

TOWN OF  
**QUEEN CREEK**  
ARIZONA

# Church Farms

RZ11-038 / SD11-039



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# Church Farm



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- Request for Rezoning (PAD) from R1-43 to;
  - C-2 General Commercial
  - R1-4, R1-5, R1-7 and R1-9
  - Recreation / Conservation
  - Public / Quasi-Public
- Preliminary Plat for 2,310 residential lots.

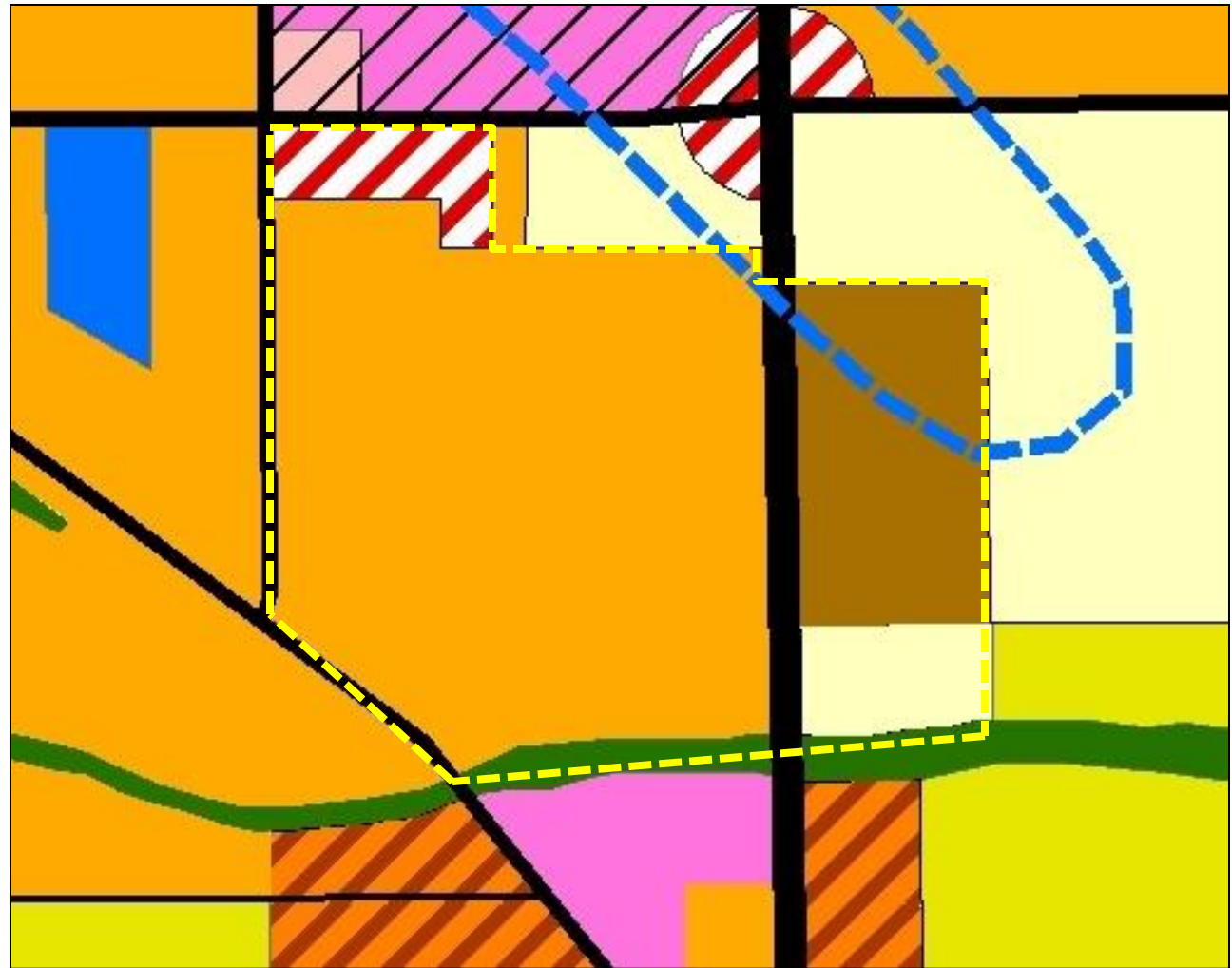


# Church Farm Case Overview

- 879 Acres
- 2.89 Dwelling Units / Acre overall
  - Averaged max density for the site is 3.05 DU/AC
  - 2,310 Homes
- 12 Residential Development Parcels
  - Commercial Parcel
  - School Site



# Church Farm General Plan



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## General Plan Land Use Designations

1. Commercial Services
2. Very Low Density Residential (01- DU/AC)
3. Medium Density Residential (2-3 DU/AC)
4. Medium High Density Residential (3-5 DU/AC)

– Overall density allowed for this project is 3.05 DU/AC.

– Proposed density is 2.89 DU/AC.



# Church Farm PAD Requests

- Reduced landscape setbacks to accommodate traffic calming
- Tot lot interpretation to be broadened to accommodate proposed amenities.
- Larger Subdivision signs (increase in height + square footage)
- 5' Garage setback from porch vs. livable on R1-4 and R1-5 lots. **(NOT SUPPORTED BY STAFF, CONDITIONS OF APPROVAL REFLECT THE STAFF POSITION)**





# Church Farm PAD Requests continued

- Staggered setbacks for R1-7 and R1-9 lots.
- Individual Zoning District deviations for setbacks, width, depth as outlined in the narrative book.



# Example of Subdivision Signage



# Church Farm Amenity Package

- 11 individual and unique parks
- Designed to appeal to broad age groups, not just kids.



# Church Farm Trail Node



# Church Farm Commercial Parcel

- Will be developed in the future
  - Will require additional site plan and architectural review.



# Traditional Church Farm Public Outreach

- Applicant has held several neighborhood meetings over the life of this project.
  - Most recent was 2/15/2012
- TOQC has mailed property owner letters, posted the site with zoning signs and advertised in the newspaper.
- No comments have been received by Town Staff on this case.



# Church Farm Social Media Outreach

- Facebook posting with case information resulted in 2 positive comments, plus for additional “likes”.
- Foursquare listings resulted in 2 “check-ins” in addition to 1 more positive comment.
- QR Codes providing case information directly downloadable resulted in 16 downloads.



- Twitter message also sent out with all of the case information.



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Staff recommends approval, subject to the Conditions of Approval.

All of staff's concerns are reflected in the Conditions of Approval as outlined in the report.





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Questions?

Thank you.

