

TOWN OF  
**QUEEN CREEK**  
ARIZONA

# Hastings Farms

RZ12-054 / SD12-055  
DR12-069









# Hastings Farms



**HASTINGS FARMS - DEVELOPMENT PLAN**

# Request

- Rezone from R1-43, R1-18 and R1-7 PAD to R1-7 PAD and R1-9PAD.
- Preliminary Plats for 344 lots
- Design Review of 7 floor plans with 3 elevations each



# Medium Density Residential 2-3 DU/AC

Current Density of  
Hastings Farms

2.3 DU/AC

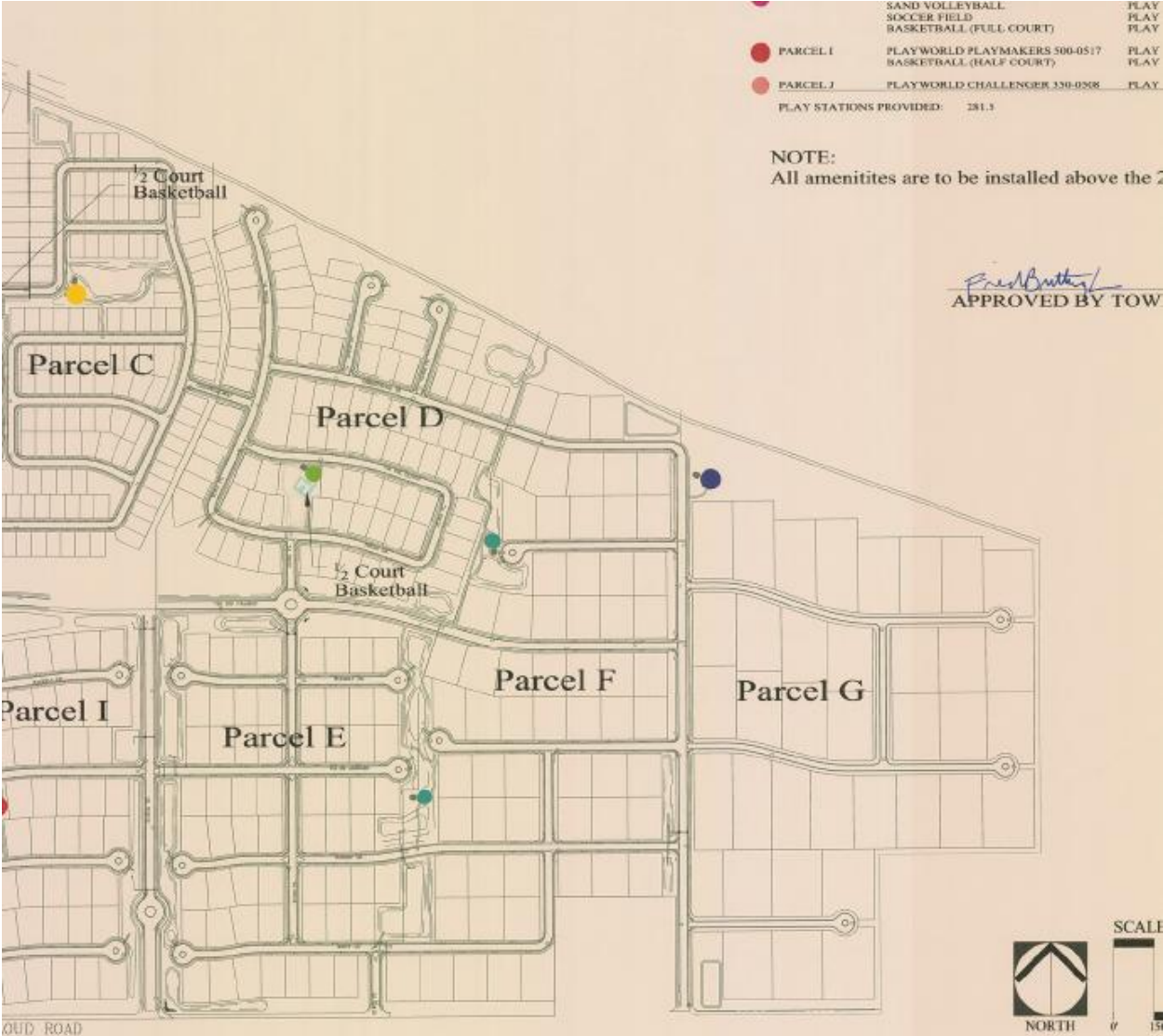
Proposed density of  
Hastings Farms

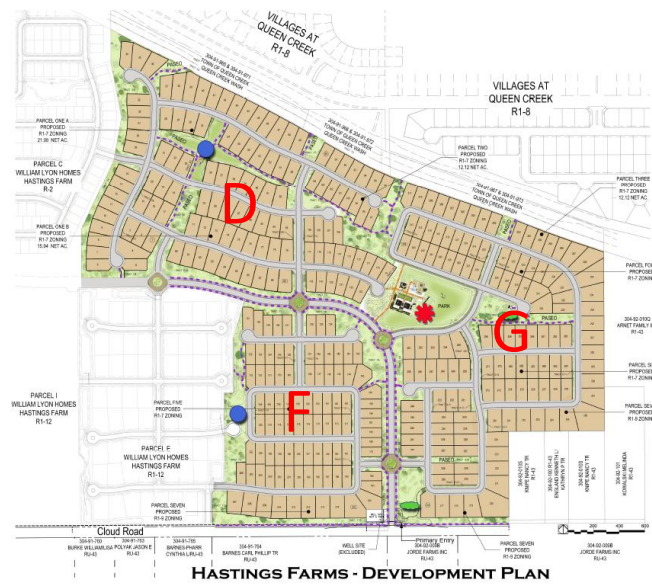
2.45 DU/AC





# Previous Design





## Lot Breakdown Percentages

Parcel	Net Acreage	R1-7 60' X 130' 7,800 SF	R1-7 70' x 130' 9,100 SF	R1-7 70' x 140' 9,800 SF	R1-7 73' x 140' 10,220 SF	R1-9 90'x 140' 12,600 SF	Total lots	DU/AC	Open space provided (20% req)
D	40.06 AC	X	X	X	89	X	89	2.22	27.5%
F	45.26 AC	110	7	X	X	9	126	2.78	28.0%
G	54.88 AC	33	16	55	X	25	129	2.35	26%
Site Total	140.20 AC	143	23	55	89	34	344	2.45	27.1%
Percentages		41.5%	6.7%	16.0%	25.9%	9.9%			



# Amenities

## PRIMARY OPEN SPACE EXHIBIT





# Equestrian Trail

## 8' wide shared use trail



### HASTINGS FARMS - DEVELOPMENT PLAN

# Design Review

- 7 floor plans
  - 3 elevations each
- Spanish Colonial, Santa Barbara and Tuscan
- Range in size from 2,297 to 4,154 square feet.

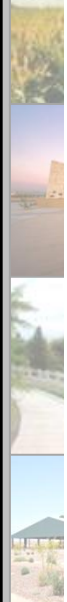




# Design Standards

- To remain the same as Zoning Ordinance
  - 40% garage frontage
  - Lot Coverage to be 40% with optional 5% increase for qualifying front porch and / or Courtyard





### Proposed Elevations

Plan #	Square Footage	Stories	Garage Face Percentage
5511	2,278	1	N/A(Side Entry)
5521	2,491	1	38.5%
5531	2,702	1	38.4%
5541	2,984	1	39.3%
5552	3,633	2	39.1%
5562	3,895	2	36.8%
5572	4,142	2	N/A (Side Entry)





# Plan 5511



# Plan 5521





# Plan 5531



# Plan 5541





# Plan 5552





# Plan 5562



# Plan 5572



# Planning Commission

- Recommended approval of the project on the Consent Agenda.
  
- 2 Questions during work study
  - #1 What is the percentage breakdown between the lot sizes.
    - Breakdown provided
  
  - #2 Status on the Eastern Parcels (western to this site) being developed by William Lyon Homes.
    - Currently being graded and improved now







Questions?

Thank you