



Requesting Department:
Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, ICMA-CM
TOWN MANAGER**

**FROM: TOM CONDIT, P.E.
DEVELOPMENT SERVICES DIRECTOR**

**WAYNE BALMER, AICP
PLANNING ADMINISTRATOR**

**RE: PUBLIC HEARING AND POSSIBLE ACTION ON DR12-017
"BLANDFORD HOMES AT THE PECANS"** a request from Christa Walker, on behalf of Blandford Homes for approval of four new floor plans with fourteen elevations to be constructed at The Pecans. The subdivision is located on the south side of Chandler Heights Road between Ellsworth and Hawes roads.

DATE: MAY 2, 2012

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of DR12-017, subject to development as shown on the exhibits presented and subject to the Conditions of Approval contained in the staff report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation.

RELEVANT COUNCIL GOALS

General Plan - Land Use Element - Goal 1: Maintain the Town's unique community character.

General Plan - Land Use Element - Goal 3: Develop superior residential neighborhoods.

PROPOSED MOTION

Move to approve DR12-017 “Blandford Homes at The Pecans” subject to the Conditions of Approval contained in the staff report.

SUMMARY

This request is a proposal by Blandford Homes to construct four floor plans with fourteen elevation themes, as well as accessory structures, in The Pecans.

HISTORY

- April 11, 2012 The Planning and Zoning Commission recommended approval of DR12-017.
- August, 2007 Town Council approved Ordinance 405-07 allowing gates to be installed on the private streets.
- July, 2004: The Queen Creek Town Council approved Ordinance 295-04 for the Pecans PAD, modifying some of the conditions of Ordinance 204-01 regarding lot coverage, tree retention, accessory structures, building heights and others.
- September, 2001: The Queen Creek Town Council approved Ordinance 204-01 for The Pecans PAD, amending the adopted street plan for the Pecan Grove area, and S08-00, a preliminary plat for a 258-lot subdivision to be constructed in seven (7) phases.
- June, 1996: The Queen Creek Town Council approved a master street plan for the pecan grove area.
- June, 1972: Maricopa County Board of Supervisors approved a plat for “Queen Creek Pecans Unit I.”

DISCUSSION

The Pecans was approved by the Town Council as a custom home subdivision, with an “old world” architectural theme. Blandford Homes has purchased 40 lots and has the ability to purchase 44 more within the subdivision and is requesting approval to construct four “production/semi-custom” homes within the project.

All four homes feature distinctively unique “old world” European architectural themes, with varied rooflines and building element detail on all four elevations. The applicant’s supporting documentation shows an extensive use of stone and tile, as well as significant building detail and a complementary color palette. All floor plans can also be

upgraded to include a variety of options, including a porte cochere, and additional patio areas.

The four floor plans and elevations are:

Residence One – 3,617 square feet

- Old World
- Country French
- Italian Farmhouse

Residence Two – 4,004 square feet

- Old World
- Country French
- Italian Farmhouse

Residence Three – 4,572 square feet

- Old World
- English Country
- Tuscany
- Vintage

Residence Four – 5,332 square feet

- Old World
- English Country
- Tuscany
- Vintage

In addition to the primary residence on the lot, properties within The Pecans are also allowed to have an additional accessory structure. Blandford has proposed an accessory structure with options to be constructed as an RV storage building, a combination RV storage/office, or an accessory living quarters/office. Designs have been developed for all options that match the architectural themes of the homes.

In the opinion of staff, all floor plans and accessory structures appear to meet or exceed the Town's architectural design standards for single family homes, and are consistent with the "old world" architectural intent expressed by the Town Council when the project was originally approved. All the proposed designs have been reviewed and approved by Mr. Lonnie McCleve on behalf of the Home Owners Association.

Of equal if not greater importance to the Town Council when approving The Pecans subdivision was the preservation of the existing pecan trees to the maximum extent possible. This was expressed in the requirement that at least 35% of the existing trees remain after the home construction is complete, but also in the care to be taken in maintaining the health of the trees during the construction process.

Staff has made Blandford Homes aware of this requirement and they have stated they intend to comply fully with the Town’s standards. As an example, Blandford is constructing a custom home on one lot and through positioning of the house they were able to retain 59% of the trees, as opposed to the 35% that was required. Even with the size of the proposed homes, given the size of the lots, lot coverage ranges from 9% to 17%, well under the allowable lot coverage.

Project Information	
Project Name	Pecans Subdivision
Site Location	South of Chandler Heights Road from Hawes Road on the west to Ellsworth Road on the east.
Zoning	R1-18 PAD
General Plan Designation	Low Density Residential (1-2 du/ac)
Surrounding Zoning Designations:	
North	R1-18 and R1-12 residential
South	R1-43 and R1-18 residential
East	R1-43 residential
West	R1-35 and R1-43 residential
Acreage	261 Acres
Total Lots	258 Lots
Design Review Request	Approval of floor plans and elevations for four production / semi-custom homes

Following the April 11, 2012 Planning and Zoning Commission meeting, the applicant submitted revised elevations for the proposed RV accessory storage building which are consistent with the elevations of the proposed homes and incorporate the design revisions suggested by the Commission.

ANALYSIS

General Plan Review: The project is located in the Low Density Residential designation on the General Plan.

Zoning Review: The zoning designation of the property is R1-18 PAD.

Design Review: The applicant is proposing four new floor plans for use at The Pecans. Two of the homes would have three distinct elevations each, and two of the homes would have four distinct elevations. All the proposed designs incorporate 360 degree architecture and are to be consistent with the “old world” architectural design theme for the project.

PUBLIC COMMENTS

As the current developer of the project, Lonnie McCleve also represents the Home Owners Association for The Pecans. Mr. McCleve has reviewed and approved the proposed plans, and has submitted a letter in that regard. Mr. McCleve has also

submitted a second letter describing the steps he took to make the existing homeowners aware of the proposed change as part of his review and approval of the proposed plans.

Given that this is an internal issue and not a public hearing, as would be the case with a rezoning request, a public meeting notice sign and letters to adjacent property owners were not required.

As of April 19, no additional comments have been received.

CONDITIONS OF APPROVAL

1. Construction of the project shall conform to the exhibits presented.
2. The applicant's request shall be expanded as stated in their April 11, 2012 letter to staff including an additional 44 lots to be built on in subsequent phases be included in the original request under DR12-017.
3. That the proposed accessory structures be modified/enhanced to include architectural styling consistent with the elevation of the home, to include a separate access door and window(s); and
4. Designate a future location for placement of the accessory structure on each lot at the time of building permit issuance for the primary structure.

ATTACHMENTS

1. Project Narrative
2. Site plan showing pecan tree locations
3. Letters from Lonnie McCleve
4. April 11, 2012 letter from Christa Walker
5. Design Review Submittal book
6. Draft P&Z Results for April 11, 2012

March 8, 2012

Town of Queen Creek
Design Review board

BLANDFORD HOMES

RE: Design Review Board Narrative
Blandford Homes
The Pecans Neighborhood

Town of Queen Creek DRB,

Blandford Homes, LLC is respectfully requesting Design Review Board standard plan approval for 4 plans of Single Family Detached housing products. These plans range in size from 3617 square feet to over 5200 square feet. The proposed plans will be built within The Pecans community on lots acquired by Blandford Homes.

Blandford Homes has taken great care to ensure that these new Standard Plans are designed to meet and exceed the quality and livability within The Pecans neighborhood. We have developed (3) or more architectural schemes that utilize different colors, textures and materials to complement the existing homes within the community. We are also introducing an optional Porte Cochere that will fit on more than 50% of the lots acquired by Blandford Homes. Also, included in the submittal will be accessory buildings of an RV garage, RV garage/ guest house or Guest house. We will lower the pitch height on the Accessory buildings to a 4/12 pitch to keep the overall height of these buildings at 20' or below.

This will give us over 40 variations in floorplans and elevations as well as dozens of different exterior color schemes. We are working closely with the Developer Architectural committee to continue the high quality of architecture, plans and elevations they want to incorporate in The Pecans and believe they are very pleased and excited with the product.

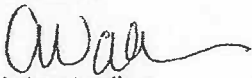
Blandford Homes believes we have distinctive features of these homes utilizing similar roof pitches, textures, accents and materials to complement the existing homes and making a good fit for The Pecans community. Blandford Homes has specifically designed this larger square footage product to fit on larger home sites and be appealing to executives, young professionals and their families.

Our models will be built as custom homes within The Pecans and are currently approved thru the Developer Architectural committee.

Our intention is to site these homes to preserve the maximum number of Pecan trees to comply with the stipulation 8 of the Town ordinance 295-04 as shown in the example plot plan. In the attached example, we have preserved 59% of the trees for this particular lot.

In closing, Blandford Homes is very excited to be building in The Pecans neighborhood and is looking forward to these standard plans being approved by the DRB so that production can begin. Should staff or the DRB have any further questions regarding this submittal, please feel free to contact me at 480-892-4492.

Sincerely,



Christa Walker
Development / Design
Blandford Homes, LLC

3321 EAST BASELINE ROAD • GILBERT, ARIZONA 85234 • (480) 892-4492
Administrative FAX (480) 892-5106 • Construction FAX (480) 892-9066 • Customer Service FAX (480) 892-8885



April 4, 2012

Good morning:

I am writing in follow-up to our Homeowners Association meeting and my letter of March 16 to you to update you on the status of Blandford Homes lot purchases and development in The Pecans.

On March 16 Blandford closed escrow on 40 lots in the Pecans, and have a current option on an additional 14 lots. They will be building two model homes on lots 1 and 2, followed by 38 new homes on the west side of the subdivision.

The elevations Blandford will be using for the new homes are the ones we sent to you with our letter of March 16th. Floor plans are now available (3,600-5,200 square feet) to review and can be obtained at the Pecan's sales center between the hours of 10am and 6pm. Blandford's sales team can be reached at 480 987-7820 if you have specific questions about the homes. All Semi-custom homes are single story, 4 car garages with optional Porte Cocheres. We have approved the elevations and floor plans following our meeting and subsequent mailings on behalf of the Association. If anyone would like to review the floor plans and elevations again or discuss them further, please contact me and I can make the arrangements.

On next Wednesday, April 11 the Town's Planning and Zoning Commission will be conducting a public meeting to review Blandford's plans and to make a recommendation to the Town Council. The meeting begins at 7:00 p.m. and will be held in the Town Council Chambers at 22350 S. Ellsworth Road. If you are interested in learning more about the proposed floor plans and elevations and Blandford's proposed development, please feel free to attend the meeting.

Following the Planning and Zoning Commission meeting the plans are scheduled to be presented to the Town Council on Wednesday, May 16. That meeting also begins at 7:00 p.m. and will be held in the Town Council Chambers.

If you are unable to attend the meetings, but would like to learn more about the Town's review of the Blandford models, you can contact Mr. Wayne Balmer with the Town at 480-358-3095 or by email at wayne.balmer@queencreek.org. He can provide you with color copies of the floor plans and elevations and answer any questions you may have.

If you have any questions and would like to discuss any of these issues with me or Kevin Petersen personally, please call Mary Ann at 480-250-0999 and she will make the arrangements.

Best Regards,

Lonnie McCleve

The Pecans Homeowners Association, Inc.
Customer Contact List
April 4, 2012

Customer	Bill to	Phone	Email
10681 - Tanner Group - 49	Tanner Group, LLC Mason Lundell 2705 E Hampton Lane Gilbert, AZ 85295		
10683 - CAB, LLC - 24	CAB, LLC 2704 E Gemini Street Gilbert, AZ 85234	480 924-3005	
10684 - McCleave, L - 21H	Loniie McCleave 23955 S 205th Court Queen Creek, AZ 85142	480 540 5656	lonniemccleave@me.com
10685 - Wright - Lot 17	Wright Family Revocable Trust & Charles Jason Check 2506 E Melrose Street Gilbert, AZ 852...	602 570 2980	jasoncheck@me.com
10687 - Pat Fnd 2010 - 45	Petersen Fund 2010, LLC Kevin Petersen 20509 E Via de Arboles Queen Creek, AZ 85142	602 540 8151	
10688 - Check - 50	Charles J Check 2840 E Portola Valley Ct Gilbert, AZ 85297	602 570 2980	
10689 - Walker - 20	Kathy R Walker 1552 E Princeton Gilbert, AZ 85234	480 540 5496	jasoncheck@me.com
10692 - Matlock - 11	Brian Matlock 1401 E Weldon Ave Phoenix, AZ 85014	602 722-9720	kattkopw@aol.com
10693 - Newswander - 78	Bradley L Newswander Cynthia M Newswander 4670 E Reins Rd Gilbert, AZ 85297	480 294 4620	brannmatlock@gmail.com
10694 - Newswander - 79	David Greer and Iris Greer 3862 E. Claxton Gilbert, AZ 85297	480 294 4620	newswander@gmail.com
10695 - Greer - 31	Debbie McCleave 23995 S 205th Court Queen Creek, AZ 85142	602 694 0448	ig_design2004@yahoo.com
10697 - Riffey - 104	Randon & Sheri Riffey 39808 N Foxtail Lane San Tan Valley, AZ 85140	480 540 5656	lonniemccleave@me.com
10698 - Slack - 90	Richard C & Michelle L Slack 19003 E Oriole Way Queen Creek, AZ 85142	480 285 7794	riffeyram@msn.com
10699 - Check - 15	Charles Check 2840 E Portola Valley Ct Gilbert, AZ 85297	623 566 6532	slack2@cox.net
10700 - Check - 98	Jonathan & Kimberly Graft 20126 E Via Del Palo Queen Creek, AZ 85142	602 570 2980	jasoncheck@me.com
10701 - Graft - 46	Zheng Zia & Hongyan Wu 2158 E Sapium Way Phoenix, AZ 85048	480 888 8025	jasoncheck@me.com
10702 - Xia - 16	Matthew & Christina Dickerson 20957 E Saddle Way Queen Creek, AZ 85142	702 202 7777	kgtraff@gmail.com
10703 - Dickerson - 100	Dustin Lawrence Spear 20697 S. 184th Place Queen Creek, AZ 85142	480 395-8658	mathewdickerson@gmail.com
10704 - Spear - 99	Nate & Maya Brooks 18954 E. Raven Dr Queen Creek, AZ 85142		
10705 - Brooks, N - 80	Joe & Jennifer Brooks 20846 S. Hadrian Way Queen Creek, AZ 85142		
10706 - Brooks, J - 81	Loniie McCleave 23995 S 205th Court Queen Creek, AZ 85142		
10707 - McCleave - 106	Justin McBride 20489 E. Pecan Ln. Queen Creek, AZ 85142		
10708 - McBride - 50H	Brown	602-370-3103	
10709 - Brown - 30			
10710 - Blandford Homes - 1	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234	480 892 4492	
10711 - Blandford Homes - 2	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234	480 892 4492	
10712 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10713 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10714 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10715 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10716 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10717 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10718 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10719 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10720 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10721 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10722 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10723 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10724 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10725 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10726 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10727 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10728 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10729 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10730 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10731 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10732 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10733 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10734 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10735 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10736 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10737 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		

The Pecans Homeowners Association, Inc.
Customer Contact List
April 4, 2012

Customer	Bill to	Phone	Email
10738 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10739 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10740 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10741 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10742 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10743 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10744 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10745 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10746 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10747 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10748 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
10749 - Blandford Homes - ...	Blandford Homes 3321 E. Baseline Rd Gilbert, AZ 85234		
Knoche! Bros	Knoche! Bros		
Pecans of Queen Creek, LLC	Pecans of Queen Creek, LLC		
Prior Owners	Prior Owners		



March 23, 2012

Christa Walker
Blandford Homes
3321 E Baseline Road
Gilbert, AZ 85234

Dear Christa;

The Pecans architectural committee has reviewed Blandford Homes floorplans and elevations submitted March 7, 2012 in the design review binder for use as within The Pecans. The committee hereby grants approval of the following plans to be built within The Pecans without any further conditions:

- 3617
- 4007
- 4572
- 5332
- 2B

Our approval includes all elevations, optional porte cocheres, side load and front load garages. Front load garages are only to be constructed where the side load garage does not fit. RV Garage options and exterior color palates also submitted March 7, 2012 in the design review binder are included for approval for the above mentioned plans.

Sincerely,

BLANDFORD HOMES

April 11, 2012

Town of Queen Creek
Planning and Zoning Commission

RE: The Pecans Neighborhood

Town of Queen Creek Planning and Zoning Commission,

Blandford Homes has the option to purchase 14 additional lots within The Pecans. Those option lots are 179-192 inclusive and the first right of refusal for 30 additional lots, lots 151 through 178, inclusive and lots 211 & 212. We respectfully request approval from the commission of product submitted DR12-017 for these additional lots should the seller and buyer come to an agreement.

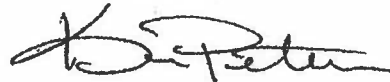
Thank you for your consideration.

Sincerely,



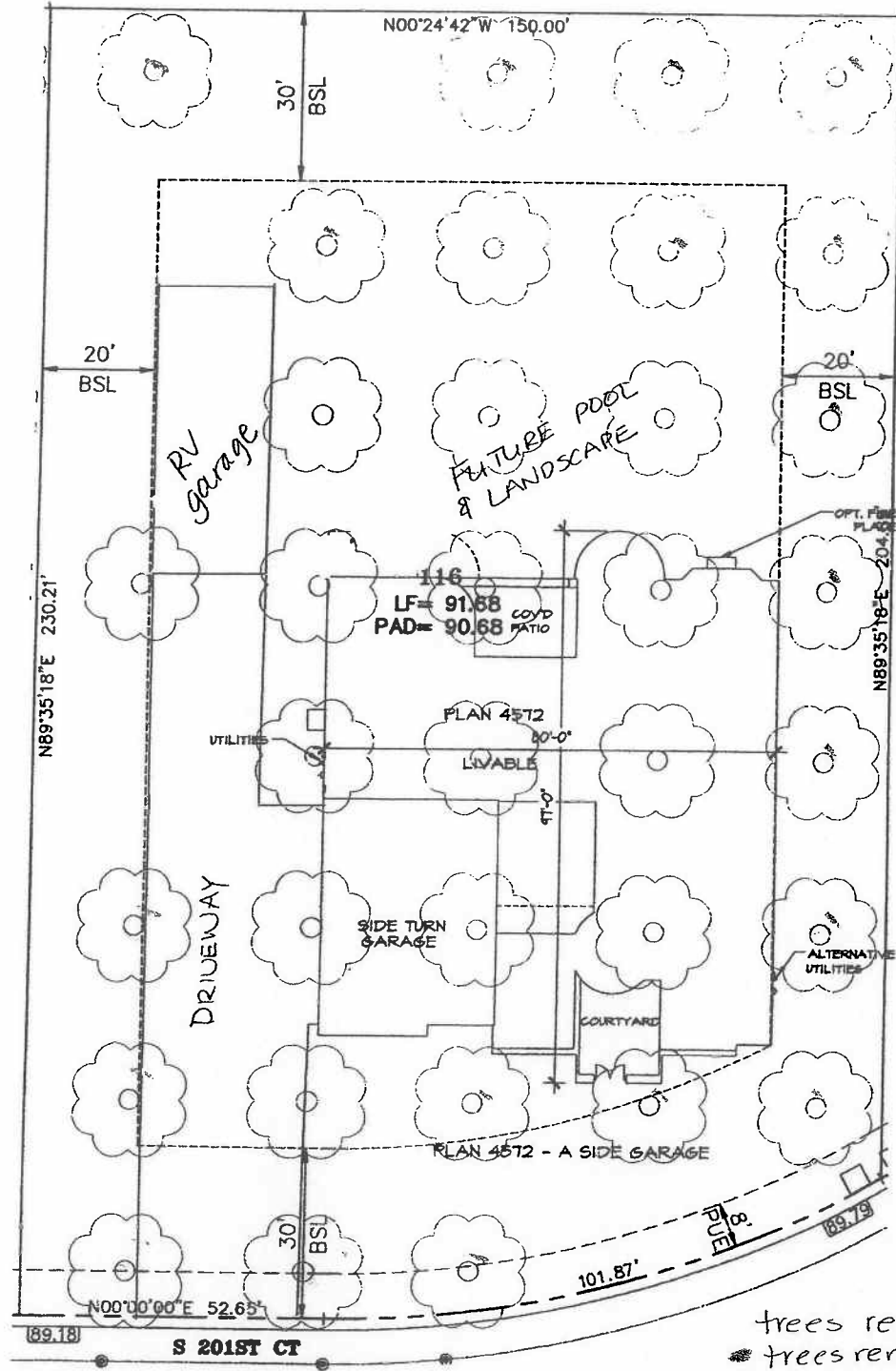
Christa Walker
Development / Design
Blandford Homes, LLC

Sincerely,

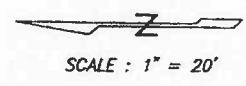


Kevin Petersen
The Pecans





trees removed (14)
 trees remaining (20)
 59 % of trees remaining



TOTAL AREA= 33,780 S.F.

NOTE: PAD, CURB AND LOT GRADING TO REMAIN IN ACCORDANCE WITH GRADING PLANS.

25% MAXIMUM LOT COVERAGE	
TOTAL LIVABLE	=====
2ND FLOOR LIVABLE	=====
1ST FLOOR LIVABLE	=====
GARAGE(S)	=====
COVERED ENTRY	=====
COVERED PATIO(S)	=====
TOTAL FOOTPRINT	=====
LOT COVERAGE %	=====

BLANDFORD HOMES
 3321 E BASELINE ROAD
 GILBERT, ARIZONA 85234
 PHONE: (480) 821-4492

SETBACKS	
FRONT:	30'
SIDE:	20'
REAR:	30'

LEGEND	
B.S.L.	- BUILDING SETBACK LINE
P.U.F.E.	- PUBLIC UTILITY AND FACILITIES EASEMENT
V.N.A.E.	- VEHICULAR NON-ACCESS EASEMENT
V.T.E.	- VISIBILITY TRIANGLE EASEMENT
□	- WATER METER
⊗	- PLAN CURB ELEVATION

THE PECANS PHASE 3

LOT NO. 116	ADDRESS: 24135 S. 201ST CT.	DATE: 03/22/12
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**RESULTS OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, April 11, 2012 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142

1. **CALL TO ORDER** The meeting was called to order at 7:01 p.m. by Chairman Sossaman in the Council Chambers of the Town Hall.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Chairman Steve Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Alex Matheson
Commissioner Ryan Nichols
Commissioner Debbie Reyes
Commissioner Kyle Robinson

Absent

Staff

Present

Planning Administrator Wayne Balmer
Senior Planner Dave Williams
Development Services Assistant Laura Moats

Absent

3. **PUBLIC COMMENT**
There were no public comments.
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
 - a. **Consideration and Possible Approval of March 14, 2012 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of DR12-017, "Blandford Homes at The Pecans",** A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

- c. **Consideration and Possible Approval of DR12-028, "Maracay Homes at Montelena"**, A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each, to be constructed on the 56 remaining lots in the Montelena Subdivision, located at the northeast corner of Chandler Heights and Hawes roads.

Item B. was removed from the Consent Agenda for presentation and further discussion.

Motion: Vice-Chairman Ingram

To approve the Consent Agenda, as presented, without Item No. b

2nd: Commissioner Gad
Vote: All Ayes. Motion carried 7-0.

- d. **Consideration and Possible Approval of DR12-017, "Blandford Homes at The Pecans"**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

After presentation by staff and the applicant, the Commission recommended approval of DR12-017, "Blandford Homes at The Pecans", with the following additional stipulation:

- 1) The applicant's request, as stated in their April 11, 2012 letter to staff regarding including an additional 44 lots to be built on in subsequent phases be included in the original request under DR12-017.
- 2) That the proposed accessory structures be modified/enhanced to include architectural styling consistent with the elevation of the home, to include a separate access door and window(s); and
- 3) Designate a future location for placement of the accessory structure on each lot at the time of building permit issuance for the primary structure.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION

5. **Public Hearing, Discussion and Possible Action on RZ12-006/SP12-007, "Banner Health Center – Queen Creek",** A request from C. Dale Willis on behalf of Victoria Lund Investment Group, LLC to rezone approximately 11.78 acres on the west side of Ellsworth Loop Road,

The Commission recommended approval of RZ12-006/SP12-007, as presented, with the following additional stipulations:

- 1) Commission to review a written description, prior to building permit issuance, of the proposed art concept to include a description of why the proposed concept was chosen, the theme of the proposed concept, the budget for the art work and the compatibility of the proposed concept with the architectural theme and building design of the project.
- 2) Spacing of parking spaces to be within the Town standards of one landscaped island for every 10 parking spaces.
- 3) The Y-shaped intersection at the entrance to be reconfigured to more of a 90-degree angle to reduce the potential for on-site access concerns.

ADMINISTRATIVE ITEMS - all Administrative Items were concluded during the Work Study.

7. **Review** of next month's agenda items:
8. **Report** on Town Council Action.
9. **Communication** from members of the Commission and Staff
10. **Adjournment**

The meeting adjourned at 9:20 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Sossaman, Chairman

ATTEST:

Laura Moats, Development Services Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Results of the April 11, 2012 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of April, 2012.

These are RESULTS only.

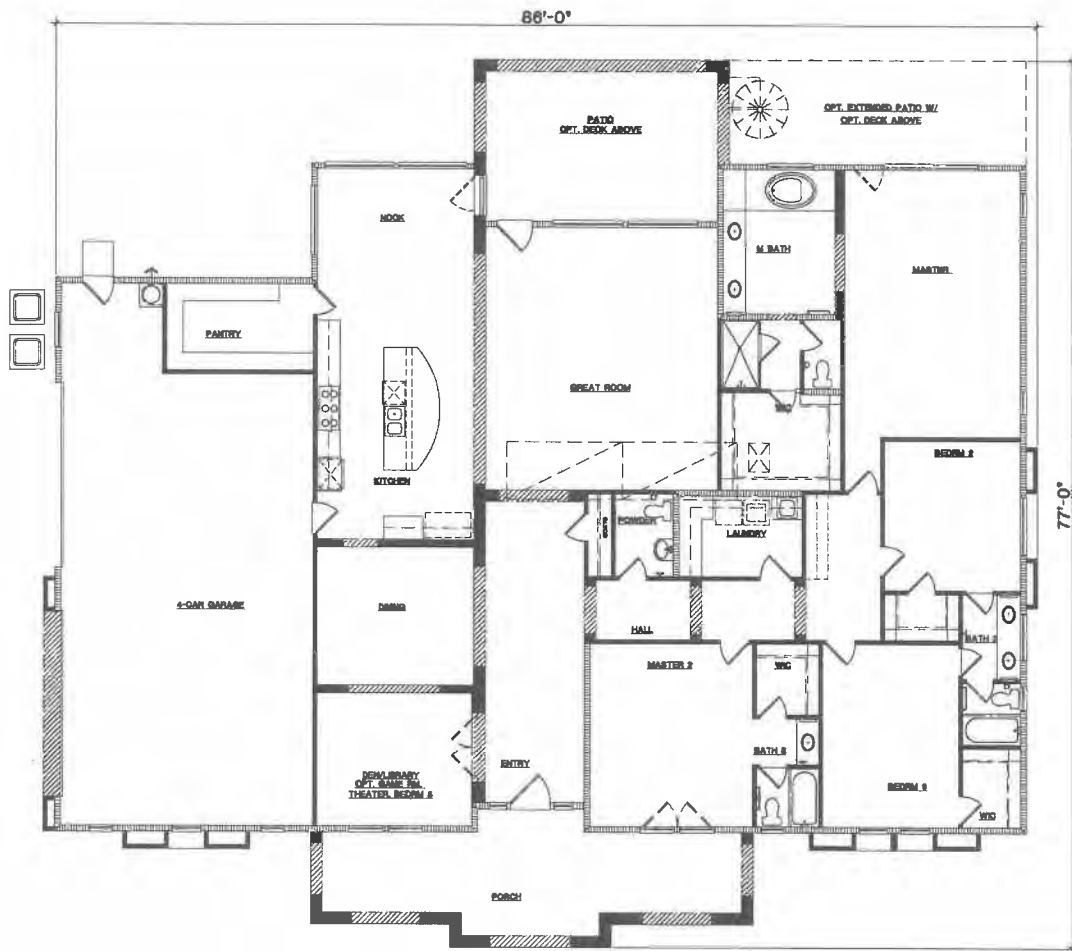
DRAFT

The Pecans

Lot	Lot Area (s.f.)	Porte Cochere available	Plan 3617					Plan 4004					Plan 4572					Plan 5332										
			4-Car Gar. Side Entry					4-Car Gar. Side Entry					6-Car Garage					6-Car Garage										
			Front BSL, Min.	Side BSL, Min.	Rear BSL, Min.	Side Garage available	Lot Coverage	Front BSL, Min.	Side BSL, Min.	Rear BSL, Min.	Side Garage available	Plan not available on this lot	Front BSL, Min.	Side BSL, Min.	Rear BSL, Min.	Side Garage available	Front Garage only available	Lot Coverage	Front BSL, Min.	Side BSL, Min.	Rear BSL, Min.	Side Garage available	Front Garage only available	Lot Coverage				
108	32,678	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	16%
109	31,224	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	15%	30	20'20"	30	X	X	17%
110	31,401	X	30	20'20"	30	X	X	11%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	16%
111	31,547	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
112	33,976	X	30	20'20"	30	X	X	10%	11%	30	20'20"	30	X	X	11%	30	20'20"	30	X	X	X	12%	30	20'20"	30	X	X	14%
113	36,920	X	30	20'20"	30	X	X	10%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
114	31,654	X	30	20'20"	30	X	X	11%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
115	34,451	X	30	20'20"	30	X	X	10%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
116	33,780	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
117	41,641	X	30	20'20"	30	X	X	9%	10%	30	20'20"	30	X	X	10%	30	20'20"	30	X	X	X	11%	30	20'20"	30	X	X	13%
118	35,291	X	30	20'20"	30	X	X	10%	11%	30	20'20"	30	X	X	11%	30	20'20"	30	X	X	X	12%	30	20'20"	30	X	X	15%
119	34,371	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
120	32,922	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
121	34,169	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
122	31,419	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
123	32,289	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
124	31,600	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	15%
125	31,558	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
126	31,970	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
127	33,900	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
128	31,365	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
129	30,388	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
130	33,430	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
136	31,080	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
137	34,270	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
138	32,127	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
139	34,381	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
140	33,549	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
141	32,419	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
142	31,286	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
143	32,315	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
144	30,556	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
145	32,520	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
146	30,421	X	30	20'20"	30	X	X	11%	12%	30	20'20"	30	X	X	12%	30	20'20"	30	X	X	X	13%	30	20'20"	30	X	X	16%
147	30,440	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
148	30,001	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
149	30,085	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%
150	30,377	X	30	20'20"	30	X	X	12%	13%	30	20'20"	30	X	X	13%	30	20'20"	30	X	X	X	14%	30	20'20"	30	X	X	17%

AVG. LOT SIZE 32,448.2
TOTAL 1,395,272

TOTAL ACRES 32.0



Plan 3617 - Floor Plan

The Pecans

Queen Creek, Arizona



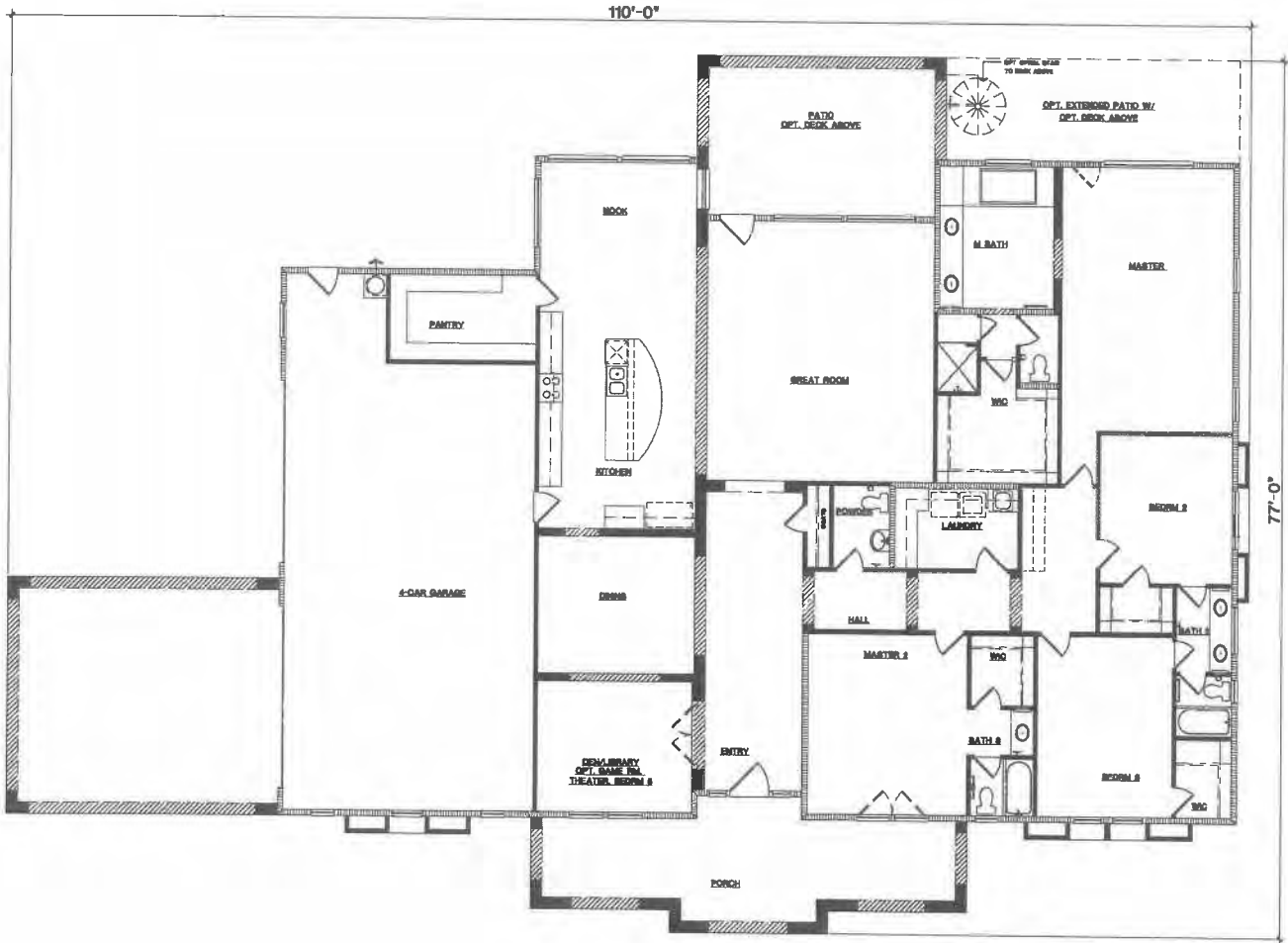
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PH: 949.230.4537

PROJECT NO. 20120005

03-05-2012



Plan 3617 - Floor Plan w/ Porte Cochere



The Pecans

Queen Creek, Arizona

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Design &
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PROJECT NO. 20120005

03-05-2012

Residence One

APPROXIMATELY 3617 SQ. FT.

THE
PECANS

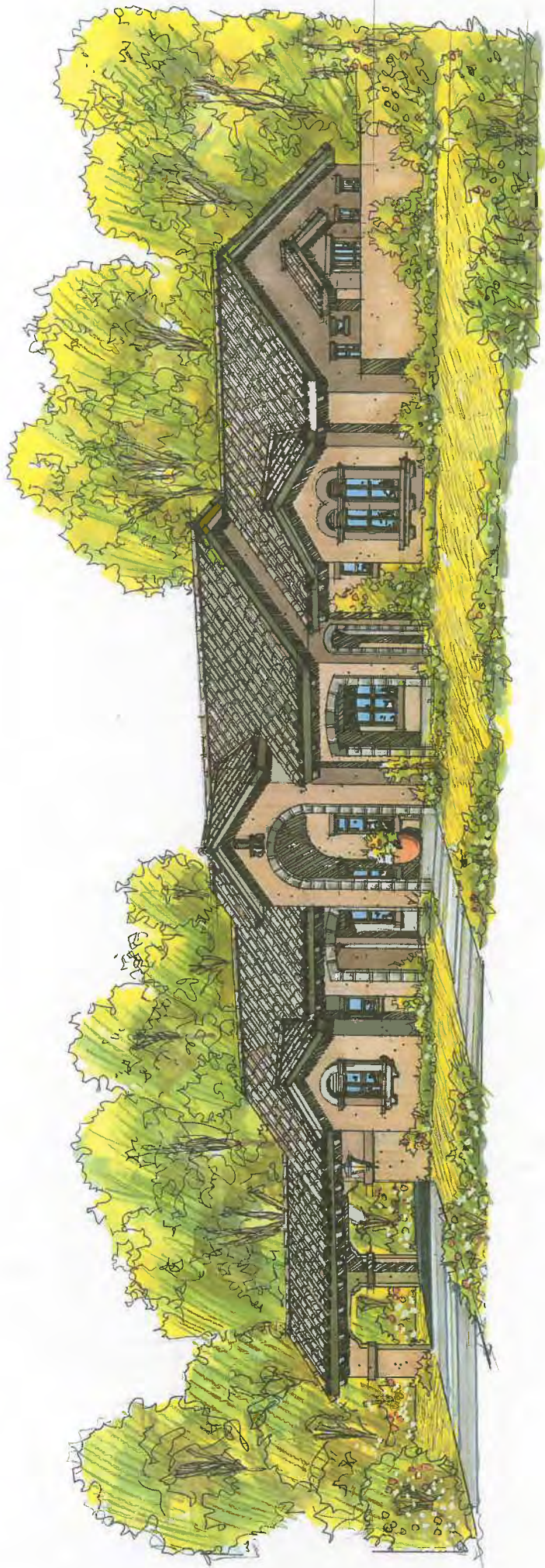


Old World

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Residence One

APPROXIMATELY 3617 SQ. FT.

THE
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Country French

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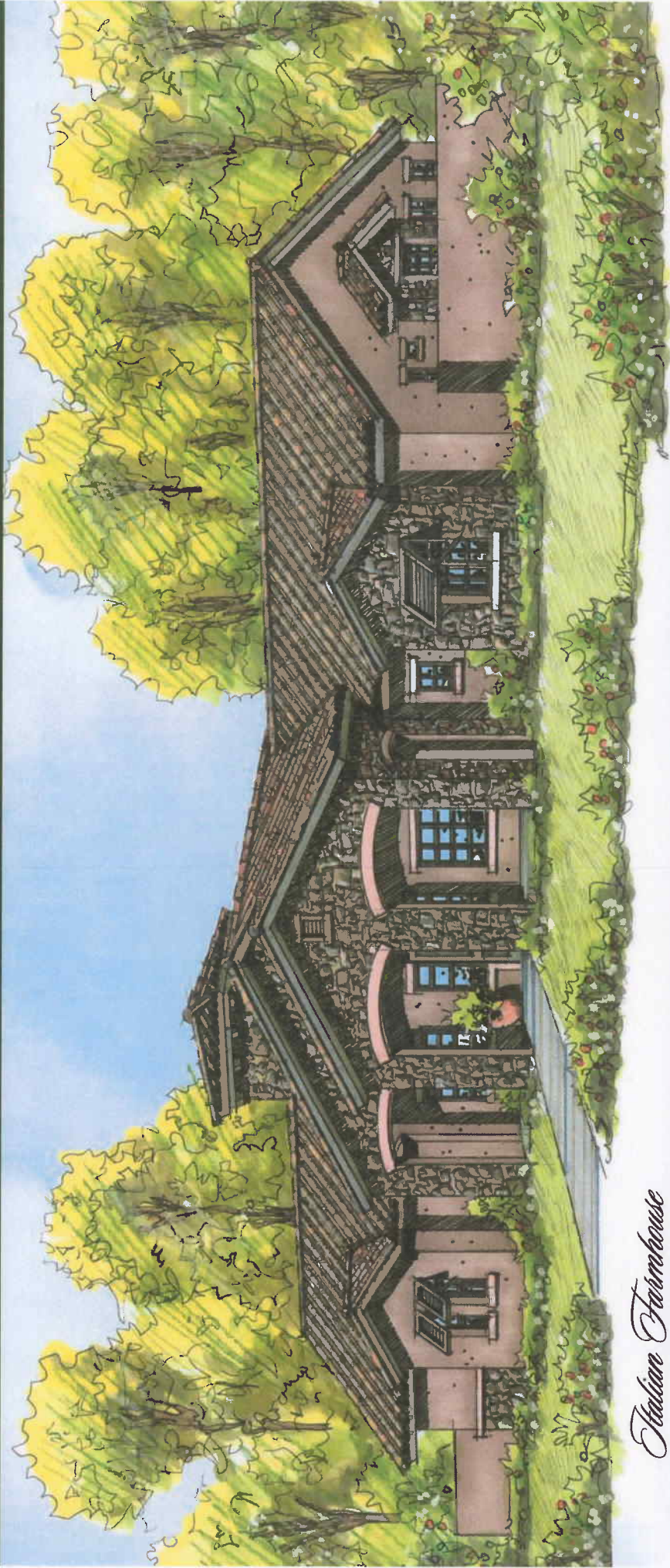
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Residence One

APPROXIMATELY 3617 SQ. FT.

THE PECANS

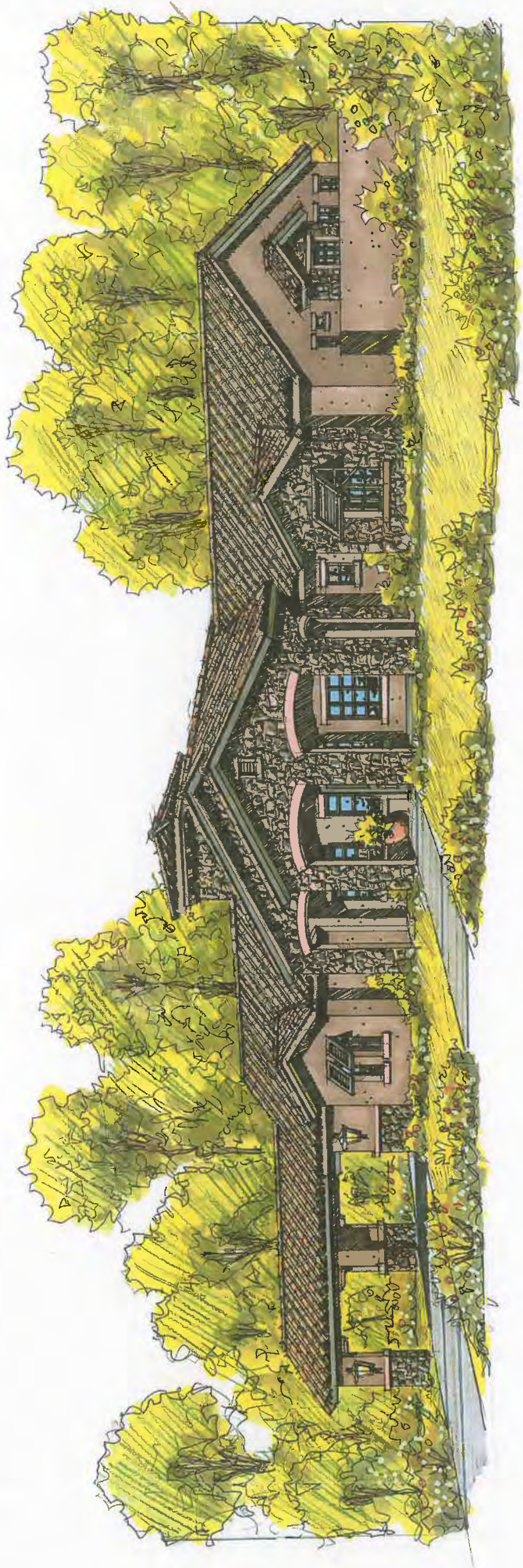


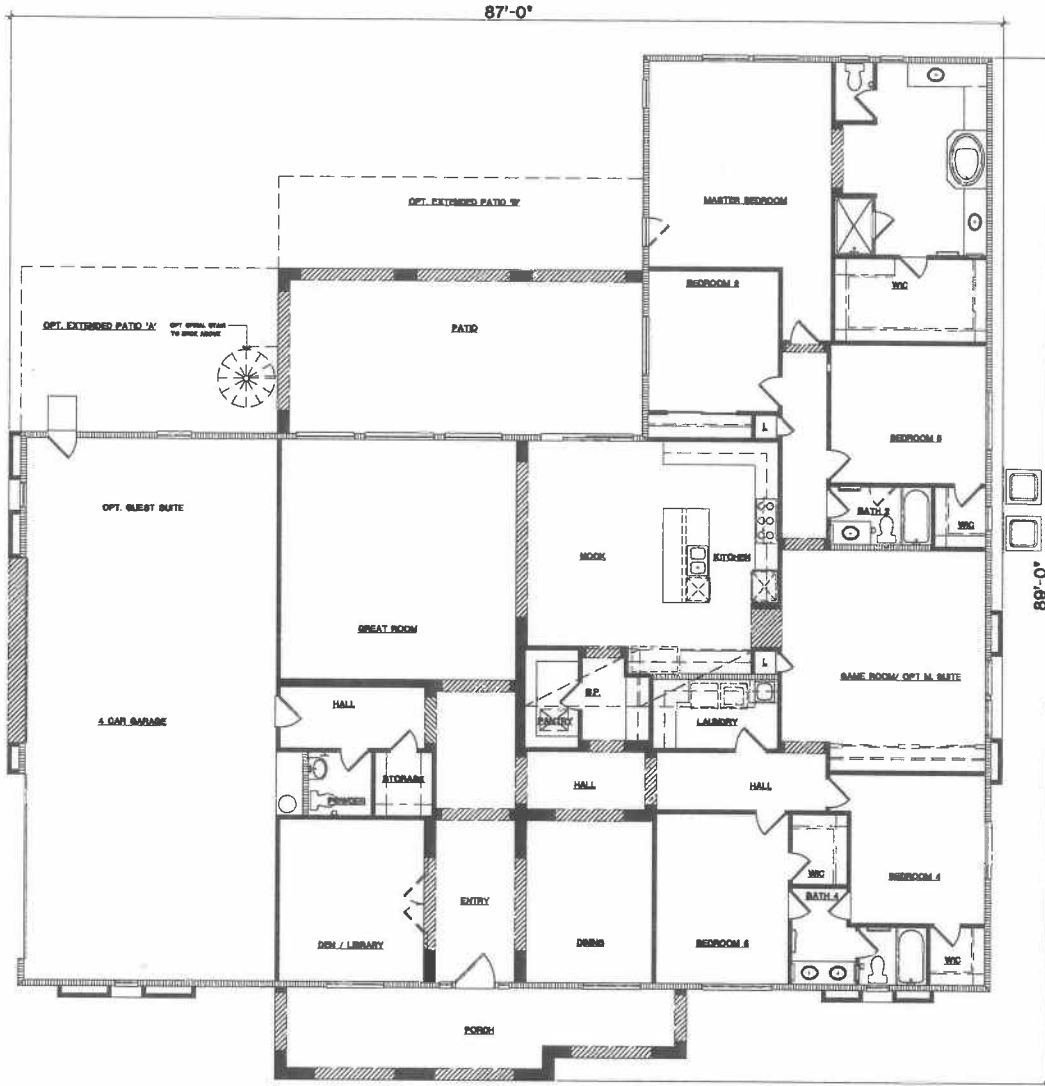
Italian Fairhouse

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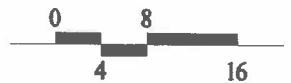




Plan 4004 - Floor Plan

The Pecans

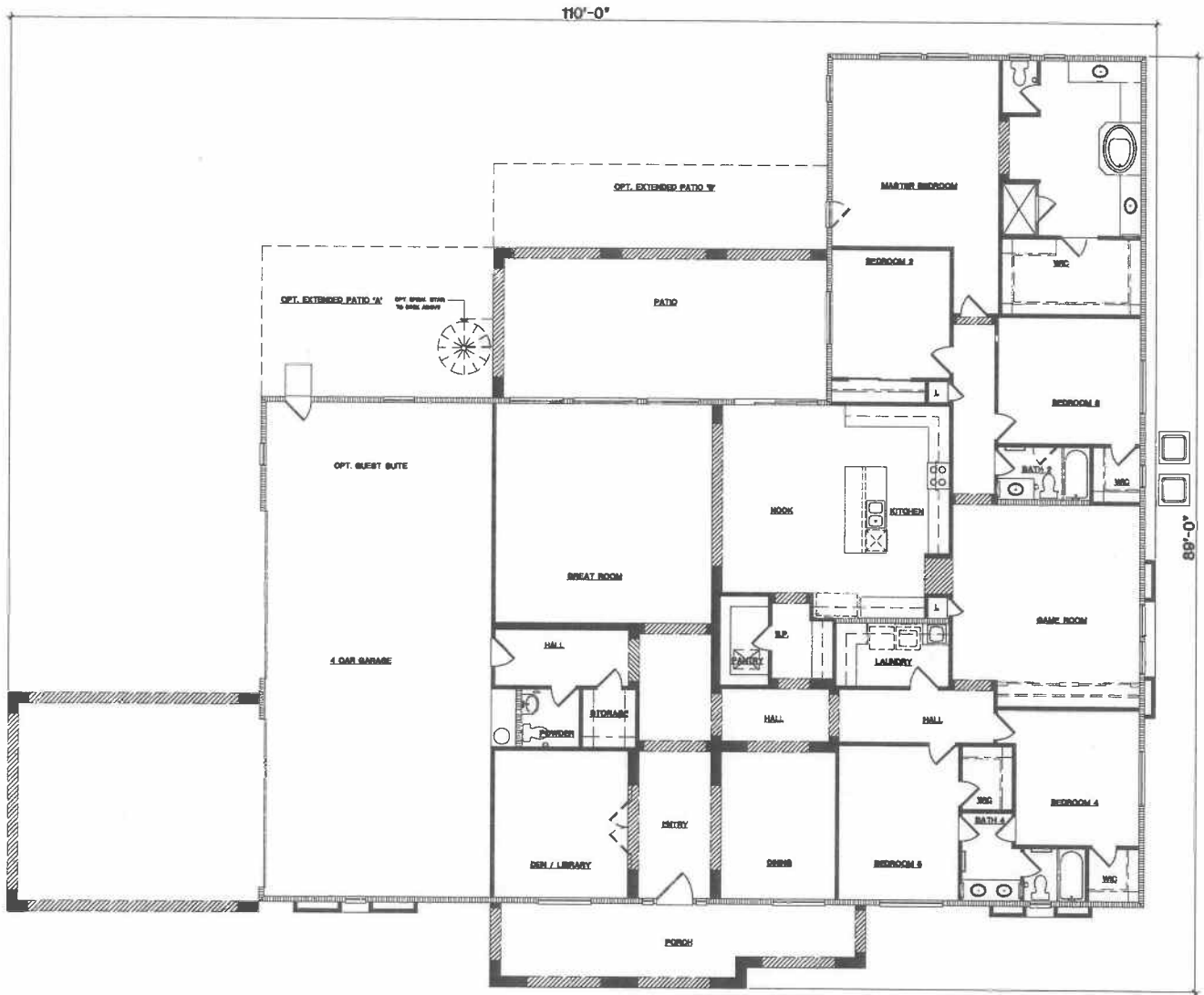
Queen Creek, Arizona



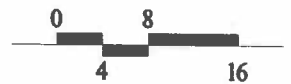
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Design &
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 Planning
 PH 949.230.4537

PROJECT NO. 20120005
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Plan 4004 - Floor Plan w/ Porte Cochere



The Pecans

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THE PECANS



Residence Two

APPROXIMATELY 4004 SQ. FT.



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Residence Two

APPROXIMATELY 4004 SQ. FT.

THE PECANS

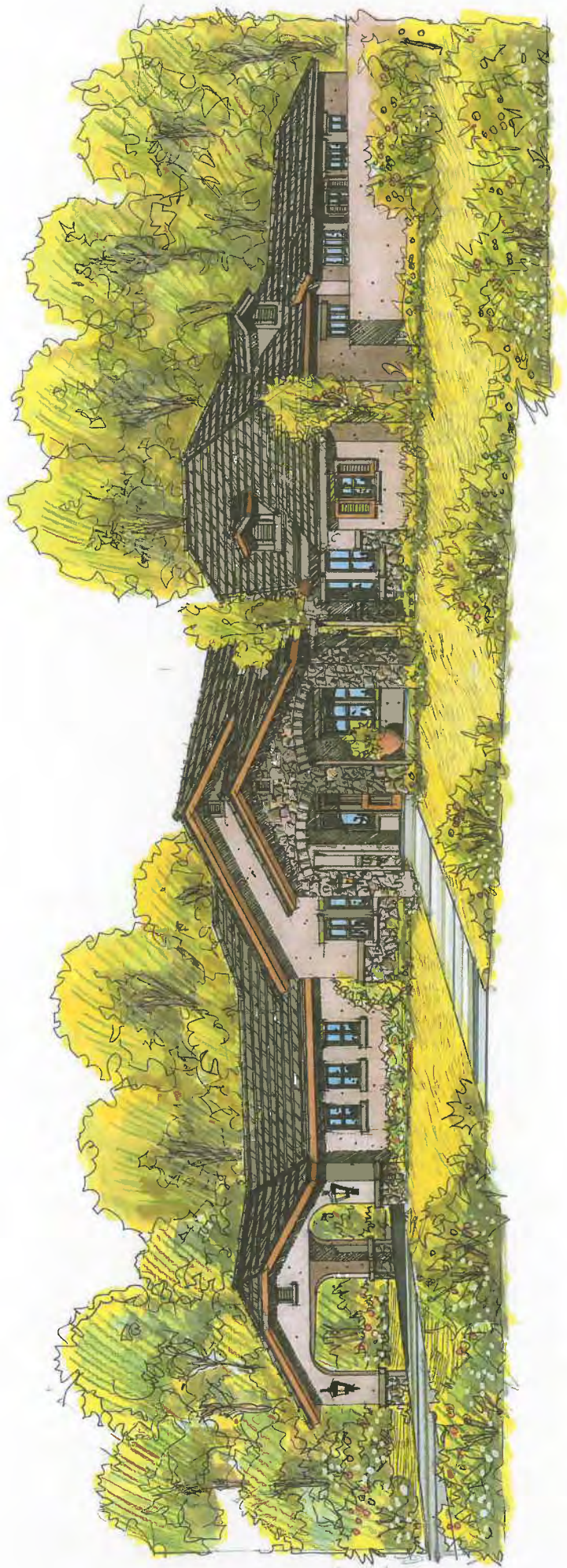


Country French

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THE PECANS

Residence Two

APPROXIMATELY 4004 SQ. FT.



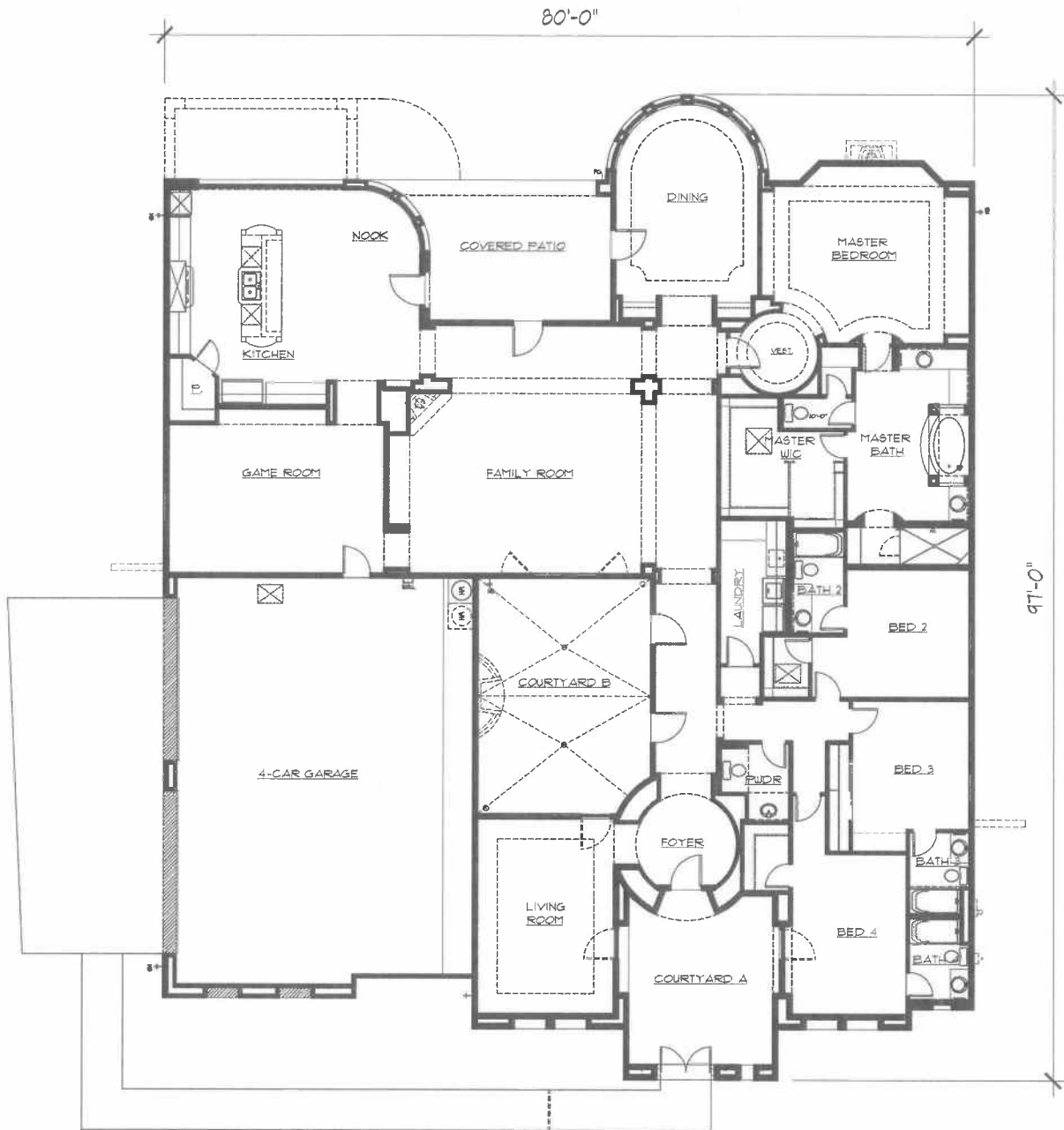
Italian Farmhouse

**BLANDFORD
HOMES**

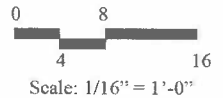
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Plan 4572 - Floor Plan



The Pecans
Queen Creek, Arizona

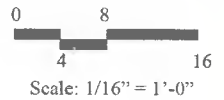
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Perlman
Architects of Arizona

Project No. 311002
March 07, 2012



Plan 4572 - Floor Plan w/ Porte Cochere



The Pecans
Queen Creek, Arizona

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Perlman
Architects of Arizona

Project No. 311002
March 07, 2012

THE
PECANS

Residence Three

APPROXIMATELY 4572 SQ. FT.

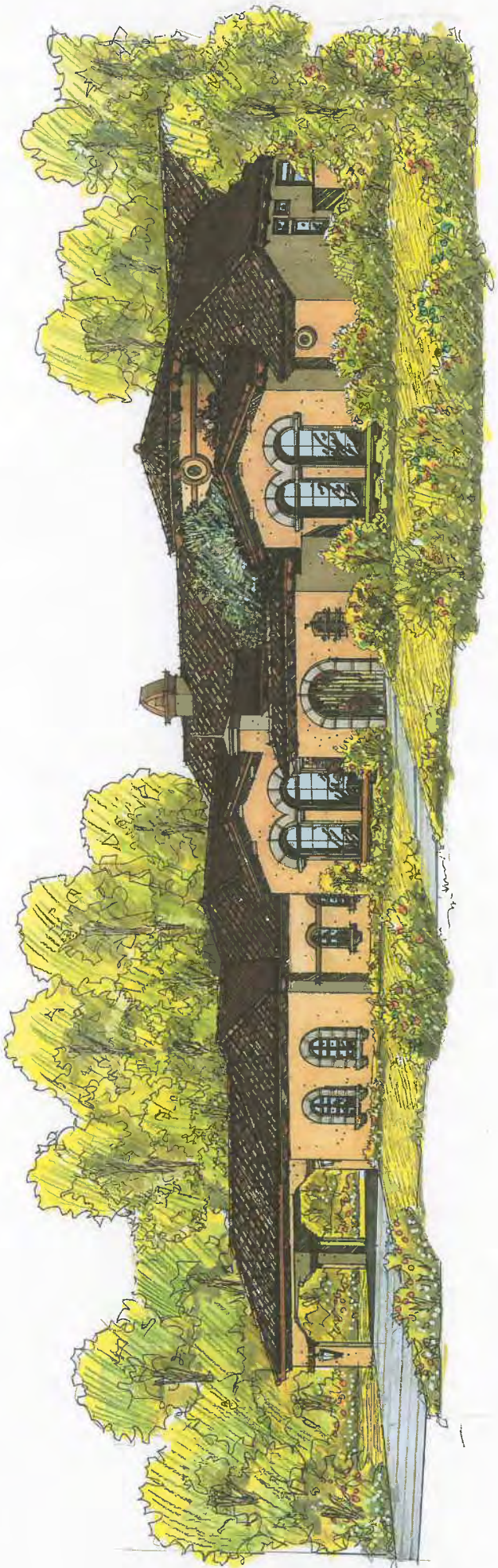


Old World

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HOMES**

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THE
PECANS

Residence Three

APPROXIMATELY 4572 SQ. FT.

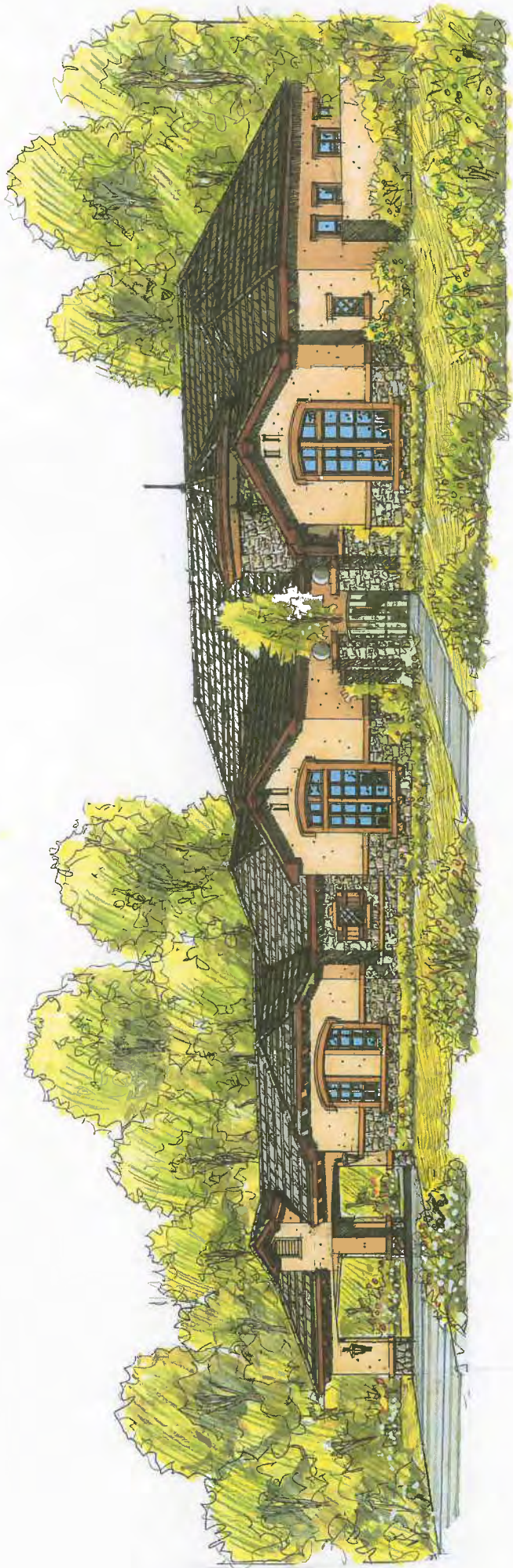


English Country

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THE PECANS

Residence Three

APPROXIMATELY 4572 SQ. FT.

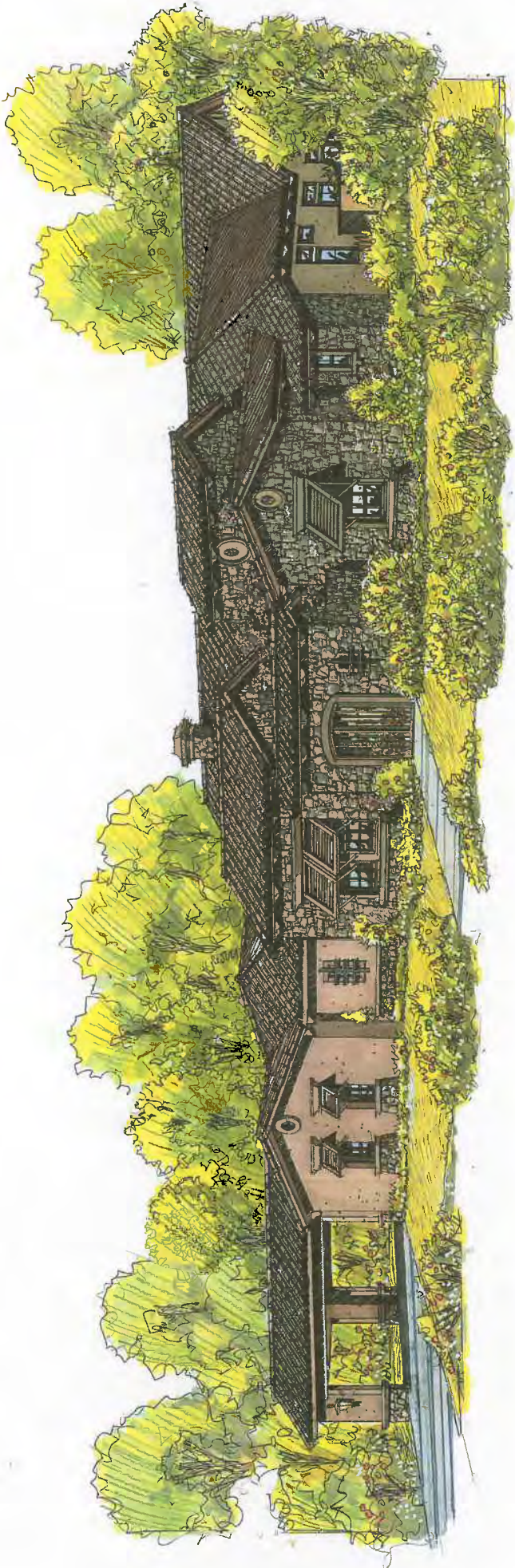


February

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THE
PECANS

Residence Three

APPROXIMATELY 4572 SQ. FT.



Heritage

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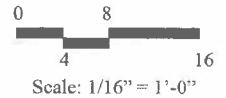
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Plan 5332 - Floor Plan



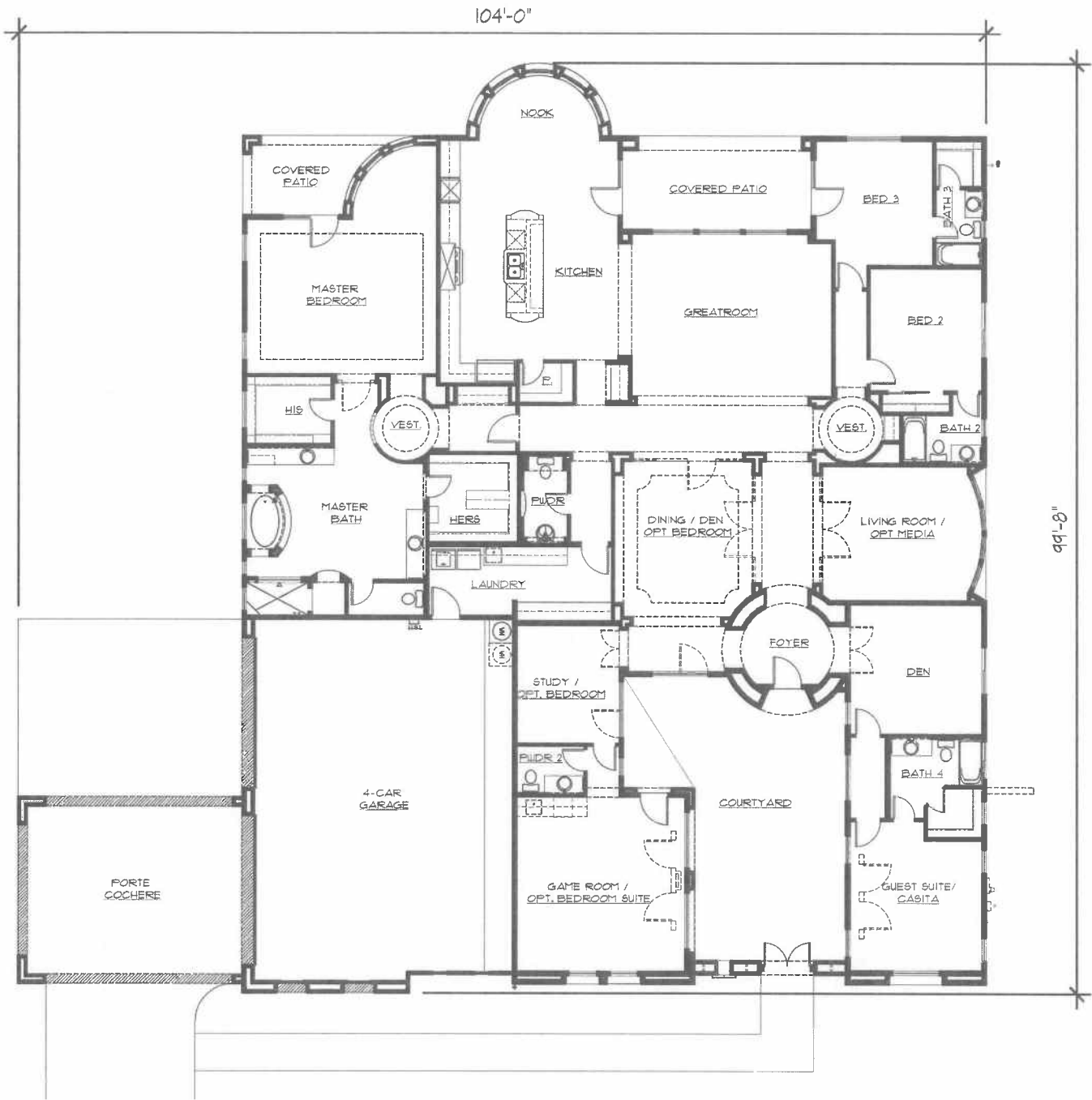
The Pecans

Queen Creek, Arizona

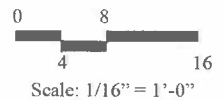
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 Architects of Arizona

Project No. 311002
 March 07, 2012



Plan 5332 - Floor Plan w/ Porte Cochere



The Pecans
Queen Creek, Arizona

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Project No. 311002
March 07, 2012

Residence Four

APPROXIMATELY 5332 SQ. FT.

THE
PECANS

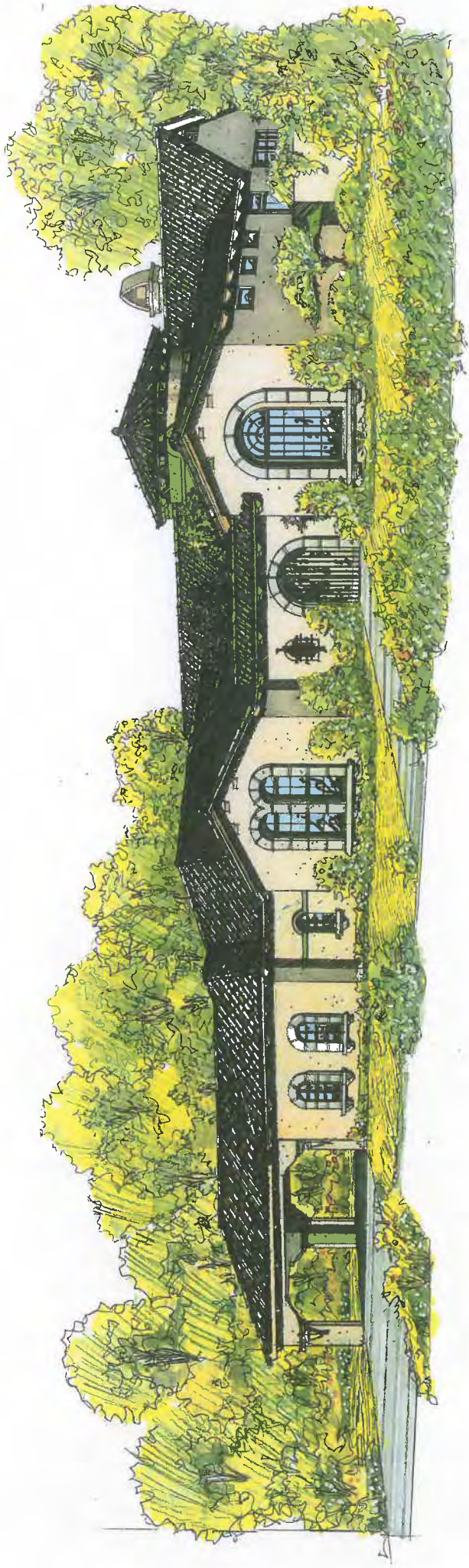


Old World

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THE PECANS

Residence Four

APPROXIMATELY 5332 SQ. FT.



English Country

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THE PECANS

Residence Four

APPROXIMATELY 5332 SQ. FT.

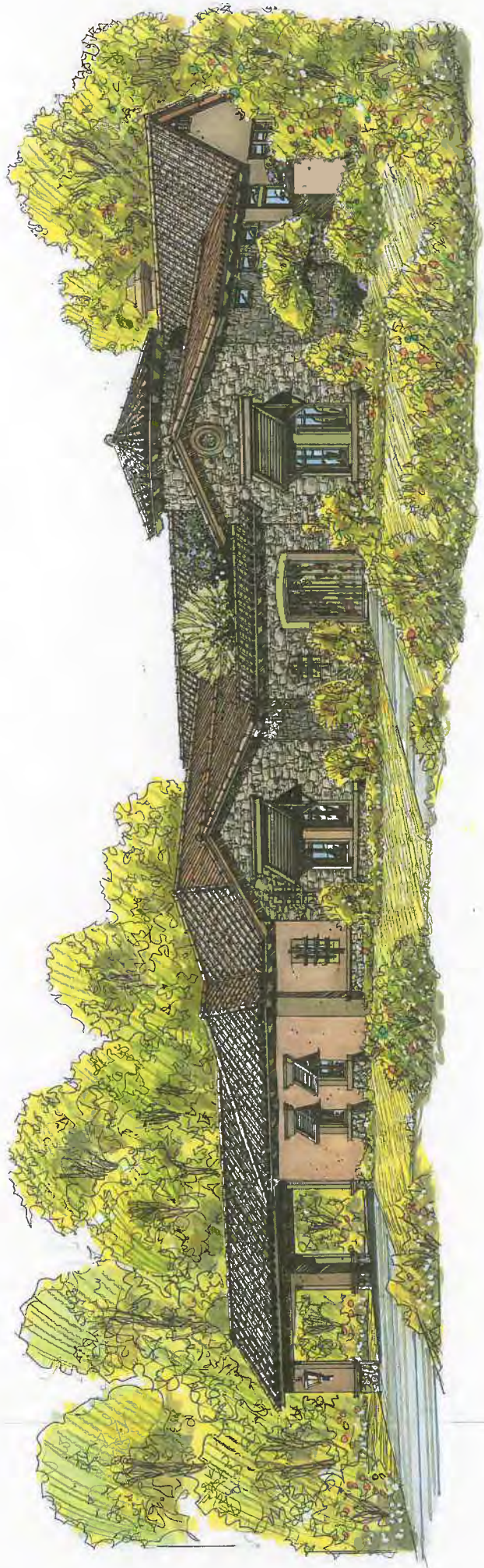


February

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Residence Four

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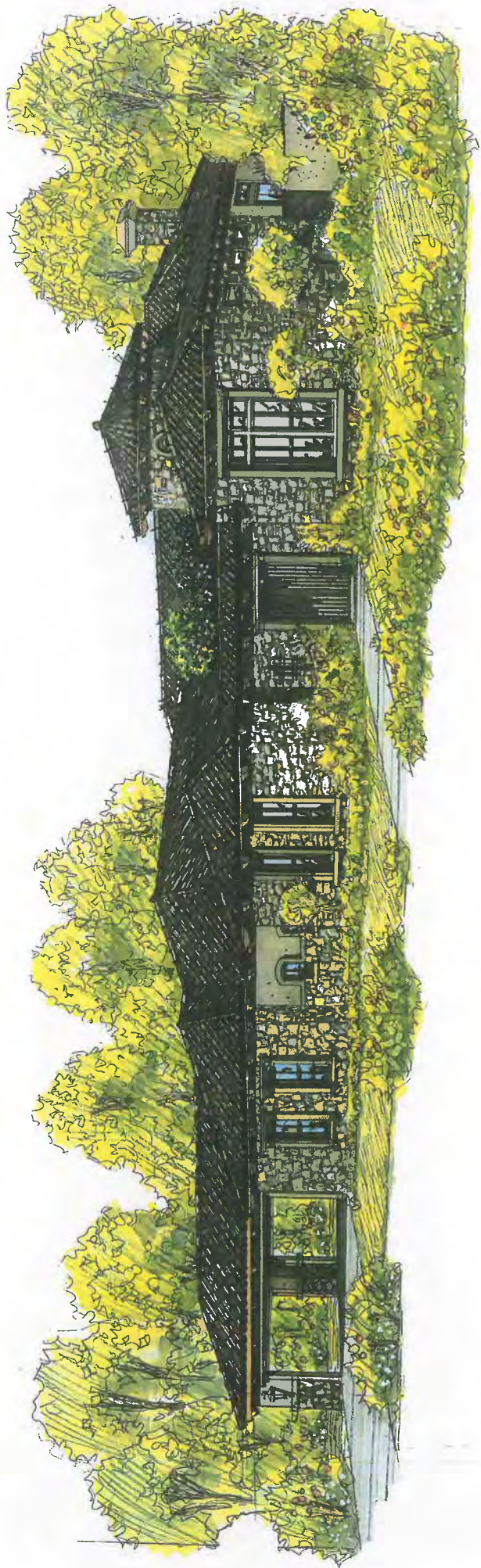


Vintage

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HOMES**

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NOTICE: The elevations and floor plans depicted herein are proprietary and the property of Blandford Homes, L.L.C. and are protected under Federal Law. We will aggressively enforce our Federal and proprietary rights. All elevation drawings are an artist's rendition only, and are subject to change without notice. All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows and floor plans may vary with each elevation. Please consult a Sales Manager for details.
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Old World Italianate

Elevation Legend

- Concrete 'S'-tile or Flat-tile roof
- Stucco exterior
- Stone accent
- Stucco over foam trim
- Wood-like shutters and/or awnings



Country French



Italian Farmhouse

RV Garage - Front Elevations

The Pecans

Queen Creek, Arizona



BLANDFORD HOMES
 3321 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-892-4492
 Fax: 480-892-8885



PROJECT NO. 20120005
 04-18-2012



Old World Italianate

- Elevation Legend
- Concrete 'S'-tile or Flat-tile roof
 - Stucco exterior
 - Stone accent
 - Stucco over foam trim
 - Wood-like shutters and/or awnings



Country French



Italian Farmhouse

RV Garage w/ Guest House - Front Elevations

The Pecans

Queen Creek, Arizona



BLANDFORD HOMES
 3321 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-992-4492
 Fax: 480-992-8885



PROJECT NO. 20120005
 04-18-2012





Old World Italianate

Elevation Legend

- Concrete 'S'-tile or Flat-tile roof
- Stucco exterior
- Stone accent
- Stucco over foam trim
- Wood-like shutters and/or awnings



Country French



Italian Farmhouse

Guest House - Front Elevations

The Pecans

Queen Creek, Arizona

BLANDFORD HOMES
 3321 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-897-4492
 Fax: 480-897-8885



PROJECT NO. 20120005
 04-18-2012



Requesting Department:
Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, ICMA-CM
TOWN MANAGER**

**FROM: TOM CONDIT, P.E.
DEVELOPMENT SERVICES DIRECTOR**

**DAVID WILLIAMS
SENIOR PLANNER**

RE: PUBLIC HEARING AND POSSIBLE ACTION DR12-028 "MARACAY HOMES AT MONTELENA" A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each to be constructed on the 56 remaining lots in the Montelena Subdivision which is located at the northeast corner of Chandler Heights and Hawes roads.

DATE: MAY 2, 2012

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of DR12- 028, "Maracay Homes at Montelena," subject to the Conditions of Approval outlined in the staff report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation.

RELEVANT COUNCIL GOAL

Corporate Strategic Plan – Key Result Area 7 - Objective 1: Maintain a balanced community.

General Plan - Land Use Element - Goal Number 3: Develop superior residential neighborhoods.

PROPOSED MOTION

Move to approve DR12- 028, "Maracay Homes at Montelena," subject to the Conditions of Approval outlined in the staff report.

SUMMARY

The proposal consists of a request for approval of six floor plans with three distinct elevations each to be built on the 56 remaining lots in the Montelena Subdivision. Architectural styles are Spanish Colonial, Italianate and Ranch Hacienda. Floor plans range in size from 2,960 square feet to 5,276 square feet and all plans are standard with 4 car garages.

HISTORY

- April 11, 2012 The Planning and Zoning Commission recommended approval of DR12-028, subject to the Conditions of Approval outlined in the staff report.
- March 5, 2003 The Town Council approved case RZ08-02 and SD08-02 for the Montelena rezoning and subdivision.

DISCUSSION

Subdivision Information	
Project Name	Montelena
Site Location	Northeast corner of Chandler Heights Hawes roads
Current Zoning	R1-12 PAD
General Plan Designation	MDR (2-3 DU/AC)
Surrounding Zoning Designations:	
North	Desert Mountain Park
South	Queen Creek Schools, Admin Bldg and Pool
East	R1-18 Ellsworth Estates
West	R1-35 Circle G
Total Lots/Units	56
Density	2.1 DU/AC
Minimum Lot Width	Varies (90' to 120')
Minimum Lot Depth	Varies (140' to 150')
Minimum Lot Area	12,600 minimum square feet
Front Yard Setback	20'
Rear Yard Setback	25'
Side Yard Setback	10'
Lot Coverage Current	35%

Design Review Request

Maracay Homes is proposing to use six different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish Colonial, Italianate, and Ranch Hacienda. The homes range in size from 2,960 square feet to 5,276 square feet and each features a 4 car garage.

All of the proposed models meet the requirements for front porches and rear covered patios.

Staff met with the applicant prior to formal submission and discussed the Town's Design Review expectations. The applicant held a neighborhood meeting with home owners in Montelena to discuss elevations. No negative comments were received at that meeting.

The applicant also met with the Home Owners Association and the current application reflects that the applicant is incorporating the comments into this product. The Home Owners Association has reviewed and approved the elevations.

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential designation (2-3 DU/AC). This project has a built density of 2.1 DU/AC which complies with the General Plan and a change in density is not being proposed.

Zoning Review: The zoning designation of the property is R1-12 PAD.

Design Review: The applicant is proposing six new floor plans with three distinct elevations each. The styles are Spanish Colonial, Italianate, and Ranch Hacienda with square footages ranging from 2,960 square feet to 5,276 square feet. The design incorporates 360 degree architecture and is designed to complement the existing homes in this subdivision.

Landscape / Open Space / Fence Plan Review: There are no changes proposed to the landscape plan.

PUBLIC COMMENTS

Staff has received no comments on this proposal.

CONDITIONS OF APPROVAL

1. All standard plans shall provide a residential front yard landscape package.
2. All garage doors shall incorporate windows in the design.

3. Construction of the project shall conform to the exhibits presented and conditions stipulated by any and all applicable development agreements, all subsequent amendments and/or resolutions.
4. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.

ATTACHMENTS

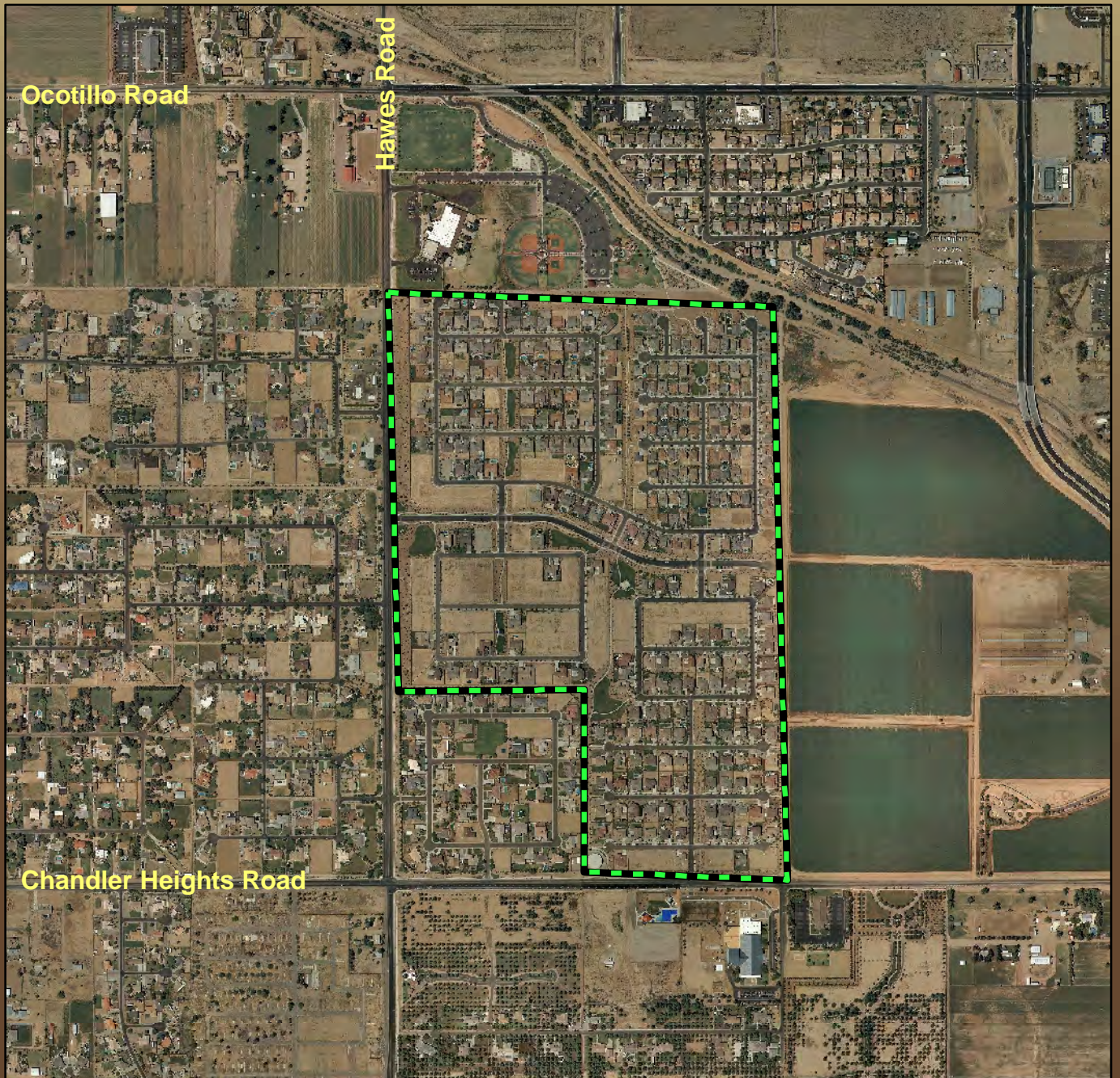
1. Location Map
2. DR Book
3. March 16, 2012 letter from the HOA
4. Draft P&Z Minutes for April 11, 2012

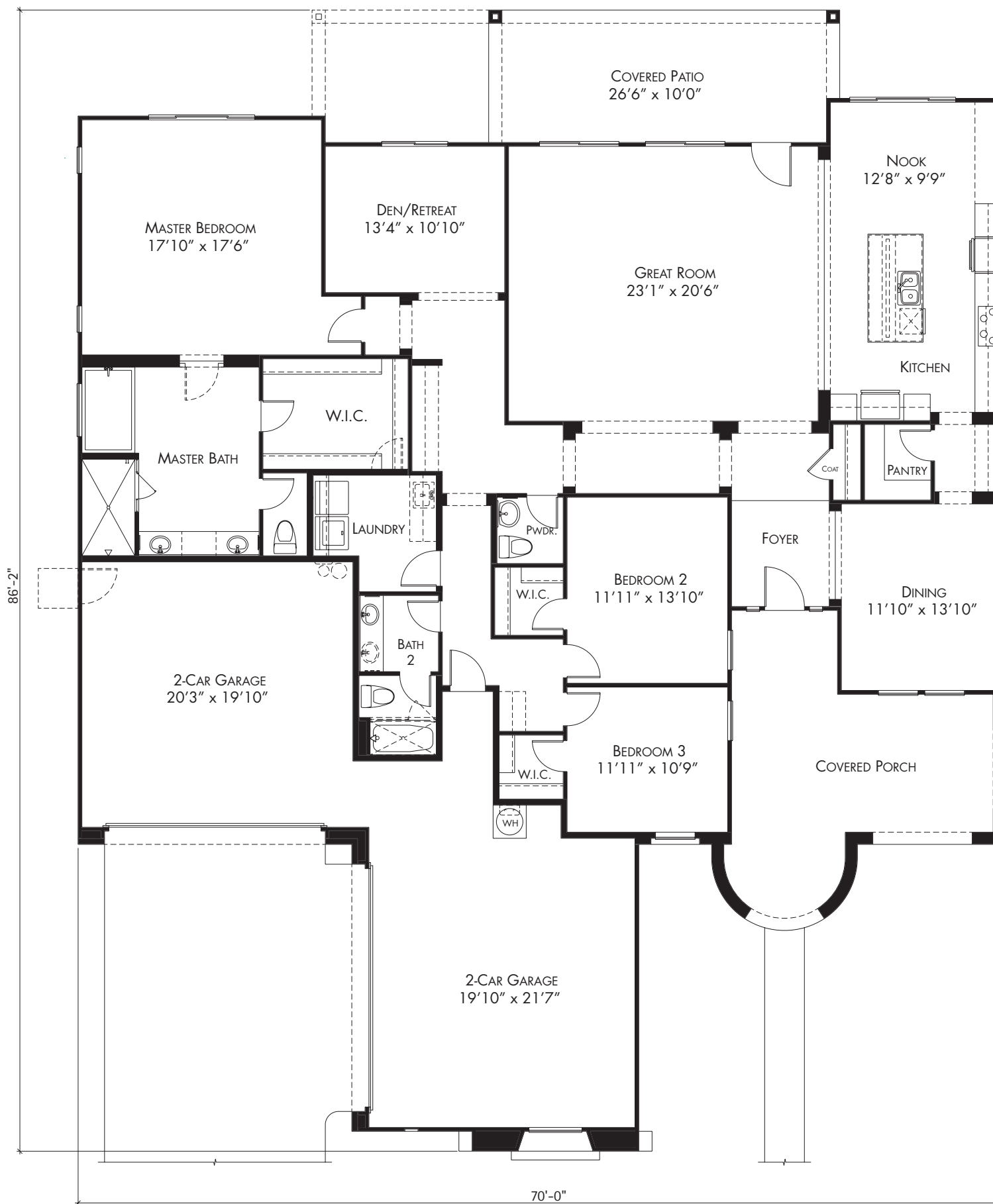


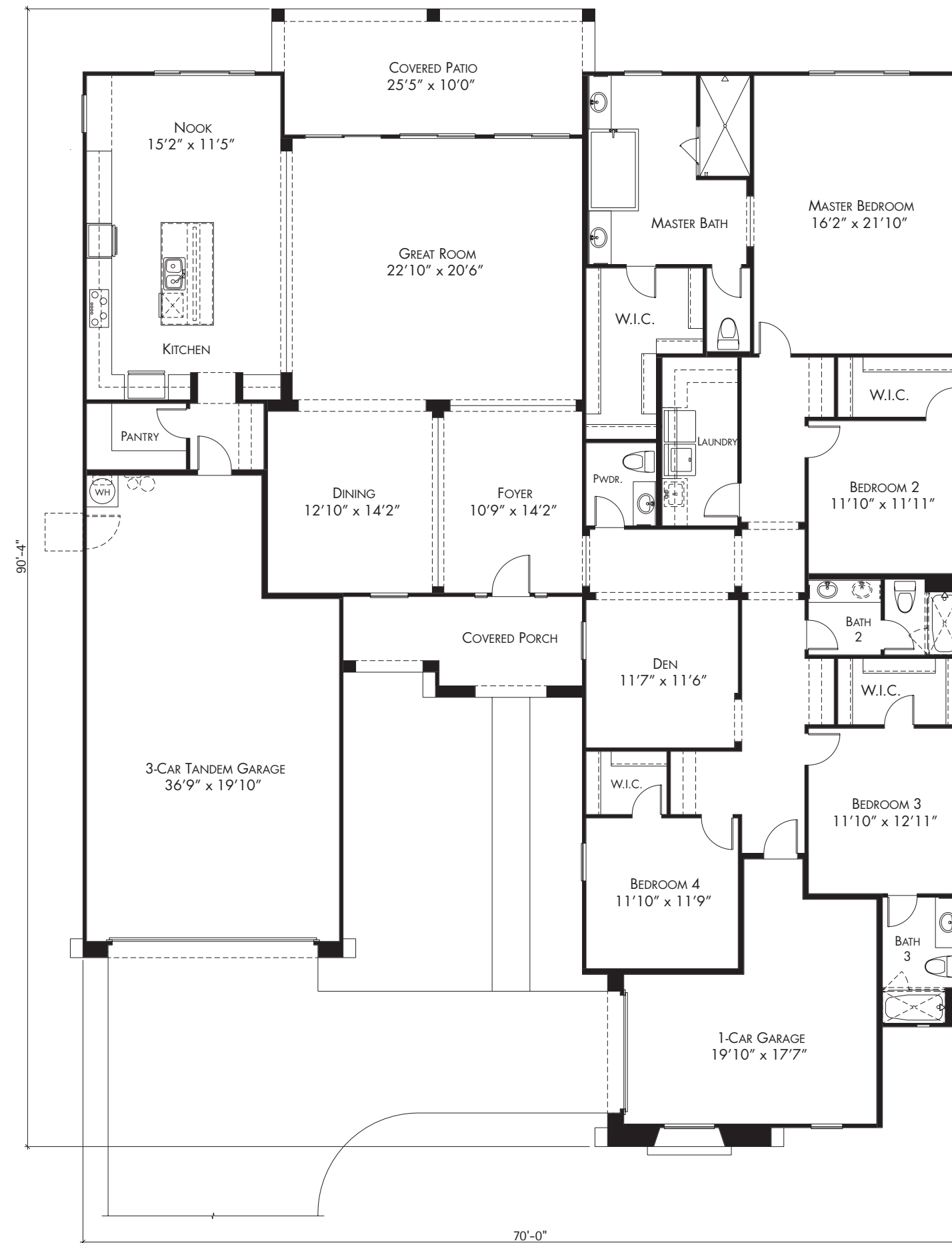
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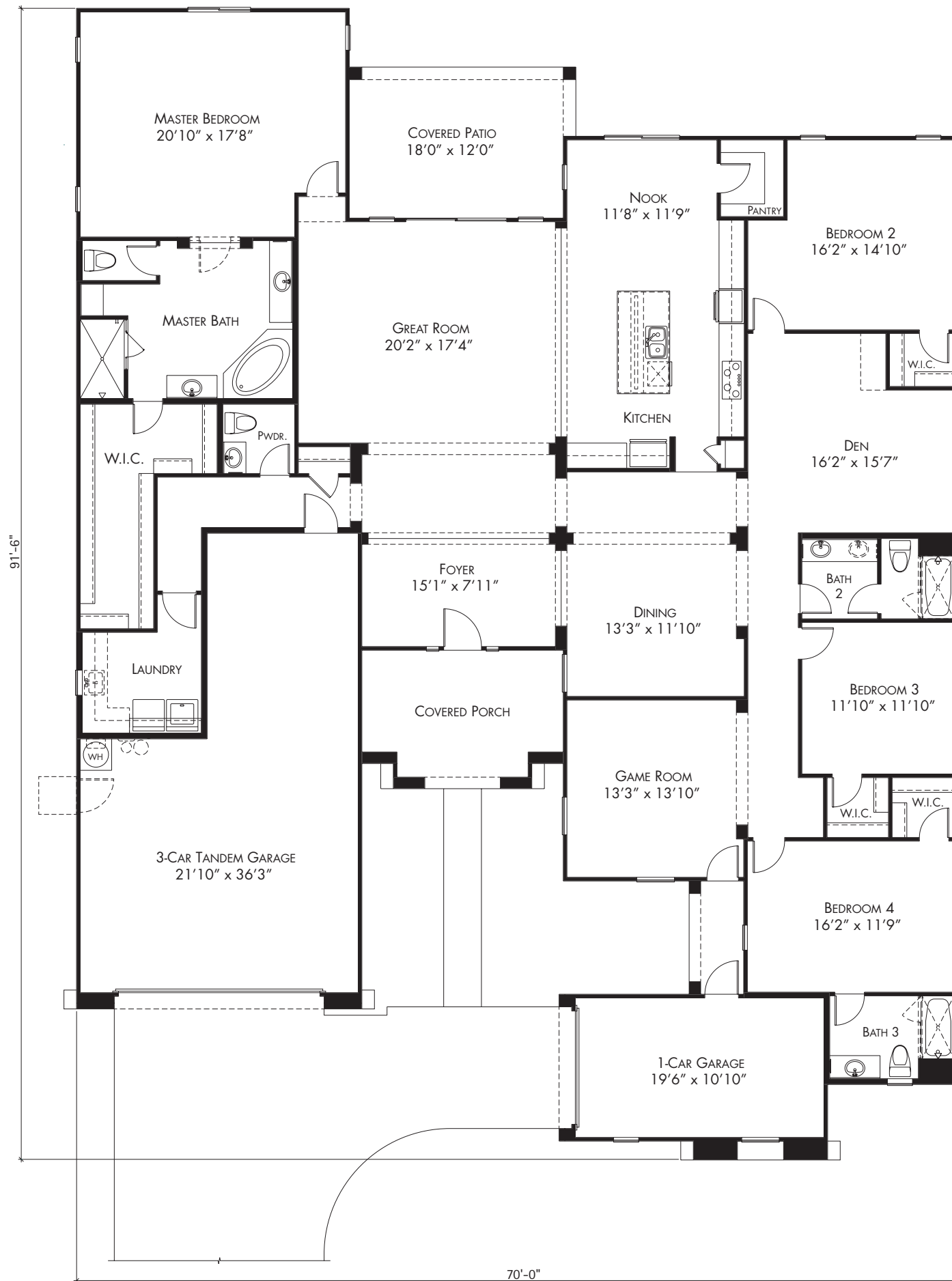
Submitted by:
Maracay Homes

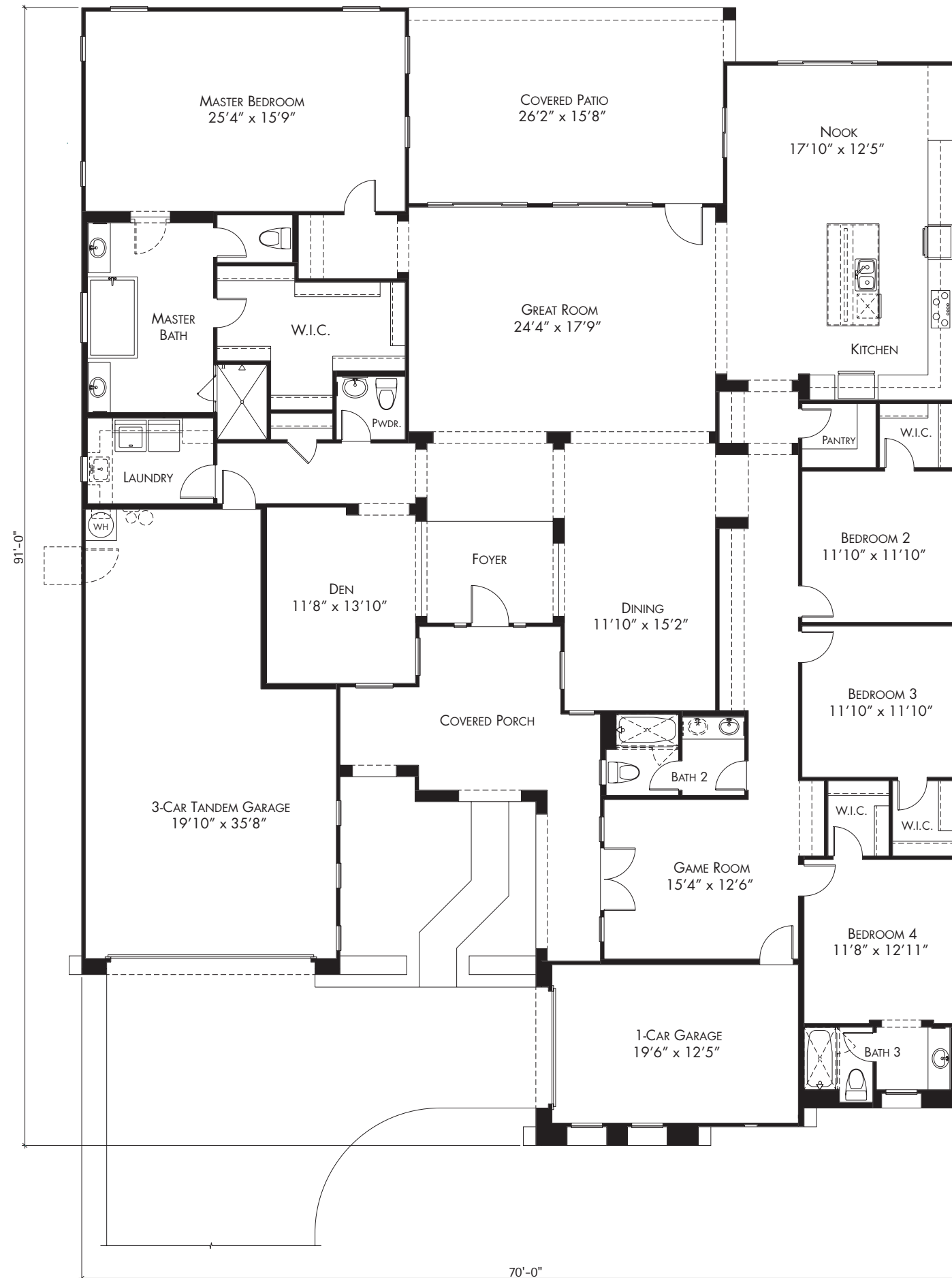
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DR12-028

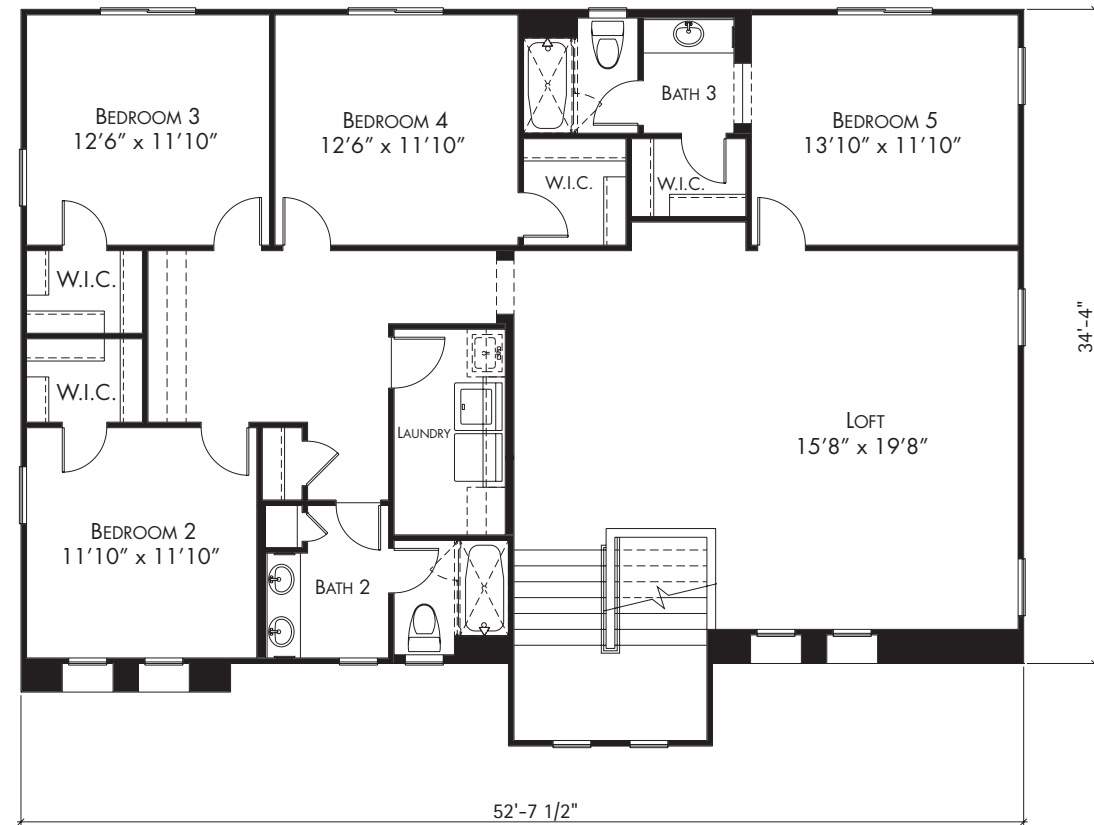
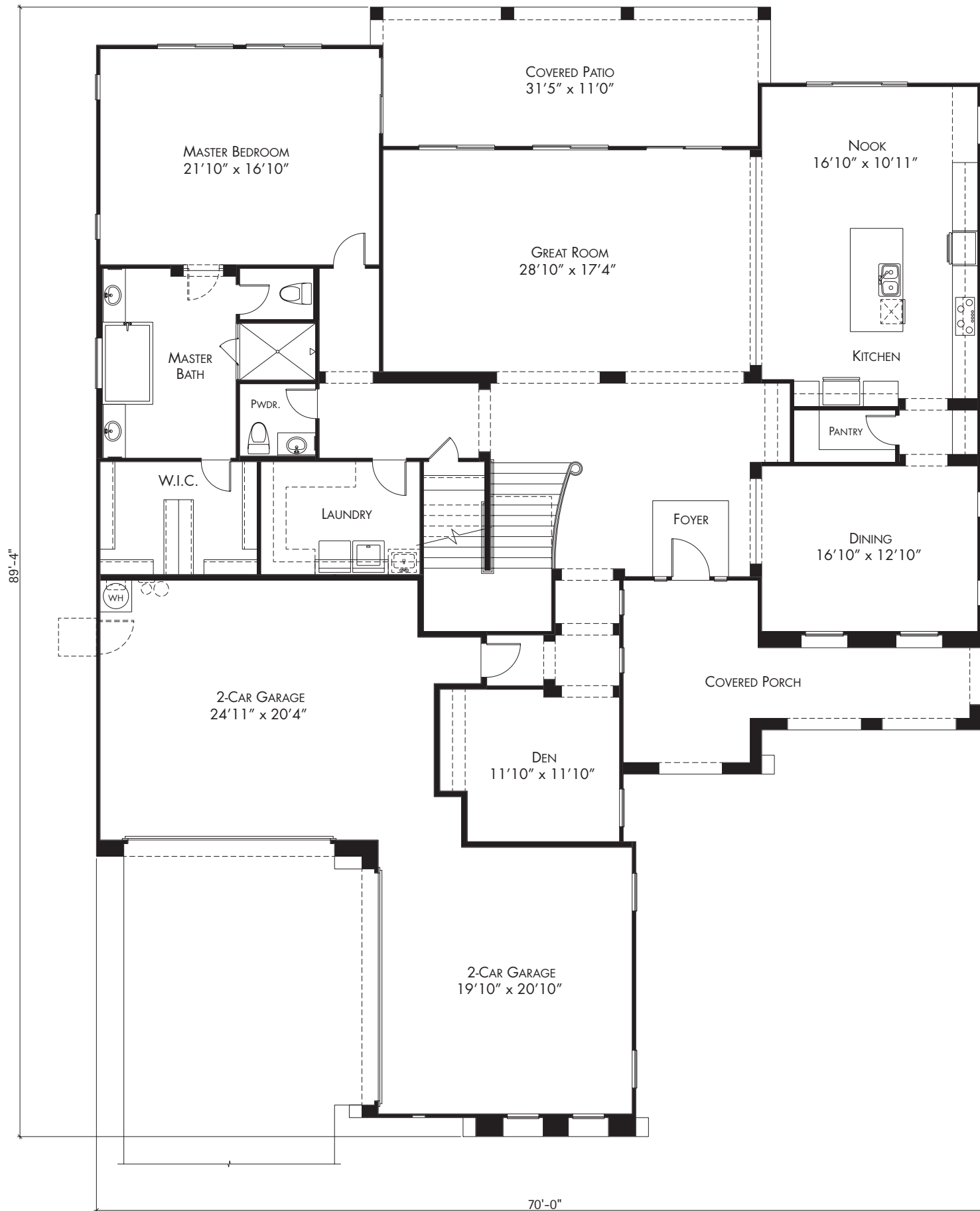


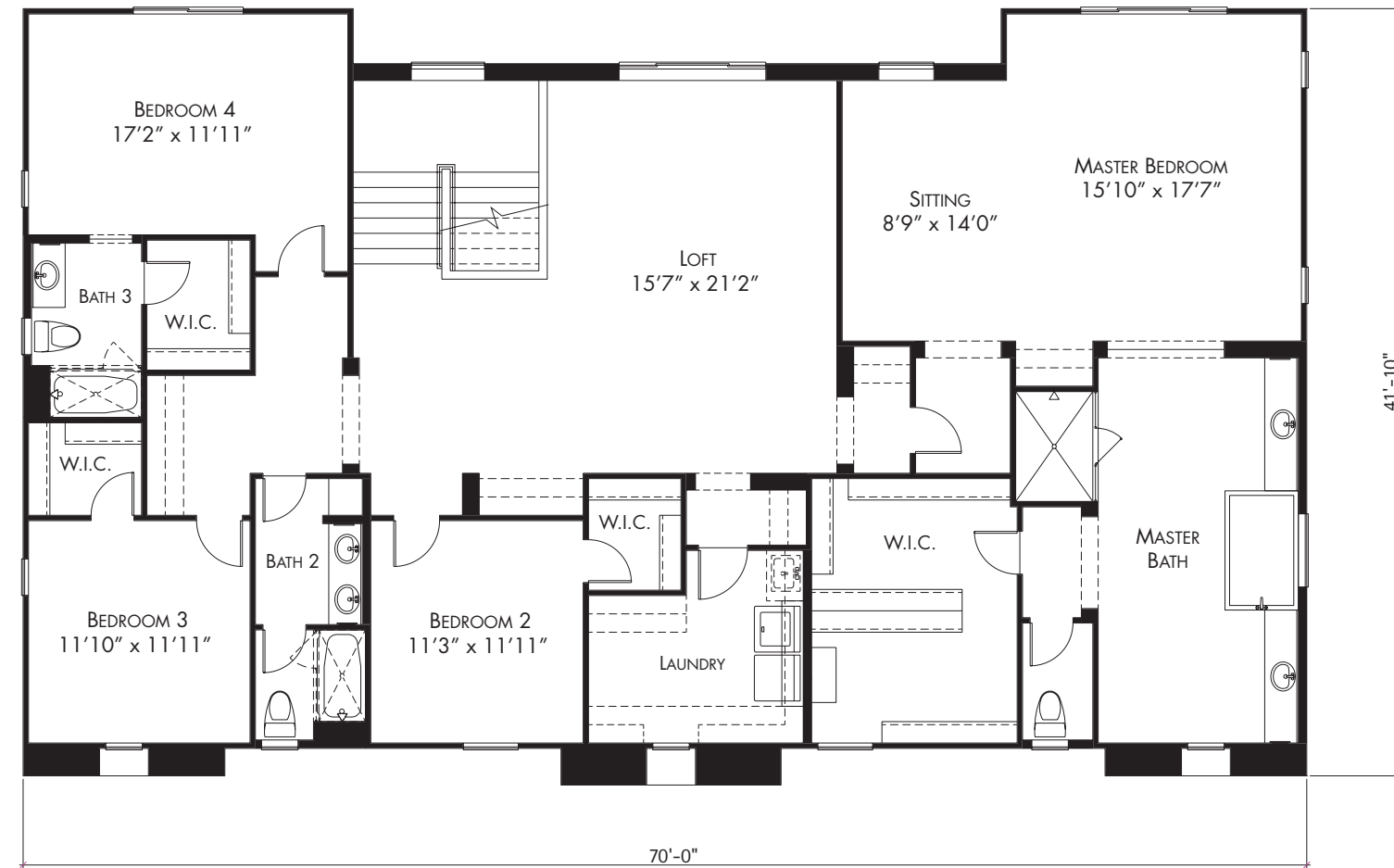
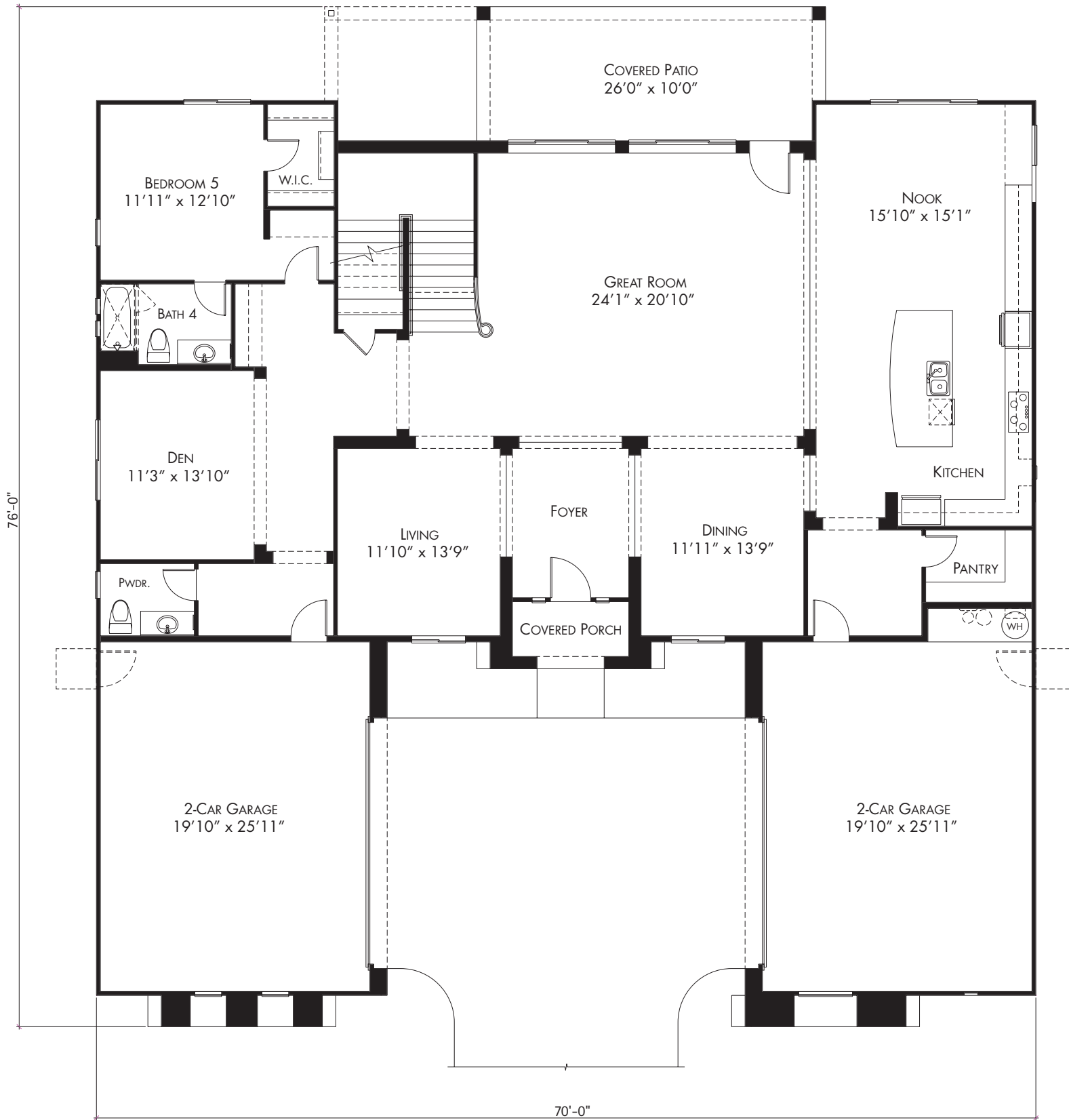














Perspective



Front Elevation

Stucco Popout
Detail Typical
on All Sides



Rear Elevation



Left Elevation

Stucco Popout
Detail Typical
on All Sides



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Wrought Iron Accents

Accent Paint

Concrete Roof Tile

Tile Vents

Decorative Shutters

Recessed Windows

Stucco Accents



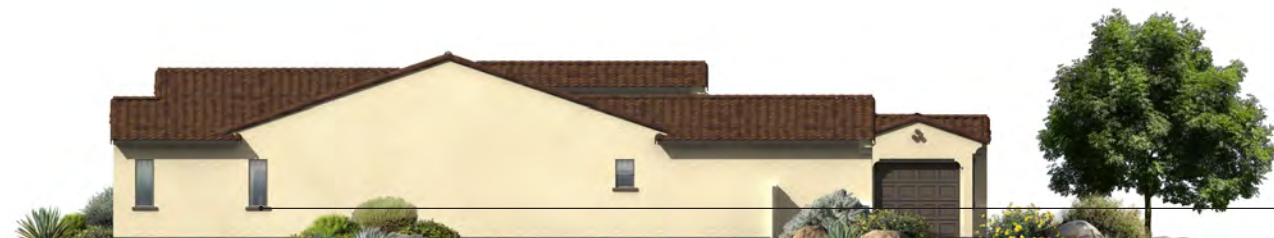
Perspective



Front Elevation



Rear Elevation



Left Elevation

Stucco Popout
Detail Typical
on All Sides



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Wrought Iron Accents
 Tile Accents
 Accent Paint

Concrete Roof Tile
 Tile Vents
 Recessed Windows
 Stucco Accents

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation

Stucco Popout Detail Typical on All Sides



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes Montelena 7000 Series

General Design Comments

The Montelena neighborhood in Queen Creek is an active community of proud neighbors. The existing homes include an eclectic mix of exterior design styles, which were built by several different builders. Maracay Homes has purchased the remaining 56 unfinished home sites in Montelena and will be completing the build-out of these homes. The Maracay Homes lots include (16)90x140, (7)100x140, and (36)120x150

Our design intent for the Montelena 7000 series was to provide large estate-like homes that blend in well with the existing home designs. Each home has been designed to include the following:

- Inviting entries
- Four-Car garages
- Open floor plans
- Well appointed kitchens
- Suite-like master bathrooms
- Secondary bedrooms are generous in size, and include walk-in closets
- 10' Ceilings on single level plans
- 10' Ceilings on main floor of two-story homes, 9' ceilings on second level.

Plan Matrix

Plan	1or2sty	SF	Bed	Bath	Garage	Comment
7011	1	2960	3+ den	2.5	2 car front load/2car side load	
7021	1	3524	4+den	2.5	3 car tandem/1car side load	
7031	1	3735	4+den	3.5	3 car tandem/1car side load	
7041	1	3864	4+den	3.5	3 car tandem/1car side load	Not available on 90x140 home sites
7052	2	4777	5+den	3.5	2 car front load/2car side load	
7062	2	5276	6+den	4.5	2 car side load/2car side load	

- (Note – Square Footages are Approximate. Final square footages may vary in construction documents due to product development adjustments)

Exterior Styling

In effort to blend the new Maracay Homes into the existing Montelena streetscape of existing homes, we have determined that the following three exterior styles are appropriate within the Montelena Neighborhood

A – Spanish Colonial

- Classic Spanish building forms with flared walls and a mixture of gable face and hip roof designs
- Mono-Texture Stucco Wall finish, available in Spanish Lace, Monterrey, or Sand Finish
- Mixture of rectangular and arched window and other opening shapes
- Accent Materials include wrought iron, clay vents, decorative tile, and rustic shutters
- “S” profile roof tile
- Short Panel / Raised Panel Garage door design

B – Italianate

- Boxy and estate-like building shapes with primarily hip roof massing.
- Dual Texture Stucco Finish - Spanish Lace or Monterrey Texture on Walls, Sand Finish on all stucco accent popouts.
- Stucco Wrapped Eaves with Dentil Lookouts
- Primarily rectangular wall, window, and opening shapes, with the exception of a single grand arch entrance on the front porch.
- Accent materials are 100% stucco or precast concrete
- “S” Profile roof Tile
- Long Panel / Raised Panel garage door design

C – Ranch Hacienda

- Boxy building forms with a mixture of gable face and hip roof designs
- Mono-Texture Stucco Wall finish, available in Spanish Lace, Monterrey, or Sand Finish
- Rustic Stone Veneer with rough grout joints applied in full wall fashion
- Window, Wall, and Opening shapes are all rectangular.
- Accent materials include rustic wood shutters, rough sawn wood, faux precast casing at entry towers, and wrought iron
- “S” Profile Roof Tile
- Rustic Barn Door Profile Garage Doors

Exterior Finishes

Exterior color schemes have been developed to thematically be utilized per the exterior elevation style. Four color schemes will be offered per exterior design theme, totaling twelve schemes available in the neighborhood.

Neighborhood Involvement

Maracay Homes recognizes the sensitivities involved with building in an established neighborhood such as Montelena. We are dedicated to being a good neighbor and have established a strong working relationship with the existing homeowners in Montelena. Maracay team members have been introduced at the Homeowners Associated General Meeting, and we've worked hand-in-hand with the Architectural Board of the HOA. We've listened to their input and have obtained schematic product approval of the proposed 7000 series through the HOA. We plan to continue our dialogue with the residents and obtain approval of landscape material and exterior color schemes from the Architectural Board of the HOA.

MEMORANDUM TO THE TOWN OF QUEEN CREEK

City Council Review of Maracay Homes New Floor Plan Designs

March 16, 2012

The Montelena Homeowners Association – Architectural Review Committee met with the Maracay Homes Design Staff to review and comment on their new, recommended floor plans for the Montelena community – the 7000 Series.

The 7000 Series floor plans range from 2,949 to 5,218 square-feet and include a total of four one-story plans and two two-story plans. The exterior elevations include Spanish Colonial, Italianate and Ranch Hacienda. Everything presented adheres to the Montelena community design standards as well as reflects current home purchasing trends.

On behalf of the Montelena Homeowners Association, please accept this documentation as HOA Approval of Maracay Homes new 7000 Series for the Montelena community.

Anthony Del Corsano
President
Montelena Homeowners Association

 president / ARCH. COMMITTEE
3/16/2012



**RESULTS OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, April 11, 2012 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142

1. **CALL TO ORDER** The meeting was called to order at 7:01 p.m. by Chairman Sossaman in the Council Chambers of the Town Hall.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Chairman Steve Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Alex Matheson
Commissioner Ryan Nichols
Commissioner Debbie Reyes
Commissioner Kyle Robinson

Absent

Staff

Present

Planning Administrator Wayne Balmer
Senior Planner Dave Williams
Development Services Assistant Laura Moats

Absent

3. **PUBLIC COMMENT**
There were no public comments.
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
 - a. **Consideration and Possible Approval of March 14, 2012 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of DR12-017, "Blandford Homes at The Pecans"**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

- c. **Consideration and Possible Approval of DR12-028, “Maracay Homes at Montelena”**, A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each, to be constructed on the 56 remaining lots in the Montelena Subdivision, located at the northeast corner of Chandler Heights and Hawes roads.

Item B. was removed from the Consent Agenda for presentation and further discussion.

Motion: Vice-Chairman Ingram

To approve the Consent Agenda, as presented, without Item No. b

2nd: Commissioner Gad

Vote: All Ayes. Motion carried 7-0.

- d. **Consideration and Possible Approval of DR12-017, “Blandford Homes at The Pecans”**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

After presentation by staff and the applicant, the Commission recommended approval of DR12-017, “Blandford Homes at The Pecans”, with the following additional stipulation:

- 1) The applicant’s request, as stated in their April 11, 2012 letter to staff regarding including an additional 44 lots to be built on in subsequent phases be included in the original request under DR12-017.
- 2) That the proposed accessory structures be modified/enhanced to include architectural styling consistent with the elevation of the home, to include a separate access door and window(s); and
- 3) Designate a future location for placement of the accessory structure on each lot at the time of building permit issuance for the primary structure.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION

5. **Public Hearing, Discussion and Possible Action on RZ12-006/SP12-007, “Banner Health Center – Queen Creek”**, A request from C. Dale Willis on behalf of Victoria Lund Investment Group, LLC to rezone approximately 11.78 acres on the west side of Ellsworth Loop Road,

The Commission recommended approval of RZ12-006/SP12-007, as presented, with the following additional stipulations:

- 1) Commission to review a written description, prior to building permit issuance, of the proposed art concept to include a description of why the proposed concept was chosen, the theme of the proposed concept, the budget for the art work and the compatibility of the proposed concept with the architectural theme and building design of the project.
- 2) Spacing of parking spaces to be within the Town standards of one landscaped island for every 10 parking spaces.
- 3) The Y-shaped intersection at the entrance to be reconfigured to more of a 90-degree angle to reduce the potential for on-site access concerns.

ADMINISTRATIVE ITEMS - all Administrative Items were concluded during the Work Study.

7. **Review** of next month’s agenda items:
8. **Report** on Town Council Action.
9. **Communication** from members of the Commission and Staff
10. **Adjournment**

The meeting adjourned at 9:20 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Sossaman, Chairman

ATTEST:

Laura Moats, Development Services Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Results of the April 11, 2012 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of April, 2012.

These are RESULTS only.

DRAFT