

TOWN OF
QUEEN CREEK
ARIZONA

Cielo Noche

K. Hovnanian Homes

RZ 12-061 / SD12-062 / DR12-066







Request

- Rezoning from R1-8 to R1-7 PAD
- Private gated community (Built to Town Standards)
- Pre-Plat for 164 lots on 63 acres (2.6 DU/AC)
 - Lot sizes minimum 65' x 125' (8,125 SF)
 - Lot coverage increase to 48% for plan 5003 (Single Story)
 - Garage face percentage increase to 43%

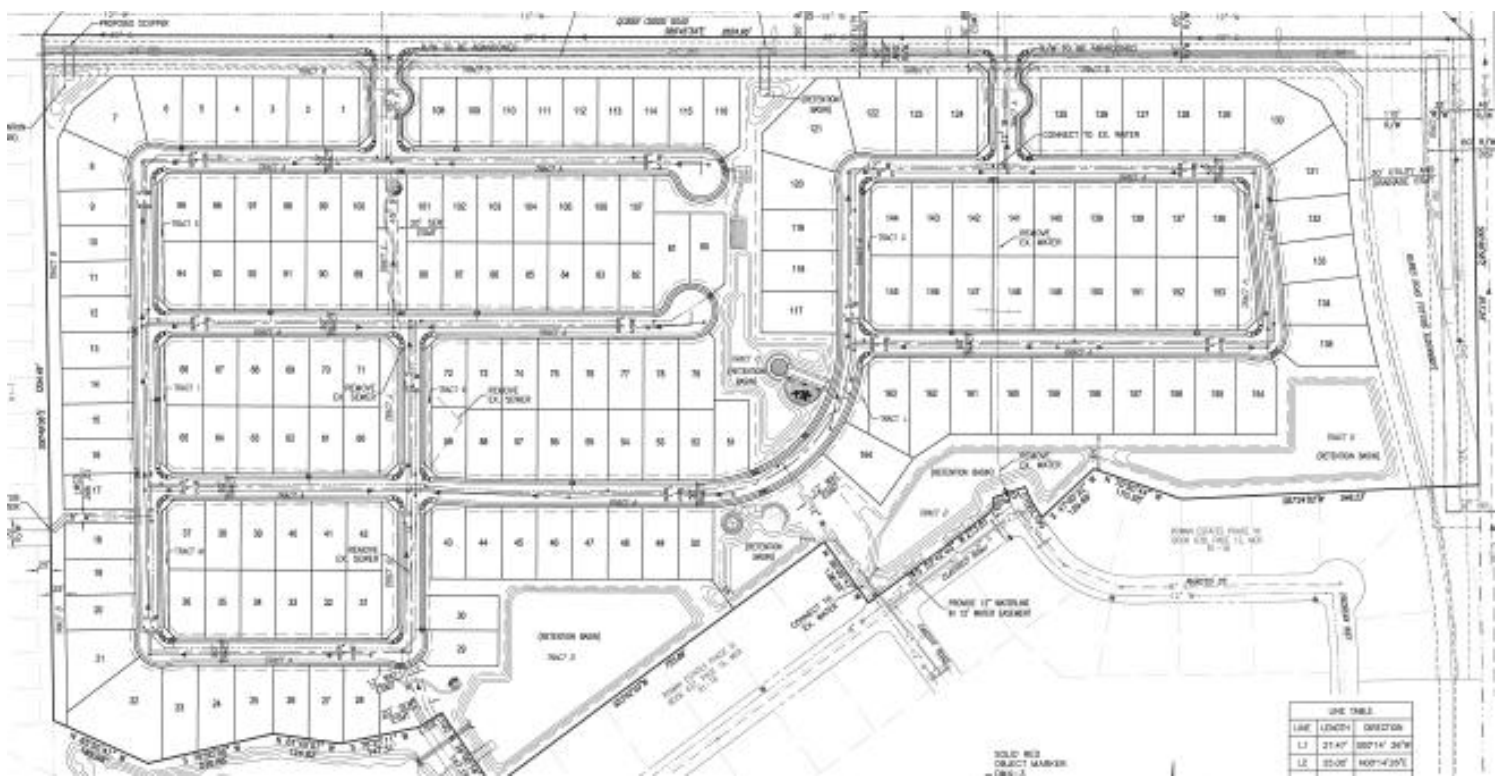


Request

- Design Review approval of 7 floor plans with 3 elevations each
 - Spanish Colonial, Craftsman and Cottage
 - Square footage ranging from 2,183 to 4,061



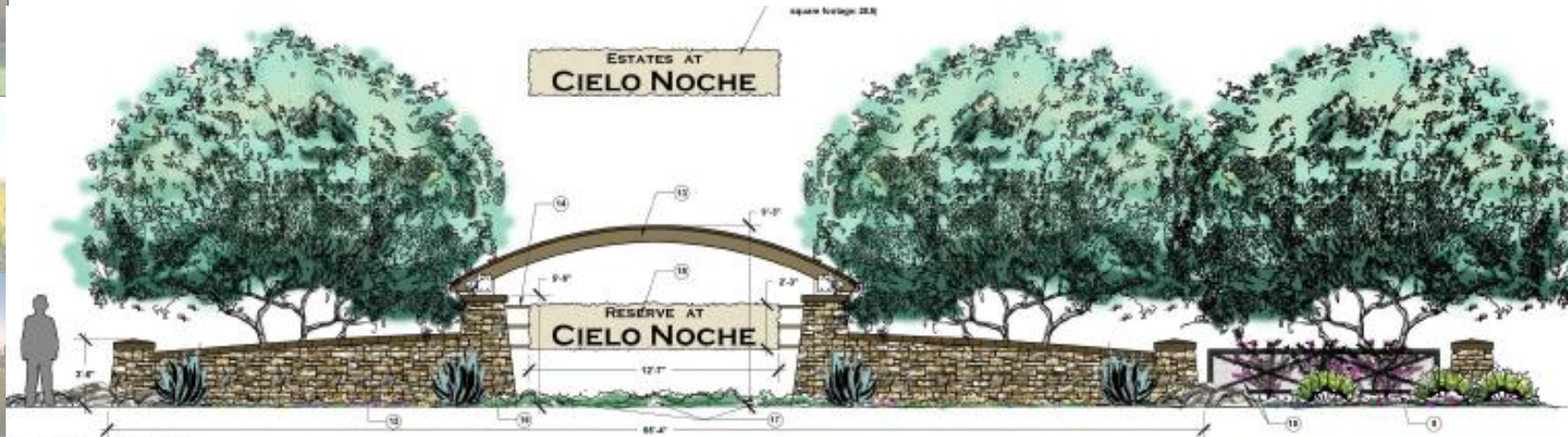
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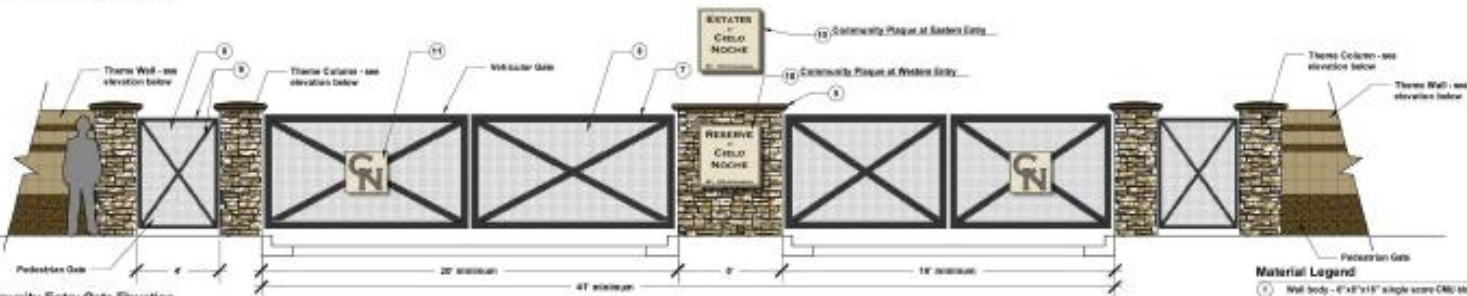
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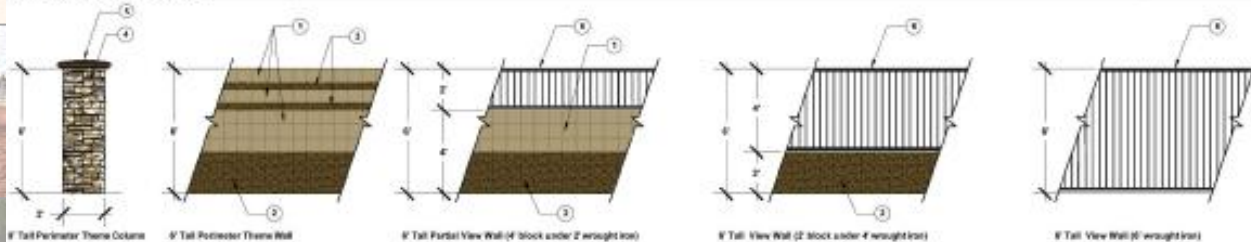
Walls and Gates



Community Entry Sign Elevation



Community Entry Gate Elevation

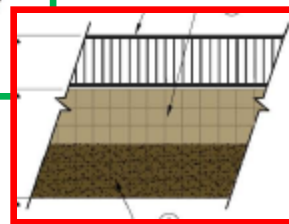
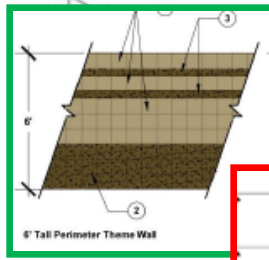
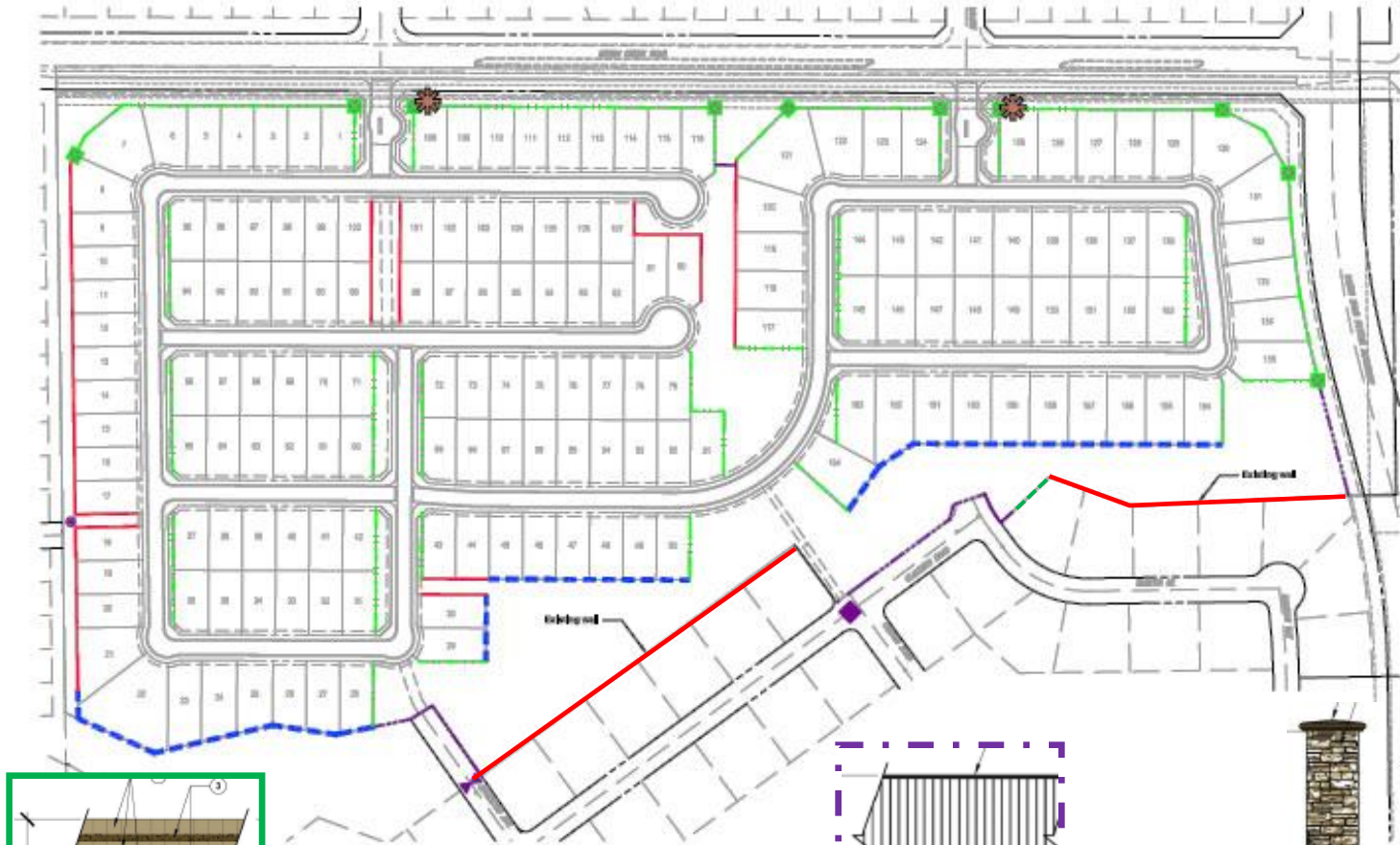


Community Wall Elevations

Material Legend

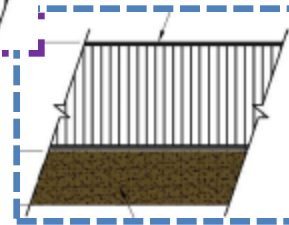
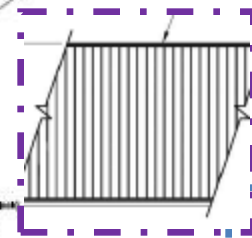
- 1 Wall body - 4'x8'x16" single score CMU block, painted.
- 2 Wall base - 8'x16" split face CMU block, painted.
- 3 Accent basecap - 8'x12'x16" split face CMU block, painted.
- 4 Theme column - 8'x16'x16" CMU block with stone veneer.
- 5 Precast cap, painted.
- 6 Wrought iron fencing - pickets spaced 4" o.c. max. & 1.5" foot supports, painted.
- 7 4'x12" tubular steel gate frame, painted.
- 8 6 gauge wire mesh, 1.5" square opening, painted.
- 9 2" tubular steel frame, painted.
- 10 Metal community plaque at entry gates.
- 11 1" x6" steel infilling welded to 2" x6" cut metal panel, plate welded to frame, painted.
- 12 Sign Wall - 8'x8'x16" CMU block with stone veneer & split face cap.
- 13 Arched steel beam, painted.
- 14 2'x12" tubular steel metal rolls, color to match beam.
- 15 Painted cut 2" x6" metal panel with 1" x6" steel infilling welded to panel.
- 16 Etched accent column with stone veneer.
- 17 Sign sculpture.
- 18 Fence panel - 4'x12" tubular steel frame with 2'x12" tubular steel support slab.

Wall Plan



WALL LEGEND

- 6' Tall Perimeter Theme Wall
- 6' Tall Perimeter Wall (2' wrought iron over 4' block)
- - - 6' Tall View Wall (2' wrought iron over 2' block)
- - - 6' Tall View Wall (2' wrought iron)
- Perimeter Theme Columns
- Primary Entry Monument Storage
- Pedestrian Gate
- ◆ 20' Wide Maintenance Gate
- ✦ 7' High Gate

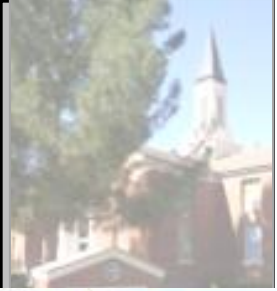


NORTH
 Scale 1"=60'-0"
 0 50 100 200

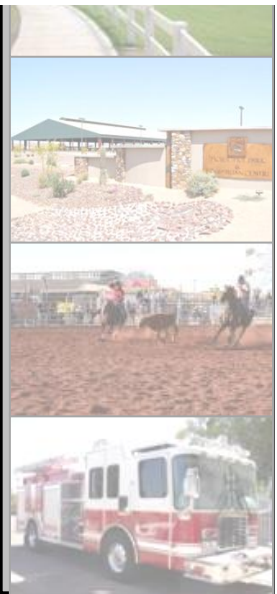
Amenities







Design Review



7 Floor plans, 3 elevations each

Spanish Colonial, Craftsman and Cottage

Plan 0073

3 BR, 2BA, 2,183 square feet



Plan 5002

4BR, 2BA, 2,245 SQFT



Plan 5003

3BR+Den, 2.5BA 2,654 SQFT





Plan 5003

Request for
increase in lot
coverage to
48%



Plan 5004

4BR, 2.5BA, 3,349 SQFT



Plan 5008

4BR, 2.5 BA, 3,510 SQFT



Plan 5005

4BR, 2.5 BA, 3,747 SQFT



Plan 5007

4BR, 2.5 BA, 4,061 SQFT



Planning Commission Public Comment

Neighbor Concerns

- Concerns in park size related to differences between original conceptual plan and proposed plan.
- Concerns over access to the open space.
- Concerns over 2 story homes adjacent to the open space on the south side.
- Concerned that leaving the existing roadway connections to the north in place will invite an unwelcome element into the neighborhood.



Planning Commission Comments

- Support the 43% garage frontage in this case. There was discussion about how to measure this in the future, but recognize that this is a Council policy issue.
- Make the former roadway connections between the subdivisions more aesthetically pleasing.
 - Staff has followed up with Commissioner Nichols on this. Condition of Approval #37 added to address these concerns.
- 2 Story homes along Queen Creek in addition to the lots adjoining the open space
 - Staff added Condition of Approval # 35 and #36 to address these concerns.



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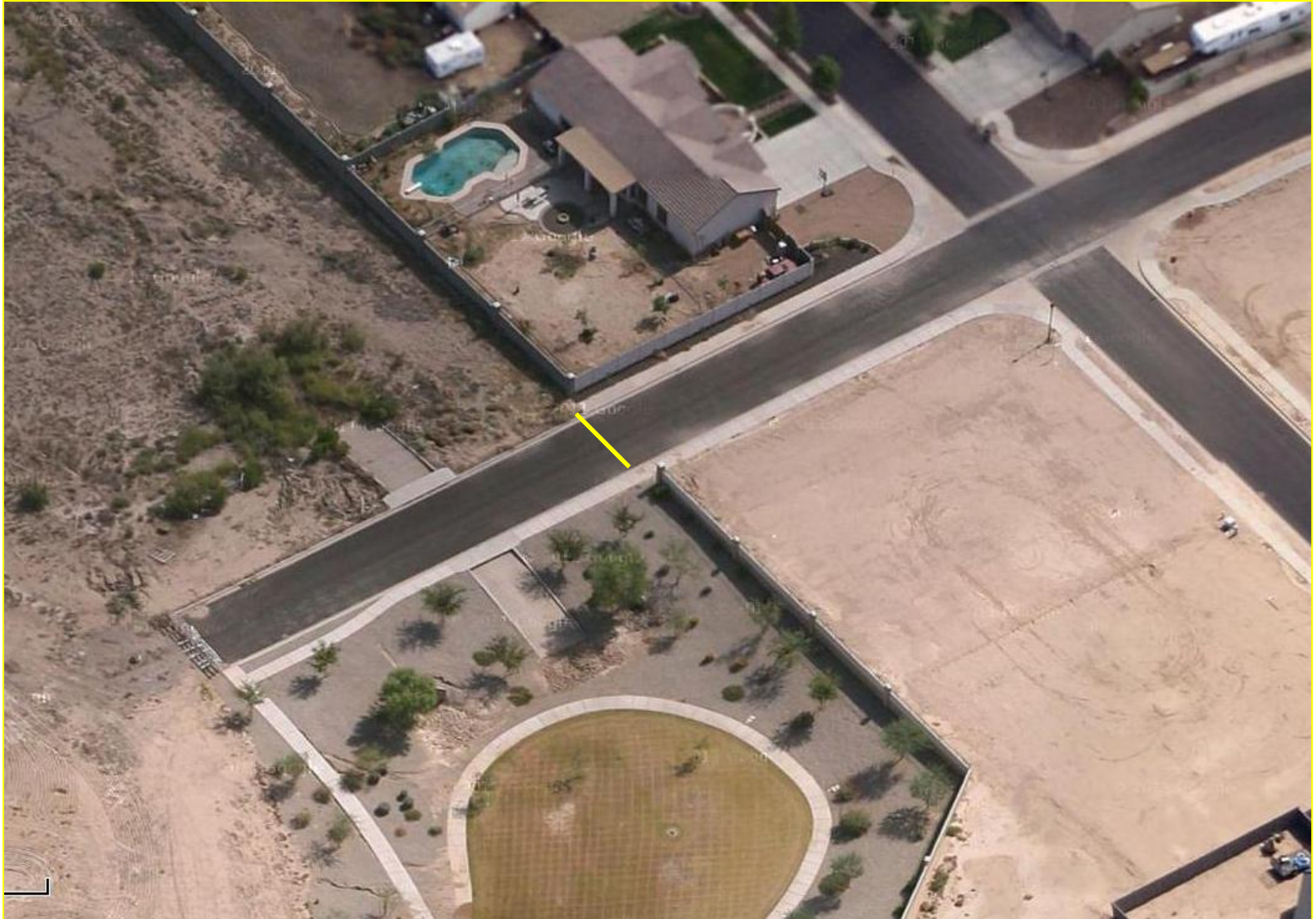


No more than 1 in 3 homes to be 2 story, with no more than 2 side by side with a maximum of 10 two story homes.

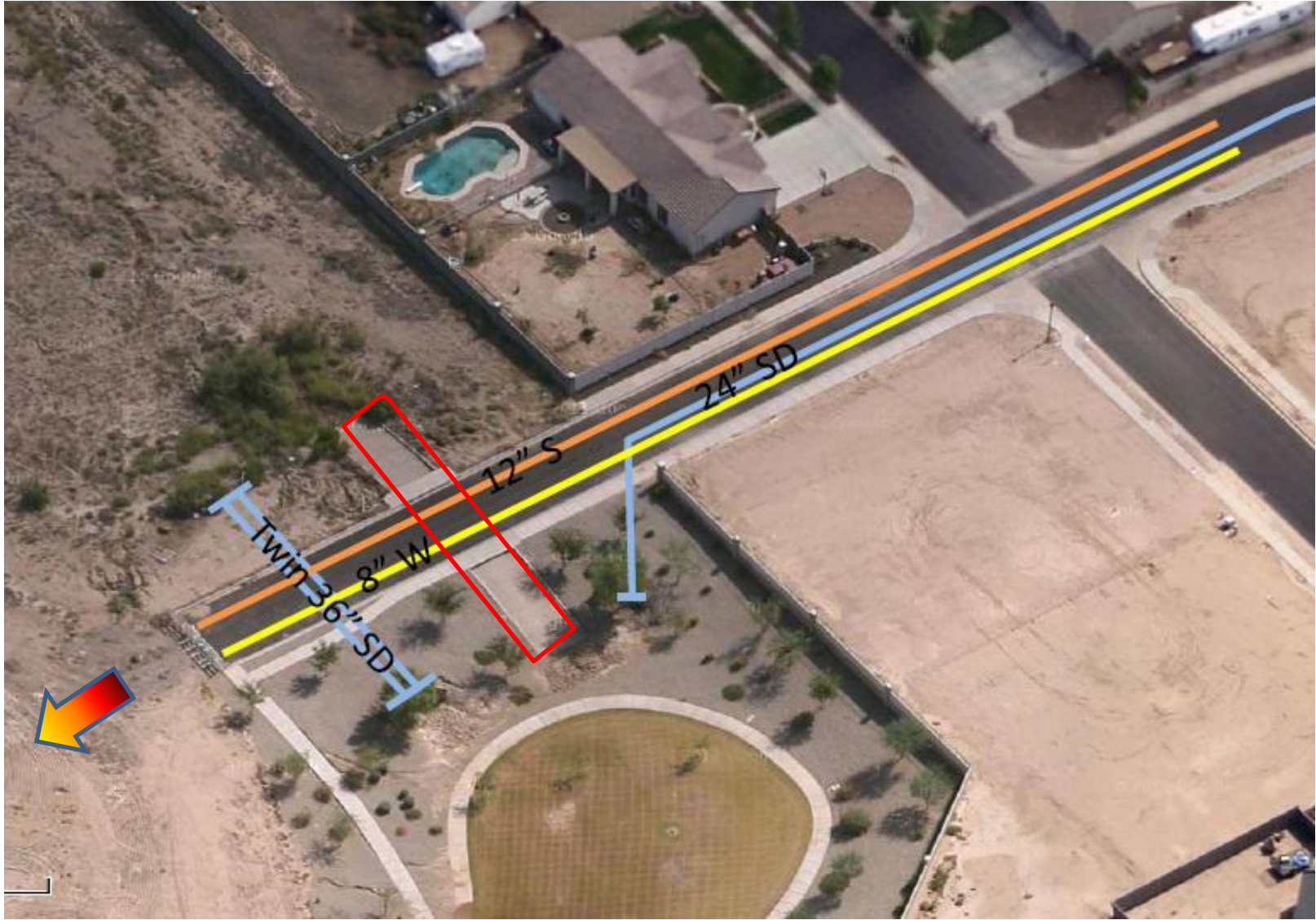
No 2 story homes to be built on lots 29, and 48 – 50.



Augustus Road



Augustus Road Condition of Approval #37



Questions?

Thank you.

