

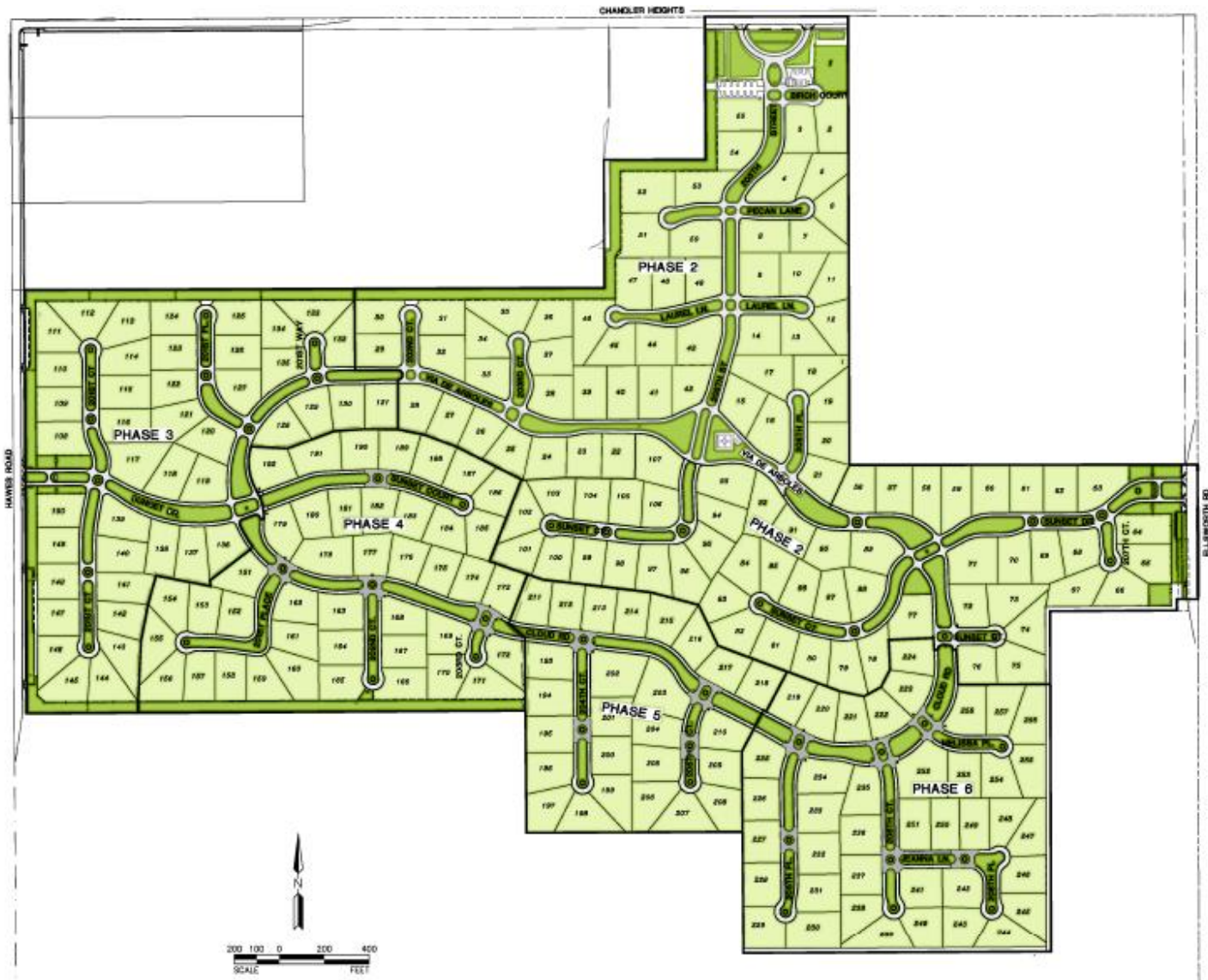
TOWN OF
QUEEN CREEK
ARIZONA

Blandford Homes
at
The Pecans

Town Council Meeting
May 2, 2012



The Pecans



Pecans History

- Originally approved in 1972 by Maricopa County
- 2001 Town Council approved Ordinance 204-01 establishing the current PAD for The Pecans
 - Included provisions for on-lot pecan tree retention
 - Established “Old World” architectural theme
- 2004 Council approved a modification to Ordinance 204-01 by Ordinance 295-04
- 2007 Council approved request for gated private streets

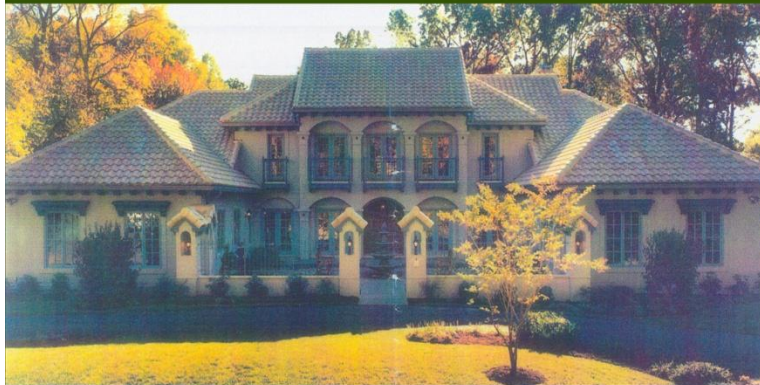


The Pecans History

- 2004 Council approved Ordinance 295-04
 - Retain the pecan trees where possible
 - Minimum of 35% of all existing pecan trees on the lot to be retained
 - Care to be taken of the trees during and after construction to help ensure survival
 - Replanting with 36” box trees possible in specific circumstances
 - R1-18 PAD, minimum lot size 30,000 s.f.
 - Allowed accessory living units
 - “Old World” architectural theme



Old World Architecture

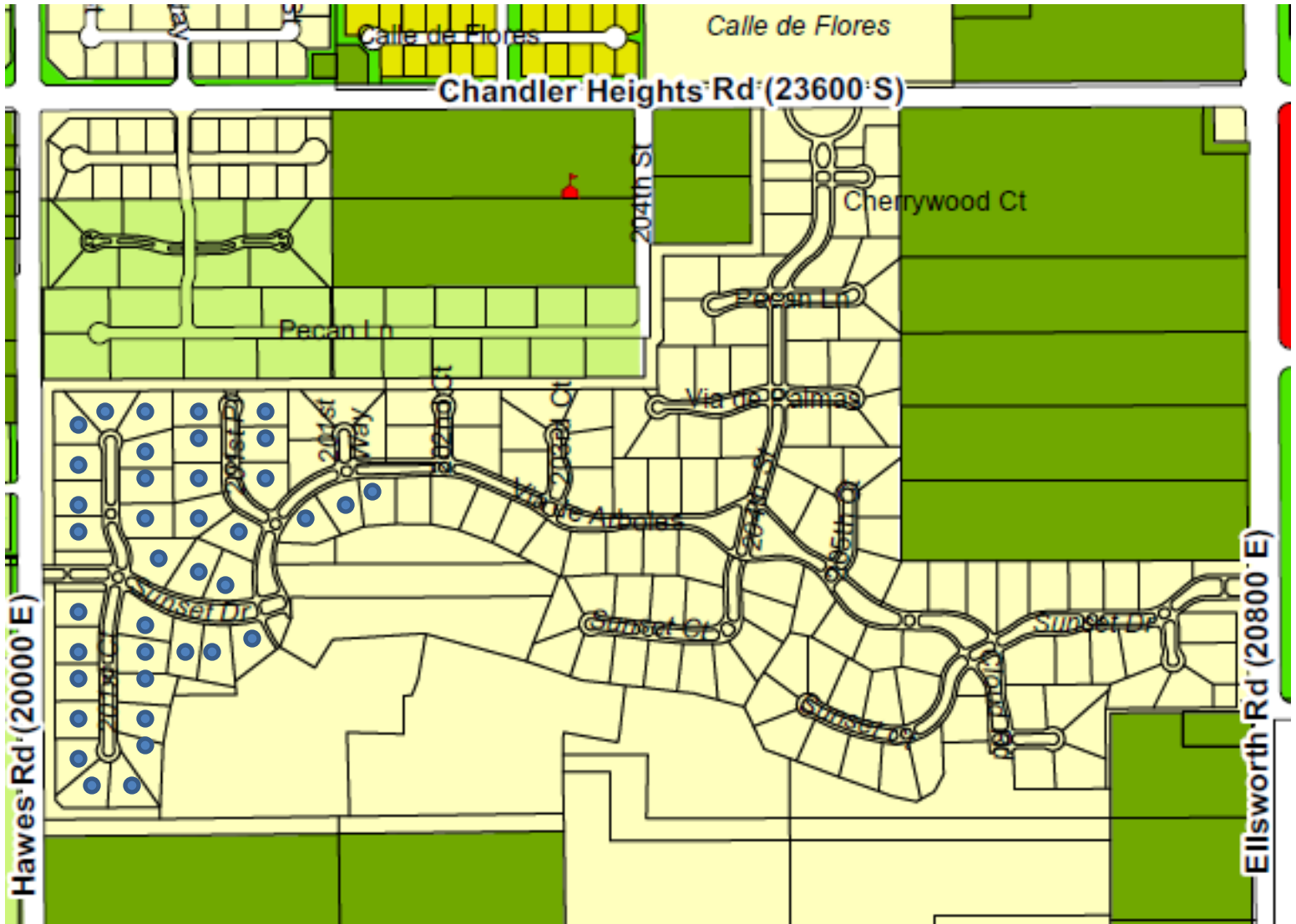


The Request

- Currently 38 lots on west side of project
- Potential for an additional 44 lots
- Lot size average 32,000 s.f.
- Received approval of the Home Owners Association
- Optional RV storage accessory building with added option for conversion of part or all of the accessory building to game room, office or casita
- All homes meet required setbacks



The Pecans



The Request

- Design Review approval of four home models and elevations
 - Residence One
 - 3,617 square feet, three elevations
 - Residence Two
 - 4,004 square feet, three elevations
 - Residence Three
 - 4,572 square feet, four elevations
 - Residence Four
 - 5,332 square feet, four elevations

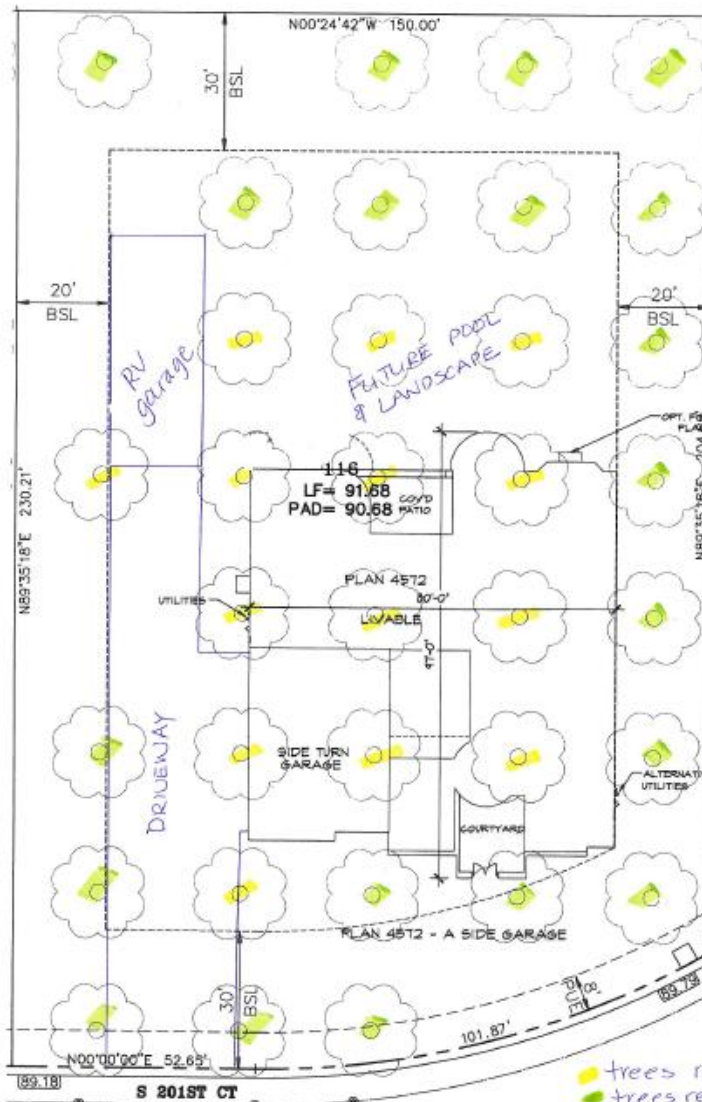


The Request

- All four proposed homes have options for:
 - Porte Cochere
 - Accessory RV storage building
 - Convertibility of the RV building to include office or casita space



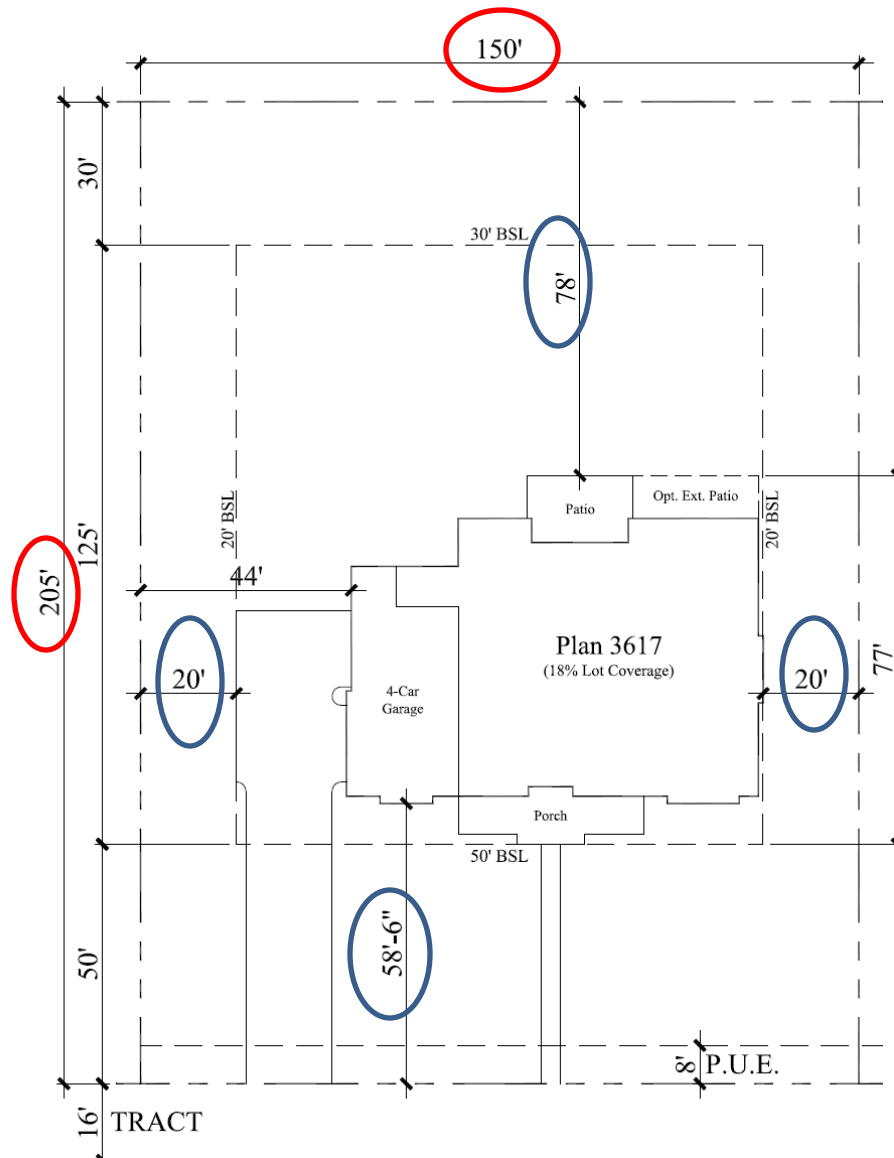
Pecan Tree Retention



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



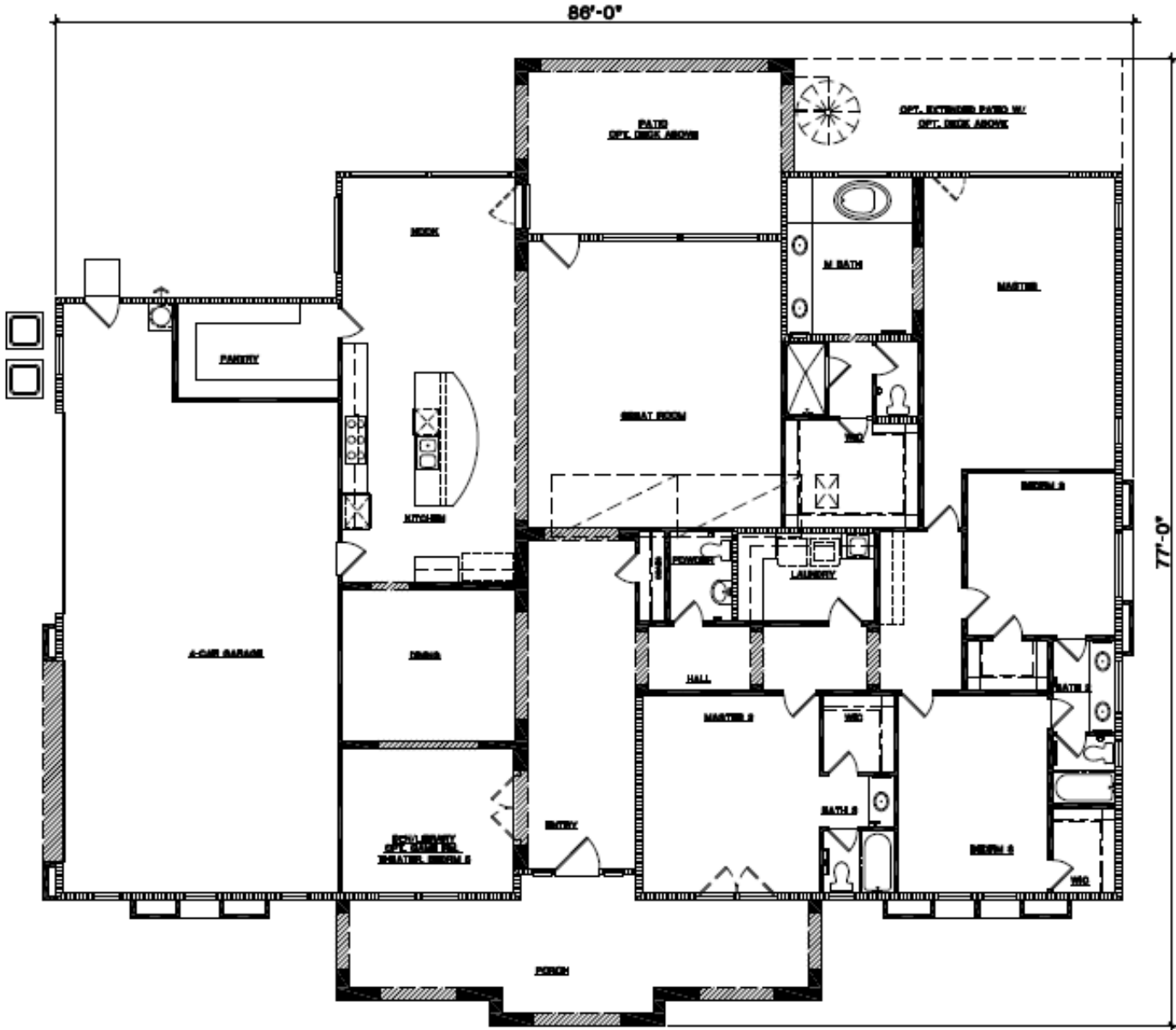
Residence One Lot Layout



Depending on the model chosen, lot coverage ranges from 9% to 17%



Residence One Floor Plan



Residence One

Residence One

APPROXIMATELY 3617 SQ. FT.



Old World

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Residence One

Residence One

APPROXIMATELY 3617 SQ. FT.



Country French

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Residence One

Residence One

APPROXIMATELY 3617 SQ. FT.



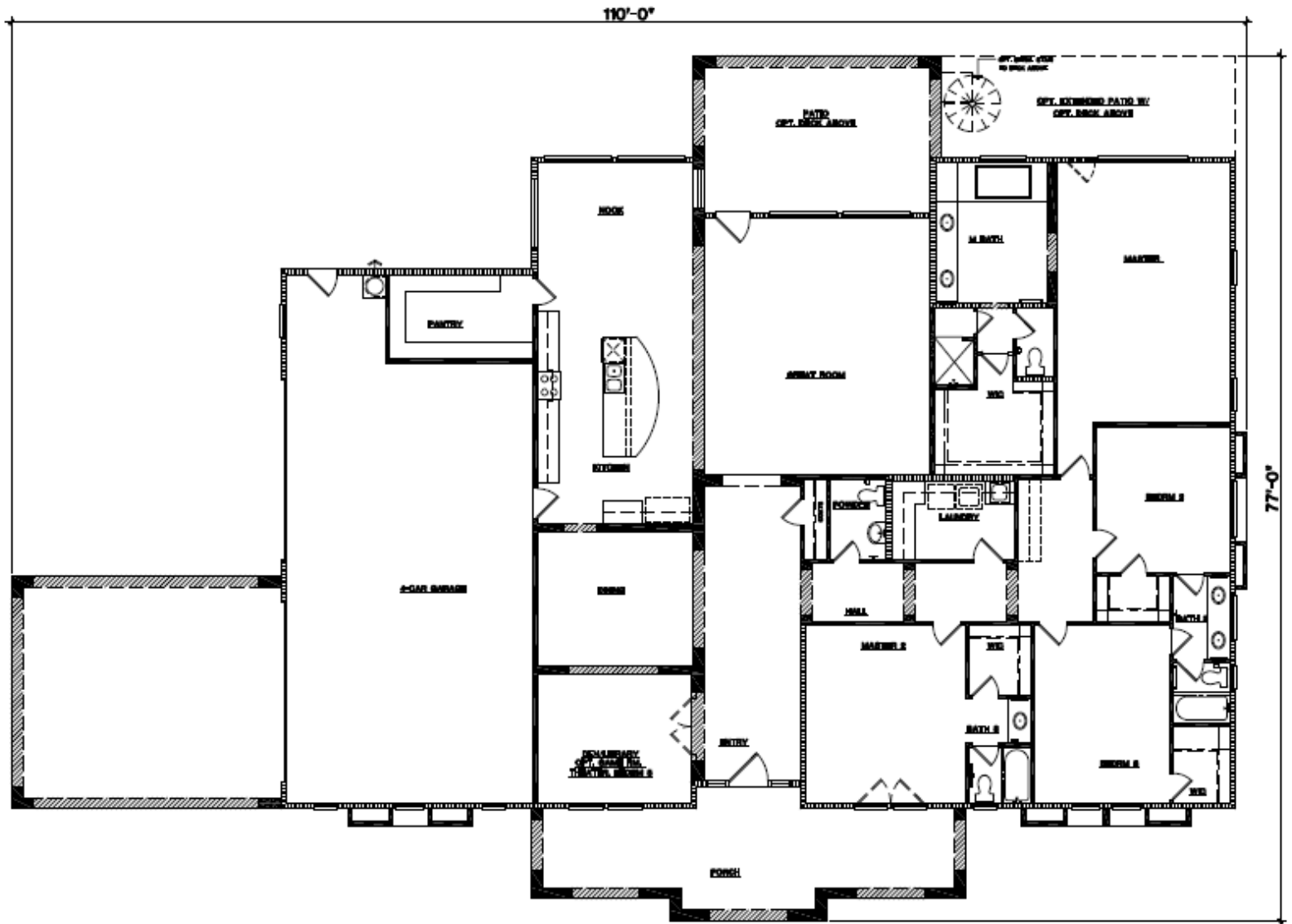
Italian Farmhouse

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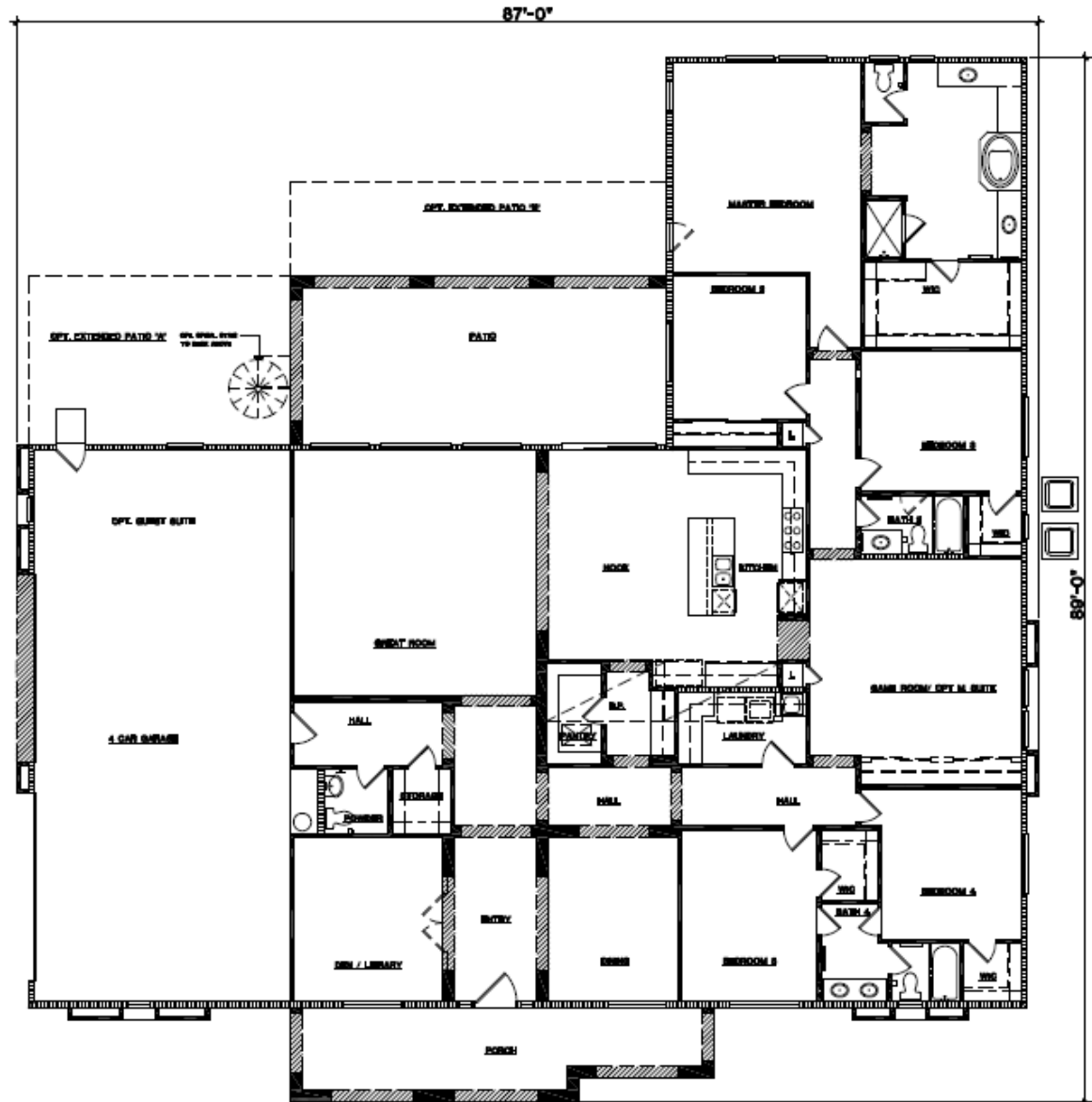
Residence One w. Porte Cochere



Residence One - Italian Farmhouse with Porte Cochere



Residence Two Floor Plan



Residence Two

Residence Two

APPROXIMATELY 4004 SQ. FT.

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Residence Two

Residence Two

APPROXIMATELY 4004 SQ. FT.

THE
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Residence Two

Residence Two

APPROXIMATELY 4004 SQ. FT.

THE
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Italian Farmhouse

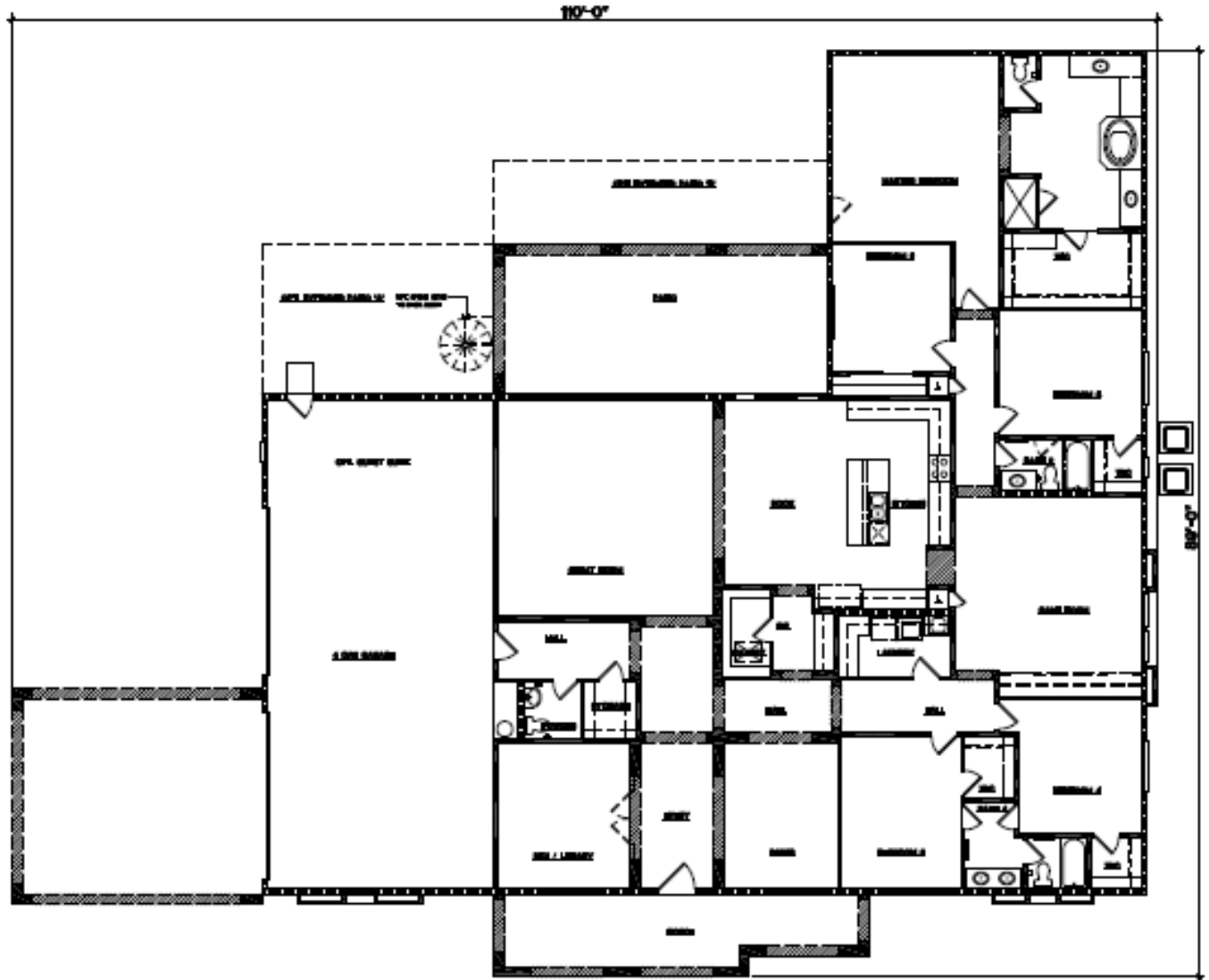
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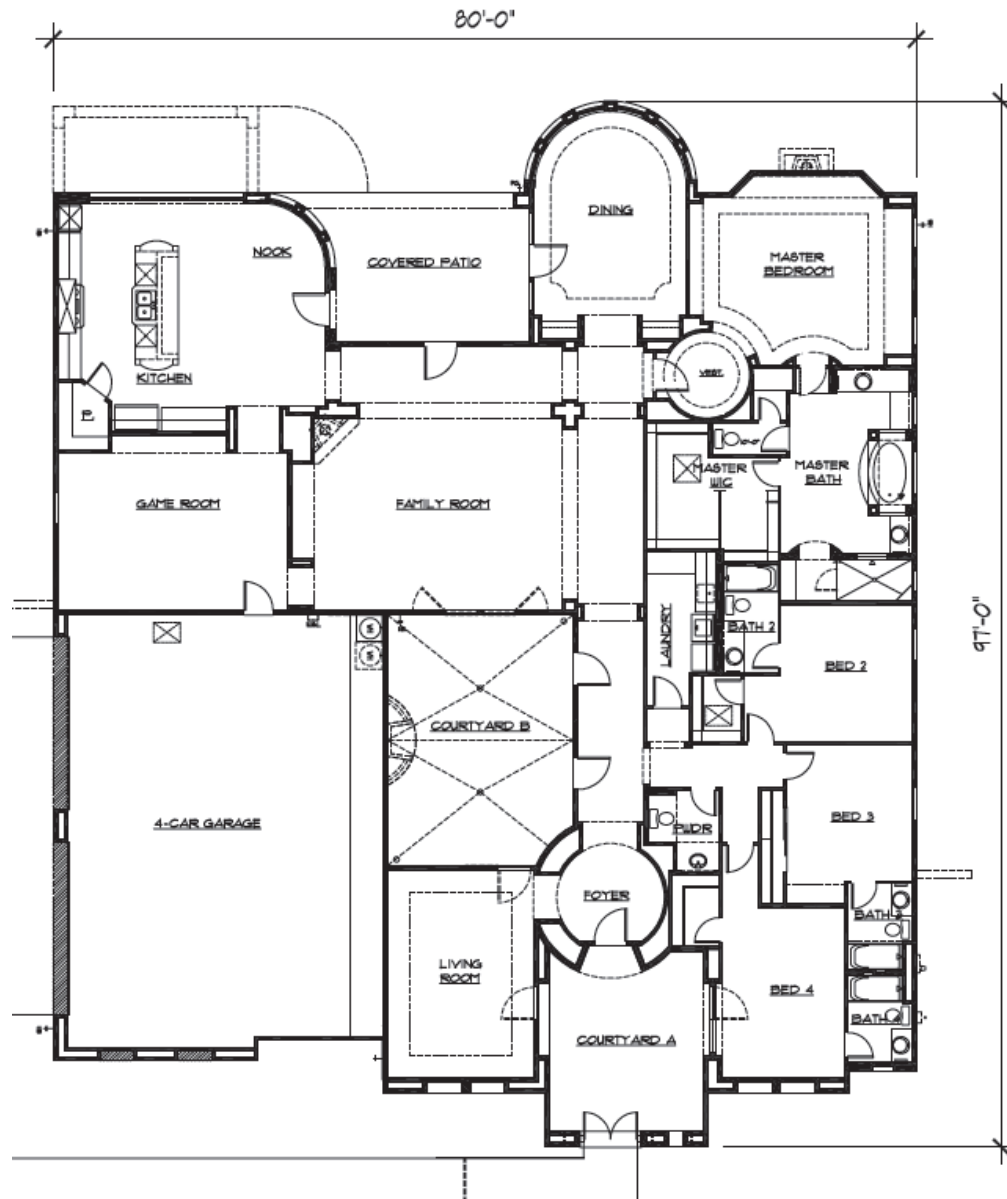
Residence Two w. Porte Cochere



Residence Two - Country French with Porte Cochere



Residence Three Floor Plan



Residence Three

Residence Three

APPROXIMATELY 4572 SQ. FT.



Old World

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Residence Three

Residence Three

APPROXIMATELY 4572 SQ. FT.



English Country

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Residence Three

Residence Three

APPROXIMATELY 4572 SQ. FT.



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Residence Three

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APPROXIMATELY 4572 SQ. FT.



Tuscany

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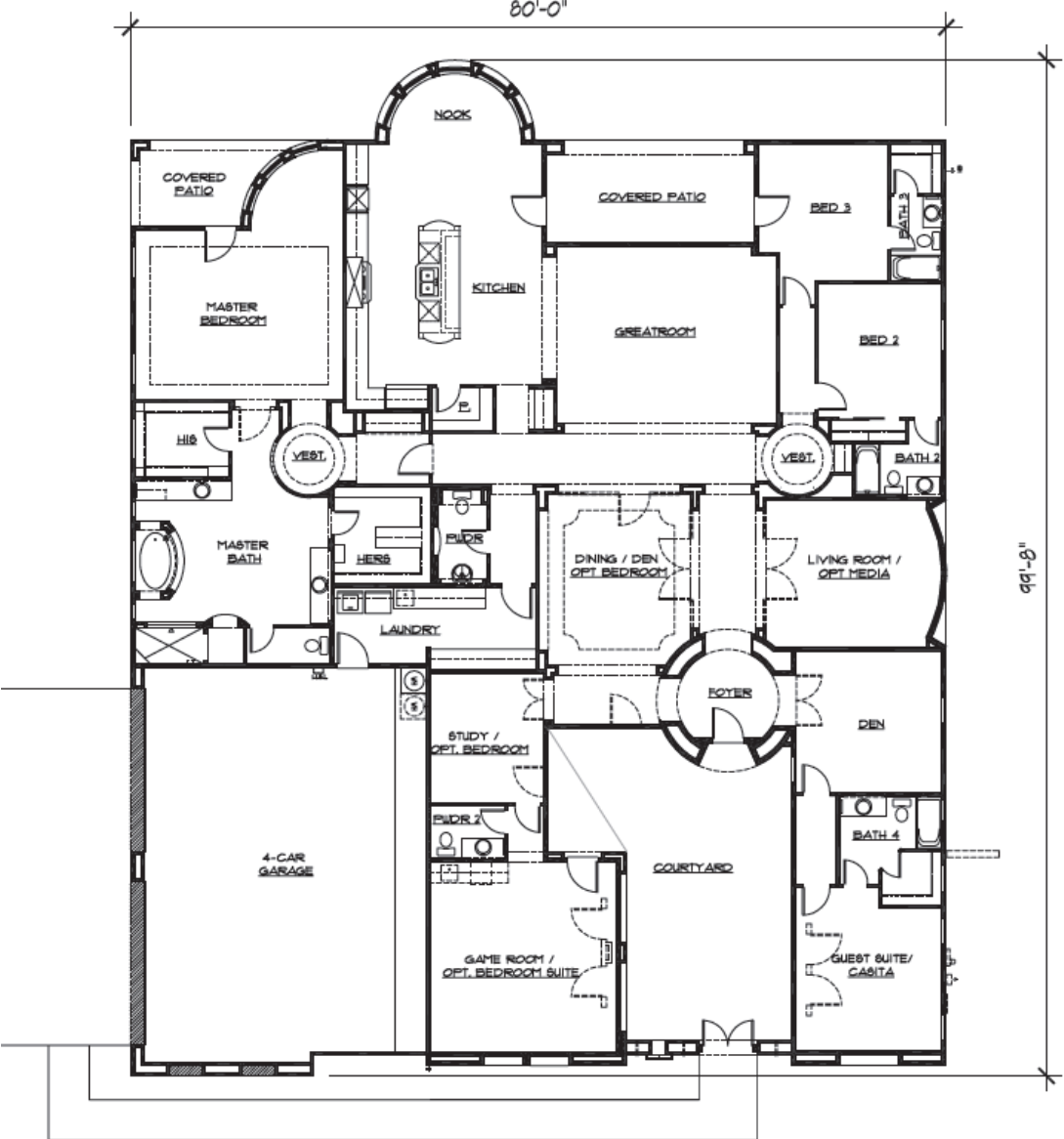
Residence Three w. Porte Cochere



Residence Three - Old World with Porte Cochere



Residence Four



Residence Four

Residence Four

APPROXIMATELY 5332 SQ. FT.



Old World

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Residence Four

Residence Four

APPROXIMATELY 5332 SQ. FT.



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Residence Four

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APPROXIMATELY 5332 SQ. FT.



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Residence Four

Residence Four

APPROXIMATELY 5332 SQ. FT.

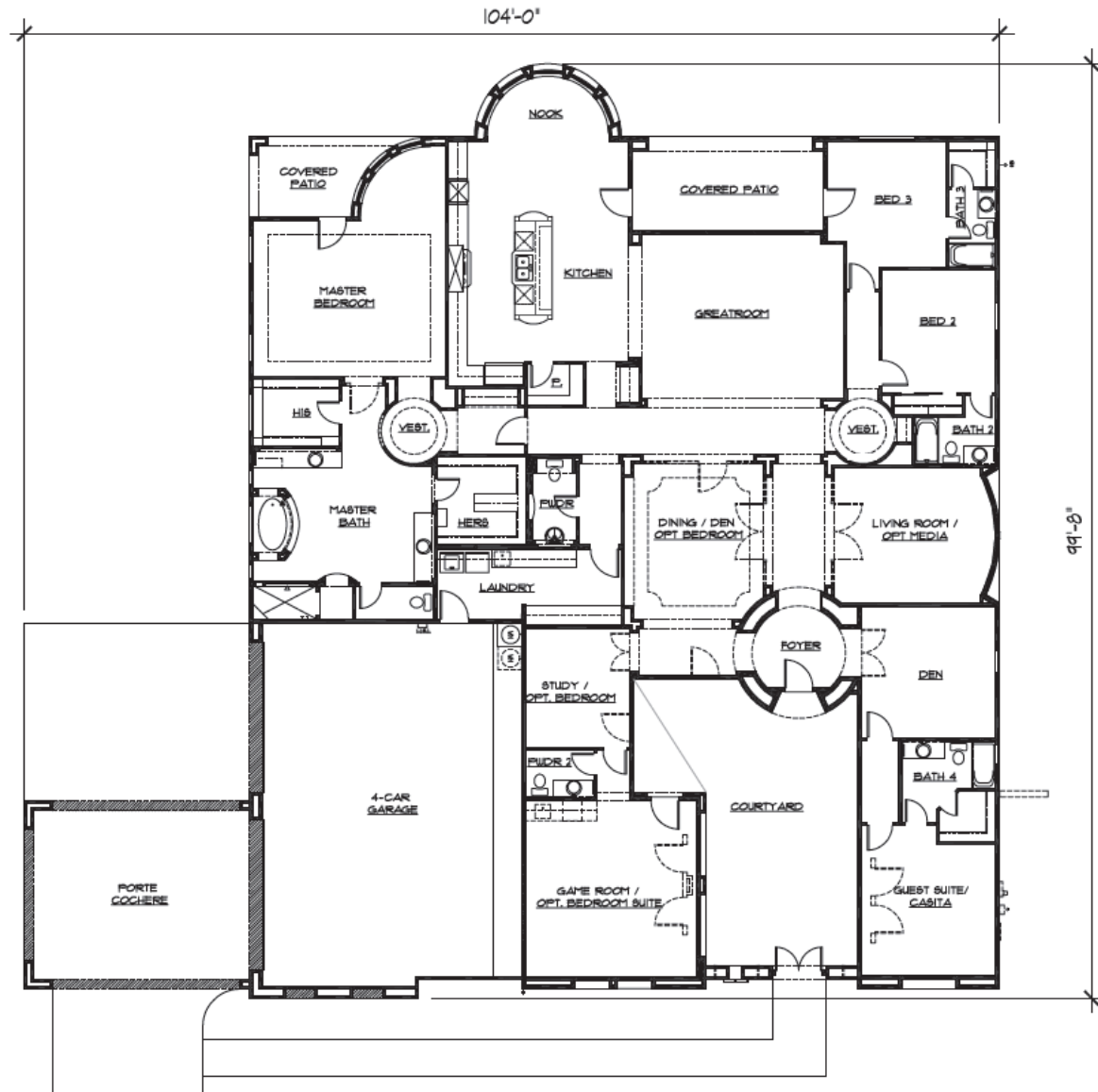


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Residence Four w. Porte Cochere



Residence Four - English Country with Porte Cochere



Accessory RV Garage



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

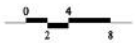


Italian Farmhouse

RV Garage - Front Elevations

The Pecans

Queen Creek, Arizona



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



PROJECT NO. 20120605
 04-18-2012



RV Garage and Guest House



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

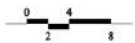


Italian Farmhouse

RV Garage w/ Guest House - Front Elevations

The Pecans

Queen Creek, Arizona



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 3321 East Baseline Road
 Gilbert, Arizona 45234
 Tel: 480-892-4492
 Fax: 480-892-8885



PROJECT NO. 20120605
 04-18-2012

Accessory Guest House



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

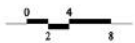


Italian Farmhouse

Guest House - Front Elevations

The Pecans

Queen Creek, Arizona



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Gilbert, Arizona 45234
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PH: 040.830.4537

PROJECT NO. 20120605
04-18-2012

Staff Recommendation

- Proposed homes appear to be consistent with the “old world” architectural theme approved by the Town Council in 2004.
- The new plans have been approved by the Home Owners Association.
- Staff recommends the proposed floor plans and elevations be approved as presented, subject to the conditions presented in the staff report.



Planning and Zoning Commission Recommendation

- Approval as proposed, subject to:
 - Construction of the project as shown on the exhibits presented.
 - The applicant's request be expanded as stated in their April 11, 2012 letter to include an additional 44 lots to be built on in subsequent phases.
 - 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
 - Designate a future location for placement of the accessory structure on each lot at the time of building permit issuance for the primary structure.



TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?

