

**Planning
Division**

MEMORANDUM



To: Mayor and City Council
Through: Natalie Lewis, Deputy City Manager
Nana Appiah, PhD, AICP, Development Services Director
Rachel Prelog, AICP, Assistant Planning Director
From: Jennifer Merrill, Planner II
Date: August 29, 2022
Subject: Hawes Commerce Center Rezoning and Site Plan Review (ZON21-00792)

On June 22, 2022, for the Planning & Zoning Board considered the subject rezoning and Site Plan Review for Hawes Commerce Center located north of Germann Road and east of Hawes Road. During the hearing questions were raised regarding a 30-foot-wide Queen Creek Irrigation District (QCID) easement along the south edge of the property and whether QCID was in support of the proposed site plan. In response to these concerns, the Planning and Zoning Board added the following conditions of approval to the case:

Prior to submitting an application for any permit on the property submit a letter of approval from the Queen Creek Irrigation District and the Bureau of Reclamation for the site design shown on the grading and drainage plan, and site plan. If a letter of approval is not submitted, submit a revised site plan for review and approval through City Site Plan review process.

Since the Planning & Zoning hearing, the applicant contacted the QCID and made a minor adjustment to the location of Building 1, shifting it nine feet to the north. The Queen Creek Irrigation District's engineering consultant, Cairo Engineering, provided a letter documenting acceptance of the revised plan. The applicant requested, and staff is in support, that the condition be removed as it has been satisfied.