTAL PARKING PROVIDED: 176 SPACES
80% MEDICAL: 1/200 (29,900) 150 SPACES
20% OFFICE: 1/350 (7,475) 21 SPACES
TOTAL PARKING REQUIRED: 173 SPACES

ACCESSIBLE SPACES REQUIRED: 9 SPACES
ACCESSIBLE SPACES PROVIDED: 9 SPACES

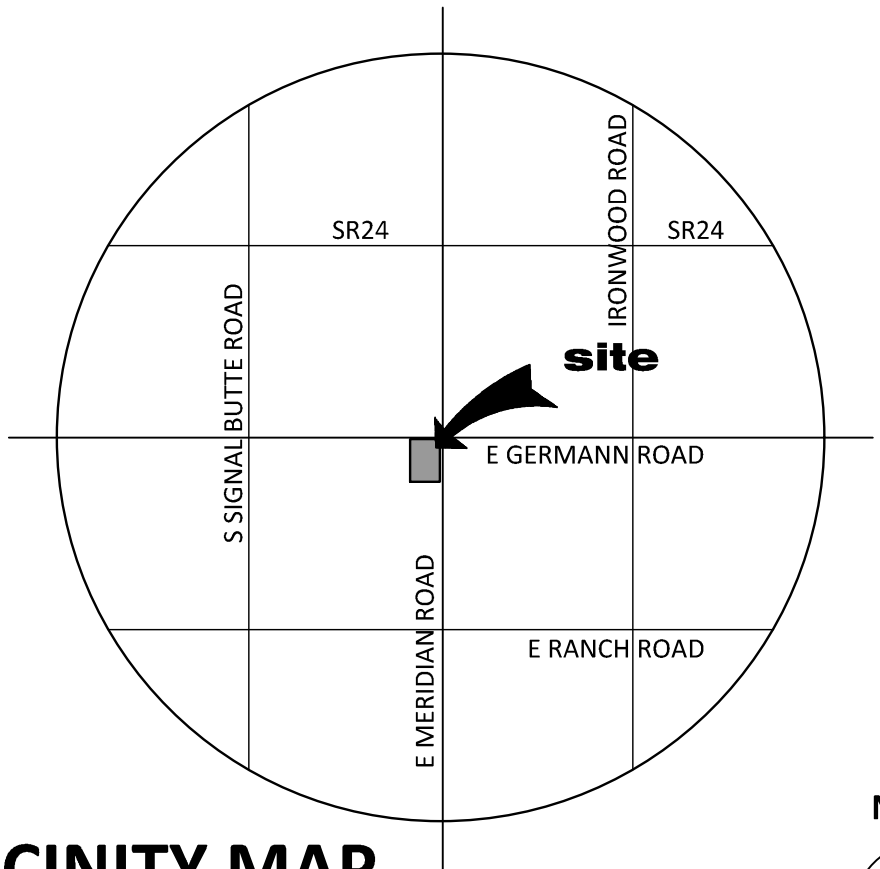
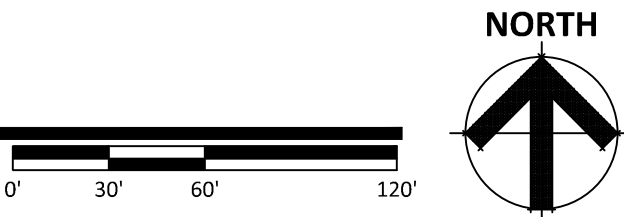
BICYCLE SPACES REQUIRED: 1 PER 30 SPACES 4 MIN 6 SPACES
BICYCLE SPACES PROVIDED: 6 SPACES

LEGAL DISCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

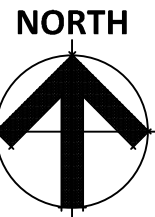
SITE PLAN

SCALE: 1" = 60'-0"



VICINITY MAP

SCALE: N.T.S.



MERIDIAN PROFESSIONAL PLAZA

43217 S. MERIDIAN RD.
QUEEN CREEK, ARIZONA 85142
DATE: 06-25-2026 (PRELIMINARY)

SP-1

RKAA# 25175.50

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DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879
OWNER
BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL: HEATHERD.ROBERTS@KIMLEY-HORN.COM

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH RANGE 7 EAST WAS ASSUMED TO BE SOUTH 89°46'35" EAST.

BENCHMARK

NGS PID D52046 - A 2" ALUMINUM DISK SET FLUSH IN TOP OF CURB NORTH OF CENTERLINE OF SCUPPER APPROX 1000' NORTH OF THE INTERSECTION OF PECOS AND MERIDIAN ROADS. ELEVATION=1446.00.

TBM #1 CHISELED BOX ON TOP NORTHEAST OF SOUTH TRNASFORMER PAD AT NORTHEAST CORNER OF THE SITE. ELEVATION=1446.74.

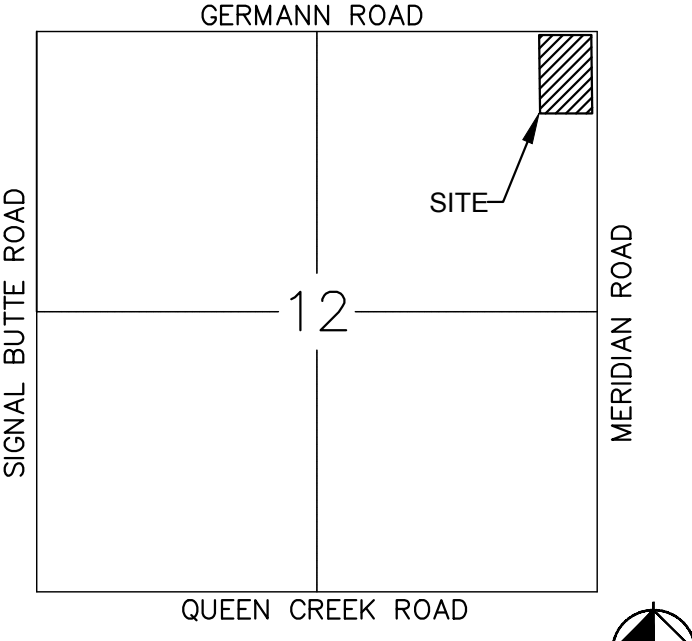
TBM #2 SET CHISELED BOX ON TOP OF NORTHEAST CORNER OF NORTHEAST TRANSFORMER PAD AT NORTHEAST CORNER OF SITE. ELEVATION=1446.77.

FLOOD INFORMATION

ZONE "X" IS DEFINED AS "ASREAS OF 0.2% ANNUAL FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LEGEND

- PROPERTY LINE
- EASEMENT
- PROPERTY SETBACK LINE
- LIMIT OF DISTURBANCE
- HEAVY DUTY ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- FIRE TURNING RADIUS PER COAJ STANDARDS
- SITE LIGHT
- NUMBER OF PARKING SPACES



GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.
- A NATURAL RESOURCES SURVEY AND PROTECTION PLAN IS NOT REQUIRED.

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: SWC S MERIDIAN RD AND E GERMANN RD
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL

ZONING INFORMATION

JURISDICTION: QUEEN CREEK, AZ
EXISTING ZONING: GENERAL COMERCIAL
PROPOSED ZONING: GENERAL COMERCIAL
MAX BUILDING HEIGT 30'

SETBACKS:

FRONT: 0'
STREET: N/A
SIDE: 6'
REAR: 15'

SITE DATA

PARCEL#: APN: 304-63-982
CURRENT LAND USE: UNDEVELOPED
CIRCLE K NET SITE AREA ±1.524 ACRES (±66,364 S.F.)

TOTAL GROSS SITE AREA: ±2.792 ACRES (±119,000 S.F.)

BUILDING AREA

CONVENIENCE STORE AND BUILDING AREA: 5,200 S.F.

FUEL CANOPY AREA: 4,608 S.F.

(BASED ON 5,200 S.F. C-STORE BUILDING, AND 4,608 S.F. FUEL DIESEL CANOPY, AND ±2.792 AC OF CIRCLE K SITE AREA) ±12.59%

PARKING REQUIREMENTS

CIRCLE K PARKING PROVIDED: (9'x18')

SIX (6) SPACES PER 1000 S.F. OF GROSS AREA: (5200/1000)(6) = 32 SP

ACCESSIBLE PARKING SPACES: 2 SP

STANDARD PARKING PROVIDED: 29 SP

ACCESSIBLE PARKING SPACES: 2 SP

PUMP SPACES: 14 SP

TOTAL PARKING PROVIDED: 45 SP

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED: (9'x18')

ONE AND A HALF (1.5) SPACES PER 1000 S.F. (4714/1000)(1.5) = 8 SP

OF GROSS SITE AREA: 8 SP

ACCESSIBLE PARKING SPACES: 1 SP

CIRCLE K PARKING PROVIDED: (13'x20')

STANDARD PARKING SPACES: 18 SP

ACCESSIBLE PARKING SPACES: 1 SP

TOTAL PARKING PROVIDED: 19 SP

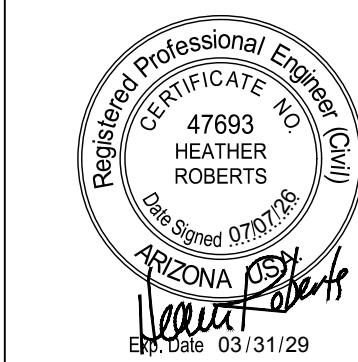
Kimley»Horn
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MESA, ARIZONA 85201 (480) 207-2666

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DATE: DESCRIPTION:

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE:

HDR

PROJECT MANAGER:

HDR

QUALITY CONTROL:

HDR

DRAWN BY:

JTH

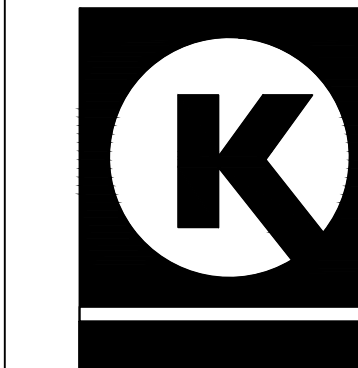
DATE ISSUED:

07/07/2026

PROJECT NAME:

MERIDIAN ROAD & GERMANN ROAD

QUEEN CREEK, AZ



CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:

PRELIMINARY

SITE PLAN

SHEET NUMBER:

1 OF 4

P25-0160

Drawing Name: K:\EAV_CivilCircle K - Meridian and German SWO-CADD\Prin Plans\Coveral SP.dwg Last Modified: Jul 07, 2026, 10:23am Printed on: Jul 07, 2026, 10:23am by Justin Fago

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879

OWNER

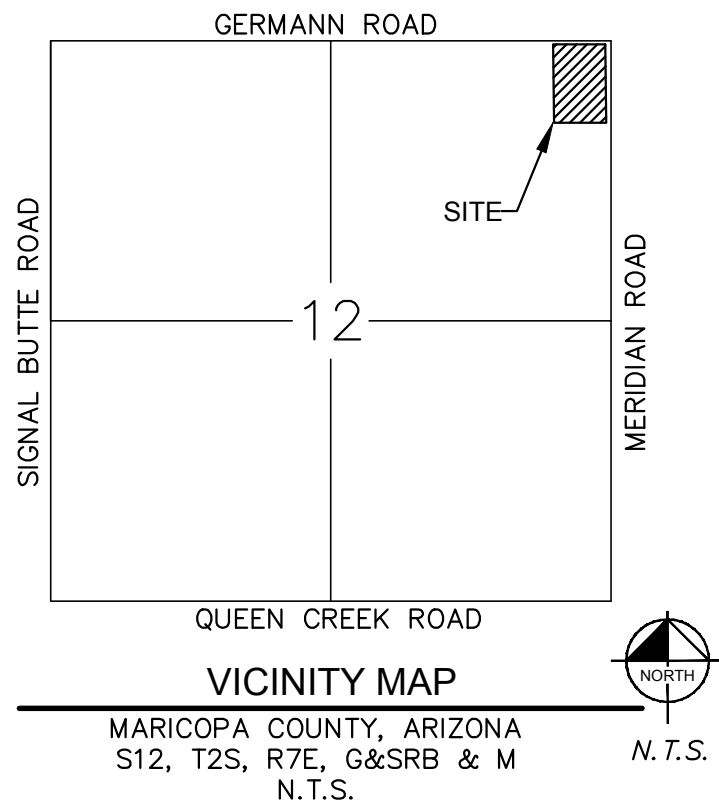
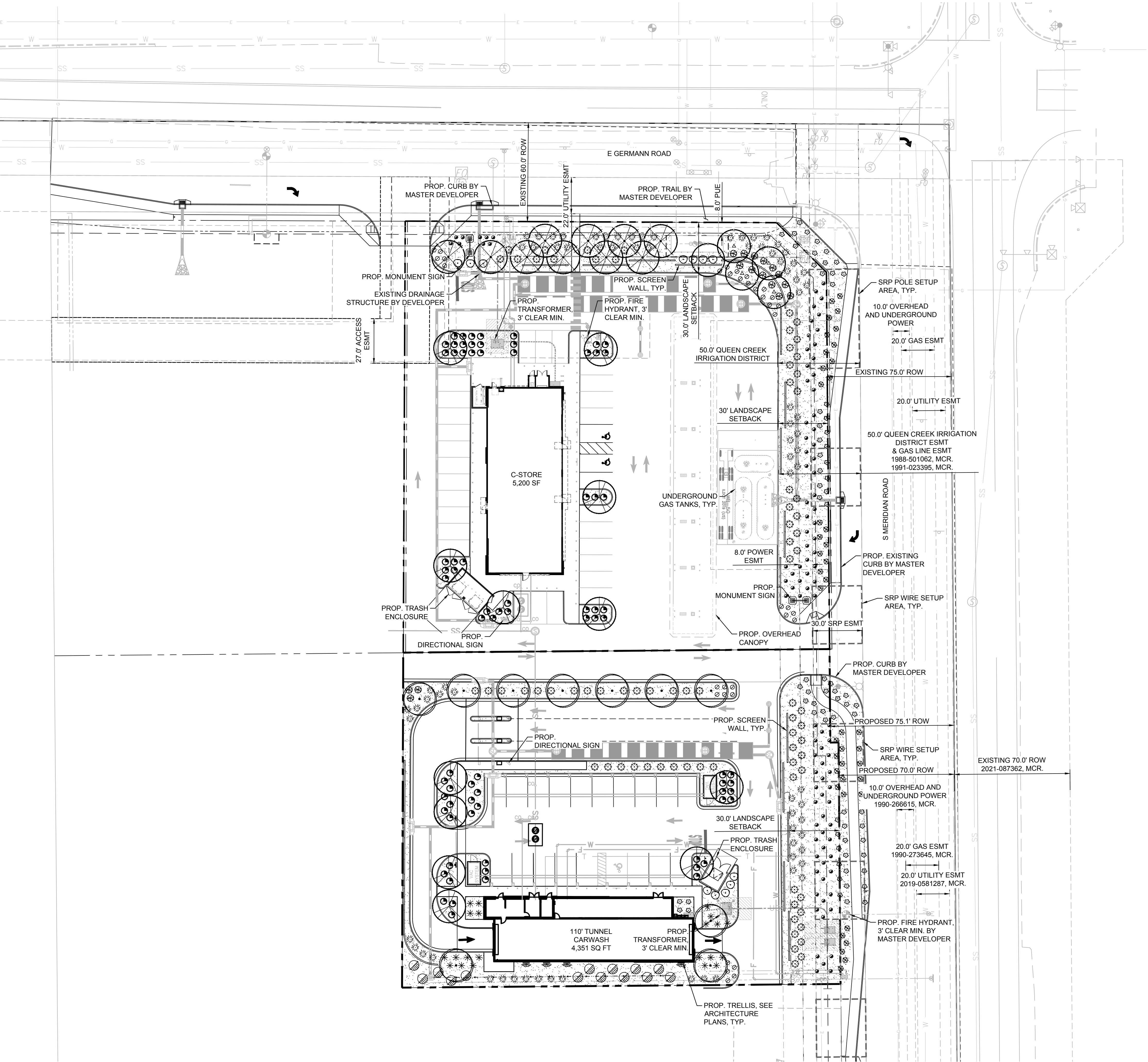
BARNEY FARMS I LLC
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL: HEATHERD.ROBERTS@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (602) 371-4579
CONTACT: JACOB JURGENS, PLA
EMAIL: JACOB.JURGENS@KIMLEY-HORN.COM



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Fraxinus velutina 'Fan Tex'	1½" Cal. Min., 8' Ht. Min., 4" Sp. Min., 24" Box Min.	10
●	Fan Tex Ash	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	5
●	Parkinsonia x 'Desert Museum'	1½" Cal. Min., 8' Ht. Min., 4" Sp. Min., 24" Box Min.	12
●	Museum Palo Verde	1½" Cal. Min., 8' Ht. Min., 4" Sp. Min., 24" Box Min.	10
●	Pistacia x 'Red Push'	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	
●	Red Push Pistache	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	
●	Prosopis 'Rio Salado'	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	
●	Rio Salado Mesquite		

SHRUBS & ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Aristida purpurea	5 Gal.	97
●	Purple Threawn	5 Gal.	41
●	Encelia farinosa	5 Gal.	16
●	Brittlebush	5 Gal.	21
●	Eremophila maculata 'Valentine'	5 Gal.	76
●	Valentine Bush	5 Gal.	78
●	Hesperaloe 'Sandia Glow'	5 Gal.	77
●	Sandia Glow Red Yucca	5 Gal.	12
●	Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	14
●	Rio Bravo Sage	5 Gal.	
●	Muhlenbergia rigens	5 Gal.	
●	Deer Grass	5 Gal.	
●	Ruellia brittoniana	5 Gal.	
●	Baja Ruellia	5 Gal.	
●	Tecoma stans	5 Gal.	
●	Yellow Bells	5 Gal.	
●	Tecoma stans 'Orange Jubilee'	5 Gal.	
●	Orange Jubilee		

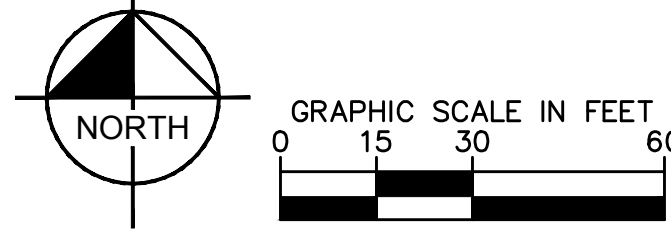
GROUNDCOVERS & VINES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Bougainvillea 'Barbara Karst'	15 Gal. Staked	4
●	Barbara Karst Bougainvillea	1 Gal.	72
●	Eremophila glabra 'Mingenew Gold'	1 Gal.	35
●	Outback Sunrise Emu		
●	Lantana camara 'New Gold'		
●	New Gold Lantana		

MATERIALS	DESCRIPTION	QTY
■	Decomposed Granite	32,055 SF
■	1" Screened, Apache Gold, 2" Depth Min.	

TOWN OF QUEEN CREEK LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE 50% MIN. 24" BOX+ TREES (37 TOTAL TREES) 30% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS (1 GAL.) 15% OF LOT AREA MUST BE LANDSCAPED (113,881 SF LOT) - RETENTION BASIN SLOPES 3:1 MAX SLOPES 15 GALLON MIN. TREE SIZES 24" BOX MIN. TREE SIZES 5 GALLON MIN. SHRUB SIZES	(19) 24" BOX+ TREES 30% LIVE COVERAGE (1 GAL.) 17,082 SF (15.0%) 3:1 MAX SLOPES 6' HT., 1" CAL. 6' HT., 1.5" CAL. 5 GAL. SHRUBS	(37) 24" BOX+ TREES PROVIDED 28,922 SF (25.4%) PROVIDED PROVIDED PROVIDED
STREETSCAPE LANDSCAPE SETBACKS 1 TREE, 6 SHRUBS / 30 LF (632 LF TOTAL)	22 TREES (24" BOX) 120 SHRUBS (5 GAL.)	*22 TREES (24" BOX) 269 SHRUBS (5 GAL.)
COMMERCIAL DEVELOPMENTS 1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA (28,922 SF)	30 TREES (24" BOX) 300 SHRUBS (5 GAL.)	37 TREES (24" BOX) 415 SHRUBS (5 GAL.)
PARKING LOT 1 TREE PER 200 SF ISLAND (10 TOTAL) - SHRUBS (1 GAL.) REQUIRED	10 TREES (24" BOX) 30% COVERAGE	11 TREES (24" BOX) PROVIDED

*DUE TO 50' QUEEN CREEK IRRIGATION EASEMENT RESTRICTING ANY TREES, SEVEN (7) OF THE REQUIRED STREET TREES HAVE BEEN RELOCATED ELSEWHERE ON SITE.



Kimley»Horn

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DATE: DESCRIPTION:

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PROFESSIONAL IN CHARGE:

HDR

PROJECT MANAGER:

JAJ

QUALITY CONTROL:

JAJ

DRAWN BY:

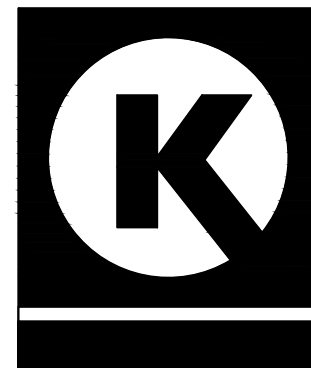
JJO

DATE ISSUED:

07/07/2026

PROJECT NAME:

MERIDIAN ROAD &
GERMANN ROAD
QUEEN CREEK, AZ



CIRCLE K STORES INC.

PROJECT NUMBER:

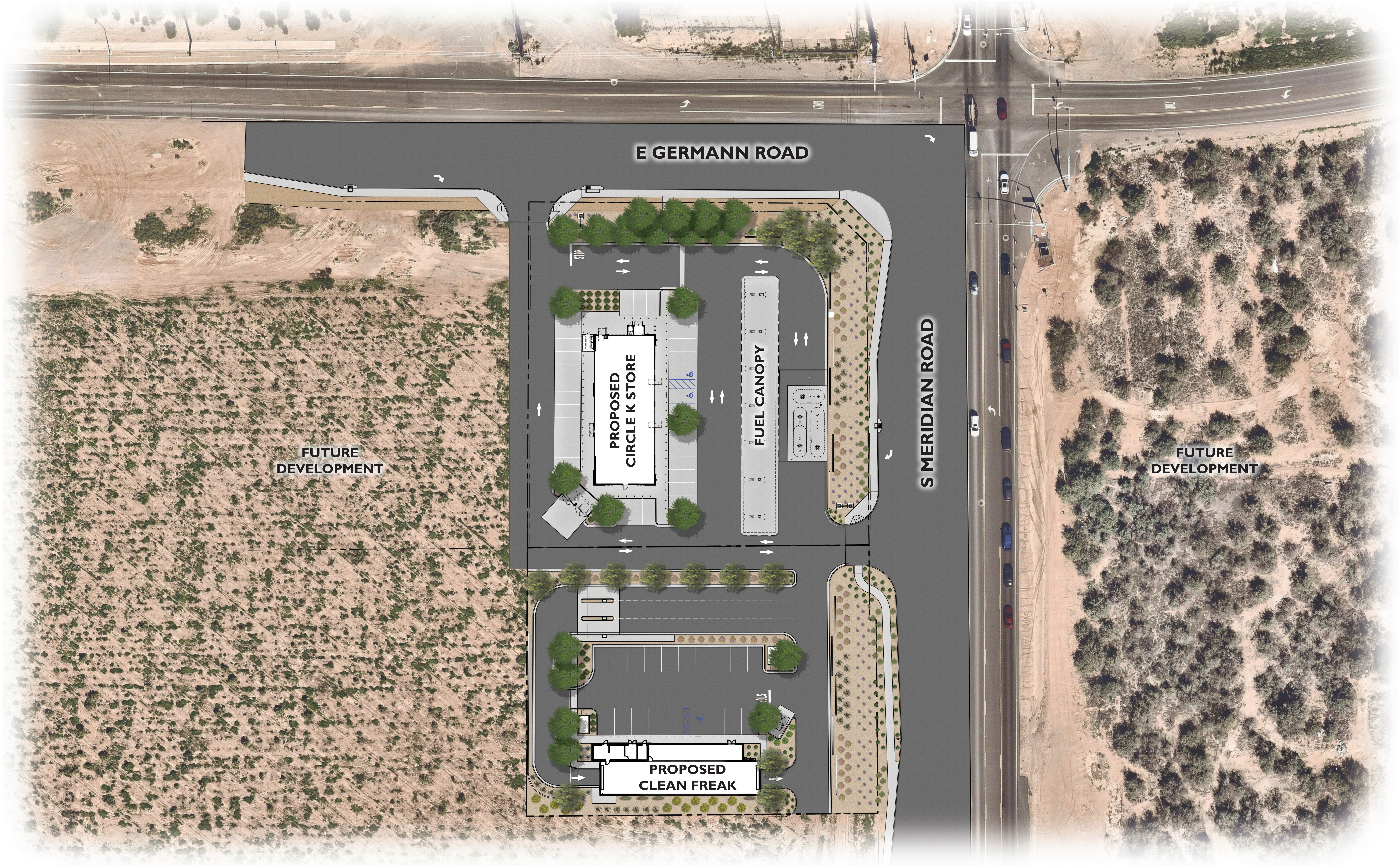
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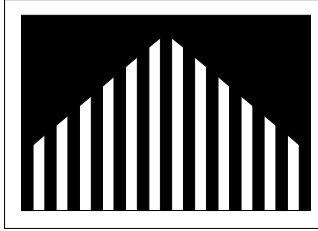
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PLAN

SHEET NUMBER:

1 OF 1

P25-0160





Castles
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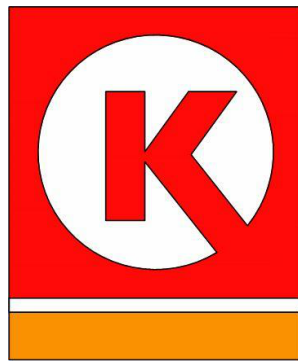
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CIRCLE K
STORES, INC.

S MERIDIAN RD & GERMANN
RD, SWC
QUEEN CREEK, AZ

PROTOCOL # R0



CIRCLE K STORES,
PROJECT NUMBER: XXXX

EXTERIOR
ELEVATIONS

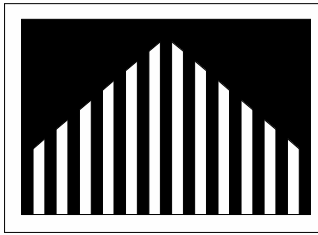
A2.1 RE



KEY	
NUMBER	DESCRIPTION
E-2	LINE OF CANOPY/SOFFIT.
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN. SOLARGRAY SPECS. SEE GLAZING SCHEDULE ON SHEET A8.0.
E-4	INTERNALLY ILLUMINATED SIGN (UNDER SEPERATE PERMIT) GC TO PROVIDE COMPRESSION SLEEVES AND BLOCKING FOR THRU-BOLT CONNECTIONS. SEE SIP PLANS AND COORDINATE WITH SIGNAGE VENDOR AS REQ.
E-5	DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
E-7	PRE-FINISHED METAL FASCIA
E-8	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-9	WALL MOUNTED LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL PLANS
E-10	SERVICE DISCONNECT LOCATION. SEE ELECTRICAL PLAN
E-11	ROOF LINE AND HVAC UNITS
E-12	1-1/2" NICHIHA CORNER KEY EDGE. TYP. TO ALL CORNERS.
E-14	ADDRESSING LOCATION: 8" TALL INCH WHITE NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
E-16	HEMMED EDGE FLASHING. INSTALL PER MFR. SPECS. COLOR TO MATCH #SW 6255 "MORNING FOG".
E-17	NICHIHA OVERHANG FLASHING. SEE DETAIL 2/A8.3. COLOR TO MATCH #SW 9166 "DRIFT OF MIST".
E-18	PARAPET WALL BEYOND
E-19	(KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT).
E-20	FIRE DEPARTMENT CONNECTION (IF REQUIRED).
E-21	ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PREFER SIP VENDOR DRAWINGS FOR DETAIL.
E-22	EMERGENCY FUEL SHUT-OFF SWITCH. LOCATE PER FUEL SHEETS
E-23	INSULATED METAL DOOR
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE.
E-25	CO2 TANK WITH METAL LOUVERED CONTAINER.
E-26	EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE. SEE DET. 8/A8.1.
E-29	METAL ROOF ACCESS LADDER (#SW 7004 "SNOWBOUND"). SEE DETAIL 7/A8.3
E-30	CONTROL/EXPANSION JOINT "E.J." LOCATION. SEE DETAIL 5/A8.1
E-32	PARAPET BRACING. SEE SIP VENDOR SHEETS.
E-33	WALL MOUNTED EMERGENCY LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL.
E-34	DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS.
E-35	DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR.
E-36	SCULPER AND OVER FLOW DRAIN. SEE A1.7 & DETAIL 4/A8.1 & 9/A8.3 FOR SIZE.
E-37	NICHIHA FIBER CEMENT PANEL CORNER SYSTEM.
E-39	EXTERIOR SWITCHGEARS. SEE ELECTRICAL DRAWINGS.
E-40	LIGHT BAR FOR LED LINEAR LIGHTING. SEE DETAIL 13/A8.3.
E-41	WALL SCONCE. SEE ELECTRICAL DRAWINGS.
E-42	GC TO PROVIDE STANDING SEAM METAL ROOF ON ALUMINUM FRAME AWNING. COLOR TO MATCH SW 6255. BLOCKING TO BE PROVIDED AS REQ'D.

FINISH	
△	- ***NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 9166 "DRIFT OF MIST"
△	- ***NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 6255 "MORNING FOG"
△	- ***NICHIHA CANYONBRICK - SHALE BROWN
△	- ***NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 7075 "WEB GRAY"
△	- "SHERWIN WILLIAMS #SW 9166 "DRIFT OF MIST"
△	- "SHERWIN WILLIAMS #SW 6255 "MORNING FOG"
△	- "SHERWIN WILLIAMS #SW 7004 "SNOWBOUND" - ELEVATE BONE WHITE SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)
△	- "SHERWIN WILLIAMS #SW 7075 "WEB GRAY" - ELEVATE CHARCOAL GRAY SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)
△	- 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
△	- "SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
△	- "SHERWIN WILLIAMS #SW 4081 - "SAFETY RED
△	- CIRCLE K ORANGE #PMS 144
* USE SHERWIN WILLIAMS MANUFACTURER ONLY	
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION	
***TO BE PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK CM AND OWNER'S REP circlek@nichiha.com	

FASTENING SCHEDULE FOR NICHIHA PANEL	
5 FASTENERS PER ULTIMATE CLIP @ 6" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG	
FASTEN STARTER TRACK @ 12" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG	
FACE FASTENERS TO CDX PLYWOOD @ 8" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1-1/2" LONG	
FACE FASTENERS BACK TO STUDS @ 16" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 3-1/2" LONG,	



Castles
Design
Group

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PROJECT

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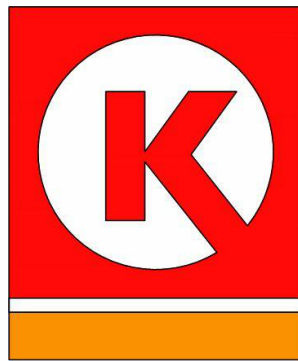
XX

PROJECT

CIRCLE K
STORES, INC.

S MERIDIAN RD &
GERMANN RD, SWC
QUEEN CREEK, AZ

PROTOCOL # R0



CIRCLE K STORES,

PROJECT NUMBER: XXXX

FUEL CANOPY
ELEVATIONS

CA-2

KEY

X

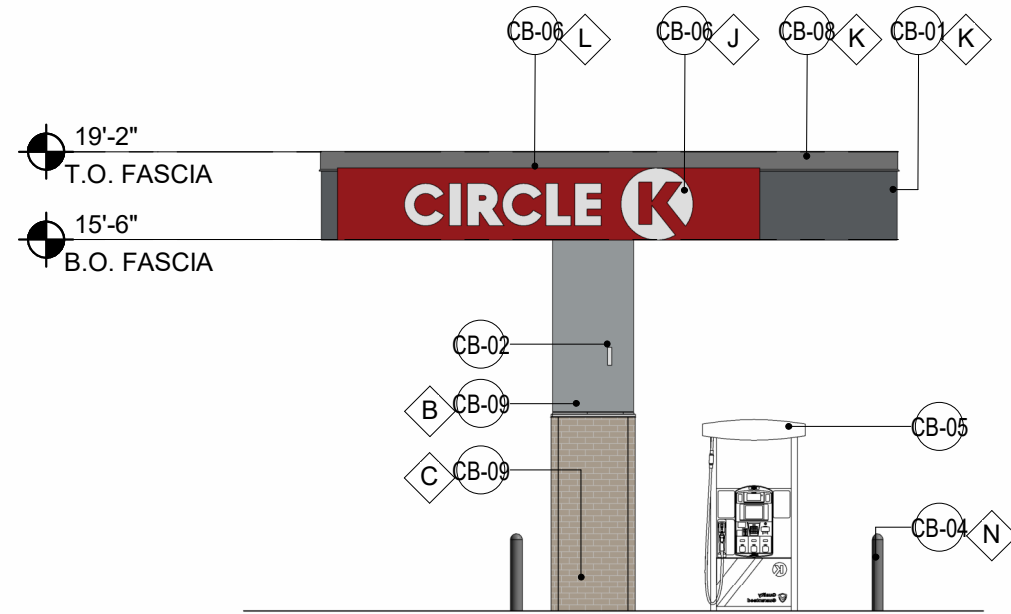
NUMBER	DESCRIPTION
CB-01	ACM PANEL "TEX-COTE"
CB-02	COLUMN FLAGS BY SIGNAGE VENDOR
CB-03	STEEL COLUMN WITH PAINT FINISH
CB-04	6"Ø BOLLARD, 36" HIGH
CB-05	FUEL PUMP
CB-06	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
CB-08	PRE FINISHED METAL FLASHING COLOR TO MATCH SW: 7075 WEB GREY
CB-09	NICHIHA FIBER CEMENT WALL PANEL SYTEM

FINISH

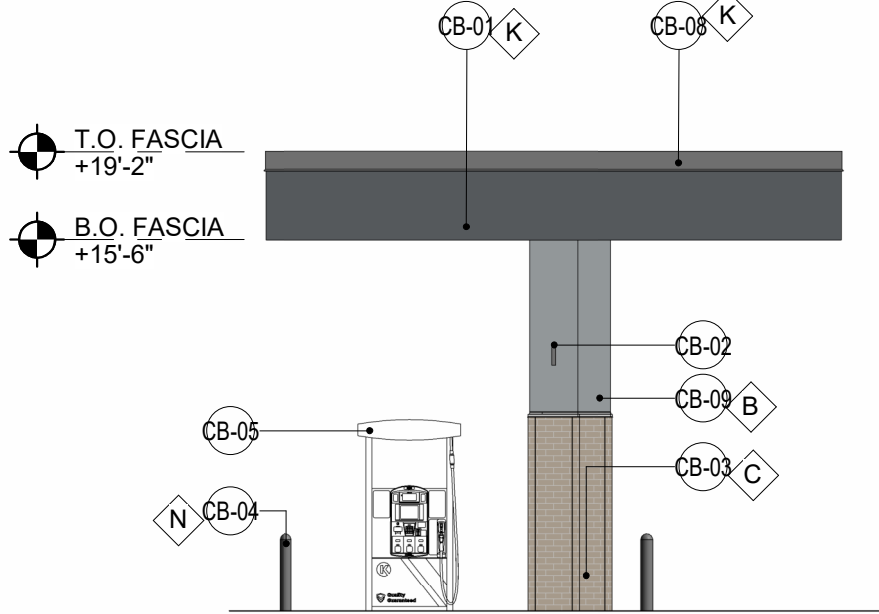
X

- B** - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6255 "MORNING FOG"
- C** - - ***NICHHA CANYONBRICK
- SHALE BROWN
- F** - "SHERWIN WILLIAMS #SW 6255 "MORNING FOG"
- J** - "SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE
- K** - "SHERWIN WILLIAMS #SW 7075
- WEB GREY
- L** - "SHERWIN WILLIAMS #SW 4081
- SAFETY RED
- M** - SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR
- N** -PVC BOLLARD SLEEVE - DARK GREY
- O** - NOT USED

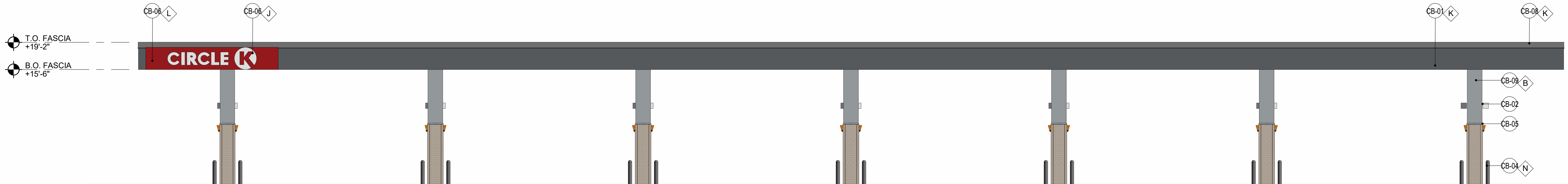
- NOTES:
- COLORS SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL COLORS, REFER TO MANUFACTURER'S SAMPLES.
 - THE FASCIA PANELS ARE PRE-FINISHED BY SIGNAGE VENDOR
 - ALL SIGNS REQUIRE A SEPARATE SUBMITTAL.
 - ALL LIGHTING ON CANOPY TO BE FLUSH MOUNTED WITH FASCIA



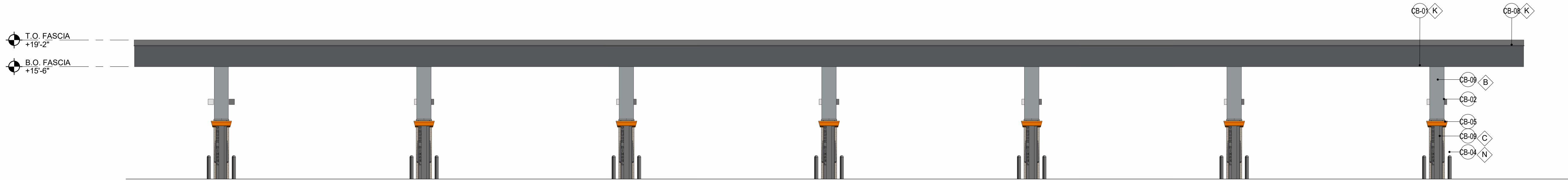
SIDE ELEVATION (NORTH) | 3
1/8" = 1'-0"



SIDE ELEVATION (SOUTH) | 4
1/8" = 1'-0"



FRONT ELEVATION (EAST) | 2
1/8" = 1'-0"

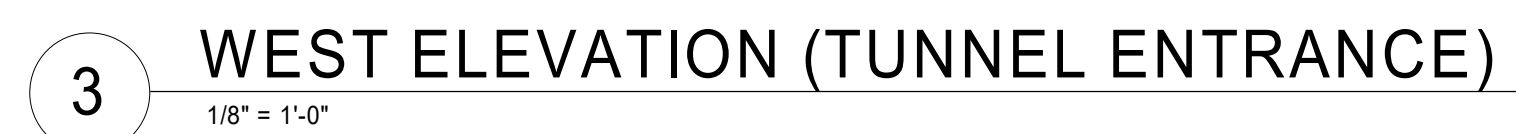


REAR ELEVATION (WEST) | 1
1/8" = 1'-0"

CLASS A COLUMN FINISH



EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
AWN-1	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	SW 6255 MORNING FOG	PRE-ENGINEERED - DEFERRED SUBMITTAL
CAP-1	PARAPET CAP		TONY TAUPE SW7038	20 GA. METAL
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH FMS 2757C	
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	16" HEIGHT, LENGTH VARIES
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 7075 WEB GRAY	16" HEIGHT, LENGTH VARIES
FCP-3	CANYONBRICK	NICHIHA - CANYONBRICK	SHALE BROWN	---
PT-3	PAINT	SHERWIN WILLIAMS	SW 6255 MORNING FOG	HM DOORS AND FRAMES
PT-4	PAINT	SHERWIN WILLIAMS	TONY TAUPE SW7038	HM DOORS AND GATES



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JOB NUMBER: 06-25-80008

CHECKED BY:	JMC
DRAWN BY:	AG
DOCUMENT DATE:	12/29/25

MI MARIE COOK, ARCHITECT

HEET:
A201

CUP & SITE PLAN NARRATIVE

Circle K Stores, Inc.



Southwest corner of Germann Road and Meridian Road

Case Nos.: P25-0159 & P25-0160

First Submittal: November 3, 2025

Resubmittal: May 13, 2026

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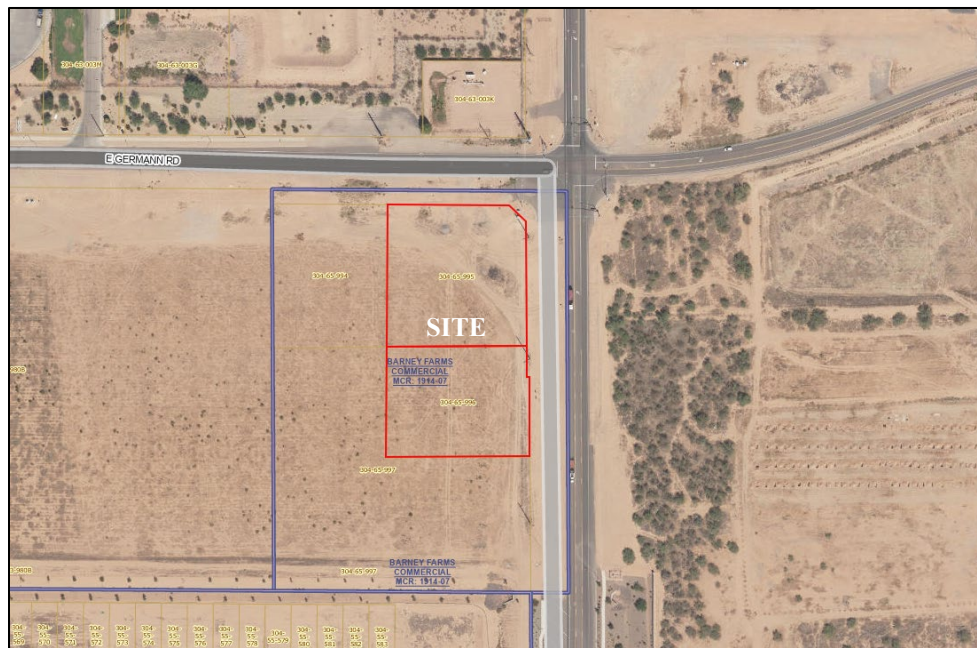
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NARRATIVE

I. INTRODUCTION

Circle K Stores, Inc. (“Circle K”) is seeking to develop approximately 2.732 gross acres located at the southwest corner of Germann Road and Meridian Road (the “Site”) in the Town of Queen Creek (the “Town”) as a full-service Circle K convenience store with gasoline services and an automated car wash. ***See Exhibit 1, Aerial Map.*** Circle K requests a Conditional Use Permit to allow a fueling station with convenience store and automated car wash and seeks administrative Site Plan approval for this vacant and underutilized site. ***See Exhibit 2, Site Plan.*** The proposed development will bring jobs, goods, and services to the area.



The proposed Circle K is part of the broader Barney Farm Germann/Meridian Commercial Development, which was rezoned from EMP-A/PAD to C-2/PAD by the Town in April 2024 through the Barney Farm Germann/Meridian Commercial Rezoning (Case P22-0278). This approximately 9.6-acre planned commercial center was intended to accommodate a variety of neighborhood-serving uses.

II. SITE AND SURROUNDING AREA

The Site is surrounded primarily by industrial and commercial zoned properties. To the north and east, adjacent parcels are zoned C-2 and designated for commercial use. To the west, the adjacent parcel is designated for Commercial use and zoned C-2. To the south, the adjacent parcel is designated for Commercial uses and zoned for C-2. The surrounding context supports a range of commercial and employment uses, making the proposed development compatible with both existing zoning and the Town’s long-term land use vision for the area.

	General Plan Designation	Zoning	Use
Site	Industrial	C-2	Vacant
North	Industrial	BIZ (Mesa)	Vacant
South	Commercial	C-2	Vacant
East	Commercial	C-2	Vacant
West	Commercial	C-2	Vacant

III. GENERAL PLAN COMPLIANCE

The proposed Circle K development is consistent with the goals, policies, and land use vision outlined in the Town's 2018 General Plan. The Site is designated as *Industrial*. Under the 2024 rezoning case, since the Site was under 10 acres, it was not required that the General Plan designation be changed to Commercial. The proposed Commercial rezoning was found to be consistent with the characteristics of the surrounding area. This development advances the Town's objectives for managed growth, quality commercial design, long-term fiscal health, and well-planned infrastructure. The proposed use aligns with key policies across multiple General Plan elements, including Land Use, Economic Development, Circulation, and Community Design.

IV. ZONING

The Site is zoned C-2 (General Commercial), which is intended to accommodate a wide range of retail, service, and commercial uses that serve the community. The proposed Circle K convenience store is a permitted use within the C-2 district; however, fuel sales and car washes are classified as conditional uses under the Town's Zoning Ordinance. The fueling and car wash uses are consistent with the purpose and intent of the C-2 zone and is appropriately located along a major arterial intersection.

V. CONDITIONAL USE PERMIT

A Conditional Use Permit may be approved if the request satisfies nine findings. The following justifications demonstrate the proposed development meets the criteria through thoughtful site design, appropriate operational characteristics, and overall compatibility with the surrounding area.

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 allowed in the C-2 zoning district subject to CUP approval. The Site and building design conform to the requirements of the Queen Creek Zoning Ordinance, including Articles 4, 5, and 6. All applicable standards related to setbacks, screening, signage, lighting, parking, and landscaping will be met or exceeded.

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 proposed Circle K is part of a larger parcel rezoned specifically to provide Commercial goods and services to the surrounding area as part of a coordinated vision for commercial development across the larger site. As one component of a multi-tenant commercial center, the building has been thoughtfully designed to reflect a consistent architectural character, appropriate massing, and complementary landscaping in relation to adjacent uses. The height, orientation, and materials of the structure are compatible with what is anticipated in the C-2 zoning district and contribute to a cohesive and visually unified development pattern within the broader commercial area.

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

Response: The development will connect to existing Town infrastructure and utility services. Public water and sewer are available to the Site. Drainage will be handled via on-site retention in accordance with the Town's Engineering Design Standards. Fire protection access has been integrated into the site layout with appropriate turning radii and unobstructed access for emergency response.

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: The site plan includes two driveways to allow full access from Germann Road and Meridian Road. Driveway spacing and internal circulation have been designed to minimize traffic conflicts and congestion. Adequate queuing space is provided for fuel and car wash customers without obstructing drive aisles or parking.

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

Response: The proposed use will not result in vibration, odor, dust, or smoke that would be detrimental to surrounding uses. Noise from daily operations will be typical of a commercial use. Lighting will comply with dark-sky standards and be directed downward to avoid glare beyond the property line.

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 development includes landscape setbacks along both street frontages. This parcel is located at the hard corner of major arterial intersection and as such fuel and car wash operations are oriented inward, away from sensitive edges of the larger commercial site. The development will not diminish nearby property values and is consistent with other commercial development patterns in the area.

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 Circle K and its fuel operations and car wash are part of a larger Commercially zoned property which is being subdivided to provide for appropriate and orderly development with cross circulation with all commercial parcels. The use will not impede the development of surrounding properties. The development is consistent with the underlying zoning and land use designation.

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 facility will operate in a safe and well-maintained manner in compliance with all local and state regulations. Lighting, security cameras, and visibility measures will promote safety, and the fuel system will meet all applicable fire code and environmental protection requirements.

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 development serves a clear public need by providing essential goods and services in a convenient, accessible location. Its development represents an investment in the local economy and adds to the availability of neighborhood-serving uses in the Town of Queen Creek. The benefits to the public outweigh any potential impacts, which have been carefully mitigated through site design and adherence to Town standards.

VI. SITE PLAN

A. Site Layout

The site layout features an approximate 5,200 square-foot convenience store along the western side of the parcel, oriented towards Meridian Road, with an approximate 4,608 square-foot fuel canopy located east of the store, and an approximate 4,351 square foot automated car wash. ***See Exhibit 2, Site Plan.*** Seven (7) fuel dispensers with 14 fueling positions are arranged in a north-south configuration beneath the canopy. The layout maximizes efficiency for vehicular movement while providing clear separation between fueling and pedestrian zones. For operational efficiency, a secure trash enclosure, mechanical yard, and screened utility areas are positioned to the rear and side of the Circle K parcel, and a secure and screened trash enclosure is located the front of the car wash parcel. The fuel stations will be screened from Germann and Meridian Roads by a 3 foot screen wall.

The car wash parcel is located north of another parcel intended for other commercial uses, which is north of a residential neighborhood. The property line shared with the residential use is over 240 feet south of the car wash building, which is in an enclosed structure. The car wash queuing lanes and vacuum areas are screened from the residential uses by car wash building and the future development on the parcel between them. Additional noise mitigation is provided through the materials and equipment selection.

B. Landscaping

Landscaping is provided along all public frontages to enhance visual appeal and buffer site activities from adjacent properties. Landscape areas integrate low-water-use plant materials appropriate for the Sonoran Desert climate and are designed to meet or exceed the Town's landscape code requirements. Parking lot islands, screen walls, and the trash enclosure are also softened with landscape enhancements. ***See Exhibit 3, Landscape Plan.***

C. Architecture

The Circle K and car wash building designs are complementary to each other and reflect the company's current architectural standards while aligning with the Town's

commercial design expectations. The tower element and parapet articulation of both buildings add visual interest and hierarchy to the structures. The fuel canopy design mirrors the main Circle K structure with complementary materials, capped columns, and concealed lighting. All mechanical equipment, including transformers will be painted to blend in with the adjacent building and/or landscaping. All ventilation piping will be completely screened from view and above grade equipment at fuel service stations will be screened from public view and no closer than (10) feet to the right-of-way. ***See Exhibit 4, Building Elevations.***

D. Parking

The convenience store and fueling station provides 32 standard and 2 accessible parking spaces and the car wash provides 16 standard and 1 accessible parking spaces, exceeding the zoning requirement of six (6) spaces per 1,000 square feet of gross-floor area and 1.5 spaces per 1,000 square feet. Circulation has been designed to accommodate passenger vehicles and delivery trucks with appropriate drive aisle widths, turning radii, and loading zones. Bicycle racks are provided near the building entrance to support alternative transportation. Site access is provided from both Germann Road and Meridian Road with driveway locations designed to optimize spacing, minimize conflicts, and align with the Town's access management standards.

E. Grading & Drainage

This development will provide retention for the runoff generated by the 100-year, 2-hour storm event for both the onsite and adjacent ½-street runoff. The rainfall depth associated with the 100-year; 2-hour storm is 2.23 inches per NOAA Atlas 14 point precipitation frequency estimates. Storm water storage for the site and associated ½ streets will be provided via underground retention tanks. On-site storm water will be disposed of within 36 hours via drywells.

F. Utilities

The Site is located within the Town's municipal service area and will be served by Town-provided water and sewer utilities. All necessary infrastructure is available in the adjacent public rights-of-way, and utility connections will be extended to the Site in accordance with Town engineering standards. Dry utilities, including electric, gas, and telecommunications, are also readily accessible and will be coordinated with the appropriate service providers during construction.

G. Right of Way Improvements

The development of this project will meet Town requirements for half street improvements and comply with the conditions of approval from P22-0278. The master developer is currently seeking permits for the Offsite Improvements through the Town under to E25-0583.

H. Lot Split

The overall development consists of 9.2217 acres, which has been subdivided into four (4) lots via the Barney Farms Commercial Final Plat under E25-0638, recorded 4/2/26 under 20260196090, Book 1914 Page 7. The Circle K is Lot 2 (1.5224 AC) and the Clean Freak is Lot 3 (1.2274) AC.

VII. PROJECT TEAM

Developer:	Circle K Stores, Inc. Attn: Jordan Ridberg 1130 W Warner Rd. Tempe, AZ 85284
Architect:	Castles Design Group Attn: Rusty Schilling 3801 Kirby Dr, Ste 600 Houston, TX 77098
Landscape:	Kimley-Horn & Associates, Inc. Attn: Jacob Jurgens, PLA 2046 Riverview Auto Dr., Ste. 400 Mesa, AZ 85201
Civil Engineer:	Kimley-Horn & Associates, Inc. Attn: Heather Roberts, PE 2046 Riverview Auto Dr., Ste. 400 Mesa, AZ 85201
Traffic Engineer:	United Civil Group Attn: Keith A. Winney, PE 2803 N. 7th Ave, Phoenix, AZ 85007
Zoning:	Ray Law Firm Attn: Brennan Ray 2325 E. Camelback Rd, Ste 400 Phoenix, Arizona 85016 Phone: (602) 558-9934

VIII. CONCLUSION

The proposed Circle K with fuel operations represents an appropriate commercial use that is compatible with the surrounding area, consistent with the Town's General Plan, and meets the C-2 zoning development standards. The development has been designed to provide safe and efficient access, quality architecture, appropriate landscape buffering, and essential retail services to the community. The proposed use meets all required findings for Conditional Use Permit approval and aligns with the Town's long-term goals for responsible growth, fiscal sustainability, and quality development. We respectfully request your approval.

Exhibit 1

Aerial Map - SWC Germann & Meridian



May 13, 2026

 Site

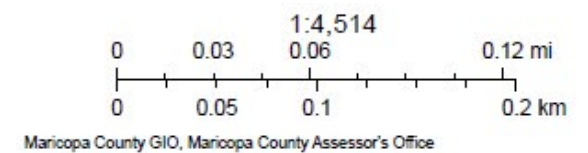


Exhibit 2

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879
OWNER
BARNEY FARMS I LLC
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL:
HEATHERD.ROBERTS@KIMLEY-HORN.COM

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH RANGE 7 EAST WAS ASSUMED TO BE SOUTH 89°46'35" EAST.

BENCHMARK

NGS PID D52046 - A 2" ALUMINUM DISK SET FLUSH IN TOP OF CURB NORTH OF CENTERLINE OF SCUPPER APPROX 1000' NORTH OF THE INTERSECTION OF PECOS AND MERIDIAN ROADS. ELEVATION=1446.00.

TBM #1 CHISELED BOX ON TOP NORTHEAST OF SOUTH TRNASFORMER PAD AT NORTHEAST CORNER OF THE SITE. ELEVATION=1446.74.

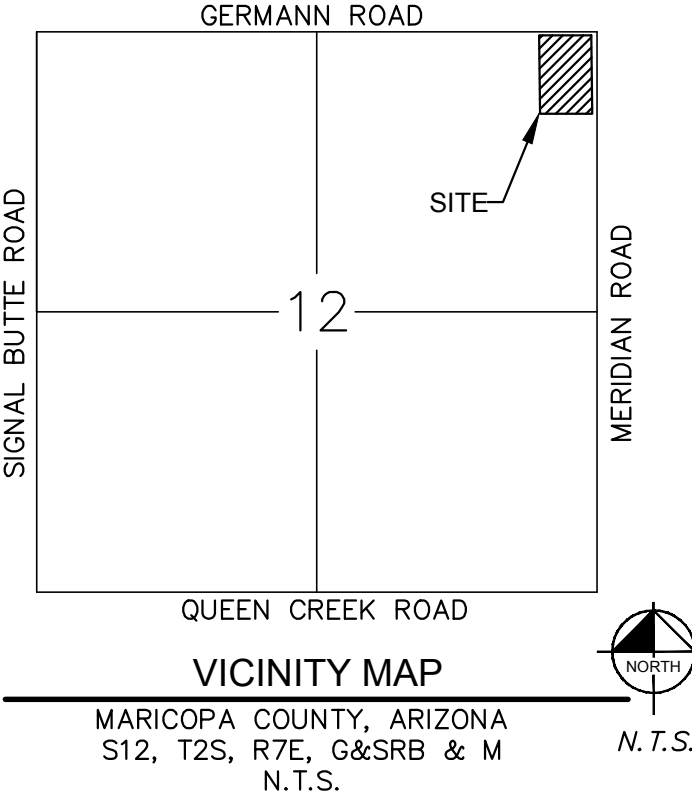
TBM #2 SET CHISELED BOX ON TOP OF NORTHEAST CORNER OF NORTHEAST TRANSFORMER PAD AT NORTHEAST CORNER OF SITE. ELEVATION=1446.77.

FLOOD INFORMATION

ZONE "X" IS DEFINED AS "ASREAS OF 0.2% ANNUAL FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LEGEND

- PROPERTY LINE
- EASEMENT
- PROPERTY SETBACK LINE
- LIMIT OF DISTURBANCE
- HEAVY DUTY ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- FIRE TURNING RADIUS PER COAJ STANDARDS
- SITE LIGHT
- NUMBER OF PARKING SPACES



CONSTRUCTION NOTES:

- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED AUTOMATED TRAFFIC ARM.
- 4" THICK SIDEWALK CONCRETE PER MAG STD DET 230. WIDTH AS NOTED ON PLANS.
- ADA ACCESSIBLE SIGN PER DET ON SHT 2.5.1.
- ACCESSIBLE PARKING SPACE.
- 4" WIDE WHITE 90° SOLID PARKING STRIPE, TWO COATS MIN.
- EMERGENCY SHUTOFF BUTTON..
- MATCH EXISTING.
- HEAVY DUTY CONCRETE.
- STANDARD DUTY CONCRETE.
- EXISTING FIRE HYDRANT BY OTHERS.
- PROPOSED FUEL CANOPY.
- DRAINAGE STRUCTURE. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION.
- 6" VERTICAL CURB.
- FLUSH CURB, LENGTH PER PLAN.
- PROPOSED VACUUM SYSTEM, REF ARCH PLANS.
- RISER ROOM.
- BIKE RACK.
- 4" BOLLARD, 6" O.C. SPACING
- PROPOSED TRANSFORMER, REF ARCH PLANS FOR PAINT COLOR, PAINT TO BLEND IN WITH ADJACENT BLDG/LANDSCAPE.
- UST VENT RISER AND 2-6" BOLLARDS.
- PROPOSED GREASE INTERCEPTOR
- PROPOSED MONUMENT SIGN, REF ARCH PLANS.
- PROPOSED FUEL TANKS.
- PROPOSED AIR AND WATER.
- PROPOSED DIRECTIONAL SIGN, REF ARCH PLANS.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED FIRE HYDRANT.
- PROPOSED 3' SCREEN WALL. REF ARCH PLANS.
- PROPOSED WATER STRUCTURE, REF UTILITY PLANS.
- PAVEMENT MARKING, REF ARCH PLANS.
- PROPOSED CROSSWALK
- PROPOSED VALLEY GUTTER PER MAG STD DET 240.
- PROPOSED STOP BAR AND STOP SIGN.

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.
- A NATURAL RESOURCES SURVEY AND PROTECTION PLAN IS NOT REQUIRED.

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: SWC S MERIDIAN RD AND E GERMANN RD
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL

ZONING INFORMATION

JURISDICTION: QUEEN CREEK, AZ
EXISTING ZONING: GENERAL COMERCIAL
PROPOSED ZONING: GENERAL COMERCIAL
MAX BUILDING HEIGHT 30'

SETBACKS:

FRONT: 0'
STREET: N/A
SIDE: 6'
REAR: 15'

SITE DATA

PARCEL: APN: 304-63-982
CURRENT LAND USE: UNDEVELOPED
CIRCLE K NET SITE AREA ±1.524 ACRES (±66,364 S.F.)

TOTAL GROSS SITE AREA: ±2.792 ACRES (±119,000 S.F.)

BUILDING AREA

CONVENIENCE STORE AND BUILDING AREA: 5,200 S.F.

FUEL CANOPY AREA: 4,608 S.F.

(BASED ON 5,200 S.F. C-STORE BUILDING, AND 4,608 S.F. FUEL DIESEL CANOPY, AND ±2.792 AC OF CIRCLE K SITE AREA) ±12.59%

PARKING REQUIREMENTS

CIRCLE K PARKING PROVIDED: (9'x18')

SIX (6) SPACES (5200/1000)(6) = 32 SP

GROSS AREA: ACCESSIBLE PARKING SPACES: 2 SP
TOTAL PARKING REQUIRED: 34 SP

CIRCLE K PARKING PROVIDED: (9.5'x18')

STANDARD PARKING PROVIDE 30 SP

ACCESSIBLE PARKING SPACES: 2 SP
PUMP SPACES: 12 SP

TOTAL PARKING PROVIDED: 44 SP
LIMITS OF DISTURBANCE: 2.80 AC

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A 3 INCH BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 33 MINUTES 11 SECONDS EAST (BASIS OF BEARING), 2627.69 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 2632.29 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OD SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 737.06 FEET;

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER SECTION 12, NORTH 89 DEGREES 46 MINUTES 54 SECONDS WEST, 545.05 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 22 SECONDS WEST, 737.11 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 545.04 FEET TO THE POINT OF BEGINNING.

Kimley»Horn

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DATE: DESCRIPTION:

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE:

HDR PROJECT MANAGER:

HDR QUALITY CONTROL:

HDR DRAWN BY:

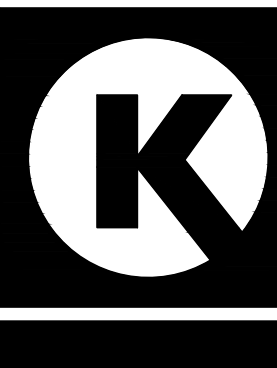
JTH DATE ISSUED:

04/24/2026

PROJECT NAME:

MERIDIAN ROAD & GERMANN ROAD

QUEEN CREEK, AZ



CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

1 OF 4

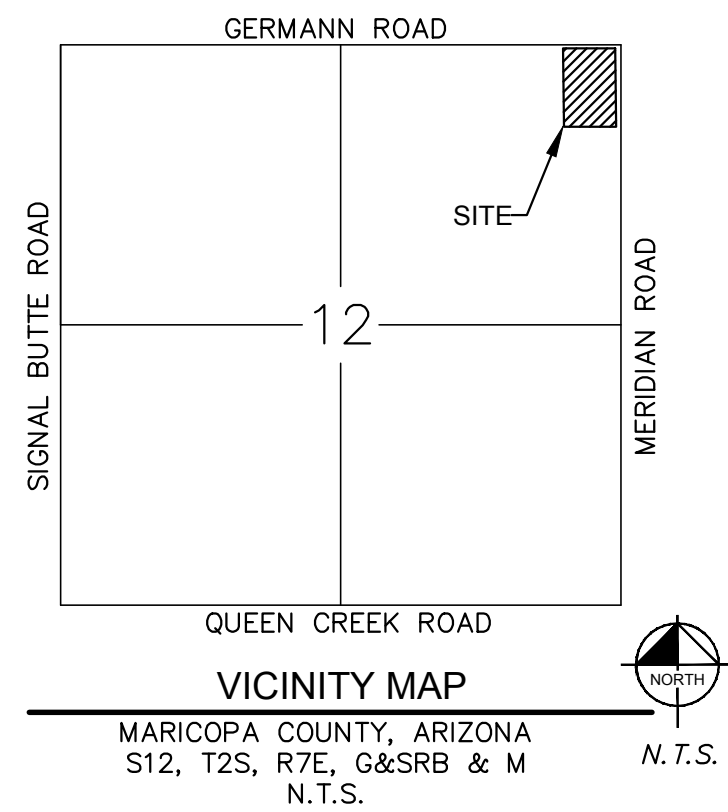
P25-0160

Exhibit 3

BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

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EMAIL: JACOB.JURGENS@KIMLEY-HORN.COM



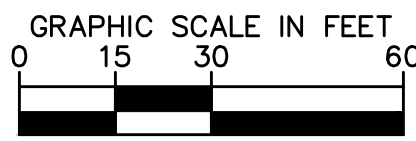
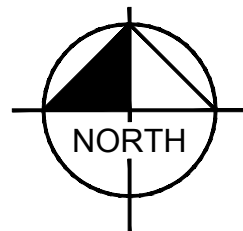
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Parkinsonia x 'Desert Museum' Museum Palo Verde	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	11
	Prosopis 'Rio Salado' Rio Salado Mesquite	1½" Cal. Min., 6' Ht. Min., 4" Sp. Min., 24" Box Min.	18
	Pistacia x 'Red Push' Red Push Pistache	1½" Cal. Min., 8' Ht. Min., 4" Sp. Min., 24" Box Min.	11

	SCIENTIFIC NAME / COMMON NAME	SIZE	SET
	Aristida purpurea Purple Threeawn	5 Gal.	103
	Encelia farinosa Brittlebush	5 Gal.	48
	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.	16
	Hesperaloe 'Sandia Glow' Sandia Glow Red Yucca	5 Gal.	21
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.	93
	Muhlenbergia rigens Deer Grass	5 Gal.	75
	Ruellia brittoniana Baja Ruellia	5 Gal.	48
	Tecoma stans Yellow Bells	5 Gal.	19
	Tecoma stans 'Orange Jubilee' Orange Jubilee	5 Gal.	16

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
✿	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gal.	66
⊗	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	49

DESCRIPTION	QTY
Decomposed Granite 1" Screened, Apache Gold, 2" Depth Min.	34,895 SF

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE 50% MIN. 24" BOX+ TREES (40 TOTAL TREES) 30% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS (1 GAL.) 15% OF LOT AREA MUST BE LANDSCAPED (113,881 SF LOT) - RETENTION BASIN SLOPES 3:1 MAX SLOPES 15 GALLON MIN. TREE SIZES 24" BOX MIN. TREE SIZES 5 GALLON MIN. SHRUB SIZES	(20) 24" BOX+ TREES 30% LIVE COVERAGE (1 GAL.) 17,082 SF (15.0%) 3:1 MAX SLOPES 6' HT., 1" CAL 6' HT., 1.5" CAL. 5 GAL. SHRUBS	(40) 24" BOX+ TREES PROVIDED 32,643 SF (28.6%) PROVIDED PROVIDED PROVIDED
STREETSCAPE LANDSCAPE SETBACKS 1 TREE, 6 SHRUBS / 30 LF (632 LF TOTAL)	22 TREES (24" BOX) 120 SHRUBS (5 GAL.)	22 TREES (24" BOX) 169 SHRUBS (5 GAL.)
COMMERCIAL DEVELOPMENTS 1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA (32,643 SF)	34 TREES (24" BOX) 340 SHRUBS (5 GAL.)	34 TREES (24" BOX) 365 SHRUBS (5 GAL.)
PARKING LOT 1 TREE PER 200 SF ISLAND (10 TOTAL) - SHRUBS (1 GAL.) REQUIRED	10 TREES (24" BOX) 30% COVERAGE	11 TREES (24" BOX) PROVIDED



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DATE:	DESCRIPTION:
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PROFESSIONAL SEAL:

PROFESSIONAL IN CHARGE:
LBB

PROJECT MANAGER:

QUALITY CONTROL:

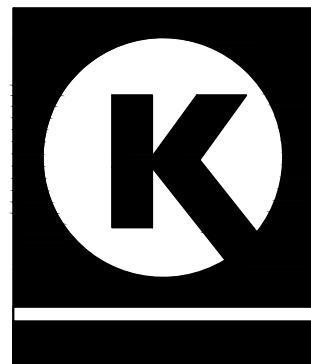
DRAWN BY:

DATE ISSUED

100

PROJECT NAME:

MERIDIAN ROAD &
GERMANN ROAD
QUEEN CREEK, AZ



CIRCLE K STORES INC

PROJECT NUMBER

SHEET TITLE:

PRELIMINARY
LANDSCAPE
PLAN

SHEET NUMBER:

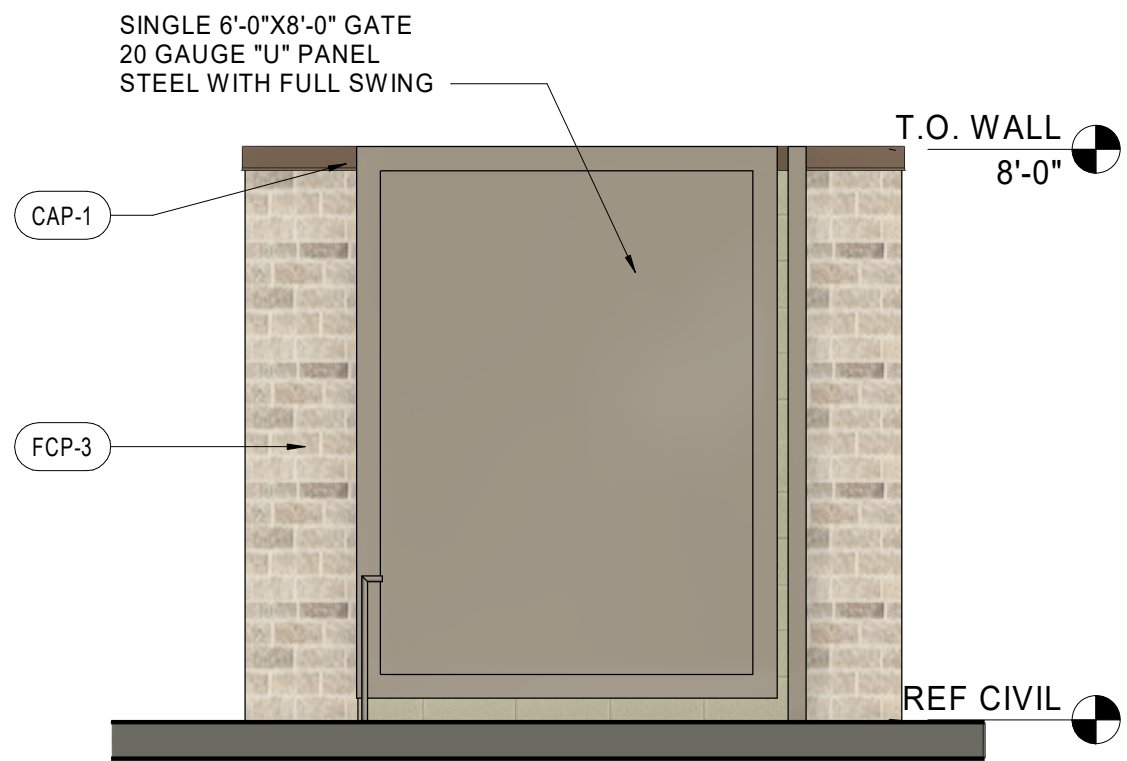
1 OF 1

P25-0160

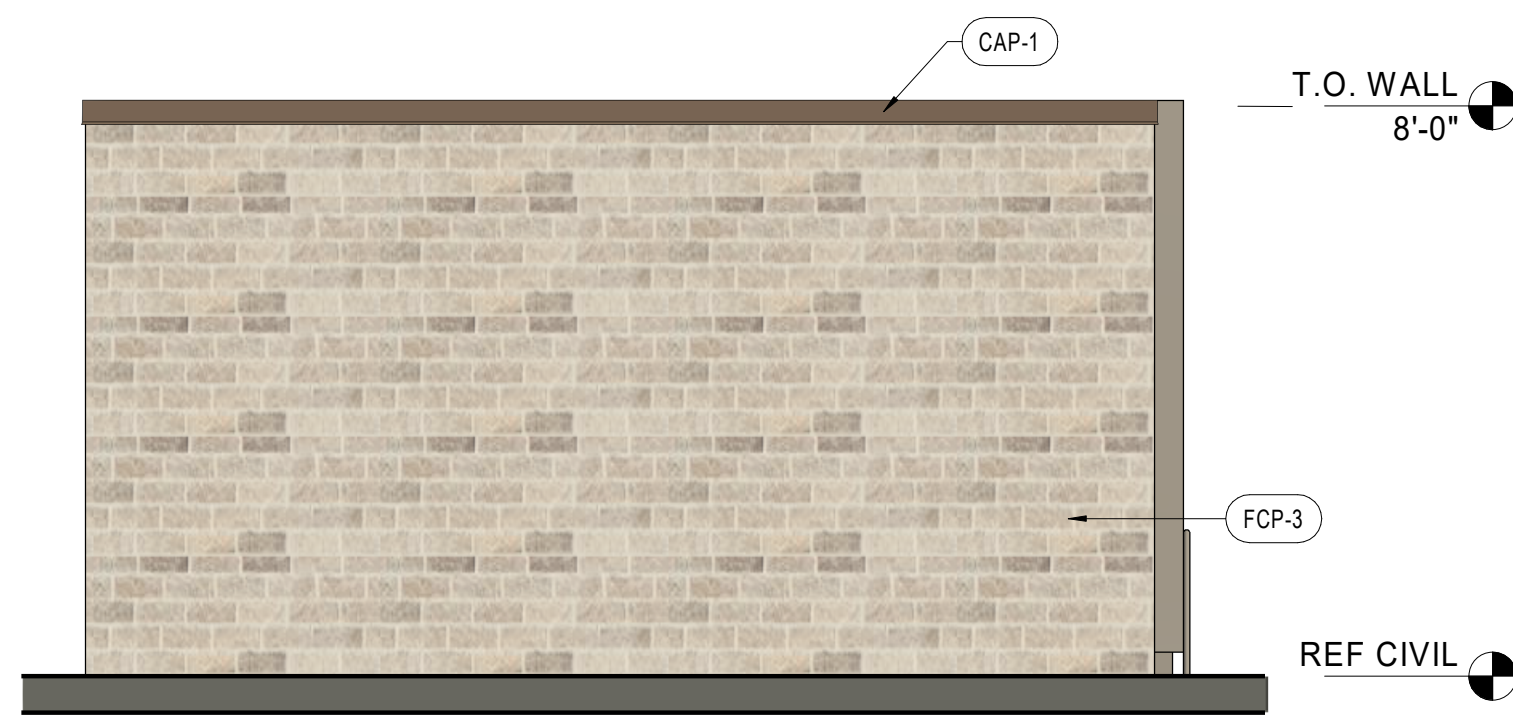
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Exhibit 4

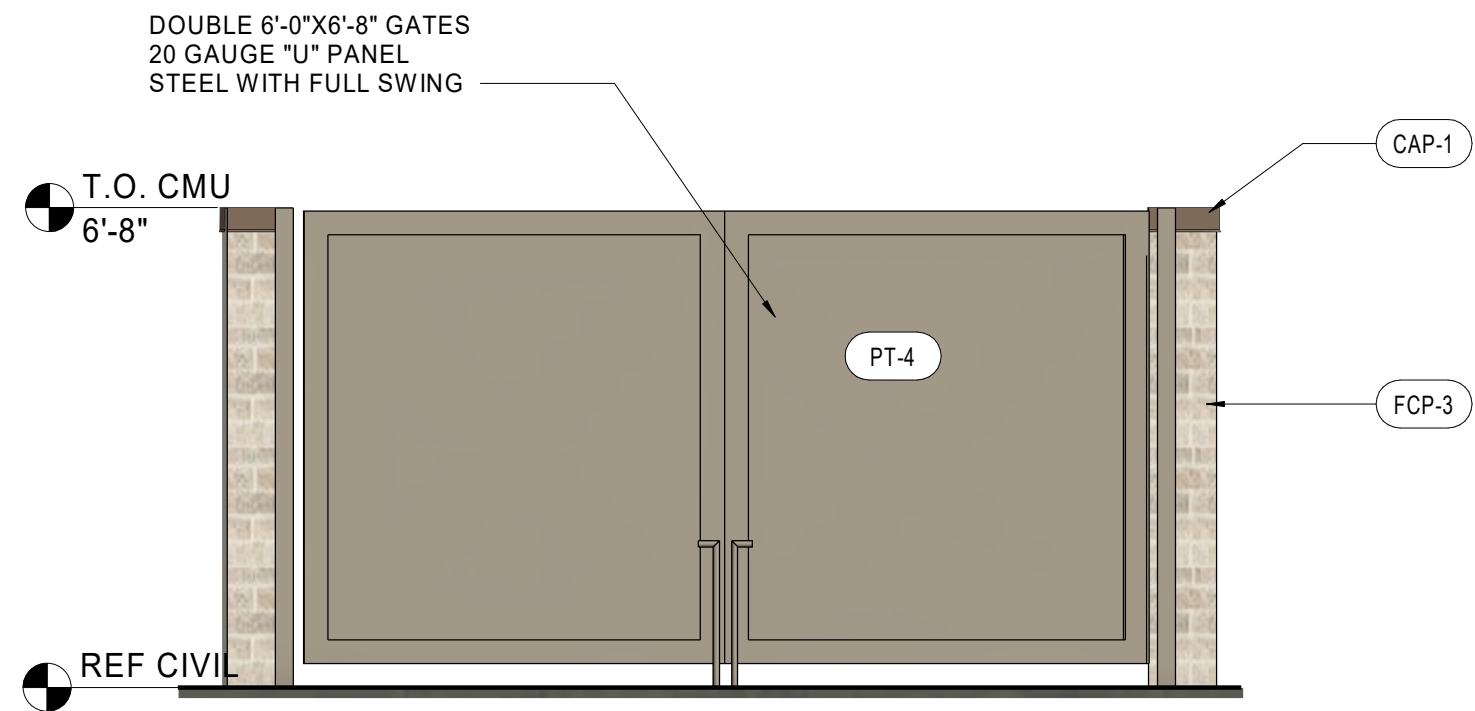
10/26/2024 6:41:08 PM
C:\Users\jmc\OneDrive\Documents\2024 River Project\06-25-2008 Clean Freak Carwash - Queen Creek, AZ - ARCH_V04_Archieve.Dwg.rvt
-A201 EXTERIOR COLOR ELEVATIONS



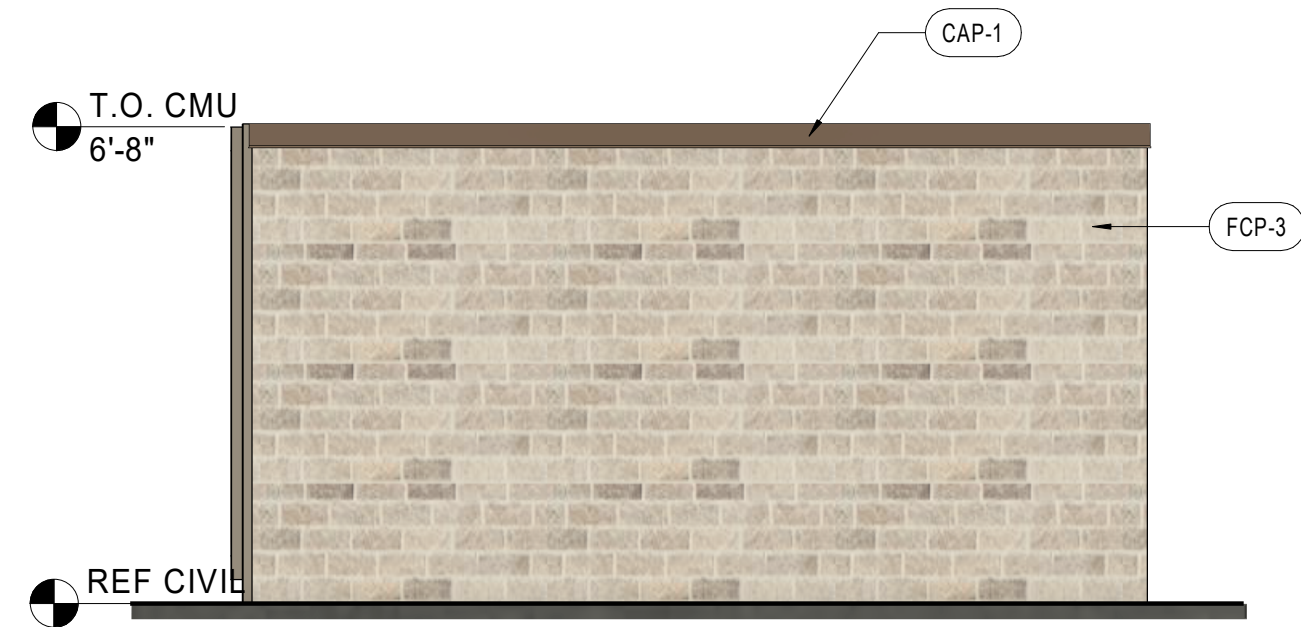
10 VAC ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



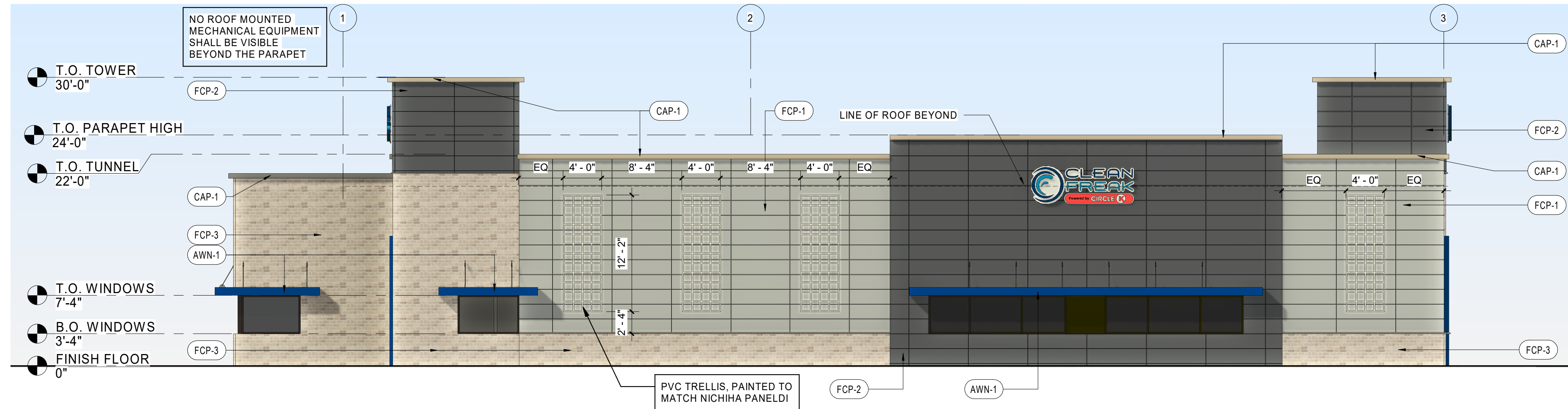
9 VAC ENCLOSURE SIDE ELEVATION
3/8" = 1'-0"



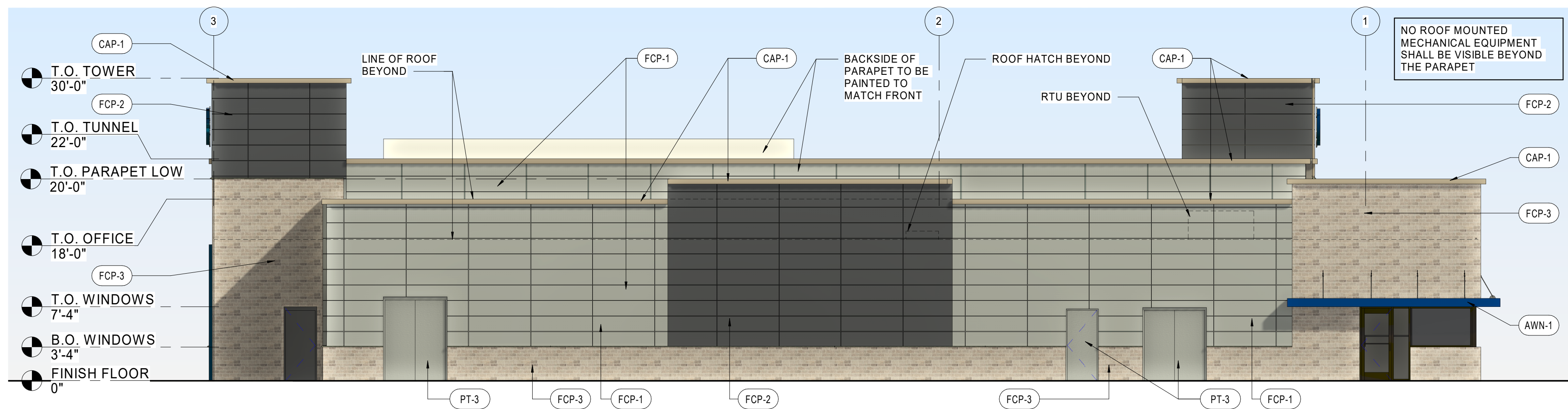
7 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



8 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

NOTE 1: ALL SIGNAGE TO BE UNDER SEPARATE PERMIT, SUBMITTED BY OTHERS.

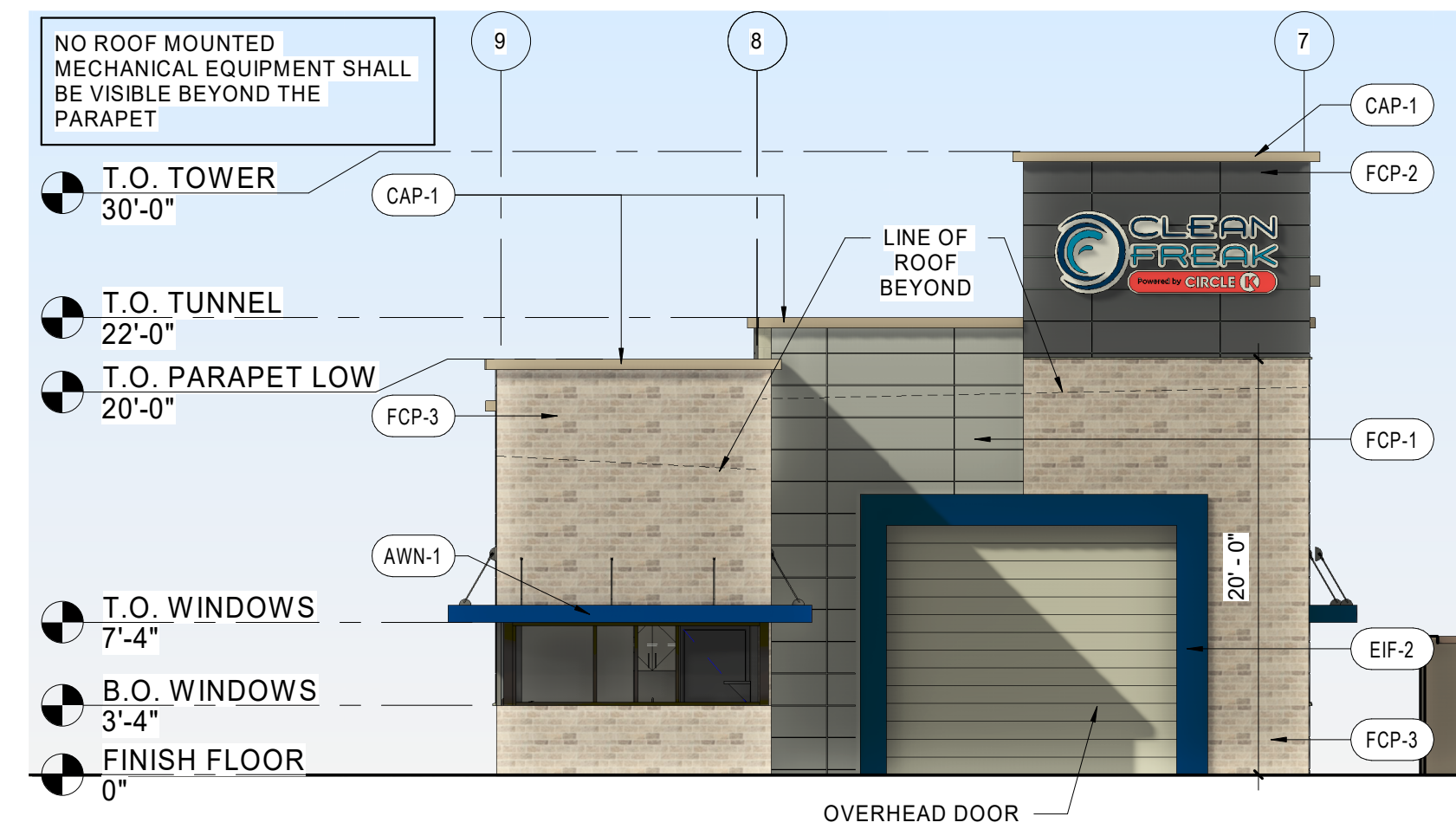
EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
AWN-1	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	COLOR TO MATCH PMS 2757	PRE-ENGINEERED - DEFERRED SUBMITTAL
CAP-1	PARAPET CAP		TONY TAUPE SW7038	20 GA. METAL
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	16" HEIGHT, LENGTH VARIES
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 7075 WEB GRAY	16" HEIGHT, LENGTH VARIES
FCP-3	CANYONBRICK	NICHIHA - CANYONBRICK	SHALE BROWN	---
PT-3	PAINT	SHERWIN WILLIAMS	SW 6255 MORNING FOG	HM DOORS AND FRAMES
PT-4	PAINT	SHERWIN WILLIAMS	TONY TAUPE SW7038	HM DOORS AND GATES



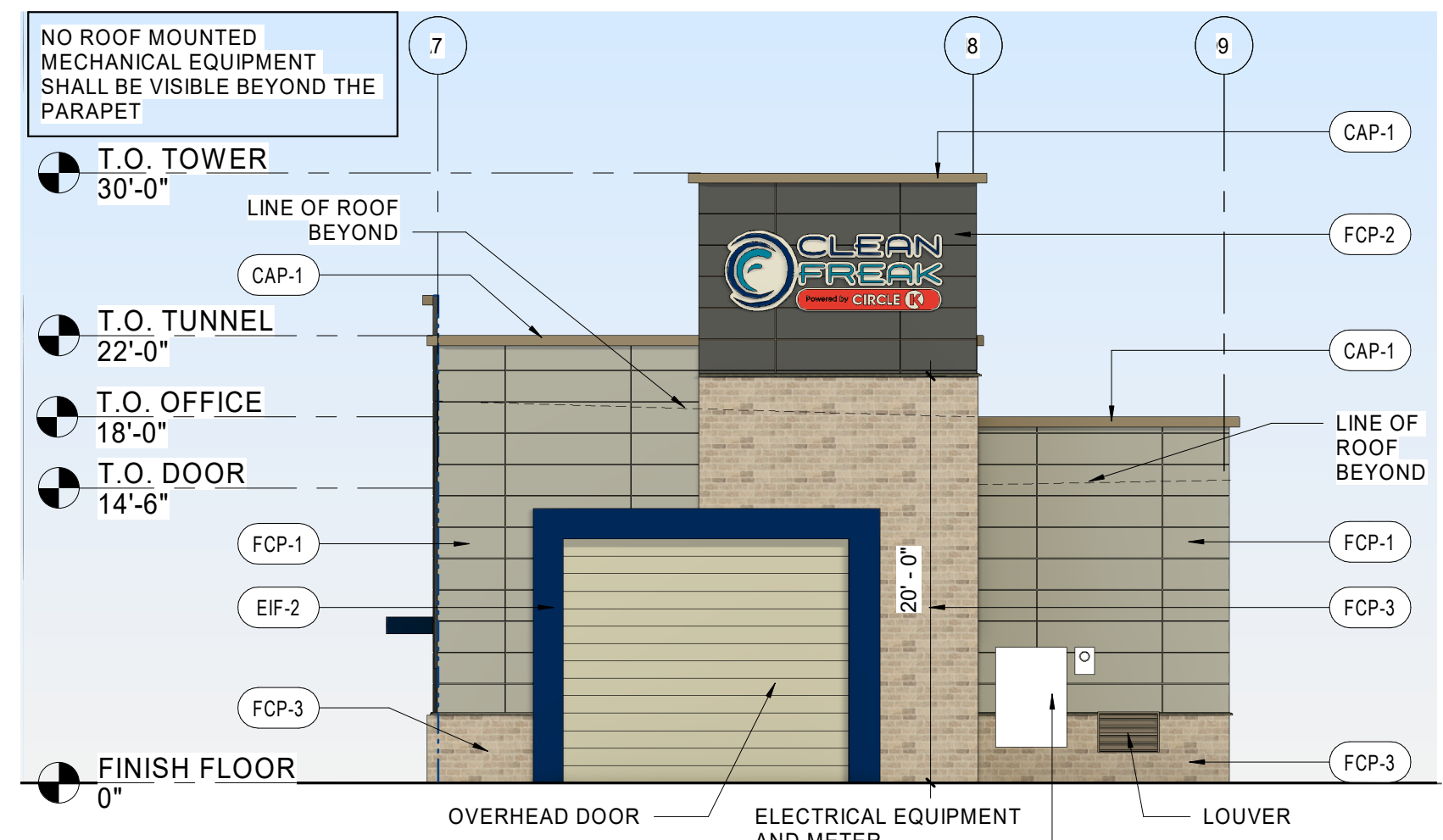
6 ENTRY - TUNNEL



5 EXIT - TUNNEL



3 WEST ELEVATION (TUNNEL ENTRANCE)
1/8" = 1'-0"



1 EAST ELEVATION (TUNNEL EXIT)
1/8" = 1'-0"

HFA

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www.hfa-ac.com

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CLEAN FREAK CARWASH

MERIDIAN RD & GERMANN RD
QUEEN CREEK, AZ 85142

JOB NUMBER: 06-25-80008

ISSUE BLOCK

CHECKED BY: JMC

DRAWN BY: AG

DOCUMENT DATE: 12/29/25

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

JAMI MARIE COOK, ARCHITECT

EXTERIOR COLOR
ELEVATIONS

SHEET:

A201

NOISE IMPACT STUDY

TO: Catey Atchley, Avery Hall, Atwell
 FROM: Jackson Christian, Erik Miller-Klein, Tenor Engineering
 DATE: October 2, 2025
 PROJECT: Clean Freak by Circle K – E. Germann Rd. and S. Meridian Rd.
 SUBJECT: Environmental Noise Impact Assessment

Executive Summary

This memorandum is a summary of our environmental noise impact assessment for the proposed Clean Freak by Circle K project south of the intersection of E. Germann Rd. and S. Meridian Rd. in Queen Creek, Arizona. Using sound level measurements from existing car washes, data supplied from Sonny's Car Wash Equipment, and on-site sound level measurements, a software model was built to predict noise from the proposed car wash to adjacent properties. The predicted noise levels are compared to municipal codes from Queen Creek, Arizona, as well as Maricopa and Pinal Counties.

None of the adjacent properties is occupied at the time of this noise impact analysis, and the car wash, as proposed, is in compliance with all applicable county and city noise ordinances.

Noise Ordinance

The proposed project site is located on the edge of Maricopa County with S Meridian Rd. acting as the county line separating Pinal County to the east.

Maricopa County [Noise Ordinance P-23](#)

The following noise criteria is directly quoted from the public disturbances section in Maricopa County's noise ordinance.

It shall be unlawful for any person to cause, or for any person in possession of property to allow to originate from property, any noise which disturbs the peace or quiet of any neighborhood if such noise can be heard from within closed residential structures located within 500 feet of the boundary of the property from which such noise emanates. **This subsection shall not apply to noise produced in the normal conduct of business provided that such noise occurs within the normal and customary hours for the conduct of such business**, which is based on the normal and customary hours of operation of similar, existing businesses, and the operation is legally conducted within the scope of all ordinances, laws, and statutes of Maricopa County and the State of Arizona.

Pinal County [Noise Ordinance 6.0](#)

The following noise code requirements are taken directly from the Pinal County noise ordinance.

It shall be unlawful and a violation of this ordinance for any person to operate or to permit to be operated any site-specific source of sound which, when measured at any point of the property line where the noise emission is generated, creates a sound level in excess of its ambient sound pressure level (Leq) limit, indicated on Table 1 below:

Table 1: Limiting Sound Levels for Land Use Districts

Zoning District Classifications	Leq Limits, dBA
Residential	60 dBA (7am-8pm) 55 dBA (8pm-7am)
Commercial or Business	65 dBA (7am-10pm) 60 dBA (10pm-7am)
Industrial	70 dBA (7am-10pm) 65 dBA (10pm-7am)
Rural	65 dBA (7am-9pm) 60 dBA (9pm-7am)

Sound projected from property within (1) zoning district into property within another zoning district of a lesser sound level limit shall not exceed such lesser sound level limit.

Queen Creek Municipal Code: [Article 9-6 Noise](#)

The following noise criteria is directly quoted from the Queen Creek Municipal Code.

9-6-4 Nighttime Noise

It is unlawful for any person or entity to cause or allow loud, unreasonable, or excessive noise to emit from real or personal property that the person or entity owns or controls, regardless of the instrument, device, or source of the noise, between the hours of 10:00 p.m. and 6:00 a.m., unless issued and operating in compliance with a Nighttime and Holiday Construction Permit ("NHCP") by the Town in accordance with Section 7-1-4-10, or having met an exclusion or timeframe in accordance with Section 9-3-3 of the Town Code.

9-6-5 Unnecessary Noise

Notwithstanding any other provision of this Article, and in addition thereto, it shall be unlawful for any person without justification to make, continue to make, cause, or allow to be made or continued, any unreasonable noise that disturbs, disrupts, or interferes with the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. Factors that may be considered in determining whether a noise is unreasonable for purposes of this provision include, but are not limited to, the following:

1. The volume of the noise;
2. The intensity of the noise;
3. Whether the nature of the noise is usual or unusual;
4. Whether the nature of the noise is natural or unnatural;
5. The volume and intensity of the background noise, if any;

6. The proximity of the noise to residential sleeping facilities;
7. The nature and zoning of the area within which the noise emanates;
8. The time of the day or night the noise occurs;
9. The duration of the noise;
10. Whether the noise is recurrent, intermittent or constant;
11. Whether the noise is produced by a commercial or noncommercial activity; and
12. Whether it is an impulse noise.



Figure 1: Queen Creek Zoning Designation

Figure 1 is taken from the town of Queen Creek [Zoning and General Plan Maps](#). There are currently no properties completed or actively being constructed on the property lots directly to the west and south of the proposed car wash. This study assumed future businesses to the south, west, and east of the proposed car wash, and residential development to the south within the residential zoning. This noise impact analysis assessed the potential impact of the car wash on the nearest future commercial properties and residential communities based on the zoning designations.

Noise Ordinance Interpretation

The Maricopa County noise ordinance excludes noise produced in the normal conduct of business. During the typical car wash operation hours between 7:00 am-7:30 pm, the car wash is compliant with the Maricopa County noise ordinance. Pinal County, to the east of S. Meridian road, bases the noise ordinance on site-specific sources. The carwash and all noise sources are located in Maricopa County and therefore the Pinal county code does not apply. It should be noted the maximum ambient sound pressure level for residential properties in Pinal county is 60 dBA.

There is no decibel criteria for the Queen Creek noise ordinance. To ensure car wash related activities do not contribute to disturbing, disrupting, or annoying sounds that impact residential life, the ambient surrounding conditions are compared to the predicted additional noise from the car wash.

Noise Emission from Proposed Equipment

Our 3D computer model of the sound emission and analysis used sound data provided by the car wash equipment manufacturer from [third-party testing](#) completed in 2018 and our testing of similar systems in 2021 for True Blue Car Wash.

Equipment & Measured/Published Data	Sound Pressure Level, Leq (dBA)
Centrifugal Blowers <i>BOD: Sonny's Blowers (inside tunnel)</i>	96 dBA @ 22-feet – tunnel exit
Wash Systems (no blowers)	65 – 70 dBA @ 15-feet from tunnel entrance or exit
Centrifugal Vacuum Producer <i>AutoVac 40HP Vacuum Producer</i>	76 dBA @ 15-feet (40 HP with VFD)
Compressed Air Gun/Nozzle	90 dBA @ 1-ft
Vacuum Hoses & Debris Traps	75 dBA @ 2-ft
Cars and Trucks idling in line	< 55 dBA @ 30-feet



Compressed Air Gun



Vacuum Hose



Vacuum Debris Chamber

Ambient Noise Assessment

A sound level analyzer was deployed near the proposed future site of the car wash during daytime business hours (7:35 am-3:55 pm) along S Meridian Road to the south of the proposed car wash. The approximate location is shown in Figure 2. Measurements were used to calibrate the ambient traffic noise in the environmental computer model. The hourly average sound level ranged from 54 to 59 dBA; the primary noise source was vehicle traffic on S Meridian Road. The loudest 30-minute increment (59 dBA) occurred from 11:30 am to 12:00 pm.

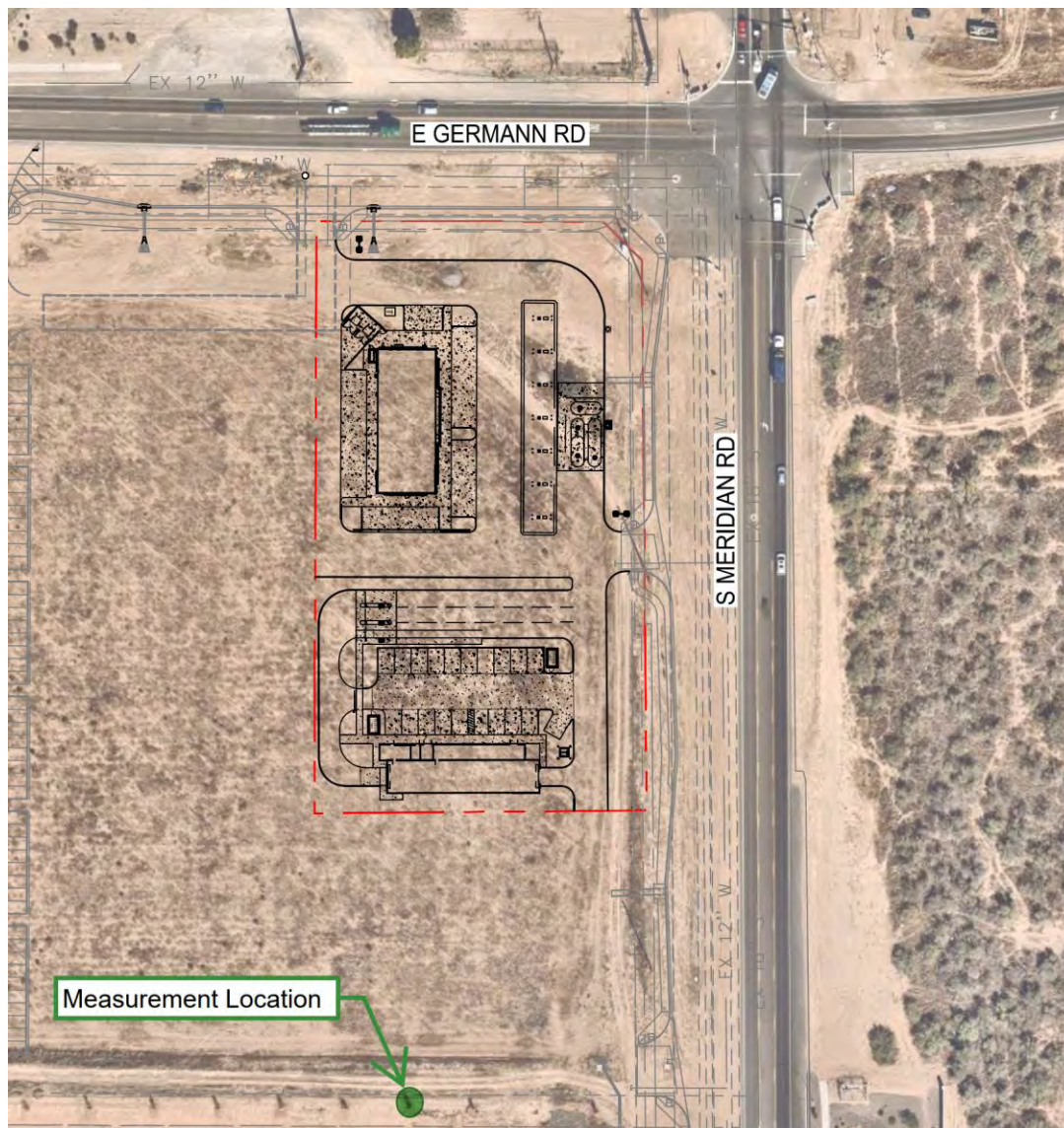


Figure 2: Ambient Noise Measurement Location

Computer Noise Impact Model and Prediction

Noise from the car wash was modeled using the DataKustic CadnaA noise prediction software and predicted to all adjacent property lines. The predicted car wash noise levels are compared to the predicted daytime average ambient noise levels due to traffic. The modeled noise sources include the entrance and exit of the car wash with blowers inside the tunnel, (2) vacuum producer units, and vacuums at each parking stall.

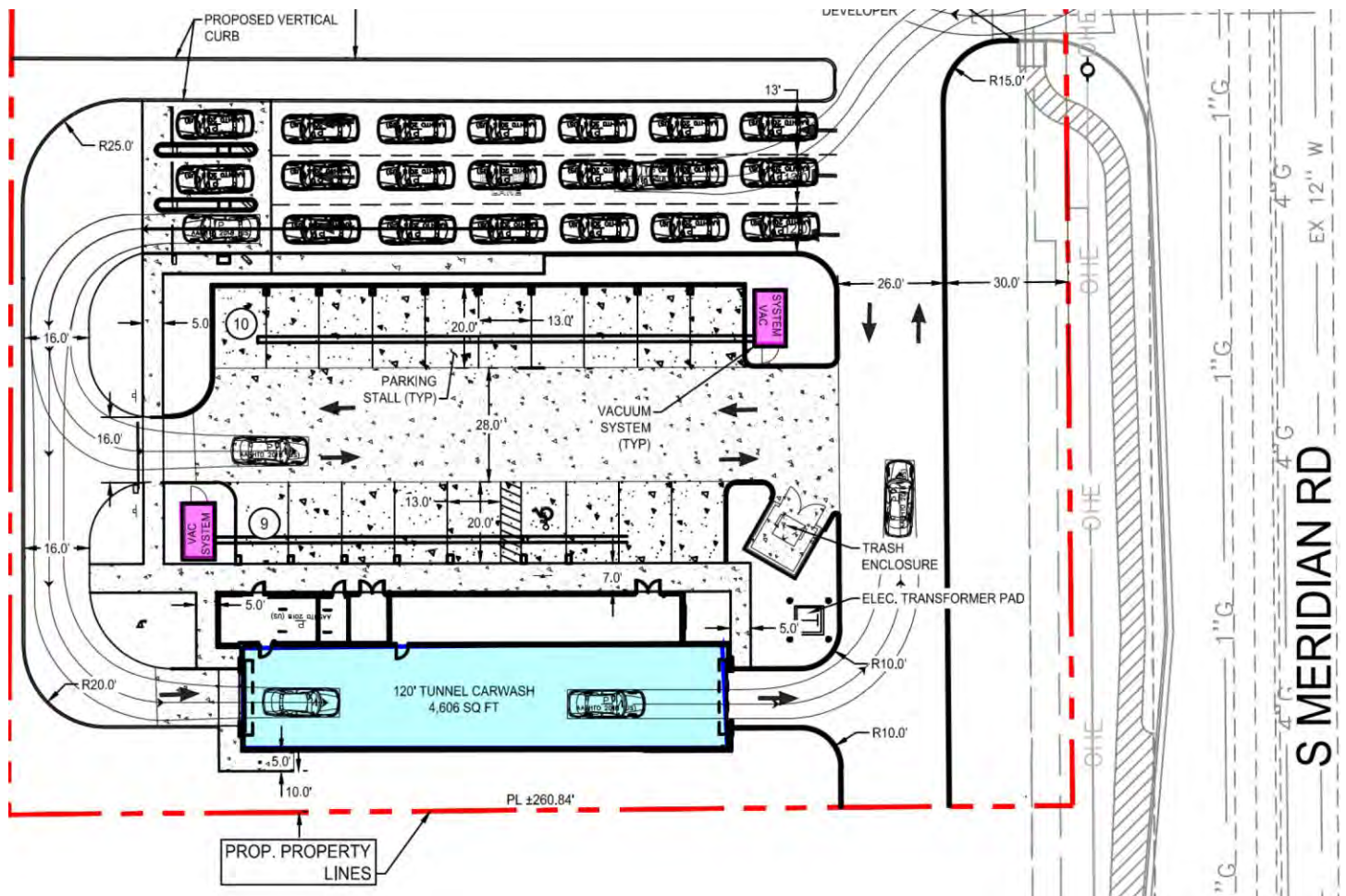


Figure 3: Proposed Car Wash Site Plan

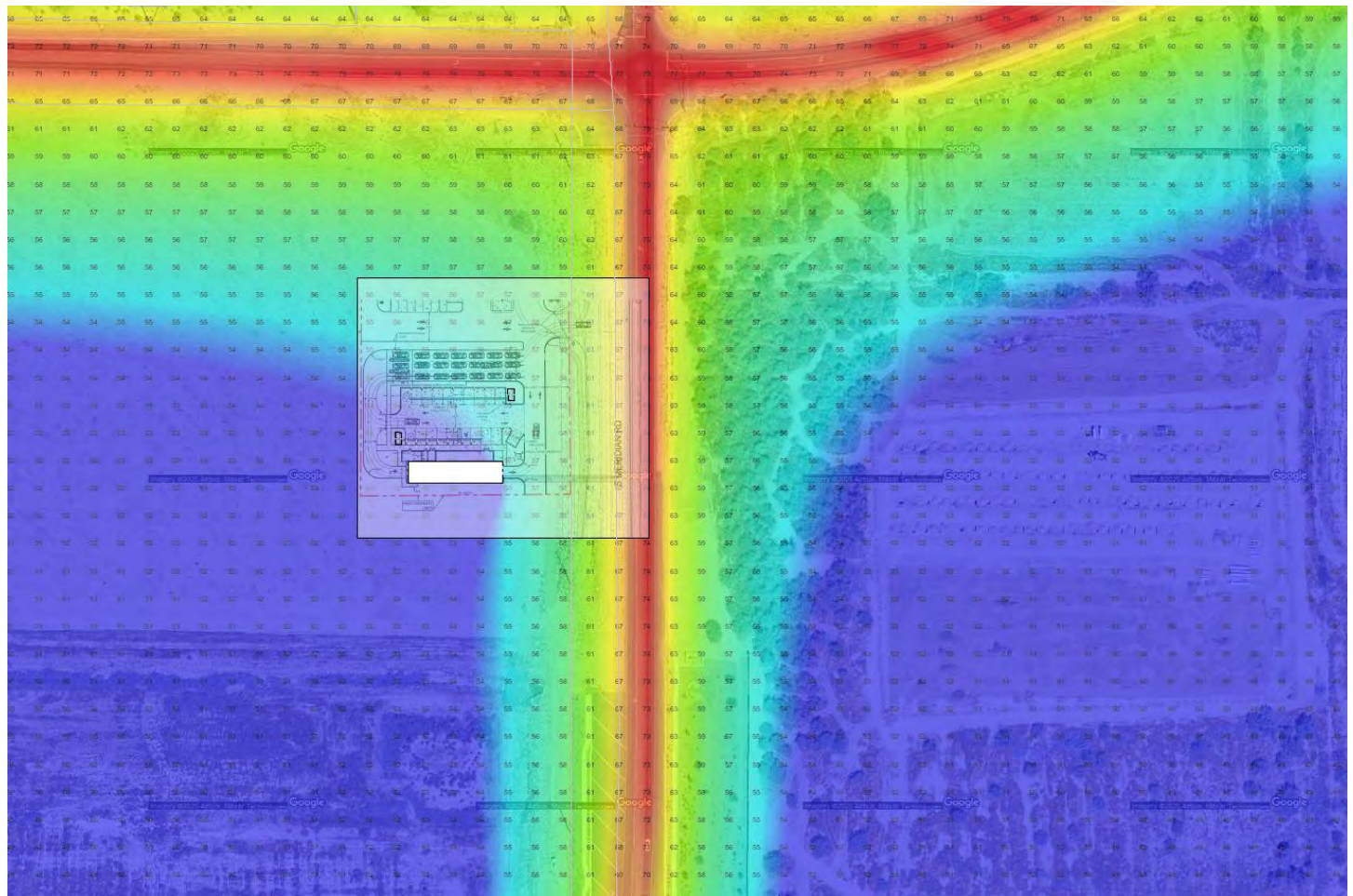


Figure 4: Traffic Noise Impact at Proposed Car Wash Site

Figure 4 shows predicted traffic noise impact at the site location. The traffic noise was modeled using traffic data from the [Arizona Department of Transportation Data Management System](#) and calibrated with the daytime sound level measurements taken to the south of the site. Traffic noise was modeled for S. Meridian Rd. and E Germann Rd. Figure 4 shows the resulting noise map of traffic noise (**red** depicts louder and **blue** depicts quieter). Noise is predicted to be around 60 dBA at the entrance to the car wash site on S. Meridian Rd.

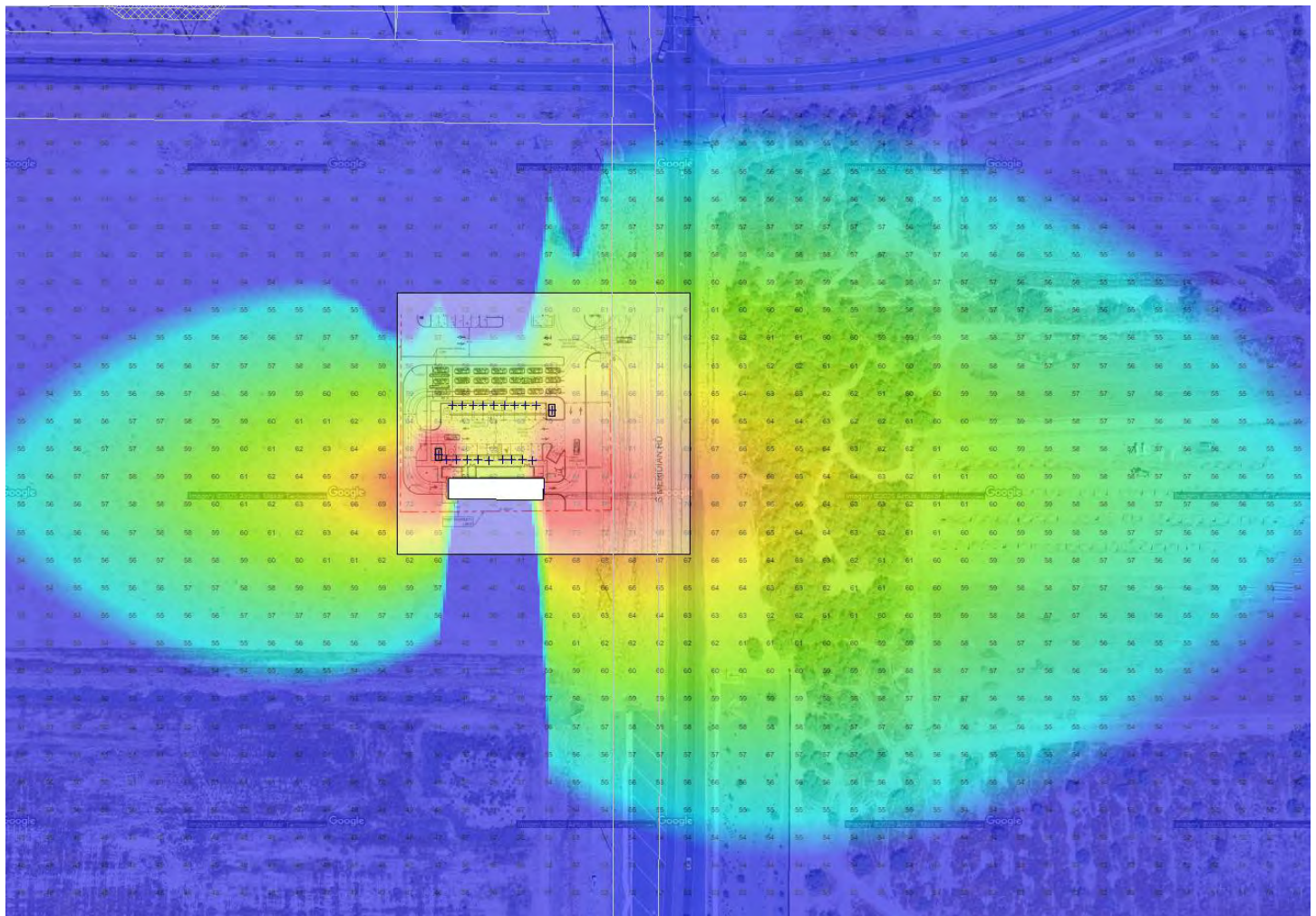


Figure 5: Predicted Noise Impact from Car Wash Activities (not including traffic noise)

Figure 5 shows the predicted sound impact from the car wash blowers and vacuums, excluding traffic noise. This model assumes the basis of design Sonny's centrifugal blowers inside the tunnel, two (2) 40-HP vacuum producers, and eighteen (18) vacuum hoses running simultaneously.

The noise impact from the exit blower is significant to the east due to the low background sound level of the site location. Low background noise levels create conditions for increased impact and perception of noise sources. Below are the predicted noise impacts to each property line:

North Property Line

The impact on the north is minimal due to the east-west tunnel orientation. A gas station is planned for the north property, and the nearest neighbor across E. Germann Road is a sand and gravel supplier. The predicted noise impact on future gas station patrons is 57 - 58 dBA, which is comparable to traffic noise at this location.

East Property Line (Commercial - across S. Meridian St.)

Across S. Meridian Road, predicted sound pressure levels are up to 66 dBA at the road edge of future commercial properties, which could be an increase of 6 dBA above traffic noise. Though this is expected to be the parking lot and driveway for these commercial entities, it does not represent a significant noise impact to the nearest potential buildings.

South Property Line (Commercial, Residential additional 200' south)

The commercial property directly to the south of the car wash will be impacted with sound pressure levels up to 16 dBA louder than predicted traffic noise near the property line; though when a commercial building is constructed across the shared south property line, if the building envelope is within the shadow of the tunnel, the noise is not anticipated to be an impact, this would be the most relevant to drive-in services.

Further south, the residential zoning line is predicted to be minimally impacted by the car wash activities even before considering any additional shielding from commercial buildings. The predicted noise impact at the southern residential zoning line is 56 dBA to the south of the tunnel entrance and 60 dBA to the south of the tunnel exit. These values are only 4 – 5 dBA louder than predicted traffic noise at these locations. This level of increase is only a mild noise impact and is not considered to be a significant impact. The existing residential communities to the east of S. Meridian Road have an approximately 6'-0" high CMU barrier wall on the exterior of the community. If future communities to the south employ a similar design, the car wash noise will be further reduced to 1st floor windows and exterior spaces, and is not expected to be audible through standard residential windows.

West Property Line (Commercial)

The unoccupied property directly to the west of the car wash tunnel entrance is at high risk of experiencing significant disturbing/annoying noise impact, depending on the type and sensitivity of the commercial buildings. The noise impact could be up to 16 dBA louder than traffic noise at the west shared property line. A 6'-0" to 8'-0" high barrier along this shared property line would effectively reduce noise at the property line and minimize the visual impact from headlights, if required by the municipality.

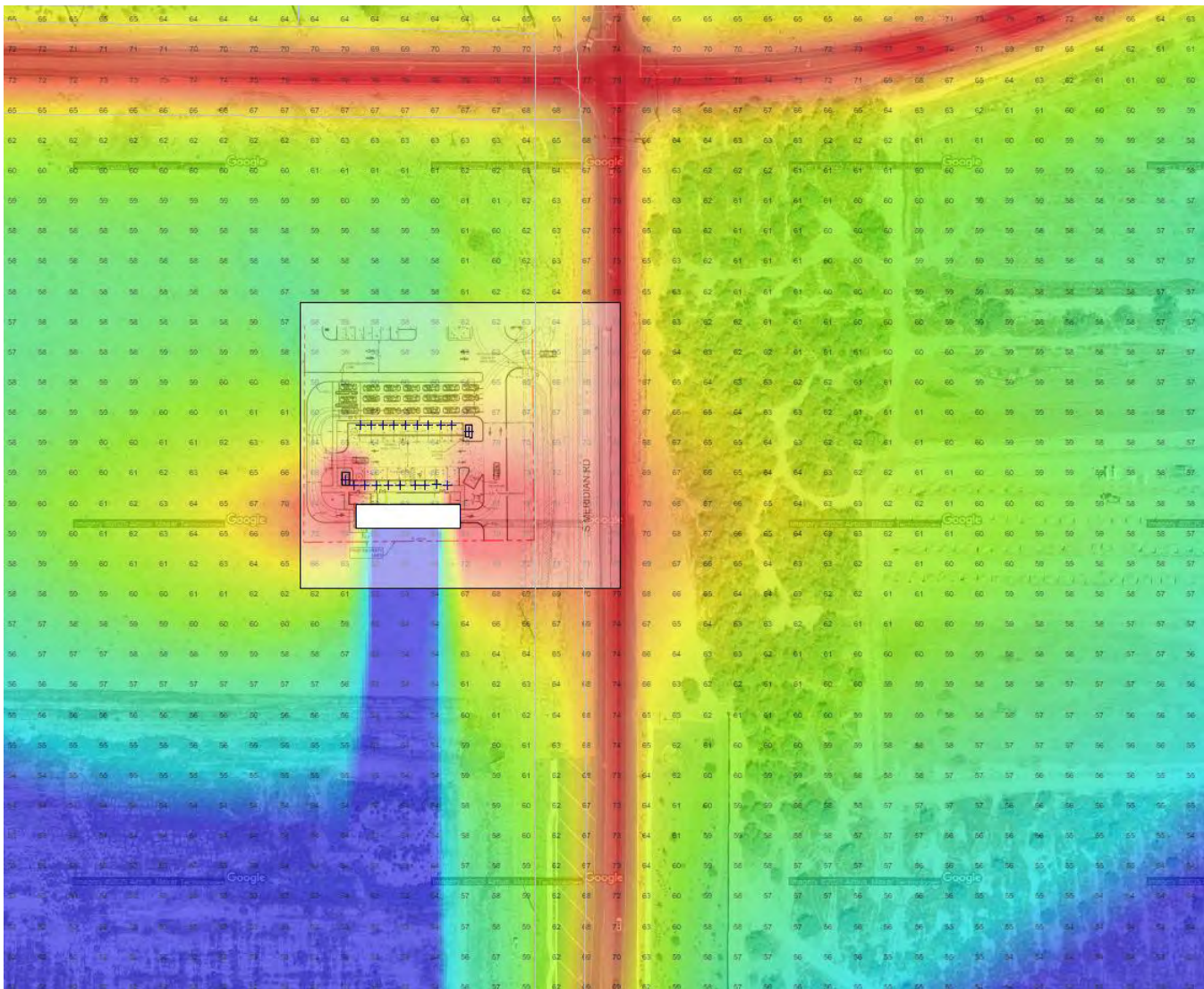


Figure 6: Predicted Noise Impact from Car Wash Activities, Including Traffic Noise

Figure 6 shows the combined predicted noise impact of car wash activities and traffic noise. The resulting impact of the car wash with traffic noise to the east and north is relatively consistent at around 60 dBA. The highest-impacted adjacent properties are the commercially zoned property lines to the west and south of the car wash tunnel, with predicted sound levels up to 72 dBA.

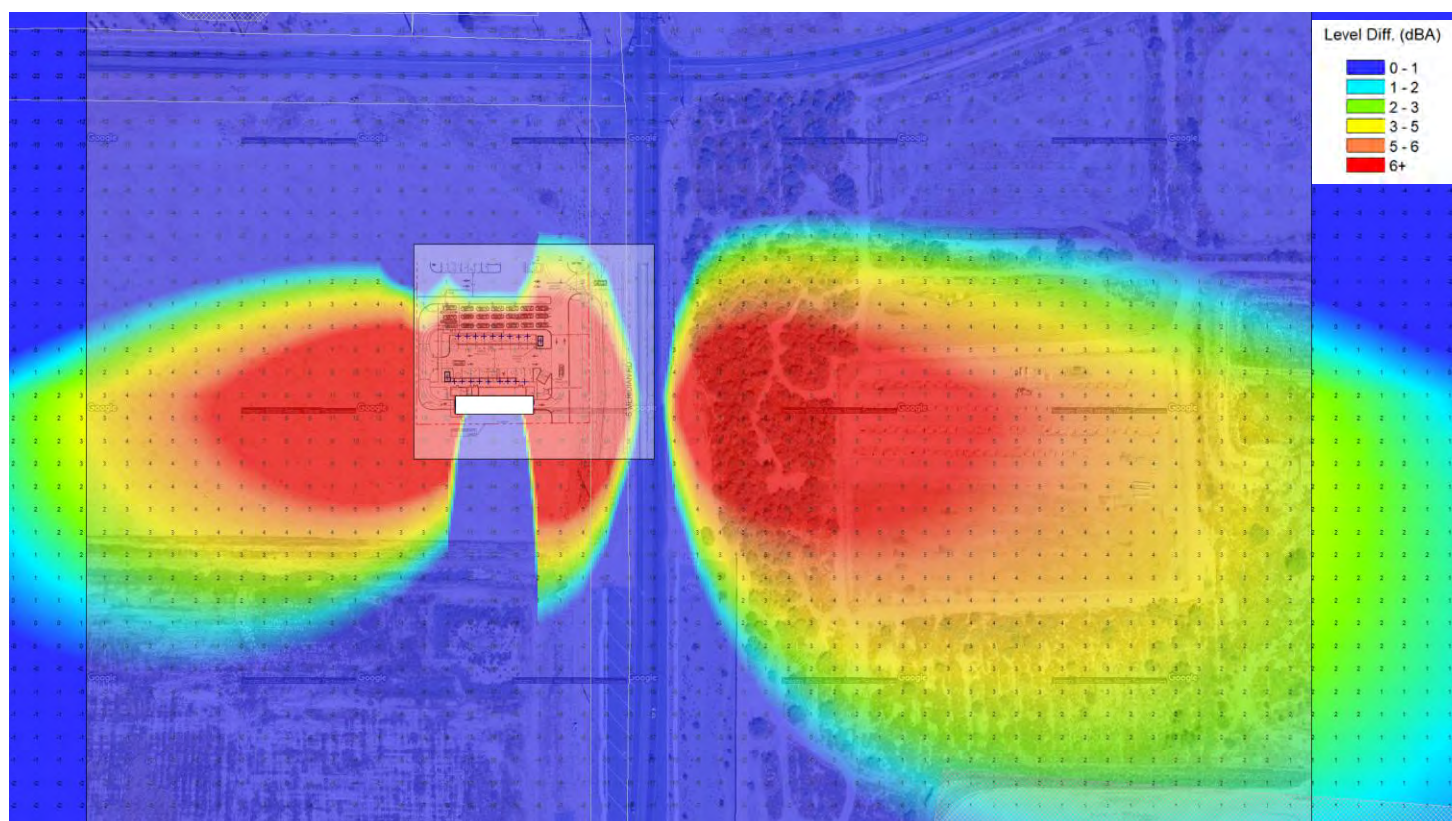


Figure 7: Predicted Noise Level Difference Increase from Car Wash Activities louder than Ambient

Figure 7 shows the predicted additional noise impact from car wash activities in comparison to the current background noise levels. The numbers on the map represent the decibel level difference at that location with the car wash operating at 100%.

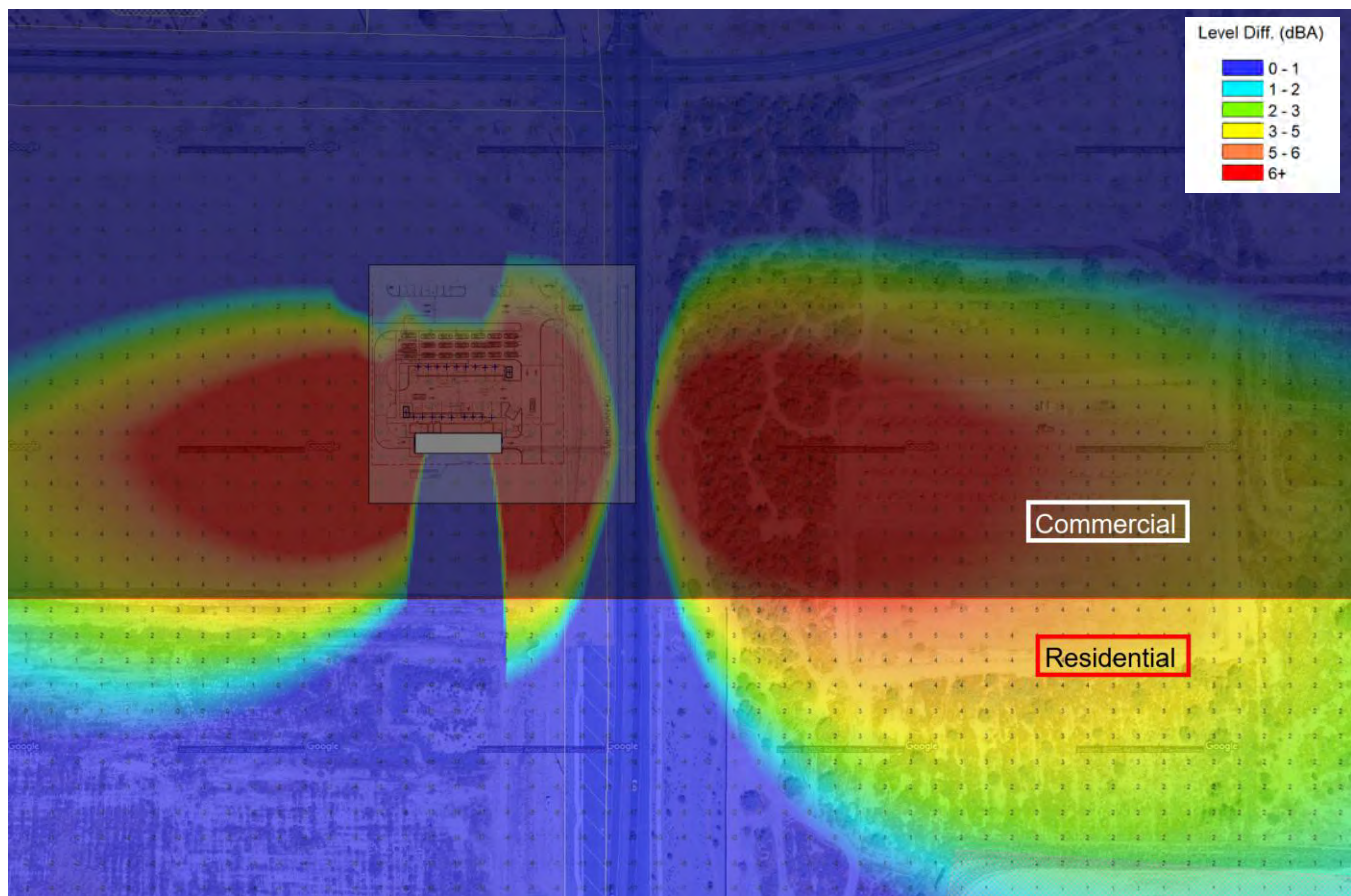


Figure 8: Predicted Noise Level Difference Increase with Zoning Designation

Figure 8 highlights the potential sound impact for the properties zoned residential to the south and east where residential developments will likely be completed. The development to the east includes a painted CMU wall between S. Meridian Road and the nearest residences. This will reduce noise to first-floor windows and outdoor spaces, but is not currently included in the model. The noise impact analysis found that even without the CMU barrier, the noise level will increase by 5 dB or less compared to current traffic volumes. This does not consider the likely increase in traffic noise, as this community serves a large residential and commercial population. This is a mild noise impact on this future residential community to the east in Pinal County. To the south, the sound attenuation due to distance and the car wash tunnel orientation would increase the noise by only 2 to 3 decibels, which is a barely perceptible difference. When another commercial building is constructed on the shared south property line, if the building envelope is within the shadow of the tunnel, the noise is not anticipated to have an impact; this would be the most relevant to drive-in services.

Noise Impact Discussion

The basis of design car wash system is predicted to be louder than existing traffic noise levels at the nearest adjacent east, west, and south property lines. The property to the east within Pinal County is zoned commercial, and the car wash blowers are expected to be perceptible but would not be considered a significant noise impact to commercial businesses. The property to the west is also zoned commercial and similarly will experience perceptible noise from blowers and vacuums. To the south, the nearest commercial property will receive noise impacts based on the layout of the establishment(s) compared to the car wash tunnel entrance and exit due to the east-west orientation of the tunnel and location of the blowers; the loudest system for the car wash. Further south, past the nearest commercial properties, the properties are zoned residential and are predicted to have a relatively mild increase in sound pressure levels compared to the ambient traffic noise (1-3 dBA); this could be even lower depending on the shielding from future commercial buildings, but this was not considered in this noise impact analysis.

None of the adjacent properties is occupied at the time of this noise impact analysis, and the car wash, as proposed, is in compliance with all applicable county and city noise ordinances.

The applicable noise codes are based on perception and disturbance, but there are no adjacent commercial or residential tenants yet. As commercial and residential developments are completed and occupied, the noise impact may be more noticeable due to the number of listeners, not an actual increase in noise. The proposed basis of design equipment is not expected to be a significant noise impact to the nearest properties to the east and south. If noise control measures are desired to more closely align the noise from the car wash with existing and future traffic, we can collaborate with your team on the best noise control options. It is important to note that as the area is further developed traffic noise will increase by 2 to 5 dB. As traffic noise increases, the perception of car wash noise will decrease without any changes to the equipment or operations. The traffic data used in modeling the site location is from 2024.

Please contact us with any questions or additional coordination.

All the best,



JACKSON CHRISTIAN
STAFF CONSULTANT



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PRINCIPAL OF ACOUSTICAL ENGINEERING

Appendix A. Descriptors

To better understand acoustics, here is a brief overview of sound and vibration properties, descriptors, and terms.

Both Interior and exterior noise, or sound, is often measured as an A-weighted sound level in units of decibels, symbolized as dBA. The A-weighting is a specific weighting filter in a sound level meter that corresponds approximately to the sensitivity of human hearing at the various frequencies for quiet levels near the human threshold of hearing. The terms “noise” and “sound” are more descriptions of perceived quality and are the same fundamental quantity.

Sound levels vary significantly, depending on location and activities. People normally experience sound levels between about 30 and 90 dBA, depending on their activity. For example, a nearby noisy vehicle, loud stereo, or power tool may produce 90 dBA; normal conversation is about 55 to 65 dBA; and a bedroom or quiet office is about 30 to 40 dBA when no one is talking or playing music.

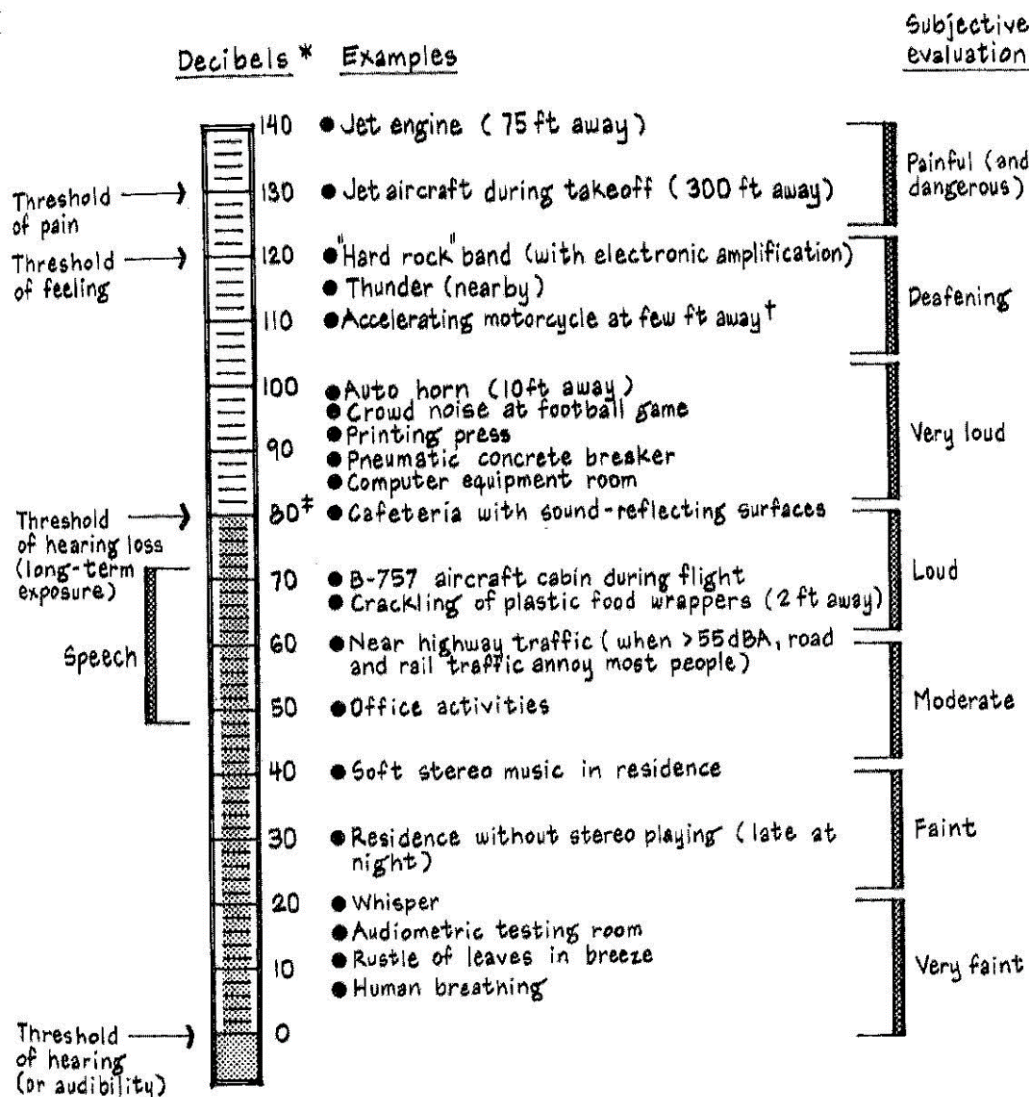


Figure 9: Architectural Acoustics, Egan © 1988

Sound – is vibration in an elastic medium, and the one more commonly measured and perceived is through air. That is defined by both amplitude (pressure change) and frequency (hertz / cycles per second). The term noise often refers to the perception of sound described as disruptive, a nuisance, or potentially harmful to health and well-being.

Decibel (dB) – Logarithmic quantity of sound amplitude proportional to human perception of sound energy. This is the human scale of pressure changes associated with sound and the unit of measurement for sound and noise. The normal human threshold is 20 micro-Pascals, which is equivalent to 0 dB.

A-Weighting (dBA) – is the summed sound level that weighs for the sensitivity of the human ear as a function of frequency for relatively quiet levels of sound. In effect, the A-weighting is based on the 40-phon Fletcher–Munson curves which represented an early determination of the equal-loudness contour for human hearing.

C-Weighting (dBC) – is the summed sound level that weighs for the sensitivity of human hearing for loud sound levels. This weighting follows the inverted shape of the equal-loudness contour passing through 100 dB at 1 kHz. It effectively describes the contribution of low-frequency noise with a single summed value.

Z-Weighting / Unweighted (dBZ) – is the non-weighted summed sound level and is usually used for sound level reporting for one-third and single octave bands.

Sound Pressure Level, L_p – specifies the perceived sound at a receiver or measurement location that is dependent on distance and environmental conditions. This is what a person hears or microphone measures in a location in space, referenced to 20 micro-Pascals.

Sound Power Level, L_w – specifies the sound emission from a source independent of distance and environmental conditions. It is the potential acoustic energy of a source that is calculated and measured based on sound emission and emitting area, referenced to one picowatt.

Average Noise Level (L_{eq}) – is the time-average sound level documented in decibels that is noted with the measured time interval.

Maximum Sound Level (L_{max}) – is the highest sound level measured during a single noise event and is documented with the time response (Slow – 1 second, Fast – 0.125 second, Impulse – 0.035 second). L_{min} is the quietest sound level measured during a single time interval of measurement.

Sound waves, similar to light wave, from a point source will expand hemispherically above the ground losing 6 dB per doubling of distance; referred to as the inverse square law. Other effects that are considered in the acoustical computer modeling software include ground absorption, air absorption, barrier effects (diffraction, reflection, and diffusion). The amount of these affects are based on the geometry from the source to the listener and the type of materials (i.e., sound reflective vs. sound absorptive).



TOWN OF QUEEN CREEK ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR

RE: DISCUSSION AND POSSIBLE APPROVAL OF P26-0061, THE UNION AT ELLSWORTH COMPREHENSIVE SIGN PLAN, A REQUEST FROM STEVEN JOHNSON (IMPERIAL SIGNS) FOR APPROVAL OF A COMPREHENSIVE SIGN PLAN FOR THE UNION MIXED-USE DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF ELLSWORTH AND QUEEN CREEK ROADS.

DATE: October 14, 2026

Suggested Action:

Move to approve P26-0061 The Union at Ellsworth Comprehensive Sign Plan, subject to the Conditions of Approval as outlined in this report.

Introduction / Summary:

The proposal consists of a request from Steven Johnson of Imperial Signs for approval of a Comprehensive Sign Plan for The Union at Ellsworth mixed-use project. The project site is approximately 25 acres and is located at the southwest corner of Ellsworth and Queen Creek roads.

Project Information:

Project Name: The Union at Ellsworth CSP
 Site Location: SWC of Queen Creek and Ellsworth roads
 Acreage: ~25 acres
 General Plan Designation: Urban
 Current Zoning: Mixed-Use (MU) Planned Area Development (PAD)
 Surrounding Zoning:
 - North: Queen Creek Road; C-2 (QC Crossing)
 - West: MU (Acero Apts.)
 - South: Railroad
 - East: Ellsworth Road; C-2 (QC Station East)

Discussion:

The subject site is proposed as a mixed-use development with commercial retail, office, hotel, and multi-family uses. While the various commercial uses are allowed by-right within the MU zoning designation, there is a concurrent Rezoning application under consideration to allow for the multi-family use on the southern portion of the subject site. The Rezoning application has no bearing on the proposed CSP request.

As provided on the Conceptual Site Plan, three property identification monument signs, two multi-tenant monument signs, three individual tenant monument signs, and various wayfinding signs are proposed as ground-mounted signs along the street frontages. The property identification signs are proposed at the intersection corner of Queen Creek and Ellsworth roads, and one sign flanking each side of the entrance at the signalized Walnut Drive and Ellsworth Road intersection. The property

identification signs and single-tenant monument signs are proposed at a maximum height of eight-feet which is consistent with Sign Code provisions. The multi-tenant monument signs are proposed at 16-feet in height, exceeding the maximum height allowed by the Sign Code, thus prompting the CSP request. Furthermore, the Sign Code establishes maximum height and square footage allowances for wayfinding signs to no greater than 4-feet in height and no more than 3 square feet in area. The request includes a number of wayfinding and ridesharing signs that exceed the allowances established. The increased height and area is minimal with a maximum height of 6' and 13 sq ft in area for a Site Directory sign. Building mounted signage is consistent with the Sign Code with no deviations being requested.

The Sign Code allows for monument sign placement every 300-feet along a street frontage. For this project, that would equate to the ability to have four monument signs along Queen Creek Road and six monument signs along Ellsworth Road. It is important to note that the project identification monument signs are not required to meet the 300-foot separation requirements. Rather than provide additional signage, the applicant is requesting the ability to increase the multi-tenant monument signs to accommodate additional tenants. As previously mentioned, the multi-tenant monument signs are proposed at a height of 16-feet. While the height exceeds Sign Code allowances, the requested height is consistent with recent approvals (Vineyard at 18', multiple signs; QC Crossing (Costco) at 20'). Staff is supportive of the proposed deviations.

In short, two deviations are proposed for the subject site:

- 1) Exceed maximum monument sign height of eight-feet up to 16-feet; and
- 2) Exceed maximum height of directional/wayfinding signs of four-feet up to six-feet

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. Any temporary signage shall be subject to review and approval under the Temporary Sign Permit application process.
3. All signage shall be permitted under a building permit, following approval of the Comprehensive Sign Plan from the Planning and Zoning Commission.
4. Sign packages shall be designed to coordinate with landscape plans, grading and drainage plans, and utility plans to prevent conflicts with existing approved plans.
5. Signs shall not be located in any PUE or within any site visibility triangle.
6. Addressing, door signage, fire lane marking, ADA and EV parking signs are not reviewed or approved as part of this CSP application as they are not regulated by the Zoning Ordinance, final review and determination will be made by the Town Building Official and Fire Marshal.

Attachment(s):

1. [Union at Ellsworth CSP.pdf](#)

THE UNION

AT ELLSWORTH

COMPREHENSIVE SIGN PLAN

VERSION 02
June 23, 2026



Presented by:
Steven Johnson | National Account Executive

Office: 602.341.5123 | Cell: 928-350-5183
steven@imperialsignage.com | imperialsignage.com

IMPERIAL SIGNS

STELLAR PROJECT MANAGEMENT | OUTSTANDING COLLABORATIVE DESIGN

BRANDING
THE NATION

PROJECT

Master Sign Plan for

THE UNION AT ELLSWORTH
SWC of Ellsworth Road and Queen Creek Road
Queen Creek AZ

JURISDICTION

Town of Queen Creek

PARCEL NUMBER

304-89-681D

ZONING

MU

OWNER INFORMATION

DANIEL W THELANDER TRUST/ETAL
1121 W WARNER RD STE 109 TEMPE AZ USA
85284

DEVELOPER INFORMATION

LGE Design Group
1200 N 52nd St
Phoenix AZ 85008
480-966-4001

SIGNAGE CONSULTANT

IMPERIAL SIGNS

Contact:

Steven Johnson
Phone: 928-350-5183
Email: steven@imperialsignage.com
Web: www.ImperialSignage.com

REVISION /AMENDMENT HISTORY

6/23/2026	Included a 7-panel option of the multi-tenant sign in the explanation column on p. 12, along with a rendering on p. 18.

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PROJECT NARRATIVE

The purpose of this document is to establish a comprehensive sign plan to support the future development of the Union at Ellsworth, to ensure signage is in compliance with all regulations set forth by the Town of Queen Creek, and to ensure all programmed signage is visually appealing, cohesively designed, and professionally fabricated in accordance with the highest standards of quality. Signage should harmonize with the character of the site architecture and project materials, and clarify and simplify navigation throughout the site.

The Union at Ellsworth is a new proposed mixed-use development on the southwest corner of Queen Creek Road/Ellsworth Road in Queen Creek, Arizona. The development is for a proposed mixed-use development consisting of approximately 26 total acres. This development is planned to be constructed over four phases and is anticipated to consist of 16,100 square feet of high turnover restaurants, a 30,000 square foot supermarket, a 36,894 square foot retail center, and a multifamily facility with 377 units. Improvements to be made on-site include the new retail buildings, parking lot, and the construction of landscaped areas for the proposed approximately 5-acre retail phase of the development located on the west side of Ellsworth Road between Walnut Road and South 206th Place. The remaining 21 acres both north and south of the proposed retail development will remain undeveloped at this time but will be part of the scope of this project for planning purposes.

A sign easement has been established by the Property Owner (Thelander) and the Owner of the adjacent property (Acero) for the mutual benefit of both parties and their respective Permittees. The purpose is to allow both Owners to install tenant panels on shared monument signage along Ellsworth Loop Road. The Owner of the Acero Parcel shall be entitled to use only one panel on each side of each of the Monument Sign constructed on Sign Easement #1 (see Detailed Property Map). The remaining positions shall be available for use as designated by Thelander only.

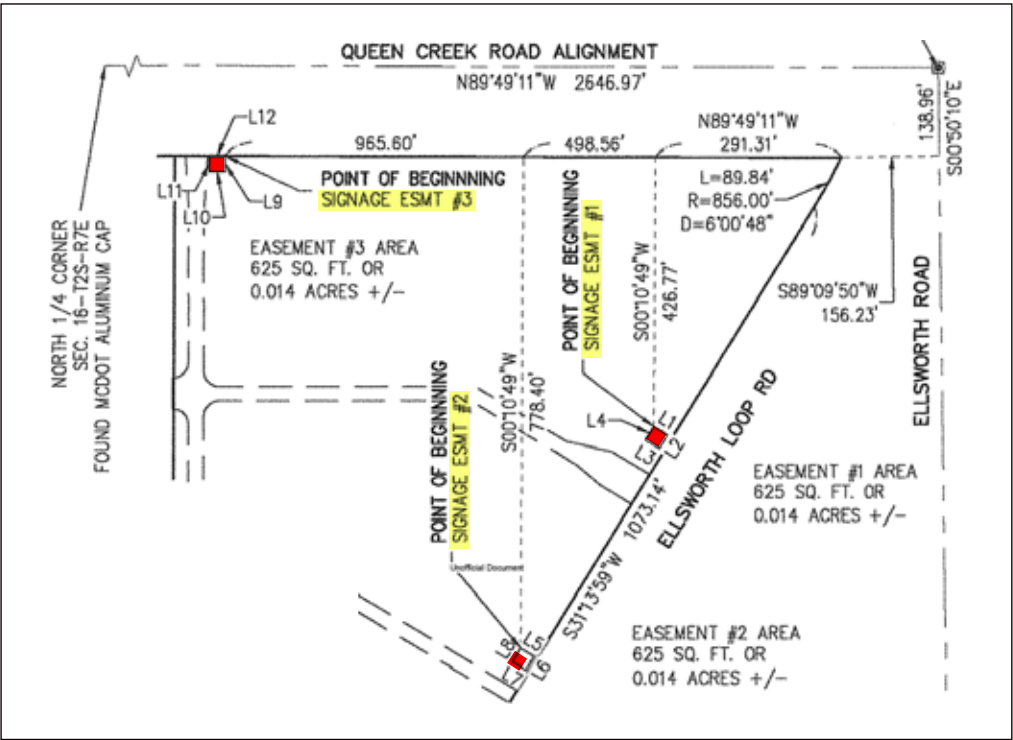
SITE OVERVIEW



Vicinity Map



Phasing Map



Sign Easement Map

CONCEPTUAL SITE PLAN

SIGN LEGEND

- PROPERTY ID MONUMENT
- MULTI-TENANT MONUMENT
- SINGLE TENANT MONUMENT
- PROJECT DIRECTORY
- RIDESHARE SIGN
- INTERNAL STREET SIGNS



Queen Creek Road Frontage: 1,245'
Ellsworth Loop Rd Frontage: 1,818'



SIGNAGE INTRODUCTION

This Comprehensive Sign Plan sets forth design standards for property signs that serve the purpose of tenant identification as well as directing pedestrian and vehicular traffic to the various amenities within the development, while also ensuring that individual tenant signs within the development maintain the unique standards of the Union at Ellsworth.

All tenant signs within the Union at Ellsworth must be compatible with the standards outlined in this Comprehensive Sign Plan. The purpose of the sign standards is to ensure an attractive environment and to protect the interests of the surrounding neighborhood, the owner, and the tenants within the development. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be brought into conformance at the sole expense of the tenant. Before designing signs, all tenants will receive a copy of these signage standards. Tenants may only utilize space on monument signage included within this CSP, instead of constructing additional monument signs. Sign plans submitted to the owner’s representative for approval must conform to these standards. The owner’s representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner’s representative prior to application to Town of Queen Creek for permitting.

Where this Comprehensive Sign Plan does not provide criteria, the Town of Queen Creek Zoning Ordinance; Sign Regulations will have precedence.

LANDLORD APPROVAL PROCESS

SIGNAGE PROPOSAL

Each tenant must submit to the owner’s representative three (3) sets of detailed shop drawings (or a PDF Electronic Copy) showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed freestanding, wall, window, and rear door signs.

SIGN CONTRACTOR’S RESPONSIBILITIES

Prior to preparation of signage drawings and specifications, the tenant’s sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions. Sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to be in compliance with provisions of the Town of Queen Creek code.

SIGN SHOP DRAWINGS

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall:

- 1) provide an elevation, in scale, of the storefront façade illustrating each sign’s location and size.
- 2) provide a section or sections through the sign.
- 3) identify the materials and construction
- 4) provide complete information on installation.
- 5) provide electrical specifications for signage.

TENANT RESPONSIBILITIES FOR OTHER REGULATIONS

The owner’s representative’s approval of a tenant’s signage plan does not constitute an implication, representation, or certification by the owner’s representative that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.

No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.

OWNER’S REPRESENTATIVE REVIEW

After review of the signage proposal, the owner’s representative will return back to the tenant within five (5) business days one of the three sets of drawings (or a PDF Copy) to the Tenant, marked either “Approved,” “Approved as Noted,” or “Revise and Resubmit.”

“APPROVED”

If drawings are marked “Approved,” the Tenant is allowed to proceed with sign permitting through the Town of Queen Creek. Upon permit approval, construction and installation in accordance with the drawings may commence.

“APPROVED AS NOTED”

If drawings are marked “Approved as Noted,” the tenant is allowed to proceed with sign permitting through the Town of Queen Creek and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

“REVISE AND RESUBMIT”

If drawings are marked “Revise and Resubmit,” the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner’s representative approval.

FOR OWNER’S REPRESENTATIVE REVIEW, SEND SIGNAGE DRAWINGS TO:

LGE Design Build
1200 N 52nd St.
Phoenix, AZ 85008

Blake Wells
(480) 966-4001

SIGNAGE GUIDELINES

INSTALLATION/ SEALING OF BUILDING WALL PENETRATIONS

All mounting is to be performed by the tenant’s sign company. Tenant’s building signage must be mounted directly to the building façade or canopy as shown on the elevations. Façade penetrations should be kept to a minimum. All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.

OPENINGS IN BUILDING WALLS

Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings. All penetrations made shall be sealed during the sign installation to prevent damage to the building walls/ materials.

ELECTRICAL REQUIREMENTS

No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed. All electrical signs shall bear the UL label and shall conform to National Electrical Code Standards.

REQUIRED INSURANCE FOR SIGN CONTRACTORS

All sign contractors must carry workers’ compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor’s license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers’ compensation and commercial liability insurance. Contact the owner’s representative for this information.

SIGN IDENTIFICATION TAGS

No labels shall be permitted on the exposed surface of signs, except those required by local ordinance & labels complying with UL and/or National Electrical Code requirements.

GENERAL CONSTRUCTION REQUIREMENTS

All signs shall be fabricated using full welded construction. All exposed fasteners shall be painted to render them inconspicuous. All signs shall conform to International Building Code Standards. Flashing, moving, or audible signs will not be permitted.

DAMAGE CAUSED BY OR DURING INSTALLATION

The sign contractor and/or tenant will pay for any damage to a building’s fascia, canopy, structure, roof, building elements or flashing caused by sign installation.

UPKEEP AND MAINTENANCE

Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), including any individual pylon or monument signage, and tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant’s sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner’s cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant’s non compliance following notification.

OWNER’S RIGHT TO MODIFY REQUIREMENTS

The owner’s representative has the right to modify the sign design standards and requirements for any Tenant.

ILLUMINATED SIGNS

Illuminated signs may be internally or externally lighted in commercial and industrial districts. The source of illumination of any sign is to be shielded so that it is not visible from or causes glare or reflection onto adjacent properties and streets. All illuminated signs must comply with the Town of Queen Zoning Ordinance; Sign Regulations.

ILLUMINATION TIMER

Power to illuminate the tenant’s sign is to be from tenant’s electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and shopping center manager.

MATERIALS

SIGNAGE CONSTRUCTION

- Signs shall be fabricated of durable appropriate weather resistant materials complementary to the base building materials. Examples of architectural style shown below.
- Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally, stainless steel fasteners shall be used to attach dissimilar metals.
- Threaded rods or anchor bolts shall be used to mount sign letters, which are held off the background panel. Angle clips attached to letter sides will not be permitted.
- Colors, materials and finishes shall exactly match those submitted to and approved by the Landlord.
- Visible welds and seams shall be filled with auto body compound and ground smooth before painting. No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point.
- Finished metal surfaces shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

ARCHITECTURAL FINISHES



EXPOSED STRUCTURAL ELEMENTS ACTS AS A PLACEMAKER FOR ACTIVITIES BELOW

ENTRY CANOPIES PROVIDE SHADE AND A WELCOMING SPACE TO ENTER. LARGER CANOPIES CREATE SPACES FOR GATHERING. CHANGES IN SOFFIT TREATMENTS CREATE UNIQUE PLACEMAKING OPPORTUNITIES WHILE BEING EXPERIENCED

WOOD ELEMENTS INTRODUCED IN BOTH CANOPIES AND INTEGRAL TO MASONRY ADDS WARMTH AND INTEREST

MASONRY VARIATION CREATES TEXTURE AND LAYERING WITH COLORS AND SHADOW

DEFINITIONS

BLADE SIGN

A small sign that is suspended from a roof overhang of a covered porch or walkway, or mounted to the building wall below such an overhang and perpendicular to the building wall. These signs will maintain a minimum overhead clearance of eight feet (8').

BUILDING SIGN

A permanent sign with only one sign surface that is attached parallel to an outside wall of a building. A wall sign shall be of separate construction extending no more than ten inches (10") from the wall surface. Exposed raceways are prohibited.

CABINET SIGN

A permanent sign with one or two faces and a dimensional backer. Typically a non-rectangular, custom shape that may be face-illuminated or non-illuminated with dimensional lettering/logos.

CANOPY SIGN

A sign attached to/constructed on the face of a canopy so that the display surface is parallel to an outside wall of a building.

DIRECTIONAL SIGN

A permanent sign that designates a functional aspect of a site such as the entrance or exit from a parking area, drive-thru, a loading area, a fire lane, or any similar feature approved by the Zoning Administrator.

GRAPHICS

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

FREESTANDING SIGN

A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as "ground signs," "pole signs," "pylon signs," and "monument signs."

MENU BOARD

A permanent freestanding or wall-mounted sign displaying the menu of a restaurant or other food/beverage related industry.

MONUMENT SIGN

A permanent sign that displays the name of a multi-tenant complex, tenants within the subject complex, and the physical address of the complex. A monument sign is placed along a street frontage and is attached to one or two sides of a freestanding wall or other ground structure separate from a building.

PERMANENT SIGN

A sign displayed for an unrestricted period of time.

PROJECTING SIGN

A pedestrian-oriented sign, adjacent to a pedestrian walkway or sidewalk, attached to a building wall or arcade with the exposed face(s) of the sign in a plane that is perpendicular to an outside wall of a building.

SIGN AREA

The area contained within the outer limits of the text, emblem, logo, or other display together with the material or color forming the background for the text, emblem, logo, or other display but not including the supporting structure or wall to which it is attached. Actual sign area allowed will correspond to a tenant's leased frontage. See Figures 1 & 2 on this sheet for examples.

SIGN BAND

A physical architectural feature on a building surface, often above building entrances, designed to accommodate wall signage. See Figure 3 on this sheet for example.

SIGN ENVELOPE

Located within a sign band, the sign envelope is the designated area that defines the overall height and length allowances for sign area designated for tenant sign placement on a building elevation. For this project, the area of a sign envelope is ascribed as eighty percent (80%) of available horizontal and vertical wall space. A sign envelope does not necessarily define the allowable sign area for a sign. See Figure 3 on this sheet for example.

TEMPORARY SIGN

Any sign displayed for a restricted period of time.

WALL SIGN

See BUILDING SIGN

WINDOW GRAPHIC

A permanent or temporary sign attached directly to the surface of the windows, facing toward the exterior of the tenant space.

SIGN BANDS & SIGN ENVELOPES



SIGN AREA

SINGLE RECTANGLE ENCLOSES PERIMETER OF SIGN MESSAGE INCLUDING BACKER PANELS



TENANT BUILDING SIGNS

WALL SIGNS are any sign mounted flat against and projecting less than ten inches (10") from the wall of a building with the exposed face of the sign in a plan parallel to the face of the wall. This does not include window signs. A background cabinet or cabinet only sign may be used if the cabinet is custom shaped or designed to integrate with and enhance the building's architectural features. Custom raceways and frames are allowed but must be minimal and designed to integrate with and enhance the building's architectural features.

CANOPY SIGNS are sign placed on, affixed to, or incorporated into the surface of a canopy (typically rigid structures, or structures with vertical supports) or similar device. Signage may be mounted over, suspended under or face-mounted to the front edge or sides of a canopy. The canopy and associated signage must be at least eight feet (8) above any walkway surfaces.

PROJECTING SIGNS are attached to a building or canopy with the exposed faces of the sign perpendicular to the mounting surface. Mounting brackets must be decorative elements, compatible with the architecture of the base building. The projecting sign must be at least eight feet (8) above any walkway surfaces. Minimum spacing away from the building surface is six inches (6"), with a maximum spacing of twelve inches (12"). No Projecting sign shall have a sign area larger than twelve (12) square feet, or project further than twelve inches (12") into the public right-of-way. Refer to the example section detail on this sheet. Tenant projecting signs are subject to the sign size and location allowances that can be found on the tenant sign matrix.

WINDOW SIGNS shall be any sign placed on or affixed to the area within the casement or si area of a mineral glass window, door or other glazing. Window graphics may cover up to one hundred percent (100%) of the aggregate area on the street level of the building. No window graphics are permitted above the first story of the building. RTA vinyl graphics or digitally printed vinyl graphics are preferred. Paper-printed graphics are not allowed. Window Graphics do not require a permit from the Town of Queen Creek and do not count towards tenant's total sign area allotment, however a window graphics much have Owner approval prior to installation.

Diversity in the design of signage is encouraged. Interesting and attractive signages enhance the visual experience and allows tenants to showcase their brand's visual identity. In all cases, the Tenant's signage shall be proportional to the scale of the overall building façade. Overall sign lengths shall not be greater than eighty percent (80%) of the lineal footage of the retailer's space as measured from the centerline of the adjacent tenant(s) demising wall(s). All tenant signs are subject to the sign size and location allowances that can be found on the tenant sign matrix. Roof signs are not permitted. Exposed raceways are not permitted unless incorporated with architectural design and approved by Owner. The sign may be internally illuminated, externally illuminated, or non-illuminated. LED illumination is preferred, however neon may be used with Owner approval. Building Signs are subject to the Town of Queen Creek review and approval. Regardless of the design of the sign and its compliance with the general guidelines, all building signs must be approved by the Owner prior to being submitted to the Town of Queen Creek for permit application. The Owner reserves the right to disallow any proposed sign at their sole discretion. Owner approval does not guarantee permit approval by the Town of Queen Creek.



WALL SIGNS



CANOPY SIGNS



PROJECTING SIGNS



WINDOW SIGNS

SIGN MATRIX - MONUMENT SIGNAGE

SIGN TYPE	FUNCTION	SIGN HEIGHT & AREA	QUANTITY	LOCATION	CONSTRUCTION	ILLUMINATION
PROPERTY ID MONUMENT	Property Identification	8'-0" 68 SF	3	Main Entrances; Corner of Prominent Intersection	Welded aluminum construction; automotive grade paint finishes; reverse lit letters and logo	Internally Illuminated with white LEDS
MULTI-TENANT MONUMENT	Property & Tenant Identification	16'-0" 64.8 SF	2	Perpendicular to traffic on Ellsworth Loop between driveways	Welded aluminum construction; automotive grade paint finishes; backlit push-through and routed acrylic letters; changeable panels	Internally Illuminated with white LEDS
SINGLE TENANT MONUMENT	Tenant Identification	8'-0" 27.75 SF	3	Vehicular access points at driveways	Welded aluminum construction; automotive grade paint finishes; backlit push-through acrylic letters	Internally Illuminated with white LEDS

CODE DEVIATION - MONUMENT SIGNAGE

SIGN TYPE	QTY REQUESTED	HEIGHT (EACH)	AREA (EACH)	COMBINED AREA REQUESTED	CITY CODE ALLOWANCES	EXPLANATION
PROPERTY ID MONUMENT	3	8'-0" Height	8 SF	204 SF TOTAL	Two (2) signs allowed per 600 FT of street frontage. One (1) additional sign allowed for each additional 300 FT of street frontage. Max. Height: 8'-0" Max. Area: 48 SF Each	The additional Area allotted each illuminated sign will serve to better reinforce the project identity and prominently identify the property boundaries.
MULTI-TENANT MONUMENT	2	16'-0"	64.8 SF	129.6 SF TOTAL	Ellsworth Loop Rd: 1818' FRONTAGE 6 MONUMENTS ALLOWED Queen Creek Rd: 1274' FRONTAGE 4 MONUMENTS ALLOWED	The additional height will better serve vehicular traffic along Ellsworth Rd; a 6-lane roadway with a median; posted speed limit is 45 MPH. The central retail center includes up to 13 tenants without visibility from Ellsworth Road, so the sign has been designed to accommodate 13 tenant panels. If fewer tenants occupy this area, panels can be combined to create larger displays, with a minimum configuration of seven tenants.
MULTI-TENANT MONUMENT	3	8'-0"	27.75 SF	83.25 SF TOTAL	480' SF (COMBINED) 8' X 10 MONUMENTS, 80' (COMBINED) HEIGHT	No Deviations Requested
COMBINED SIGNAGE	8 MONUMENTS	80' COMBINED HEIGHT	NA	416.85 COMBINED SF	10 MONUMENTS; 480 SF, 80' HEIGHT	-63.15 SF -2 MONUMENTS

SIGN MATRIX - INTERNAL WAYFINDING SIGNAGE

SIGN TYPE	FUNCTION	SIZE, AREA	QUANTITY	LOCATION	CONSTRUCTION	ILLUMINATION
DIRECTORY MONOLITH	Internal Pedestrian Wayfinding	2'-2 3/8" x 6'-0" 13 SF		Center of courtyard between retail and dining areas;	Welded aluminum construction; automotive grade paint finishes; backlit translucent acrylic letters and changeable backlit lexan panel	Internally Illuminated with white LEDS
RIDESHARE MONOLITH	Internal Pedestrian Wayfinding	1'-1" x 5'-8" 4.2 SF		North and south of main driveway at retail locations	Welded aluminum construction; automotive grade paint finishes; flat cut out and vinyl copy	Internally Illuminated with white LEDS
DIRECTIONAL MONOLITH	Internal Pedestrian Wayfinding	1'-8" x 4'-0" 3.75 SF		Center of courtyard between retail and dining;	Welded aluminum construction; automotive grade paint finishes; flat cut out and vinyl copy	Non-illuminated

CODE DEVIATION - INTERNAL WAYFINDING SIGNAGE

SIGN TYPE	QTY REQUESTED	HEIGHT (EACH)	AREA (EACH)	COMBINED AREA REQUESTED	CITY CODE ALLOWANCES	EXPLANATION
DIRECTORY MONOLITH	1	6'-0"	13 SF	13 SF TOTAL	Any directional signs as needed and located internal to the site not exceeding three (3) square feet in area per sign. When freestanding, no such sign shall exceed four feet (4') in height; Max. Height: 4'-0" Max. Area: 3 SF Each	The additional height makes the sign more easily identifiable as a wayfinding orientation point for pedestrian traffic.
RIDESHARE MONOLITH	2	5'-8"	4.2 SF	8. 4 SF TOTAL		The additional height and area will better serve vehicular traffic and pedestrian traffic through enhanced visibility.
DIRECTIONAL MONOLITH	TBD / no limit	4'-0"	3.75	TBD / no limit		No Deviations Requested
COMBINED SIGNAGE	3	11'-8" COMBINED HEIGHT	NA	21.4 COMBINED SF	THREE (3) MONUMENTS TO EXCEED INDIVIDUAL HEIGHT LIMIT	

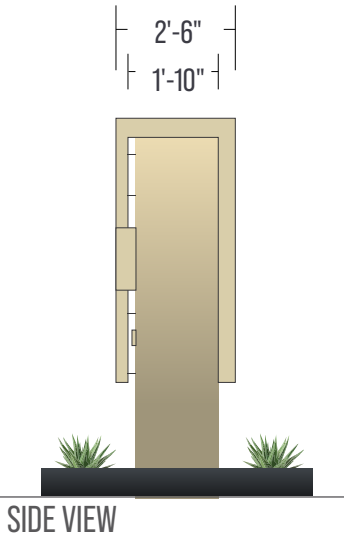
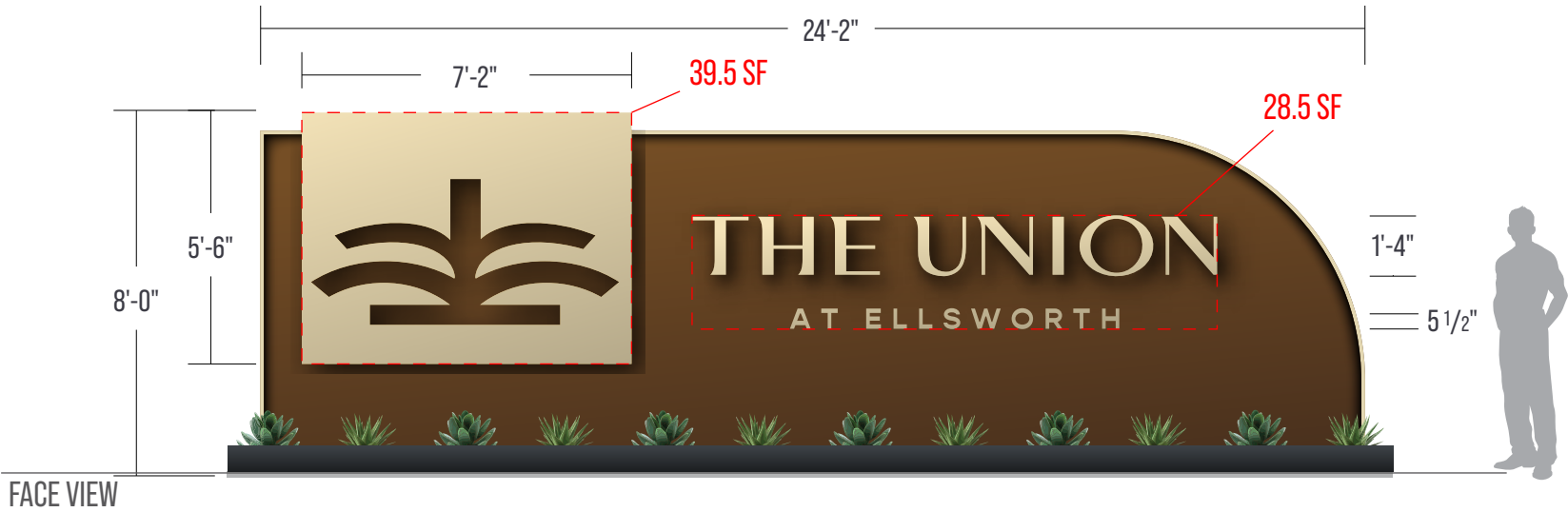
The requested deviation of increased height and area for a limited number of signs serves to create a more informed wayfinding environment. By creating key orientation points for pedestrians and vehicular traffic, the easily identifiable signage helps visitors visually navigate.

SIGN MATRIX - TENANT SIGNAGE

SIGN TYPE	FUNCTION	SIZE, AREA	QUANTITY	LOCATION	CONSTRUCTION	ILLUMINATION
TENANT BUILDING SIGNS (WALL & CANOPY SIGNS)	Tenant Identification	Building front wall signage not to exceed one and a half (1.5) SF of sign area per each lineal foot of building occupancy frontage. Building side & back wall signage not to exceed one half (0.5) SF of sign area per each linear foot of building side/back wall frontage.	Tenant shall only install 1 sign per sign band	Sign bands to be designated; canopies	Welded aluminum construction; automotive grade paint finishes; acrylic, polycarbonate, vinyl	Internally OR externally Illuminated with LEDS
TENANT PROJECTING SIGNS	Tenant Identification	Max sign area of 12 SF. Min spacing from building of six inches (6"). Max spacing from building of twelve inches (12") Minimum OH clearance 8'-0"	All tenant projecting signs must be located within designated sign band areas. May not project more than twelve inches (12") into the public right-of-way	Sign bands to be designated; canopies	Welded aluminum construction; automotive grade paint finishes; flat cut out and vinyl copy, acrylic, polycarbonate.	Internally or externally Illuminated with white LEDS
TENANT WINDOW SIGNS	Tenant Advertising & Identification	Up to 100% of aggregate window area of the street level of the building	TBD	Tenant frontage windows - ground level only	Contour cut and digitally printed vinyl, perforated vinyl, static clings. No handmade or paper signs.	Non-illuminated

ALL TENANT SIGNAGE ELEVATIONS AND DETAILS ARE FORTHCOMING PENDING FUTURE DEVELOPMENT

PROPERTY ID MONUMENT, SINGLE FACE



Total Area: 68 sq ft

STRUCTURE
All aluminum fabrication with steel supporting structure as determined with structural engineering

LOGO
3" Deep Halo-lit pan installed with projection hardware
White LED illumination

LETTERING
5" deep face-lit channel letters for top copy.
1" deep acrylic push-through letters with applied 2nd surface vinyl to match channel letters.
White LED illumination

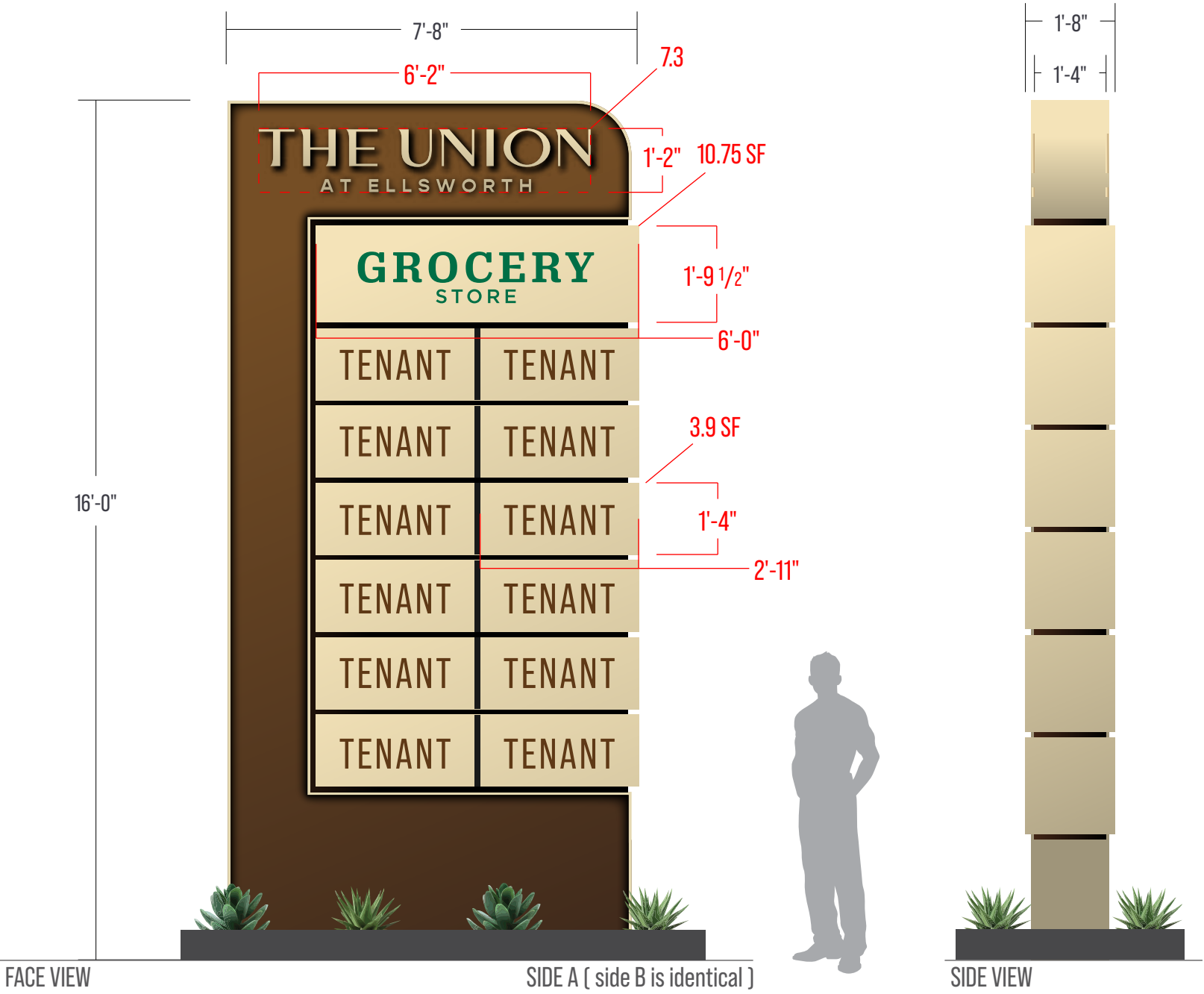
INSTALLATION
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

- Lexan White
- 3M Vinyl Translucent - TBD
- Matthews Paint Dark Bronze - TBD
- Matthews Paint Light Brass - TBD



13 PANEL MULTI-TENANT MONUMENT, DOUBLE FACED



The central retail center includes up to 13 tenants without visibility from Ellsworth Road, so the sign has been designed to accommodate 13 tenant panels. If fewer tenants occupy this area, panels can be combined to create larger displays, with a minimum configuration of seven tenants as shown on Page 18.

Total Area: 64.8 sq ft

STRUCTURE
All aluminum fabrication with steel supporting structure as determined with structural engineering

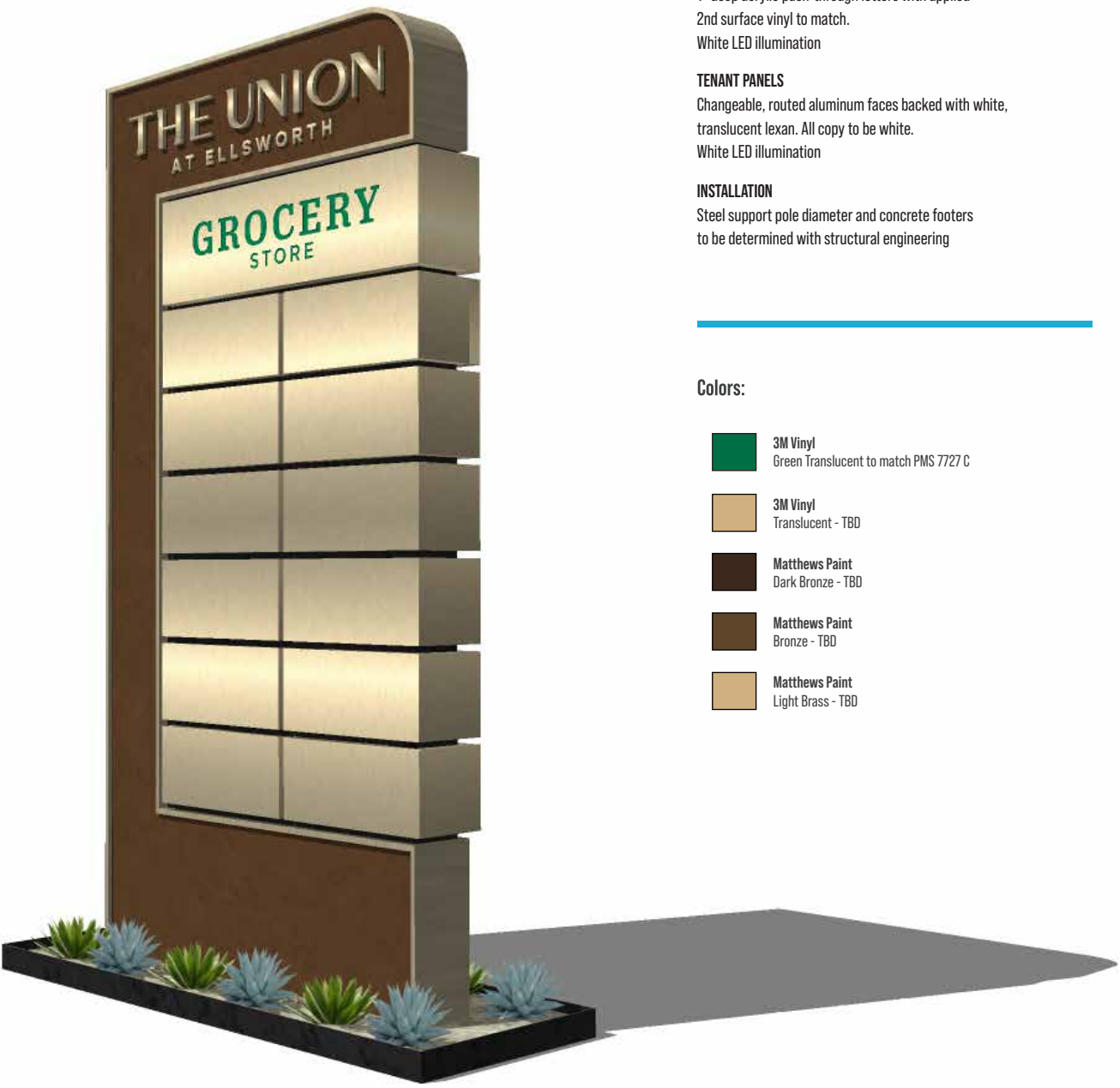
LOGO
1" deep acrylic push-through letters with applied 2nd surface vinyl to match. White LED illumination

TENANT PANELS
Changeable, routed aluminum faces backed with white, translucent lexan. All copy to be white. White LED illumination

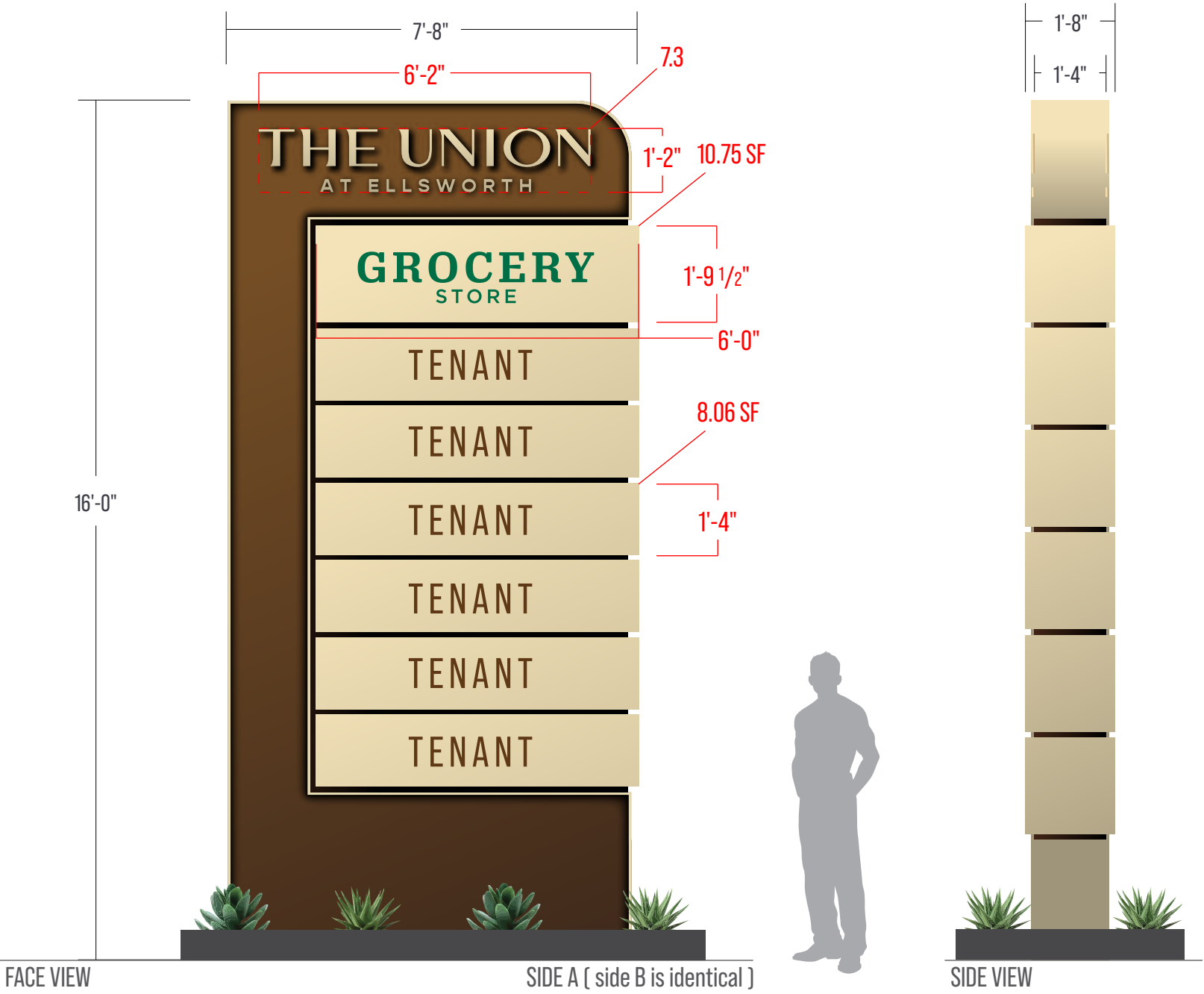
INSTALLATION
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

- 3M Vinyl
Green Translucent to match PMS 7727 C
- 3M Vinyl
Translucent - TBD
- Matthews Paint
Dark Bronze - TBD
- Matthews Paint
Bronze - TBD
- Matthews Paint
Light Brass - TBD



7 PANEL MULTI-TENANT MONUMENT, DOUBLE FACED



Total Area: 64.8 sq ft

STRUCTURE

All aluminum fabrication with steel supporting structure as determined with structural engineering

LOGO

1" deep acrylic push-through letters with applied 2nd surface vinyl to match. White LED illumination

TENANT PANELS

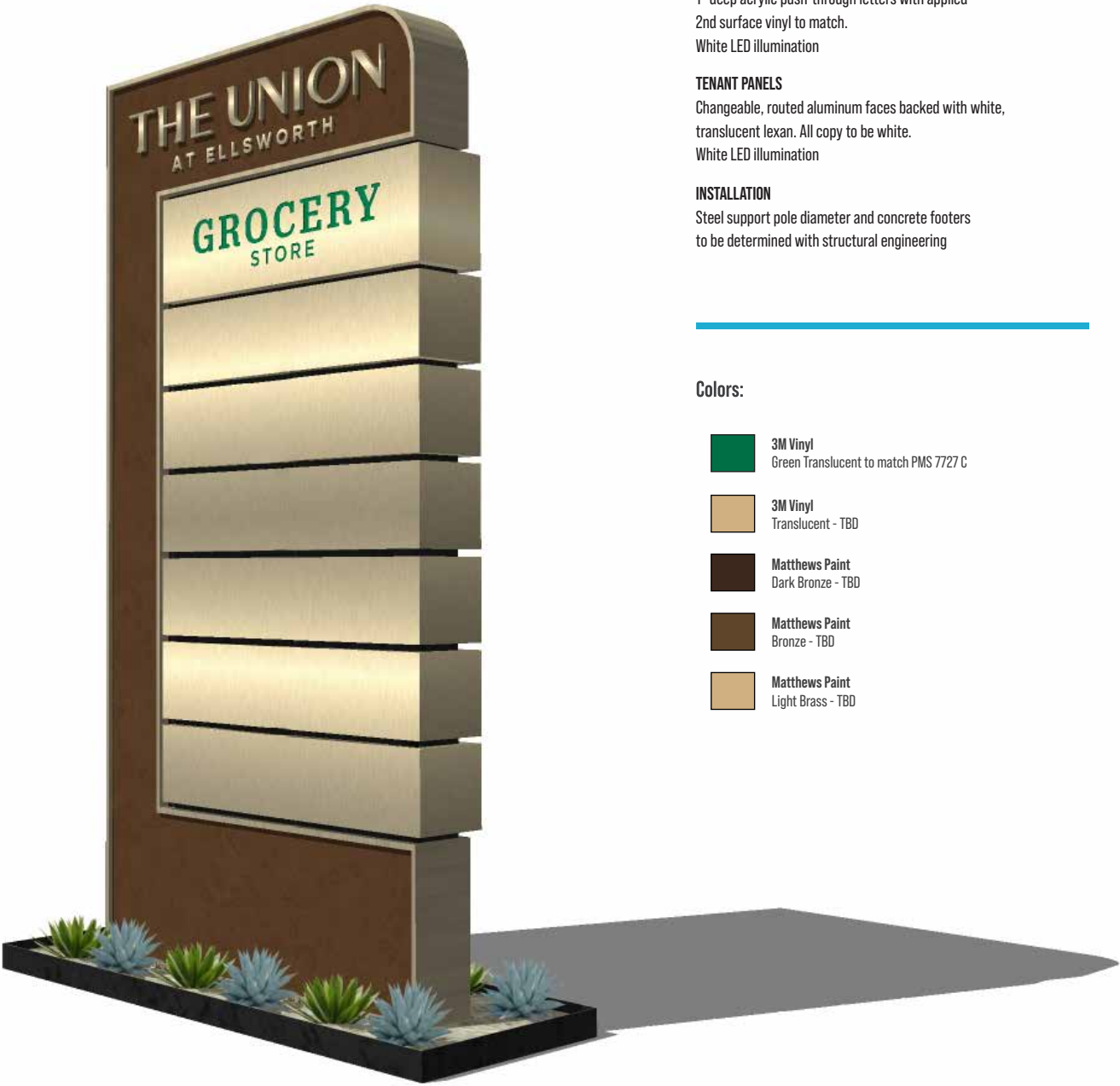
Changeable, routed aluminum faces backed with white, translucent lexan. All copy to be white. White LED illumination

INSTALLATION

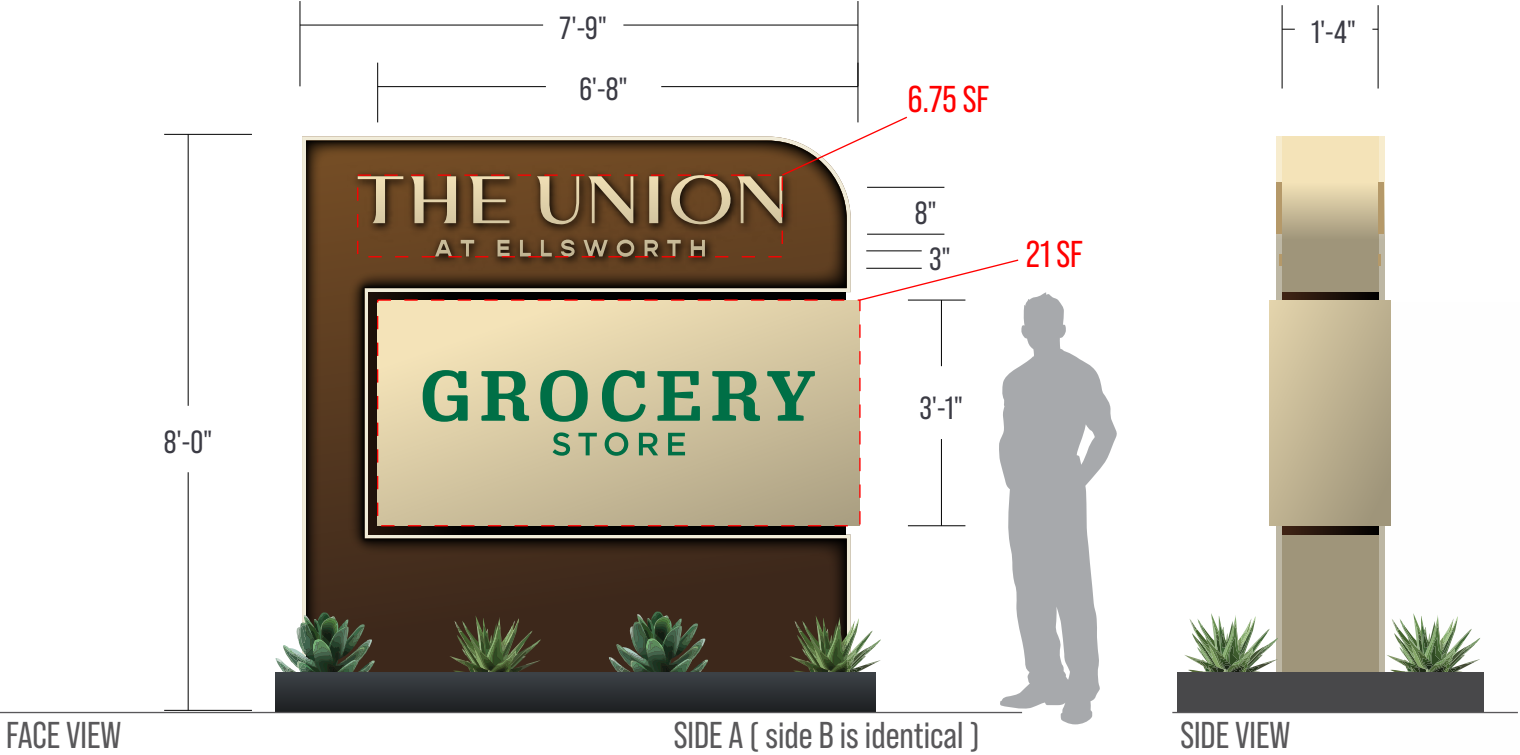
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

- 3M Vinyl
Green Translucent to match PMS 7727 C
- 3M Vinyl
Translucent - TBD
- Matthews Paint
Dark Bronze - TBD
- Matthews Paint
Bronze - TBD
- Matthews Paint
Light Brass - TBD



SINGLE TENANT MONUMENT, DOUBLE FACE



Total Area: 27.75 sq ft

STRUCTURE
All aluminum fabrication with steel supporting structure as determined with structural engineering

LOGO
1" deep acrylic push-through letters with applied 2nd surface vinyl to match. White LED illumination

TENANT PANELS
Changeable, routed aluminum faces backed with white, translucent lexan. All copy to be white. White LED illumination

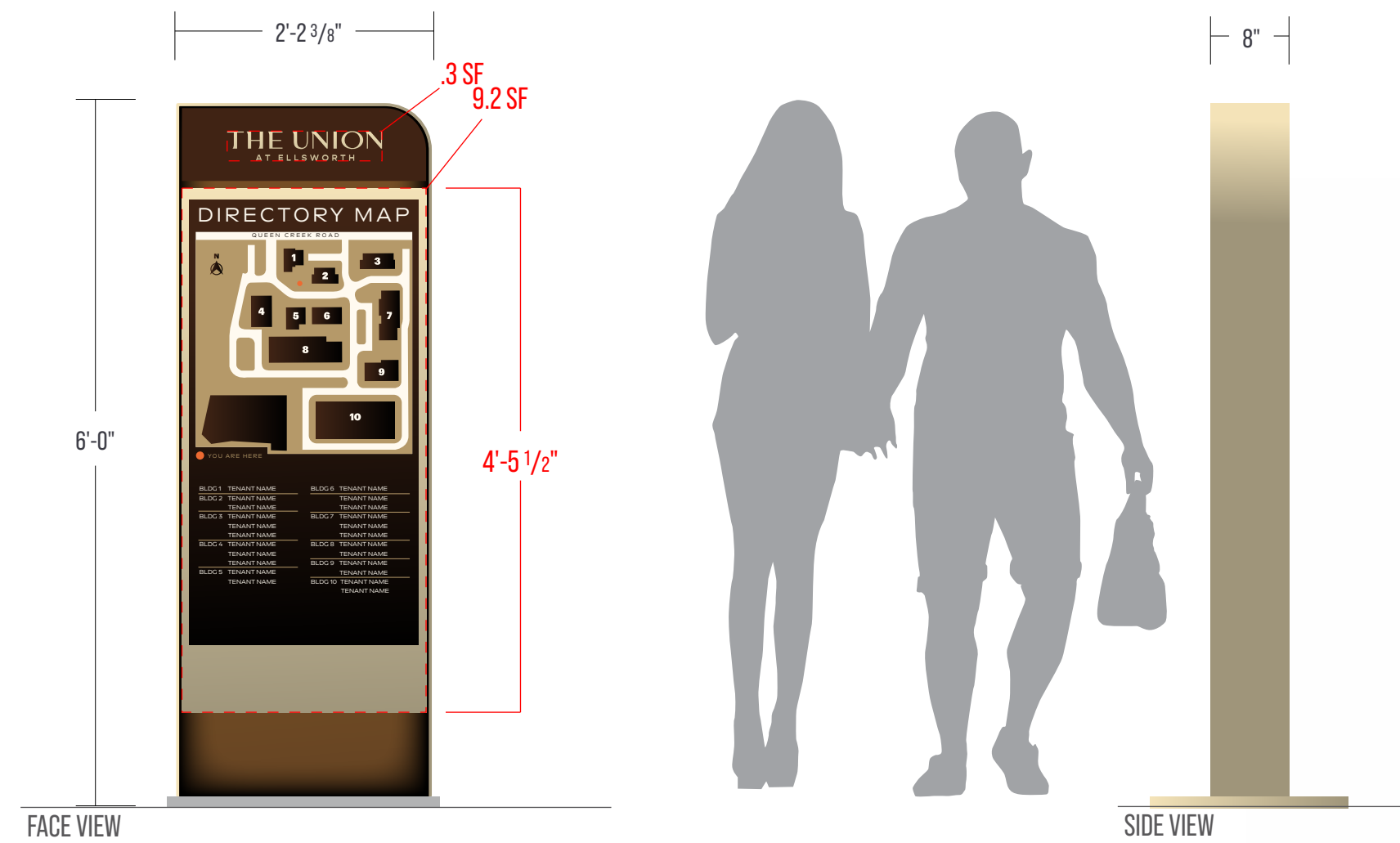
INSTALLATION
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

- 3M Vinyl
Green Translucent to match PMS 7727 C
- 3M Vinyl
Translucent - TBD
- Matthews Paint
Dark Bronze - TBD
- Matthews Paint
Bronze - TBD
- Matthews Paint
Light Brass - TBD



DIRECTORY MONOLITH



Total Area: 9.5 sq ft

STRUCTURE
All aluminum fabrication with steel supporting structure as determined with structural engineering

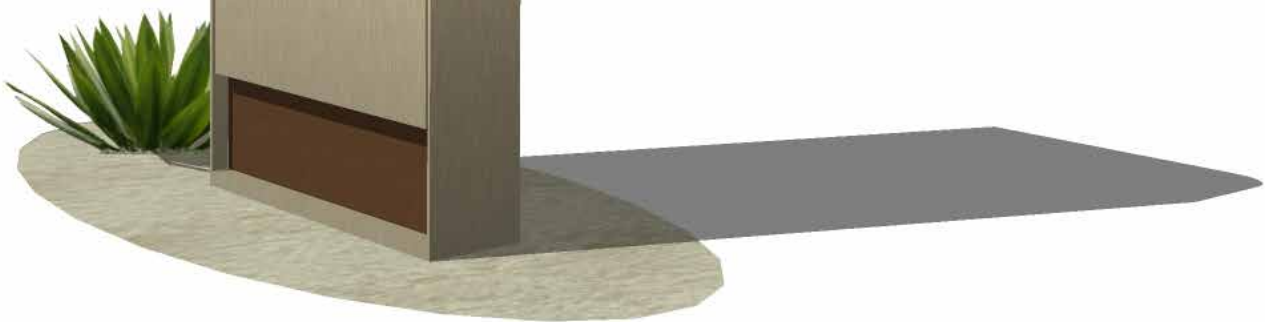
LOGO
Inset aluminum face with routed out show through logo backed with 3/16 white lexan with 3M vinyl applied to the first surface.
White LED illumination

DIRECTORY
Changeable 3/16 lexan face with first surface direct digital print graphics secured by an aluminum retainer.
White LED illumination

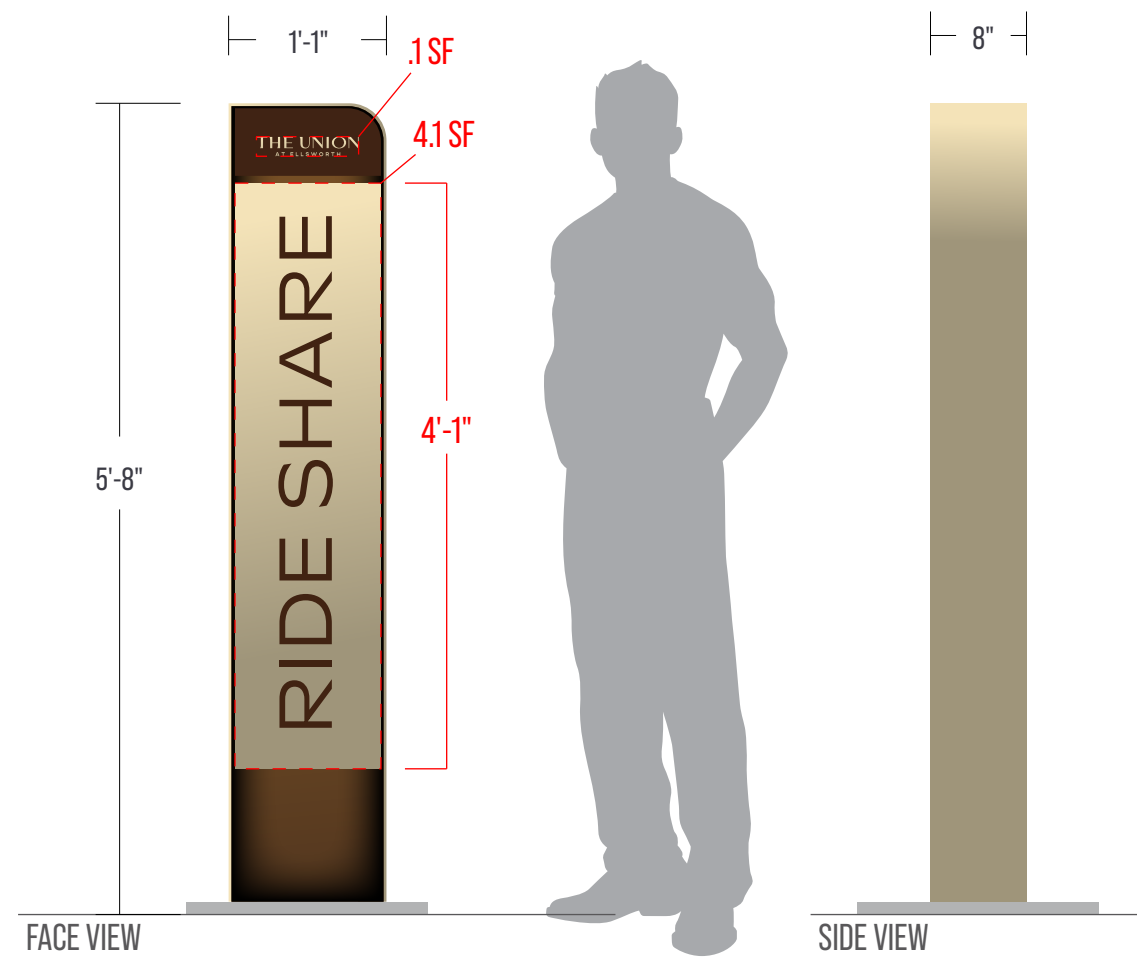
INSTALLATION
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

-  3M Vinyl
Translucent - TBD
-  Matthews Paint
Dark Bronze - TBD
-  Matthews Paint
Bronze - TBD
-  Matthews Paint
Light Brass - TBD
-  Direct Digital Print
Translucent - TBD



RIDESHARE MONOLITH



Total Area: 4.2 sq ft

STRUCTURE
All aluminum fabrication with steel supporting structure as determined with structural engineering

LOGO
Inset aluminum face with routed out show through logo backed with 3/16 white lexan with 3M vinyl applied to the first surface.
White LED illumination

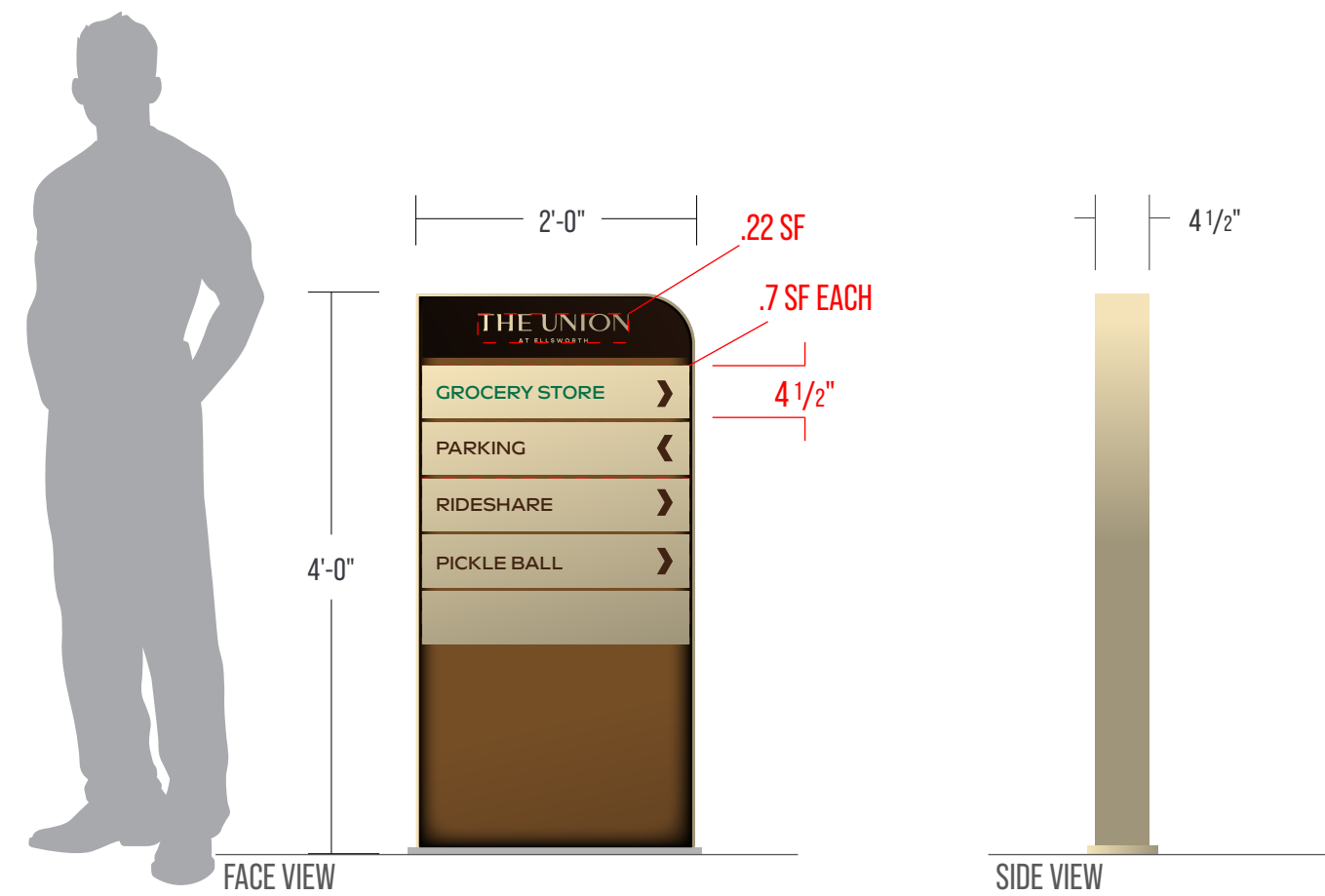
RIDE SHARE
Inset aluminum face with routed out show through logo backed with 3/16 white lexan with 3M vinyl applied to the first surface.
White LED illumination

INSTALLATION
Steel support pole diameter and concrete footers to be determined with structural engineering

Colors:

- 3M Vinyl
Translucent - TBD
- Matthews Paint
Dark Bronze - TBD
- Matthews Paint
Bronze - TBD
- Matthews Paint
Light Brass - TBD

DIRECTIONAL MONOLITH



Total Area: 3.72 sq ft

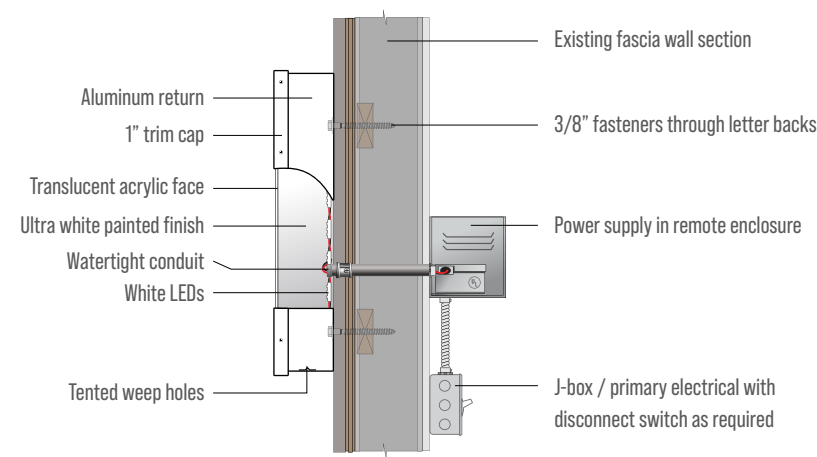
WAYFINDING
All aluminum fabrication with support structure.
Inset FCO aluminum face with applied first surface vinyl.
Inset changeable tenant panels with first surface opaque vinyl
tenant names and arrows.

INSTALLATION
Install with welded plate and j-bolts or pole set in concrete
pier as required by ground conditions.

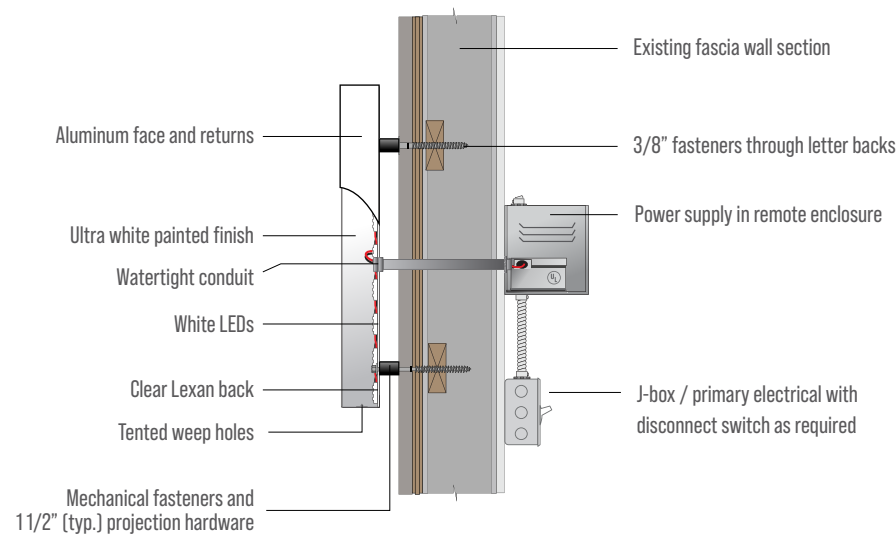
- Colors:
- 3M Vinyl
Green Translucent to match PMS 7727 C
 - 3M Vinyl
Translucent - TBD
 - Matthews Paint
Dark Bronze - TBD
 - Matthews Paint
Bronze - TBD
 - Matthews Paint
Light Brass - TBD



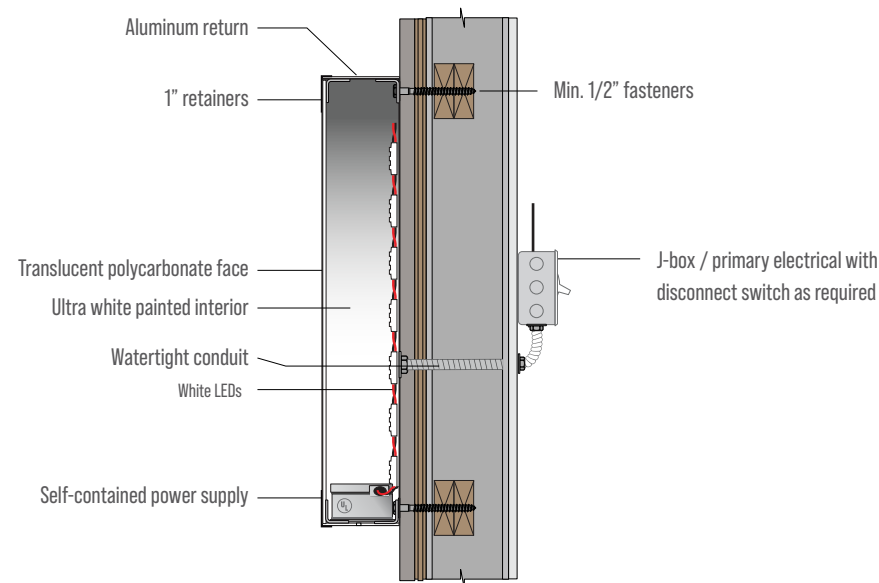
TENANT WALL & CANOPY SIGNS



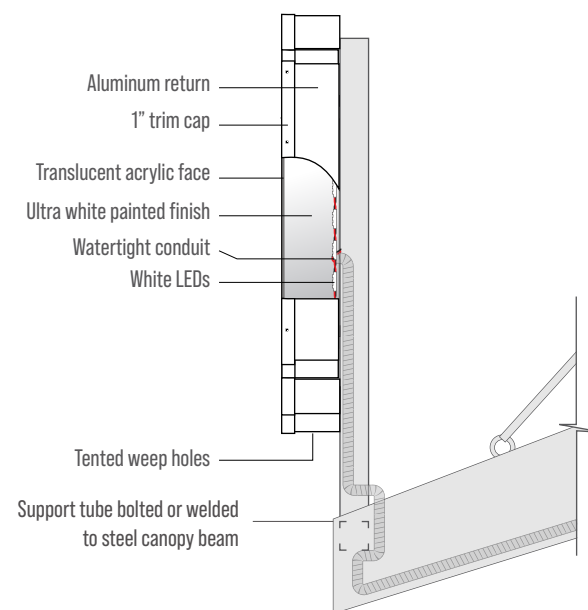
FACELIT LETTERS



HALO LIT LETTERS



WALL CABINET



CANOPY SIGN

Total Area: 1.5' SF/ LF OF FRONTAGE

STRUCTURE

All aluminum construction; all exposed surfaces painted with automotive grade finish
Interior seams caulked; interiors painted white for best illumination

ILLUMINATION

Signs may be face or halo illuminated, or externally illuminated. All illuminated signs require a dedicated circuit brought to the sign location by the tenant's GC prior to installation.

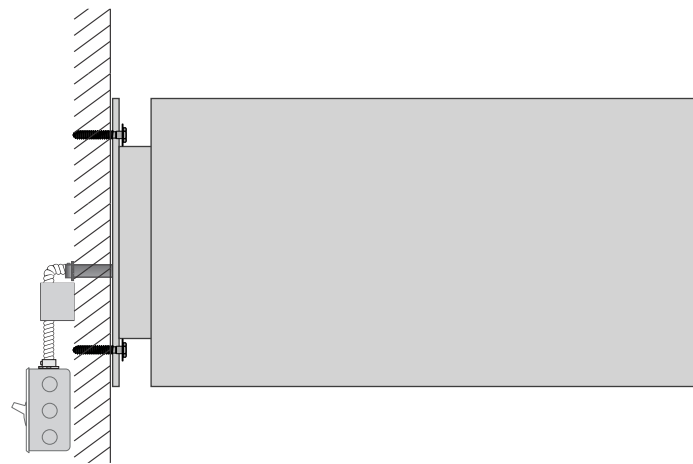
INSTALLATION

Wiring to run through watertight conduit to primary electrical; power supply mounted remotely. All exposed conduit must be minimal and painted.
Disconnect switch as required by local jurisdiction.
Seal all penetrations with clear silicone.

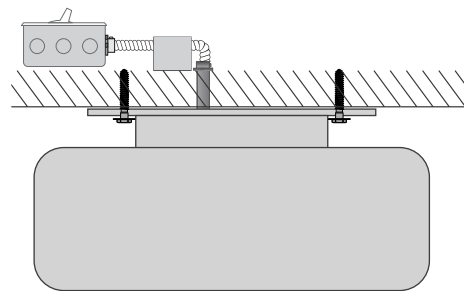
The configurations shown are for general guidance; other configurations of construction, lighting and attachment that follow the general provisions of this CSP may be submitted for consideration and approval at the Owner's sole discretion.

ALL TENANT SIGNAGE ELEVATIONS AND DETAILS ARE FORTHCOMING PENDING FUTURE DEVELOPMENT

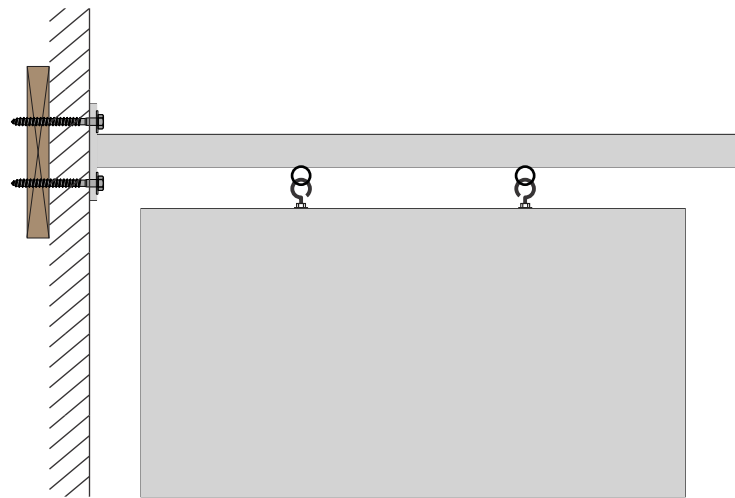
TENANT PROJECTING SIGNS



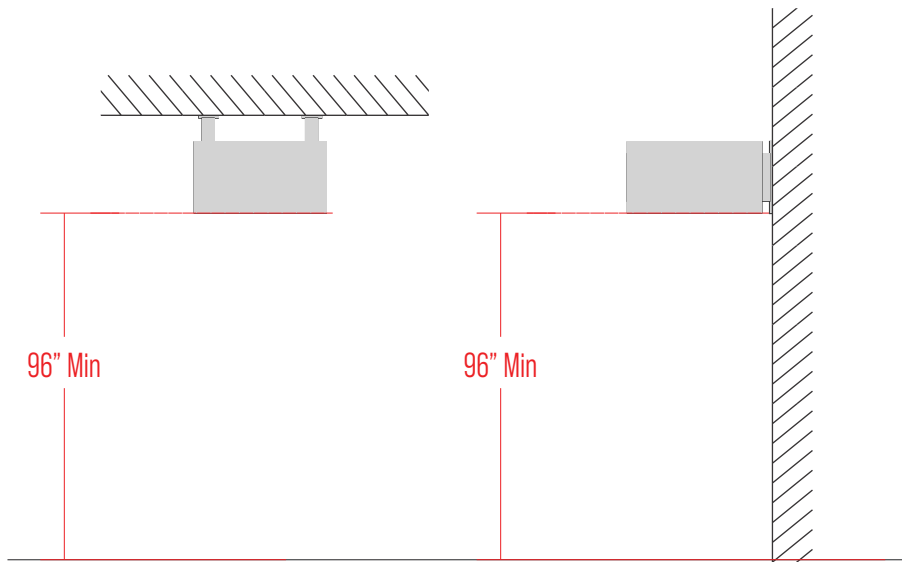
ILLUMINATED BLADE SIGN



ILLUMINATED BLADE SIGN (OVERHEAD)



NON-ILLUMINATED BLADE SGIN



BLADE SIGN INSTALLATION

Total Area: 1.5' SF/ LF OF FRONTAGE

STRUCTURE

All aluminum construction; all exposed surfaces painted with automotive grade finish
Interior seams caulked; interiors painted white for best illumination

ILLUMINATION

Signs may be face or halo illuminated, or externally illuminated. All illuminated signs require a dedicated circuit brought to the sign location by the tenant's GC prior to installation.

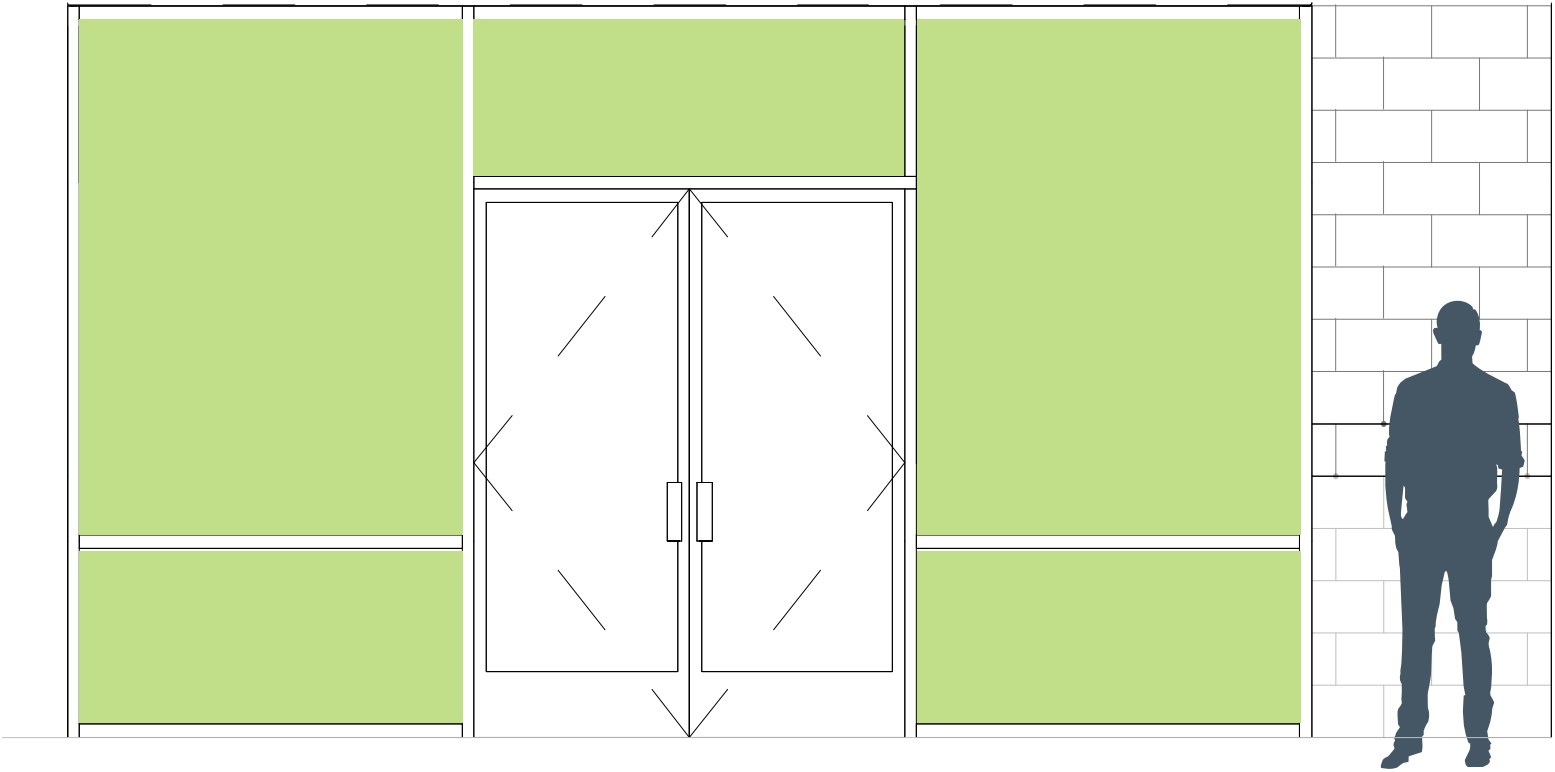
INSTALLATION

Wiring to run through watertight conduit to primary electrical; power supply mounted remotely. All exposed conduit must be minimal and painted.
Disconnect switch as required by local jurisdiction.
Seal all penetrations with clear silicone.

The configurations shown are for general guidance; other configurations of construction, lighting and attachment that follow the general provisions of this CSP may be submitted for consideration and approval at the Owner's sole discretion.

ALL TENANT SIGNAGE ELEVATIONS AND DETAILS ARE FORTHCOMING PENDING FUTURE DEVELOPMENT

TENANT WINDOW SIGNS



Up to 100% of the storefront glazing may be used for window signage.

Total Area: Up to 100% of window area

INSTALLATION

Window signs and graphics may be installed first or second surface on the glazing

Diversity in the design of signage is encouraged. Interesting and attractive signage enhance the visual experience and allow tenants to showcase their brand's visual identity.

ALL TENANT SIGNAGE ELEVATIONS AND DETAILS ARE FORTHCOMING PENDING FUTURE DEVELOPMENT



TOWN OF QUEEN CREEK ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, LES JOHNSON, PRINCIPAL PLANNER

RE: DISCUSSION AND POSSIBLE APPROVAL OF P26-0123, QC DISTRICT COMPREHENSIVE SIGN PLAN, A REQUEST FROM CHELSEA UNITED GROUP (HOMEWOOD SUITES OWNER) FOR APPROVAL OF AN AMENDMENT TO THE QC DISTRICT COMPREHENSIVE SIGN PLAN FOR THE ADDITION OF A MONUMENT SIGN FOR HOMEWOOD SUITES, LOCATED AT THE SOUTHWEST CORNER OF ELLSWORTH AND RITTENHOUSE ROADS.

DATE: October 14, 2026

Suggested Action:

Move to approve P26-0123, amendment to the QC District Comprehensive Sign Plan, subject to the conditions of approval as provided in this report.

Introduction / Summary:

The proposal consists of a request from Chelsea United Group (Homewood Suites owner) for approval of an amendment to an existing Comprehensive Sign Plan for QC District. The proposed amendment will allow for the addition of a monument sign on Rittenhouse Road exclusively for Homewood Suites, located at the southwest corner of Ellsworth and Rittenhouse roads.

Project Information:

Project Name: QC District CSP Amendment
 Site Location: SWC of Ellsworth and Rittenhouse Roads
 General Plan Designation:
 Current Zoning: C-2
 Surrounding Zoning
 -North: EMP-B (north of Rittenhouse Road)
 -South: C-2 (Hampton Inn)
 -East: C-2 (Queen Creek Crossroads)
 -West: C-2 (QC District Commercial Center)

Discussion:

The subject site proposes a 124 room Homewood Suites hotel. Though not a direct part of the adjacent QC District commercial development, this property was included in the QC District Comprehensive Sign Plan (CSP). The CSP addresses a number of signage provisions, including wall mounted and monument signs. The hotel is currently under construction and signage includes wall mounted signage, which was subject to and is in compliance with the CSP.

The hotel developer/operator is requesting an amendment to the CSP in order to establish a monument sign in proximity to the hotel entrance on Rittenhouse Rd. The CSP identifies two monument signs to be placed along Rittenhouse Rd in proximity to the hotel (one serving as an

identification sign for QC District and the other as a multi-tenant sign). The hotel developer/operator has been in contact with a representative for QC District and there is currently no effort underway to establish either of these two monument signs, though QC District wishes to retain the option to place the signs in the future.

As a result, the hotel developer/operator is proposing to establish a monument sign immediately east of the Rittenhouse Road driveway serving the hotel. The separation distance between the two proposed QC District monument signs and the proposed Homewood Suites monument sign will be less than the sign code standard 300-foot minimum street frontage separation distance, being located approximately 150 feet from either proposed QC District signs.

The proposed Homewood Suites monument sign will measure 6' in height and 7'5" in width. The sign face will measure 7'5" by 3', providing 22.3 square feet of sign area. The sign base will be a combination of painted metal and stone veneer to match the material being placed on the hotel. Internal illumination of the sign face will focus upon the lettering versus the entire sign face.

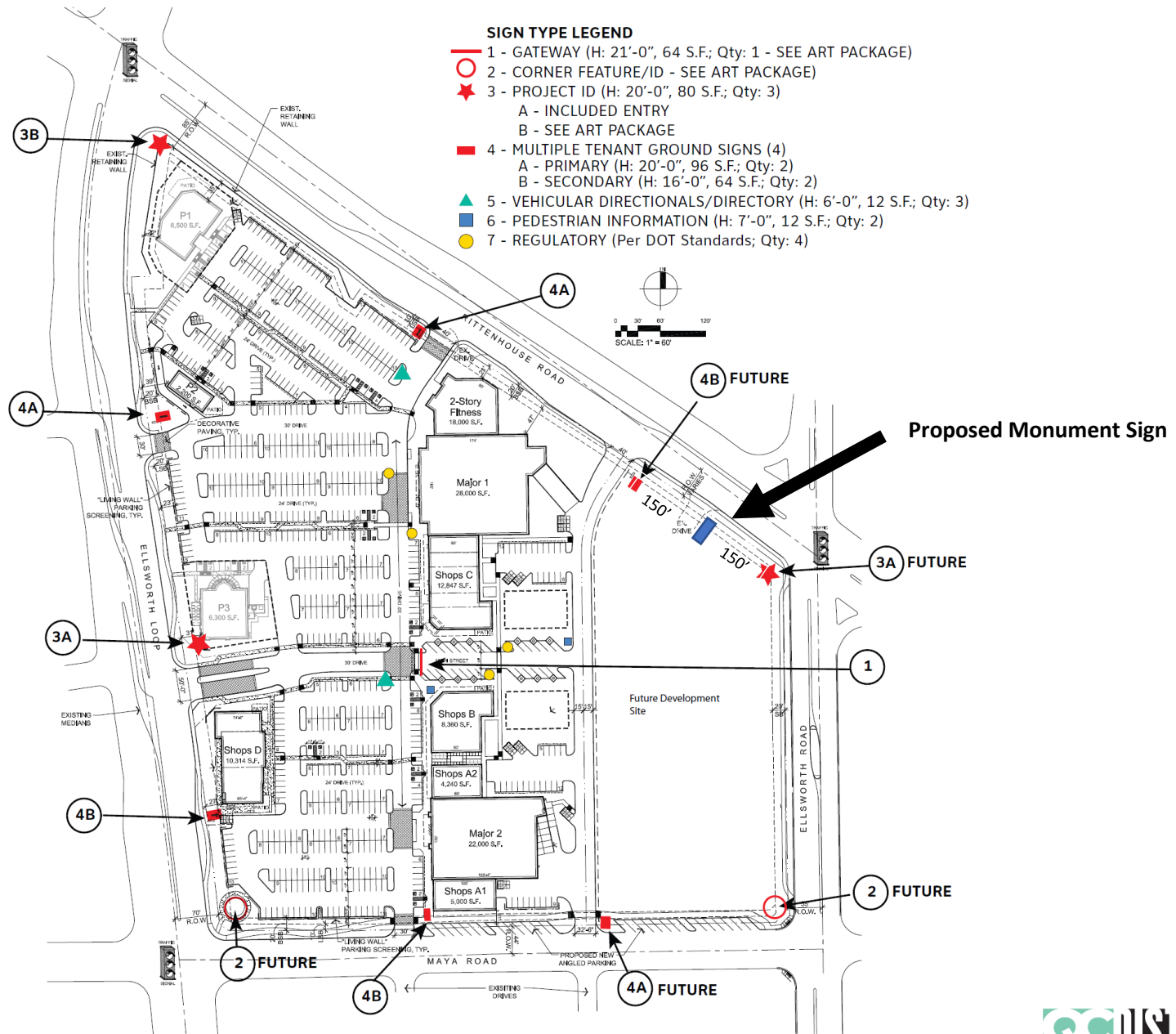
Conditions of Approval:

1. The proposed monument sign shall be developed in accordance with the plans provided (except as noted below) and all applicable provisions of the Town of Queen Creek Zoning Ordinance.
2. The entire monument sign base shall be finished with a stone veneer consistent with the hotel building stone veneer.
3. The proposed monument sign shall be permitted under a building permit.
4. The proposed monument sign shall not be located in a PUE and within a site visibility triangle.

Attachment(s):

1. [QC District Site Plan - Monument Sign Location](#)
2. [Monument Sign Exhibit](#)
3. [Project Narrative](#)
4. [Approved QC District CSP](#)

Signage Site Location Plan



Backlit Illuminated BY LED Light Bars, to show
through HOMEWOOD SUITES by Hilton on both sides

NIGHT VIEW | NTS

HOMWOOD
SUITES by Hilton



MONUMENT SIGN
SCALE: 1/2" = 1'-0"



10"

Side Profile - NTS



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

Project Narrative

Homewood Suites Comprehensive Sign Plan Amendment

Purpose: This narrative supports a request to amend the previously approved QC District Comprehensive Sign Plan in order to accommodate a brand-required monument sign for the newly constructed Homewood Suites Queen Creek.

1. Project Summary

Project: Homewood Suites Queen Creek

Address: 20764 E. Maya Road, Queen Creek, AZ

APN: 304-67-957B

Building Permit: #B23-0550

Applicant/Owner: Chelsea United Group, LLC

Contact: David Crum, dcrum@hdmgmt.net, 513-266-4929

The QC district Comprehensive Sign Plan, approved prior to construction of the hotel, depicts a multi-tenant monument sign on our Homewood Suites parcel. The Homewood Suites site plan, however, shows a single monument sign for the hotel. HWSQC sign permit application for this monument sign was rejected due to conflict with the previously approved multi-tenant sign shown on the Comprehensive Sign Plan.

This application requests an amendment to the Comprehensive Sign Plan to allow the hotel's monument sign to be located further along the same frontage as the approved multi-tenant sign. Because this location will fall within 300 feet of the future multi-tenant sign, a variance is also requested. The applicant intends to construct its monument sign within its project timeframe, by March 1, 2027.

2. Existing Approved Comprehensive Site Plan

The attached QC District Master Signage Site Plan reflects the plan as originally approved, including a straight spine road in between the Sprouts parcel and hotel parcel. That spine road was never constructed. Instead, the existing driveway was expanded and now wraps around the rear parking lot. Shown in red on the Master Plan Image.

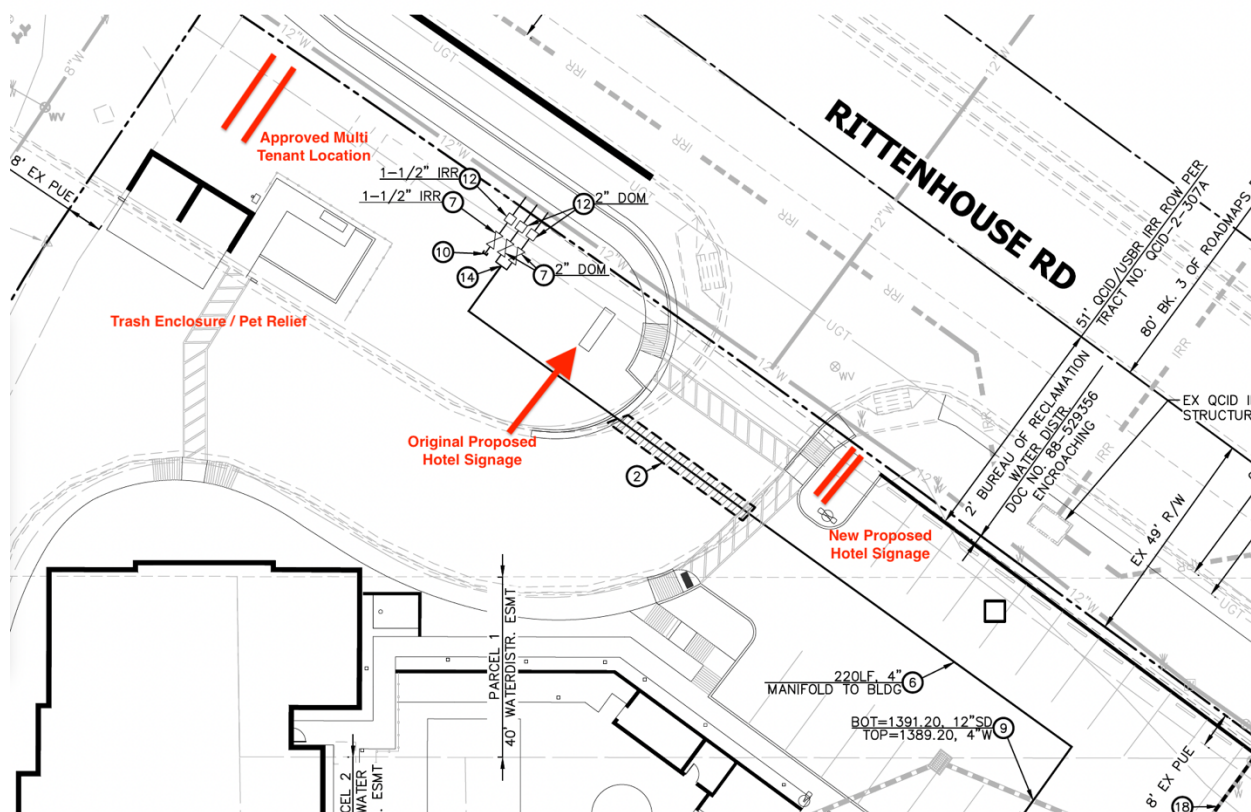
This condition is also documented in the attached aerial (Google Maps) image and in the Homewood Suites site plan, both of which reflect the roadway as actually built rather than as originally depicted on the Master Signage Site Plan.

3. Compliance with Applicable Standards

The proposed amendment does not affect parking counts, drive aisles, site visibility, lot coverage, landscaping, screening, or fencing.

The proposed sign location lies within the SR easement. The applicant is willing to adjust the sign's size, if needed, based on recommendations resulting from the Town's review of the Comprehensive Sign Plan amendment package.

A variance will be required, as the proposed monument sign location falls within 300 feet of the previously approved multi-tenant monument sign location to the west, as well as the future 3A monument signage location on the corner of Rittenhouse and Ellsworth.



4. Design, Landscaping, and Compatibility

The proposed monument sign will be designed to be architecturally compatible with the Homewood Suites building and consistent with the other signage located throughout the surrounding area.

5. Amendment Justification

This amendment is necessary to satisfy Hilton's brand signage requirements for the Homewood Suites property. It is not known whether or when the QC districts previously approved multi-tenant monument sign will be constructed.

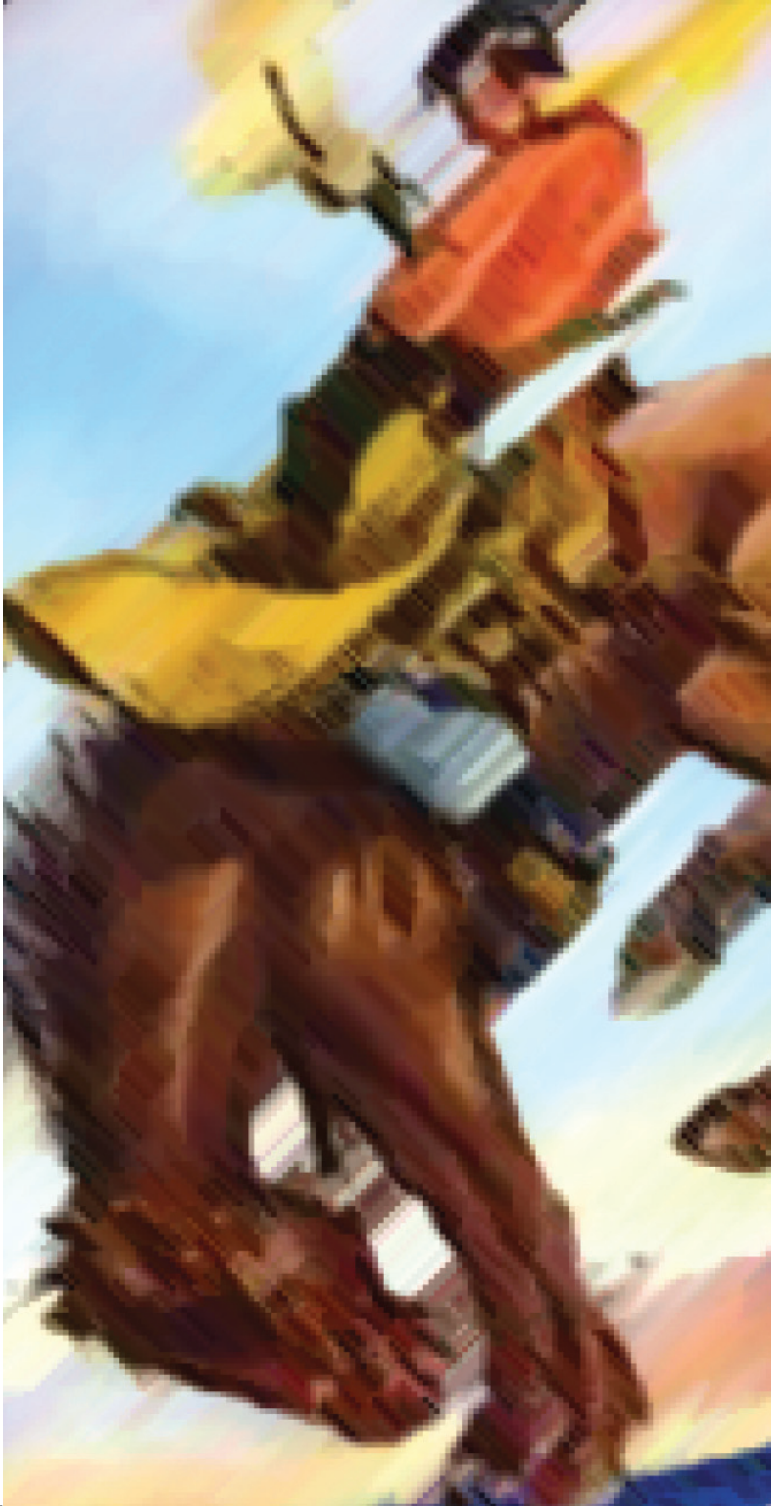
The proposed sign improves site functionality, circulation, and guest safety by providing clear wayfinding for hotel guests to identify the hotel entrance. Without it, guests who miss the turn must circulate around

S Ellsworth Road and around the entire building to reach Maya Road. The proposed sign does not alter or diminish the visibility of the previously approved multi-tenant sign.

6. Submittal Materials and Supporting Documents

- Queen Creek District Master Signage Site Plan, showing the plan as originally approved together with the proposed location of the requested signage
- Site Plan showing the proposed new location of the sign
- Signage Documents Showing location, elevation, dimensions, and method of construction
- Aerial (Google Maps) image showing the roadway and site conditions as constructed
- Comprehensive Sign Plan Application





QCDISPATCH

COMPREHENSIVE SIGNAGE PACKAGE

January 20, 2015

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JRC DESIGN

PREPARED BY
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920 East Madison Street
Phoenix, Arizona 85034
artisall@jrcdesign.com



CLIENT
901 Wabash Avenue, Suite 300
Terre Haute, Indiana 47807
812.235.5959 Office



Introduction

This Comprehensive Sign Program has been established with the purpose of assuring an outstanding retail shopping experience to the mutual benefit of the general public and all QC DISTRICT tenants. Properly adhered to, the criteria will ensure that tenant identification is consistent in quality, and is compatible with the overall architectural character of the center and surrounding neighborhoods.

The package represents tenant freestanding signage elements and building wall signs. All signs depicted in this comprehensive program may be constructed and installed at the sole and absolute discretion of the owner and developer.

Owner:
QC DISTRICT, LLC

Eric Wojak | Development Project Manager
Thompson Thrift
901 Wabash Avenue, Suite 300
Terre Haute, Indiana 47807
812.235.5959 Office

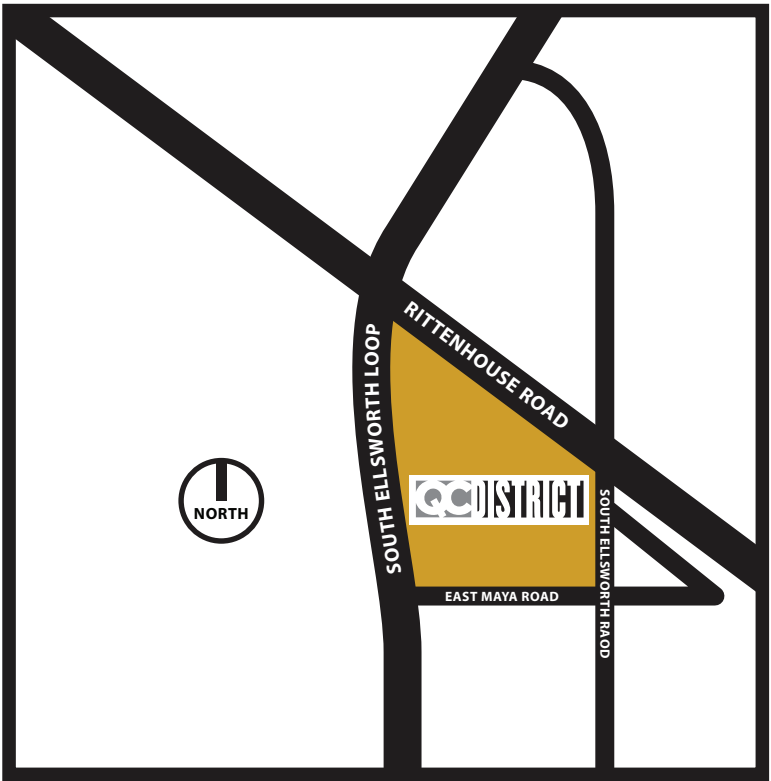
Project Information

QC DISTRICT is a 20 acre neighborhood shopping center located on the southwest corner of Rittenhouse Road and Ellsworth Loop. The project will be developed in phases - Phase 1 will be the western 15.5 acres, and Phase 2 the eastern 4.5. That package will be submitted under a separately and will reflect the same character as the shopping center.

The appearance of QC DISTRICT signage is an eclectic mix of shapes, earth tones and materials that are consistent with the Queen Creek Area Plans with emphasis on the rural/agrarian character guidelines. The freestanding sign system is derived from the architecture, creating a cohesive design package along the project's street frontage.

The project colors within the architectural package will also be used throughout the signage package to unify the signage with the site.

The more bold colors will be used in areas that will not be changed, to maintain a consistency in the signage elements, while lighter colors in the palette will be used in the areas where change is anticipated. Lighter colors will not exhibit as much color change when new panels are placed adjacent to older ones, as tenants change in the site.



Future / Additional Signage Process

The Future Development Site as noted on the overall signage plan has not been determined as to its final use and therefore, only the perimeter project identification signage has been noted in this section. If additional sign types are needed that are not included in this Plan, a revised CSP will be submitted to the Town for staff approval for additional signage needs based on final uses.

The approval process will not require a revised PAD document, if the future signage needs are designed with the existing design theme, color and material palettes approved for the site. Signage elements will also follow the overall height and square footages approved in this CSP document.

Definitions

The following definitions are used throughout this Comprehensive Signage Plan (CSP), and are exclusive to this document.

Aggregate Sign Area

The total area of all permitted signs pertaining to any one tenant, which includes Street-front signage and storefront signage (arcade and window signage/graphics).

Architectural Frontage

The portion of the building frontage of the leased space which has been delineated through use of reveals, patterning, materials, finishes, column breaks, etc., that creates a special area for signage.

Architectural Awnings

Elements which are constructed of permanent type of materials and are an integral part of the building elevation design.

Building Leased Frontage

The overall lineal foot frontage of a leased space.

Cabinet (Typical)

Metal box-like structure that is internally illuminated, and featuring an acrylic or plastic face with surface or second-surface applied or painted graphics.

Custom Cabinet

Metal box-like structure that is internally illuminated, with multiple surface planes, colors, finishes and unique shapes and forms. Typically includes dimensional illuminated letters and opaque backgrounds.

Graphics

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

Sign Area

The aggregate area of the smallest rectangle that encloses all of the individual elements of a sign’s lettering and logos.

Sign Envelope

The overall height and length allowances for sign area designated for tenant sign placement on a building elevation.

Street Front Signage

Signage installed parallel to the building fascia, typically located along the front of the building on a parapet, fascia or building wall intended for the viewing by vehicular traffic.

Storefront Signage & Graphics - Permanent

Signage located along the storefront portion, oriented to the pedestrian. It includes the transparent portion of storefront (windows) and/or solid wall areas used for merchandise display and permanent graphics. This includes awnings, tenant suite number, logo and name identification, secondary name modifiers, hours of operation, services or name brand marketing, menu cabinets, etc.

Storefront Signage & Graphics - Temporary

Any sign, banner, pennant, balance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other like material, with or without frames.

General Sign Standards and Requirements

All signs within QC DISTRICT must be compatible with the standards outlined in these CSP Standards. The purpose of the sign standards is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, owner, and tenants of all parcels within QC DISTRICT. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be brought into conformance at the sole expense of the tenant.

Before designing signs, all QC DISTRICT tenants will receive a copy of these signage standards. Sign plans submitted to the owner’s representative for approval must conform to these standards. The owner’s representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner’s representative prior to application to Town of Queen Creek for permitting. For owner’s representative review, send signage drawings to:

Thompson Thrift
c/o Butler Design Group
5017 East Washington Street, Suite 107
Phoenix, AZ 85034

1. Signage proposal Each tenant must submit to the owner’s representative three (3) sets of detailed shop drawings showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials,

lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed freestanding, wall, window, and rear door signs. This submittal must be made at least fifteen (15) days prior to submitting requests for permits or manufacturing.

2. Sign contractor’s responsibilities Prior to preparation of signage drawings and specifications, the tenant’s sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions.

3. Owner’s representative review After review of the signage proposal, the owner’s representative will return one of the three sets of drawings to the Tenant, marked either “Approved,” “Approved as Noted,” or “Revise and Resubmit.”

“Approved” If drawings are marked “Approved,” the Tenant is allowed to proceed with sign permitting. Upon permit approval, construction and installation in accordance with the drawings may commence.

“Approved as Noted” If drawings are marked “Approved as Noted,” the tenant is allowed to proceed with sign permitting and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

“Revise and Resubmit” If drawings are marked “Revise and Resubmit,” the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner’s representative approval.

4. Openings in building walls Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings.

5. Messages Signs are restricted to advertising either (a) the person, firm, company, or corporation operating the use conducted on the site, or (b) the products sold therein, but not both.

6. Tenant responsibilities for other regulations The owner’s representative’s approval of a tenant’s signage plan does not constitute an implication, representation, or certification by the owner’s representative that those plans are in compliance with applicable statutes, codes,

ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.

7. Prohibited signs

- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the owner’s representative.
- Signs that are installed without written approval from the owner’s representative, or that are inconsistent with approved drawings, may be subject to removal and reinstallation by the owner at the tenant’s expense.
- Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs; placards; posters; playbills; postings; paintings; flags; signs in public rights-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Change-panel signs are prohibited, except at gas stations. Prohibited signs will be removed at the owner’s discretion.

8. Illuminated signs The Town of Queen Creek requires permits for all signs and electrical permits for all signs that are illuminated. It is the Tenant’s sole responsibility to secure these and any other permits that may be required, and to remain in compliance with these approvals and permits.

9. Size limitation Each Tenant must limit the area of its sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but it must not exceed the area allocated for signage. Each Tenant will be granted a minimum of one sign.

10. Labels No labels are permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on an end letter only. These are to be installed in an inconspicuous location.

11. Freestanding signs All freestanding signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes.

11. Upkeep and maintenance Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), including any individual pylon or monument signage, and

tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant’s sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner’s cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant’s noncompliance following notification.

12. Illumination timer Power to illuminate the tenant’s sign is to be from tenant’s electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and shopping center manager.

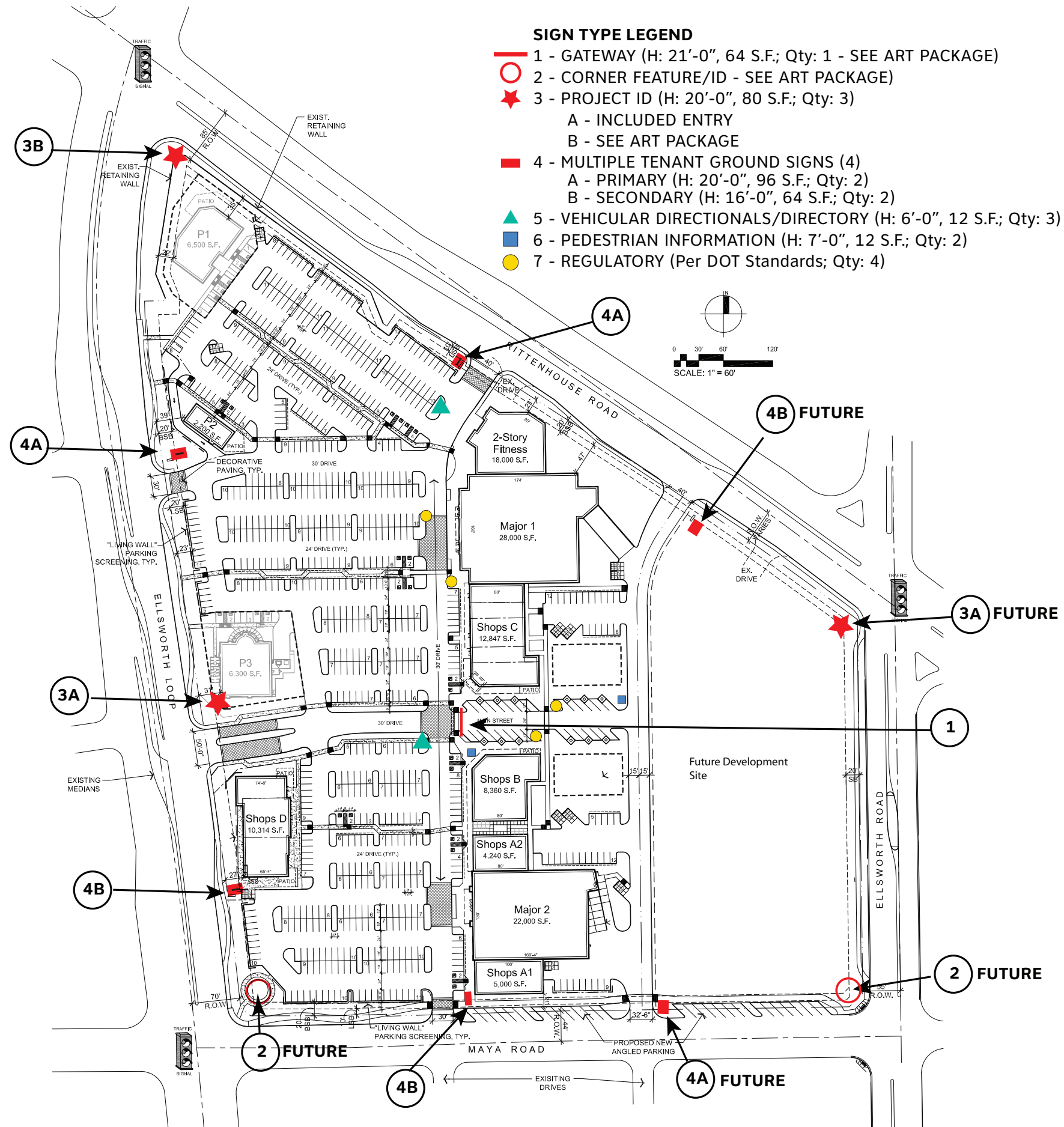
13. Sealing of building wall penetrations All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed.

14. Damage caused by or during installation The sign contractor and/or tenant will pay for any damage to a building’s fascia, canopy, structure, roof, building elements or flashing caused by sign installation.

15. Required insurance for sign contractors All sign contractors must carry workers’ compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor’s license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers’ compensation and commercial liability insurance.

16. Owner’s right to modify requirements The owner’s representative has the right to modify the sign design standards and requirements for any Tenant.

Signage Site Location Plan



Tenant Freestanding Sign Matrix

	Sign Type	User	Function	Quantity	Location	Max Height	Maximum Square Feet	Illumination	Materials
1	Gateway (Art Package)	QC District	Visitor Welcome/ID sign	1	Interior of project, between Shops B & Shops C.	Twenty-one (21) feet to top of monument	64 SF	Internal w/ external accent	Brick base with metal structure and routed metal panels for signage area.
2	Corner Feature (Art Package)	QC District	Project identity	2	Southwest corner (Ellsworth Loop & Maya Road); and southeast corner (Ellsworth Road & Maya Road).	Ten (10) feet to top of monument	80 SF	Internal w/ external accent	Brick base with metal structure and routed metal panels for signage area.
3A	Project ID (Art Package)	QC District	Project & tenant identity	3	Northwest corner (Rittenhouse Road & Ellsworth Loop, each corner); Northeast corner (Rittenhouse Road & Ellsworth Road); Ellsworth Loop main entrance (each side).	Twenty (20) feet to top of monument	80 SF	Internal w/ external accent	Brick base with metal structure and routed metal panels for signage area.
4A	Multiple Tenant Ground SignS	QC District	Project & tenant identity	3	One located on Ellsworth Loop; Rittenhouse Road and Maya Road.	Twenty (20) feet to top of monument	96 SF	Internal w/ external accent	Brick base with metal structure and routed metal panels for signage area.
4B	Multiple Tenant Ground Signs	QC District	Project & tenant identity	3	One located on Ellsworth Loop; Rittenhouse Road and Maya Road.	Sixteen (16) feet to top of monument	64 SF	Internal w/ external accent	Brick base with metal structure and routed metal panels for signage area.
5	Vehicular Directional/ Directory	QC District	Directing visitors to desired locations	4 max	Interior to the project at key vehicular decision points.	Six (6) feet to top of sign	12 SF	Internal	Metal panels, vinyl die cut reflective copy.
6	Pedestrian Information	QC District	Directing pedestrians to desired locations	2	Interior to the project at key pedestrian decision points.	Seven (7) feet to top of sign	12 SF	Internal	Brick base with metal structure and routed metal panels for signage area
7	Traffic Regulatory	QC District	Controlling vehicles throughout the site	4	Interior to the project at key pedestrian traffic crossings.	Per ADOT regulations	6 SF	None	Standard MUTCD materials
8	Menu Signs	Pad Tenants	Menu Display and Pricing	As Rqd	Drive Thru	Freestanding: Six (6) feet to top of sign; Building mounted: Eight (8) feet to top of sign	24 SF	Internal and/or external	Metal cabinet, acrylic, paint, vinyl graphics
9	Traffic Directionals	Pad Tenants	Directing traffic through specific parcels	As Rqd	Driveways and Drive Thru as Required	Four (4) feet to top of sign	8 SF	Internal and/or external	Metal cabinet, acrylic, paint, vinyl graphics

3 - Project ID (3A)

There are two (2) Project ID 3A signs. One is located on Ellsworth Loop and one is located at the intersection of Ellsworth and Rittenhouse Roads (future).

Monument	
Height:	9'-4"
Sign Area:	60 s.f. total
Materials:	Red & Tan Thin Brick to match architecture. Aluminum reverse pan-channel logo.
Illumination:	Internal neon/LED halo.

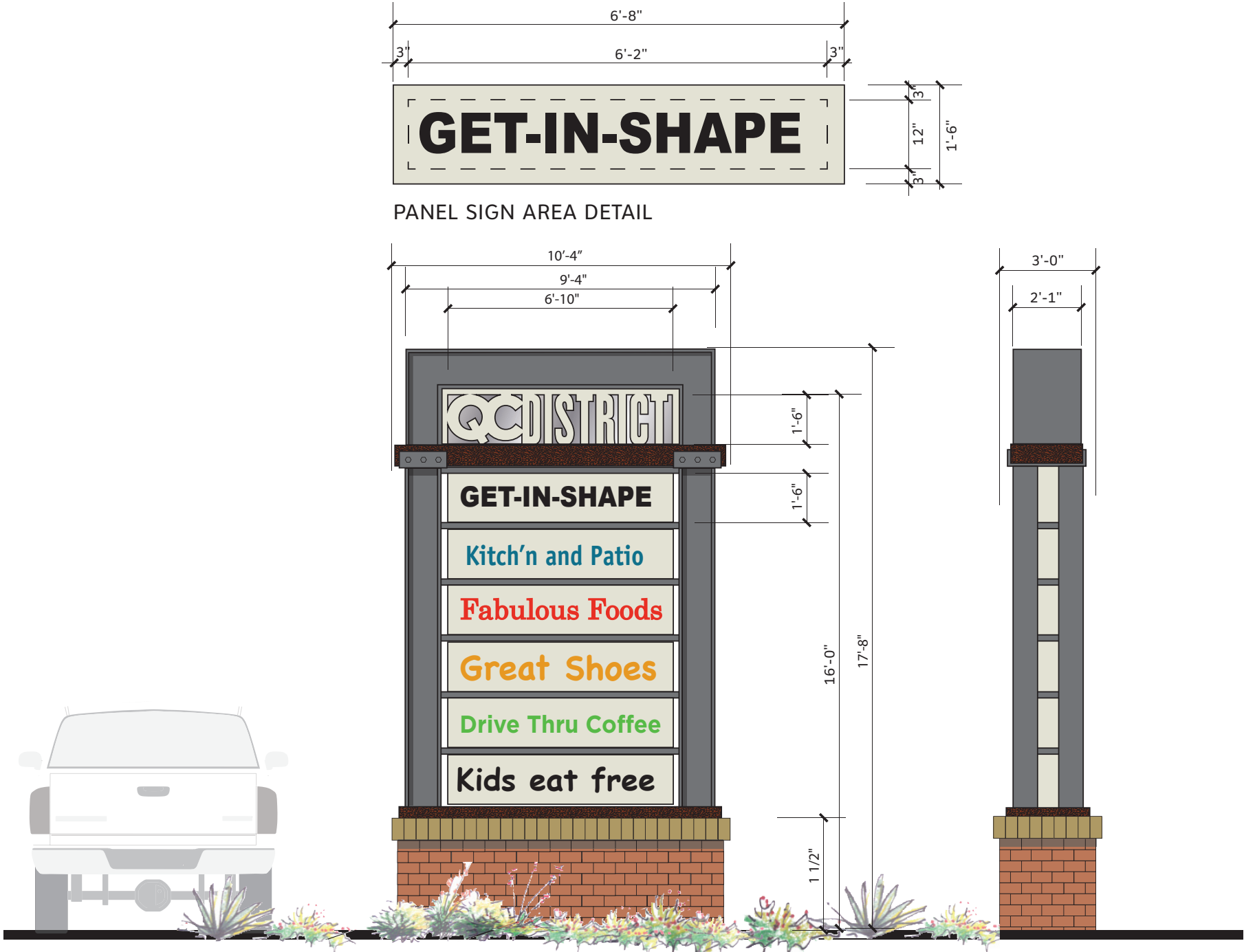


4A - Multiple Tenant Ground Sign

There are two (2) Multiple Tenant Ground Sign A signs. One is on Rittenhouse Road and one is on Ellsworth Loop.

Monument	
Height:	17'-8"
Sign Area:	Tenant Panels - 61.5 s.f. Project ID: 10 s.f.
Materials:	Red and tan Thin Brick to match architecture. Steel "I-Beam" framework.
Illumination:	Internal

Tenant Panels	
Materials:	Project ID: Reverse pan-channel aluminum. Tenants: Aluminum panels w/routed logos.
Color:	Project ID: Brushed aluminum. Tenants: Backgrounds to be SW7531 Canvas Tan. Logos and lettering to be per tenant's corporate standards.
Sizes:	Project ID Panel - 6'-10" x1'-6" 10.25 s.f. Tenants Panel - 6'-10" x1'-6" 10.25 s.f. Tenant Copy Height - 12" Max.
Illumination:	Project ID: Neon/LED halo. Tenants: Internal.



PRIMARY MULTIPLE-TENANT GROUND SIGNS
Logo/signage @ 72 s.f.

4B - Multiple Tenant Ground Sign

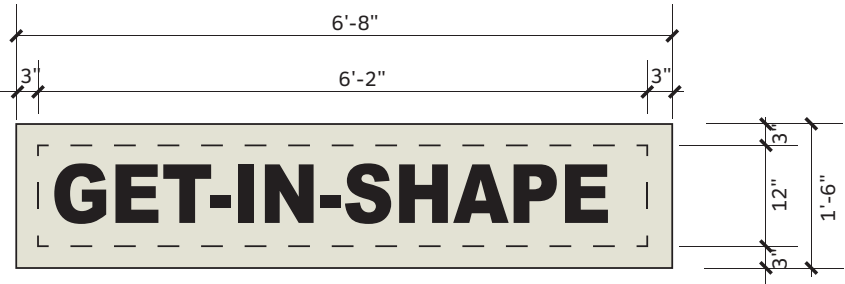
There are two (2) Multiple Tenant Ground Sign B signs. One is on Rittenhouse Road (Future Placement) and one is on Ellsworth Loop.

Monument

- Height: 11'-6"
- Sign Area: Tenant Panels - 39 s.f.
Project ID - 10 s.f.
- Materials: Red and tan Thin Brick to match architecture. Steel "I-Beam" framework.
- Illumination: Internal

Tenant Panels

- Materials: Project ID: Reverse pan-channel aluminum.
Tenants: Aluminum panels w/routed logos.
- Color: Project ID: Brushed aluminum.
Tenants: Backgrounds to be SW7531 Canvas Tan.
Logos and lettering to be per tenant's corporate standards.
- Sizes: Project ID: 6'-8"x1'-5" 9 s.f.
Tenants: 6'-8" x1'-6" 10 s.f.
Tenant Copy Height - 12" Max.
- Illumination: Project ID: Neon/LED halo.
Tenants: Internal.



PANEL SIGN AREA DETAIL

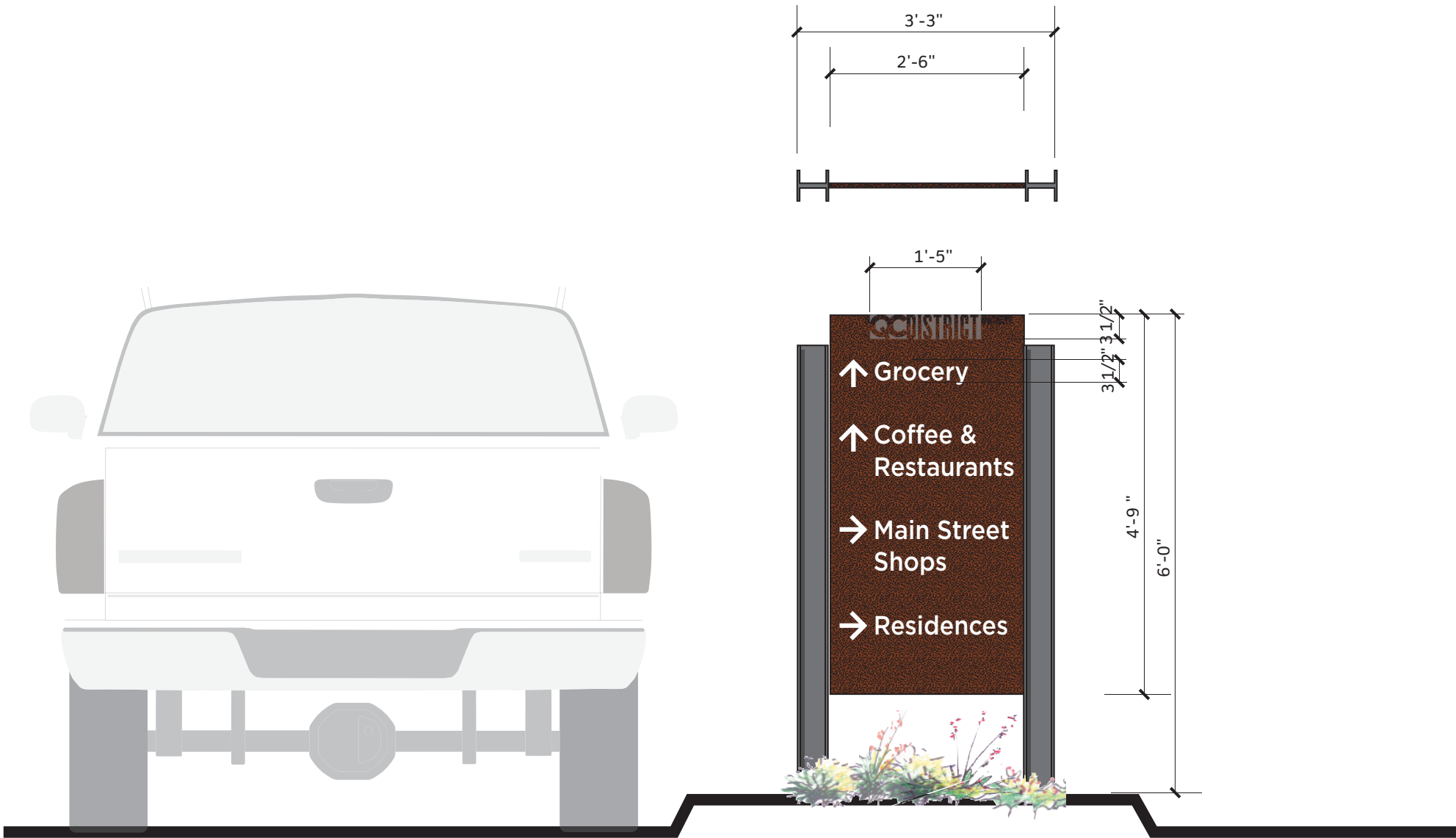


SECONDARY MULTIPLE-TENANT GROUND SIGNS
Logo/signage @ 46 s.f.

5 - Vehicular Directional/Directory

There are two (2) Vehicle Directional/Directory signs.
They are located at key vehicle decision points within the project.

Sign	
Height:	6'-0"
Sign Area:	12 s.f. total
Project ID:	.4 s.f.
Materials:	Aluminum panel. Steel "I-Beam" framework.
Illumination:	Indirect.



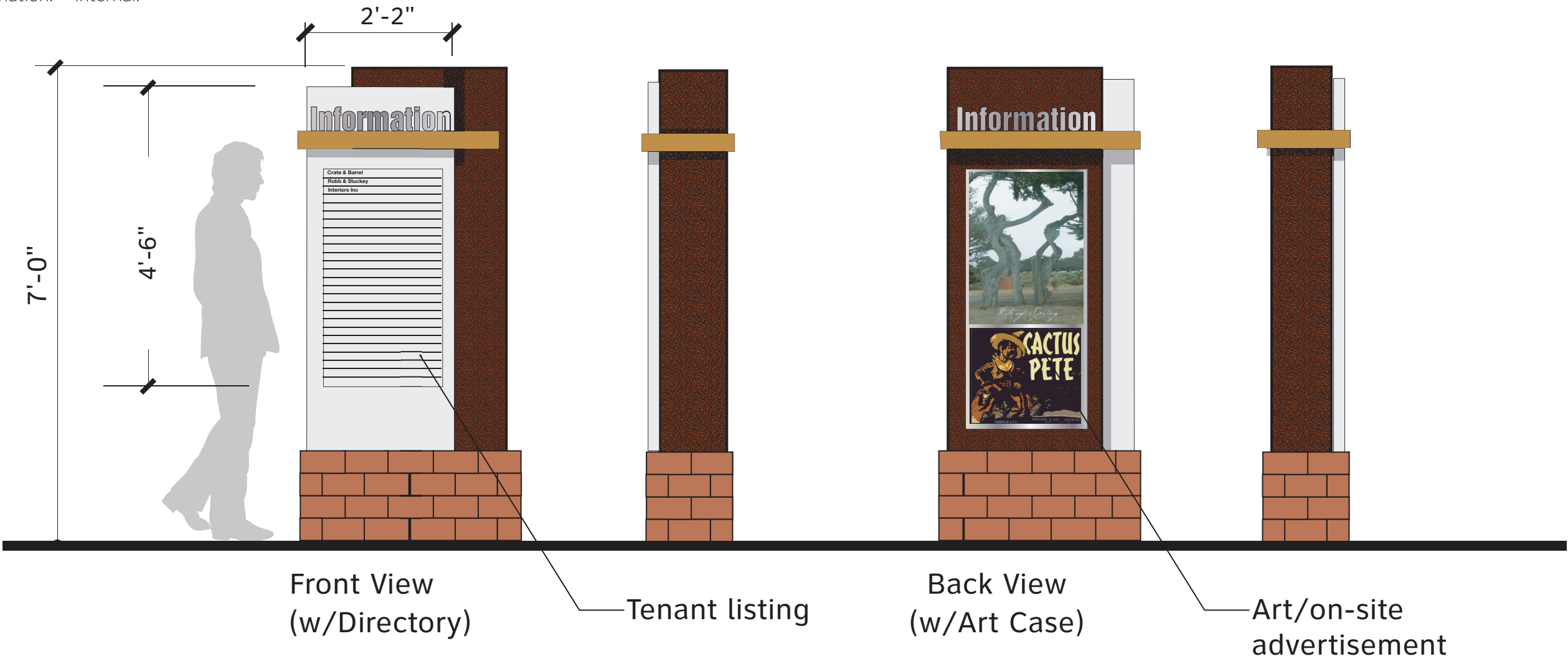
6 - Pedestrian Information

There are two (2) Pedestrian Inforamtion and/or Directory signs for Phae 1 of the project. They are located at key pedestrian oriented decision points within the project.

These signs may provide a listing of retail and non-retail tenants, maps, on-site advertising, community information and or community oriented art.

Sign

- Height: 7'-0"
- Sign Area: 9.75 s.f.
- Project ID: NA
- Materials: Aluminum panel and steel cabinetry with brick base.
- Illumination: Internal.



Building Signage Matrix

The following matrix illustrates all signage type and various allowances and restrictions based on the building type and size of tenant. All types are to be provided by the tenant at the tenant’s own expense as described and illustrated in the following pages.

Tenant	Function	Location	Letter/Logo Height	Size	Illumination	Materials
Major(s)-Occupancy greater than 17,500 SF	Tenant ID - Main/Front elevation	No closer to the roofline than a distance of one half (1/2) the maximum letter height.	Ninety-six (96) inches maximum letter/logo height.**	One and a half (1 1/2) square feet of sign area per linear foot of building frontage/elevation.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Major(s)-Occupancy greater than 17,500- SF	Tenant ID - Secondary elevation	Business elevations other than the Main/Front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Sixty (60) inches maximum letter/logo height.**	One (1) square foot of sign area per linear foot of building secondary elevation.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Major(s)-Occupancy greater than 20,000 SF	Tenant modifiers - to identify subsidiary elements within the business, ie, bank, pharmacy, florist, etc	Business front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Thirty-six (36) inches maximum letter/logo height.**	An additional one-half (1/2) square foot of sign area per linear foot of building frontage.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Shops A1, A2, B, C, D, E, Non-pad Restaurants	Main Tenant ID	Business front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Thirty-six (36) inches maximum letter/logo height.**	One and a half (1 1/2) square feet of sign area per linear foot of building frontage.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Shops A1, A2, B, C, D, E, Non-pad Restaurants	Secondary Tenant ID	Business elevations other than front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Thirty-six (36) inches maximum letter/logo height.**	One (1) square foot of sign area per linear foot of building frontage.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Pad Tenant	Main Tenant ID	Business front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Forty-eight (48) inches maximum letter/logo height.**	One and a half (1 1/2) square feet of sign area per linear foot of building frontage.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
Pad Tenant	Secondary Tenant ID	Business elevations other than front elevation, no closer to the roofline than a distance of one half (1/2) the maximum letter height.	Thirty-six (36) inches maximum letter/logo height.**	One (1) square feet of sign area per linear foot of building frontage.	Interior, backlit or a combination thereof	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.
All Tenants	Arcade Signage Tenant ID	In front of tenant’s leased space	Below architectural canopy - Maintaining 8’ AFF clearanace	Four (4) square feet.	Non-illuminated	Acrylic/Polycarbonate; painted aluminum; printed/painted vinyl.

****NOTE:** All maximum letter/logo heights as outlined in the table above are also controlled by the architectural proportion as outlined in the graphic standards to be a maximum of 70% vertical height and 80% of the horizontal width of the "architectural" wall in which it is installed.

Tenant Building Signage

Specifications

All Tenants must have storefront signs fabricated from either internally illuminated individual pan-channel, reverse pan-channel letters and logos, and/or “custom” cabinets.

All sign designs and layouts will be approved on an individual basis through the Owner’s discretion. Creative designs, forms, and the use of “custom” cabinet signs are encouraged (see page 17 for examples). Unless as part of a nationally registered and/or trademarked logo, rectangular shaped cabinets are strictly prohibited.

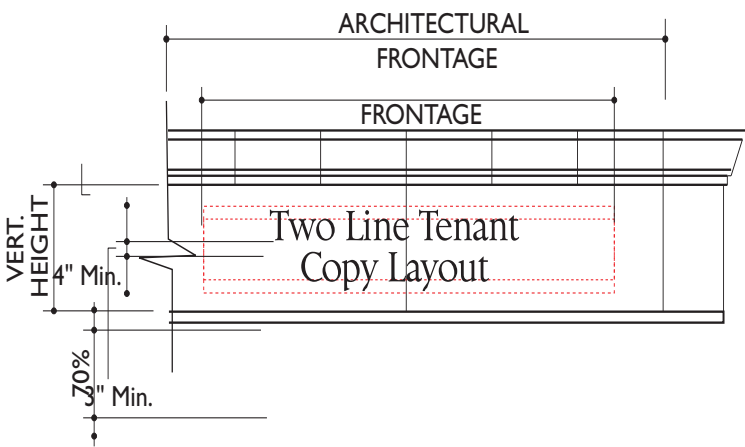
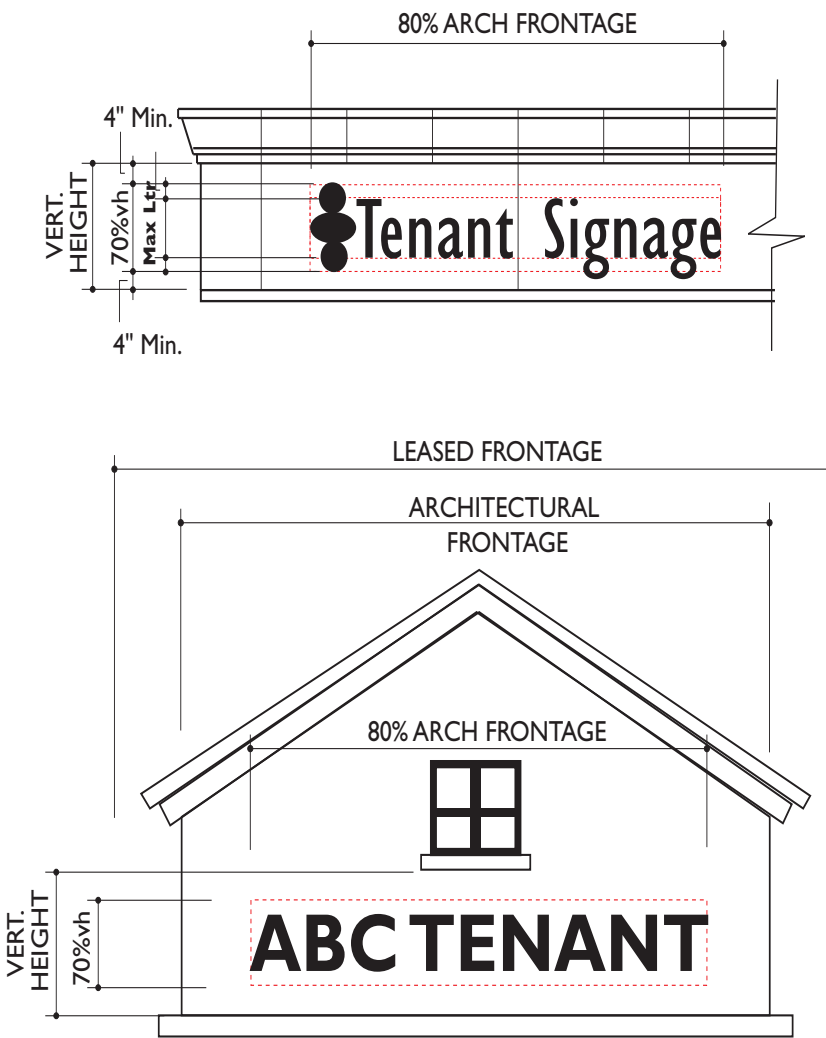
Locations

Centered horizontally and vertically within the defined architectural element and/or directly over the doorway if space permits. Signs must be located over the tenant’s leased frontage. Pad buildings may have signs on all elevations.

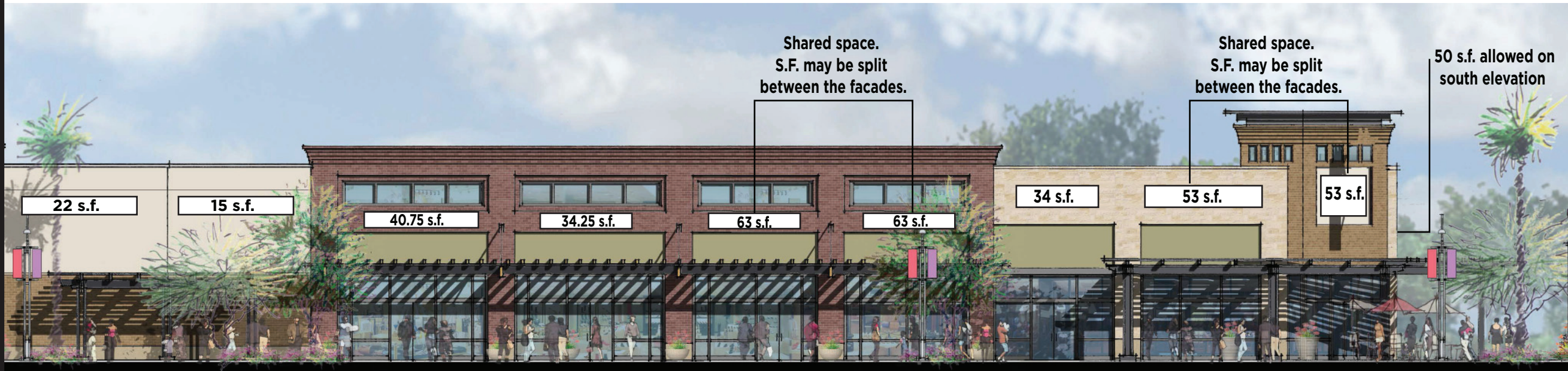
Layout Standards

The overall length of any sign shall not exceed 80% of the architectural frontage or defined architectural element on which it is placed.

The overall height shall not exceed 70% of the most narrow portion of the vertical fascia height, or architectural element on which it is placed.



Major 1, Shops C & E Elevations -
Maximum Signage Locations (Typical)



Major 2, Shops A1, A2, & B Elevations -
Maximum Signage Locations (Typical)



Shops D Elevations -
Maximum Signage Locations (Typical)



Building D, West Elevation



Building D, East Elevation

Typical Letter Specifications

Typical Pan Channels

Construction
Pan channel letters and logos must be constructed with sheet aluminum returns and retainers

No “Channelume,” “Letteredge,” or similar material will be allowed.

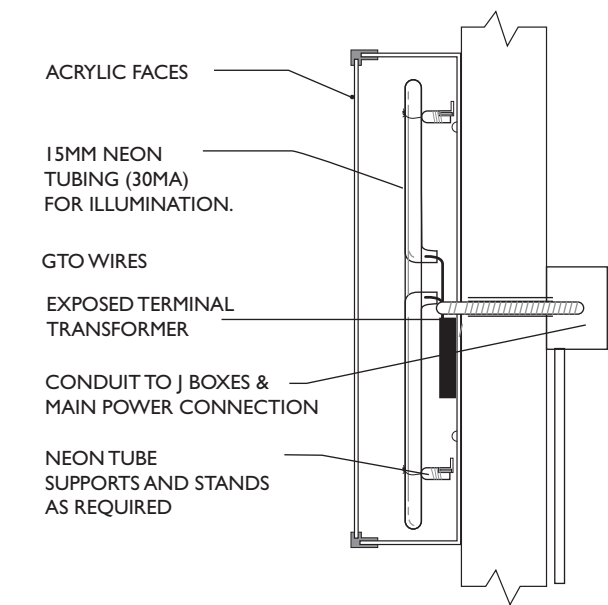
Individual letters and logos must be 5” deep with a minimum 1/8” acrylic face.

Colors
Returns: National tenant’s corporate standards.
For others -must match letter face or trim caps.

Faces: Per tenant’s corporate standards.

Trim Caps: Must match either faces or returns.

Note: Maximum of two colors can be used.



Typical Reverse Pan Channels

Construction
Reverse Pan channel letters and logos must be constructed with aluminum returns and faces.

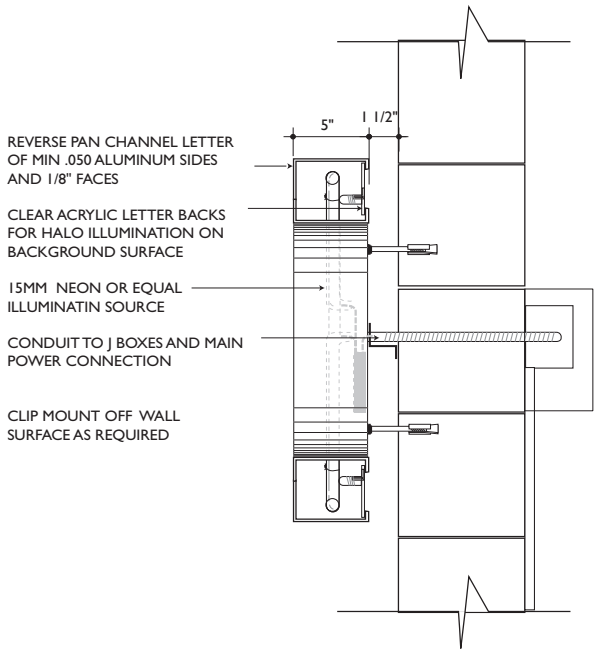
No “Channelume,” “Letteredge,” or similar material will be allowed.

Individual letters and logos must be 5” deep.

Colors
Returns: National tenant’s may use their corporate standards.
For others - must match letter face.

Faces: Per tenant’s color standards.

Note: For power supply on all individual letters and logos, reference building shell documents.



Custom Cabinets (Typical)

Cabinets must be designed and fabricated with a minimum of three (3) signage/graphic levels with opaque face planes of contrasting colors, textures or material from one another to create depth and dimension. Unless as part of a nationally registered and/or trademarked logo, rectangular shaped “cabinets” are strictly prohibited.

All signs will be approved on an individual basis through owner’s discretion. Creative designs and forms are encouraged. See examples.

Cabinet face planes must be opaque with contrasting color, texture or material from one another to create depth and dimension.

Unless as part of a nationally registered and/or trademarked logo, rectangular shaped “cabinets” are strictly prohibited.

Construction
Main identification letters (primary name) shall be dimensional reverse pan or pan channel with a minimum 1” thick dimension.

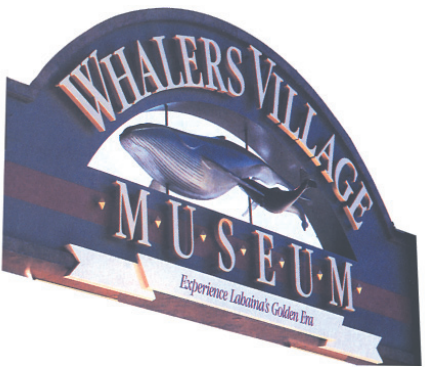
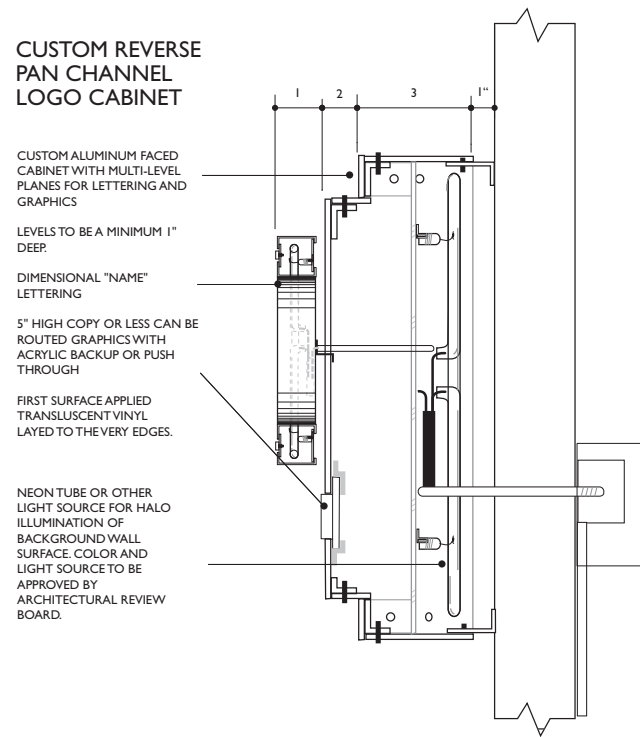
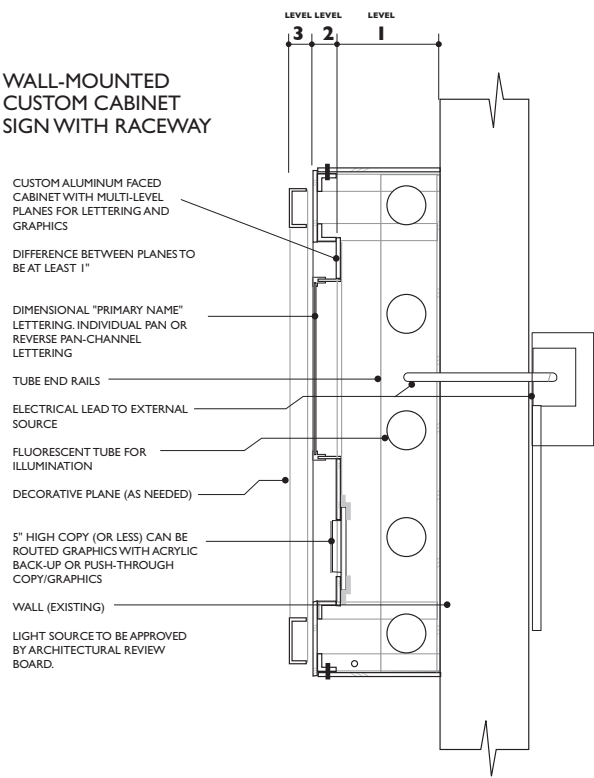
Secondary copy, which is less than 5” in height and/or background graphics, may be routed from the face with either backup or push-through acrylic. This does not count as a layer since the depth does not meet the 1” minimum depth.

Exposed neon shall be raised off the face of the sign can be used and will be considered a different level, but will be limited to a maximum of ten percent (10%) of the overall sign square footage.

Installation
All custom cabinets may be installed up to 1-1/2” off face of building to provide for halo illumination.

Illumination
Exposed neon tubing shall be permitted subject to Owner/Landlord on custom cabinets only.

Custom cabinets shall be internally illuminated and should be halo illuminated to provide definition of the outer edge of the cabinet.



Whalers - Individual reverse pan channels on custom 3D cabinet, dimensional whale sculptural ID and banner with routed backup copy.

Grazia - Individual Pan channel letters with cut out aluminum panels with routed/backup copy.

Tomatoes - Individual flat cut out planes of distressed metal, halo backlighted with push-through main ID copy. Cabinets must be designed and fabricated with a minimum of three (3) signage/graphic levels, each a minimum of 1” deep.

Storefront Signage & Graphics

No more than 25% of each individual window, panel or awning area may have signage/graphics applied to, or within three feet (3') behind the window area.

Storefront graphics aggregate allowances includes all temporary signage applications and/or any permanent identification signage.

Layouts

All storefront signage and graphic layouts shall be approved in writing by the owner’s representative for quality and consistency prior to submittal to the Town of Queen Creek for permitting approvals.

Restrictions

Storefront graphics may not be neon tubing elements or use fluorescent colors.

No printed, hand lettered, window painted sales promotions will be allowed.

Printed menus are not allowed to be taped to windows. Menus for take out or eat in restaurants, or in-store services must be within an architecturally integrated, enclosed design element and shall not exceed the 25% of the window/panel area. These may be internally illuminated.



Arcade Signs

In-line tenants may have at least one arcade sign with a minimum storefront width of twenty feet (20'). Tenants with more than one public entry will be allowed a maximum of two (2) arcade signs only if the entries are on different elevations.

Each Tenant will use a common frame design and will be provided the standard bracket for this sign. Tenants will be allowed to create their own unique panel with their recognized corporate identity and design theme, subject to approval of the Committee.

Landlord will coordinate installation of these signs and will be reimbursed by the Tenant.

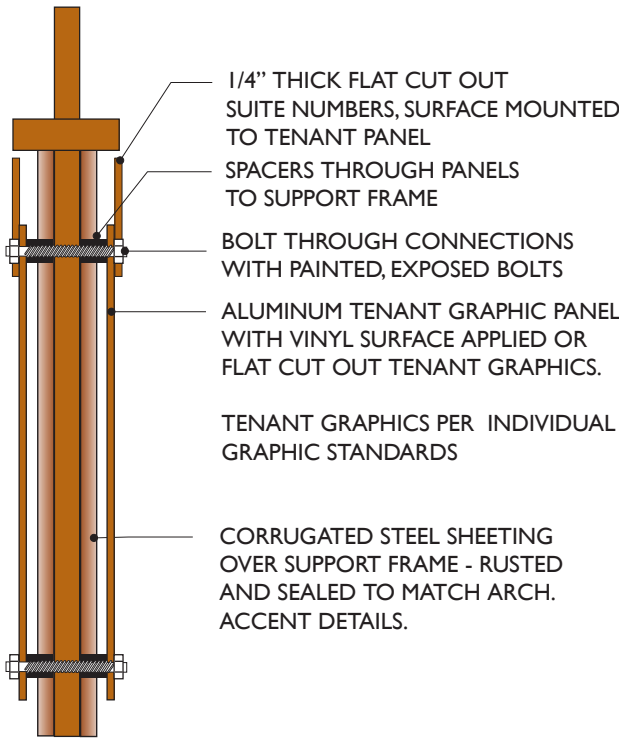
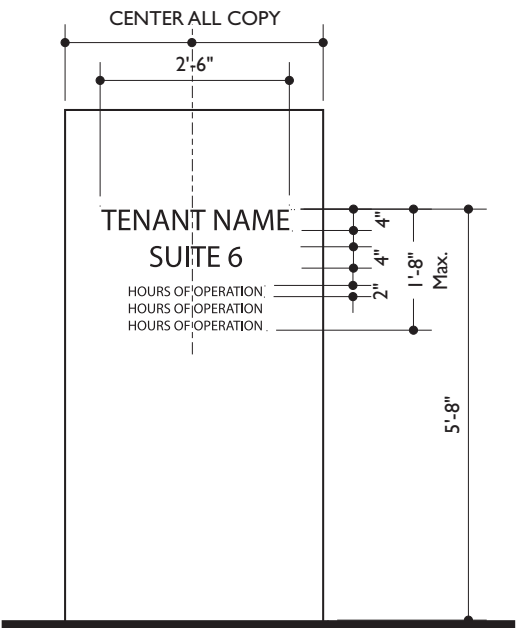
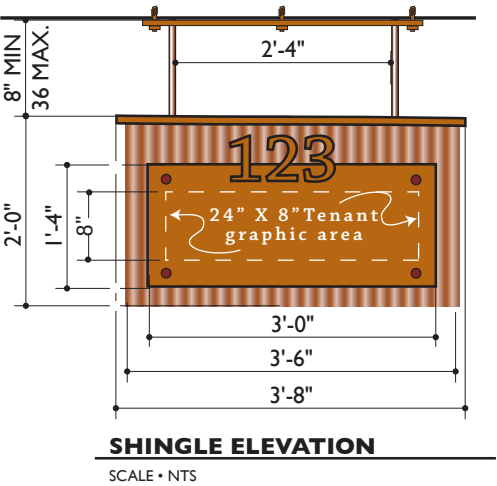
This signage does not count against the tenant’s square footage allotment.

Bottom of sign—Minimum 8’-0” above finished floor.

Orientation—Perpendicular to storefront.

Delivery/Non Public Signage

All shops and freestanding buildings with exterior, non-public entrances may have identification signage located at the rear of the building. This signage shall be non-illuminated and shall not exceed four (4) square feet in area.



Project Materials/Colors

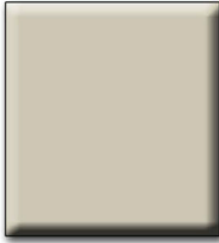
PAINT by Sherwin Williams



THUNDER GRAY
SW7645



MEADOWLARK
SW7522



STUDIO TAUPE
SW7549



CANVAS TAN
SW7531



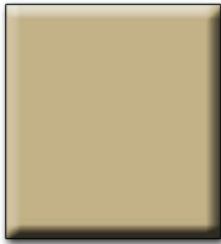
MOROCCAN BROWN
SW6060



IRON ORE
SW7069



ROYCROFT SUEDE
SW2842



MACADAMIA
SW6142



ACCESSIBLE BEIGE
SW7036



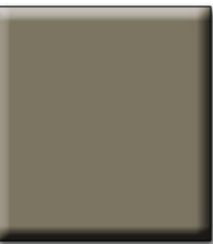
TONY TAUPE
SW7038



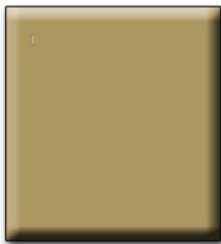
ENDURING BRONZE
SW7055



SMOKEHOUSE
SW7040



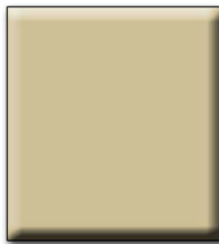
LIBRARY PEWTER
SW0038



PERISTYLE BRASS
SW0043



RUSKIN ROOM GREEN
SW0042



ECRU
SW6135



BUNGLEHOUSE BLUE
SW0048



ANTIQUARIAN BROWN
SW0045

FIELD COLORS

ACCENT COLORS

METAL ROOFING & CLADDING



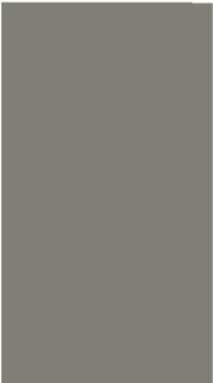
Rocky Gray
by ATAS



Weathered Tin
by OCM



Rustic Metal
by ATAS



Slate Gray
by ATAS



.032 BRIGHT SILVER
by LAMINATORS INCORPORATED



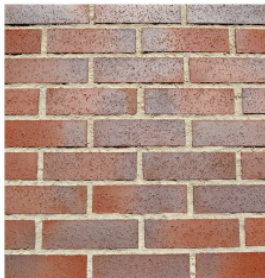
Galvanized Corrugated
by ATAS

GATE & ENCLOSURE DESIGN

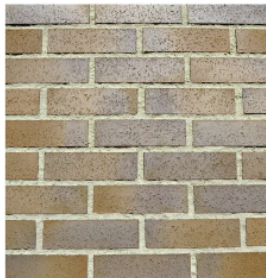
CONCRETE PAVER by Pavestone



Street Stone, Street Stone II SERIES 3x6/6x9/6x12



Thin Brick - Red
by Coronado



Thin Brick - Tan
by Coronado



Concrete Block Match
Tierra Brown - Split & Smooth by Superlite



Concrete Block Match
Autumn - Split & Smooth by Superlite

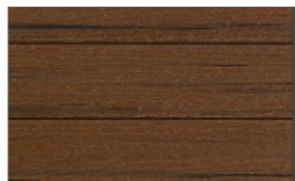
LINEAR PAVER PATTERN

COLORS

MASONRY VENEERS



Stone Veneer Rocked Face
by Coronado



Canopy Underdecking
Miostureshield - Walnut



Porcelain Tile Arizona Tile
Dome - Walnut 24"x24"

STONE VENEER & TILE