

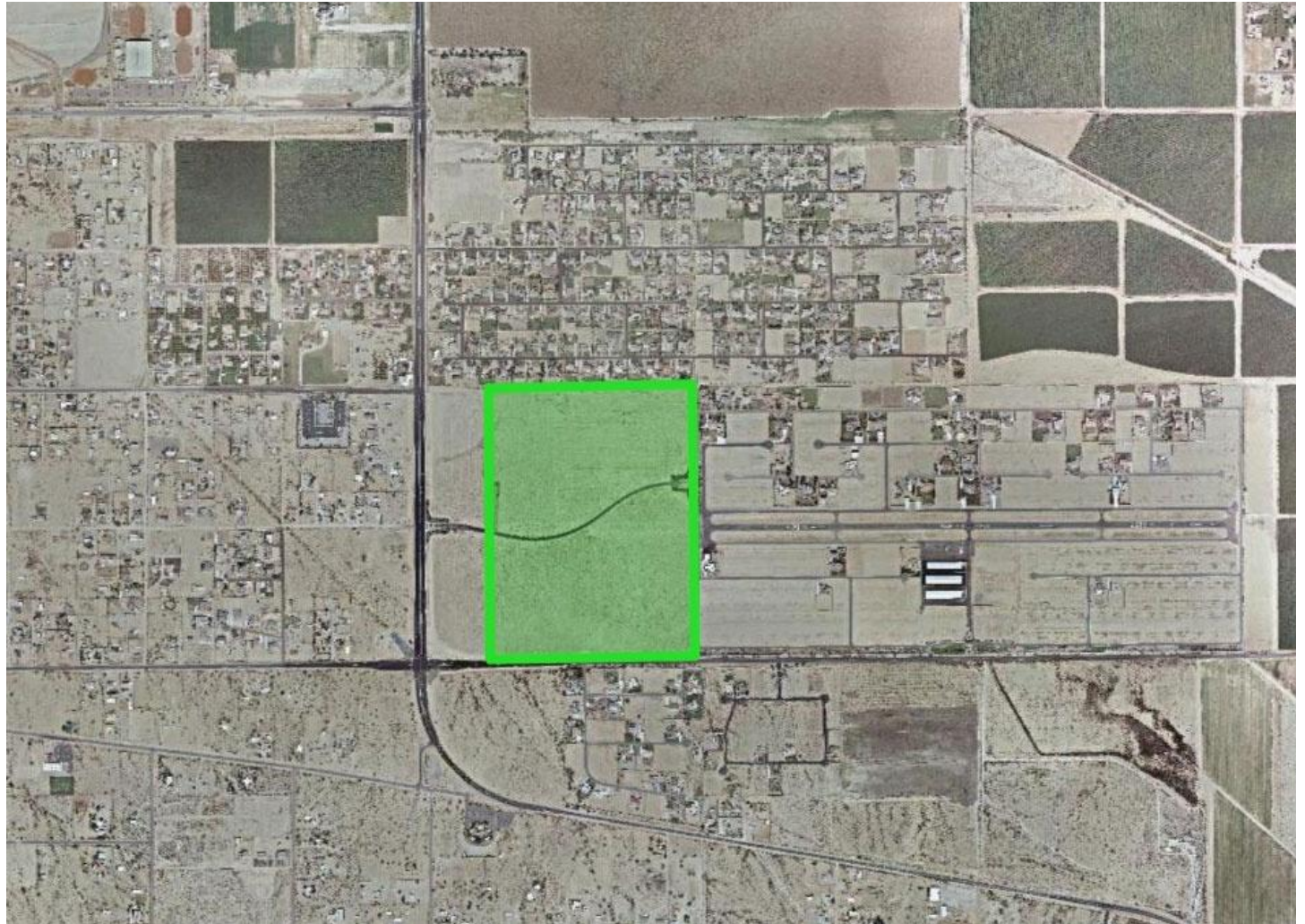
TOWN OF
QUEEN CREEK
ARIZONA

GPA12-048
Bellerio

Modification of the Land Use Plan

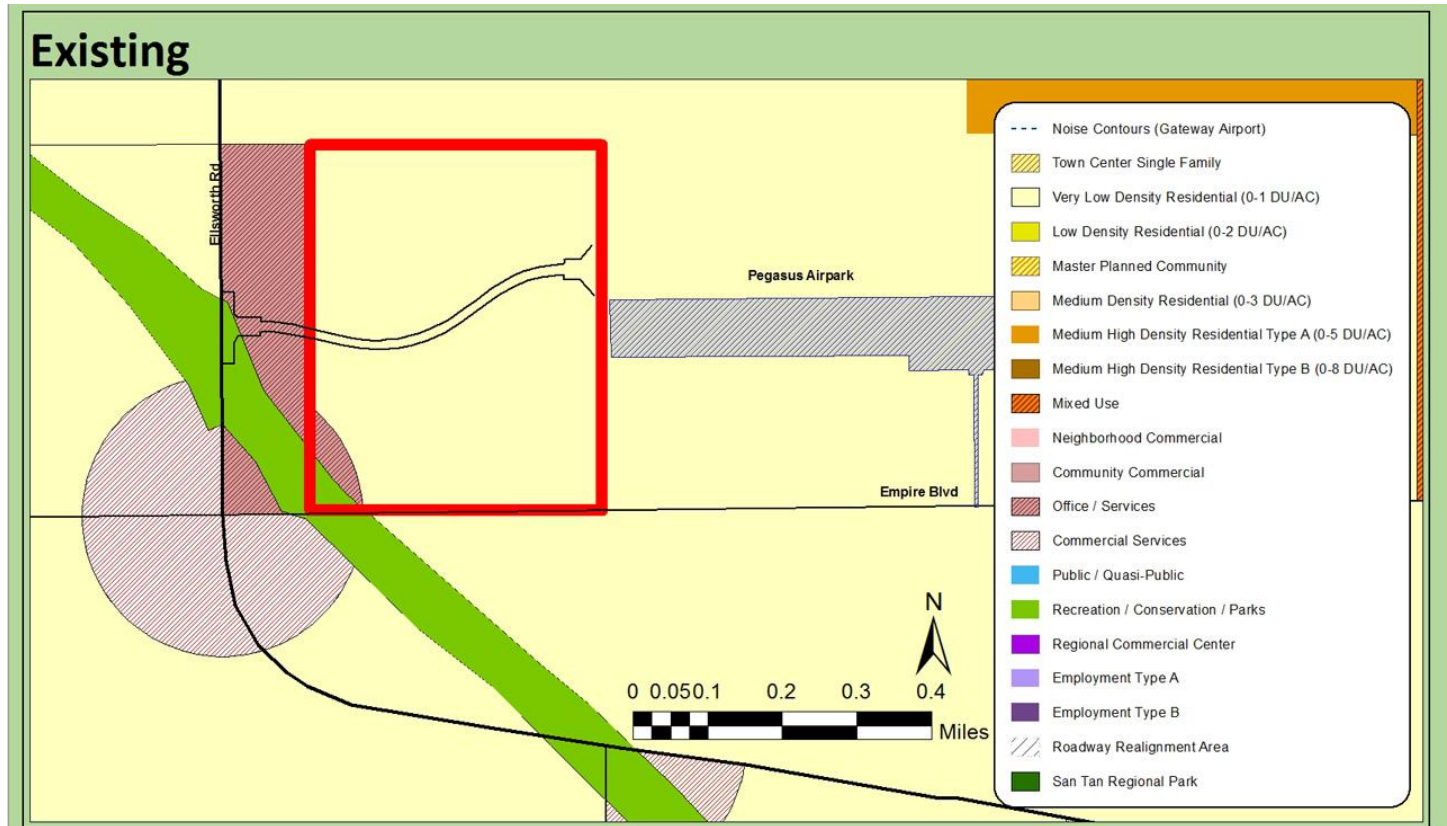


Bellero



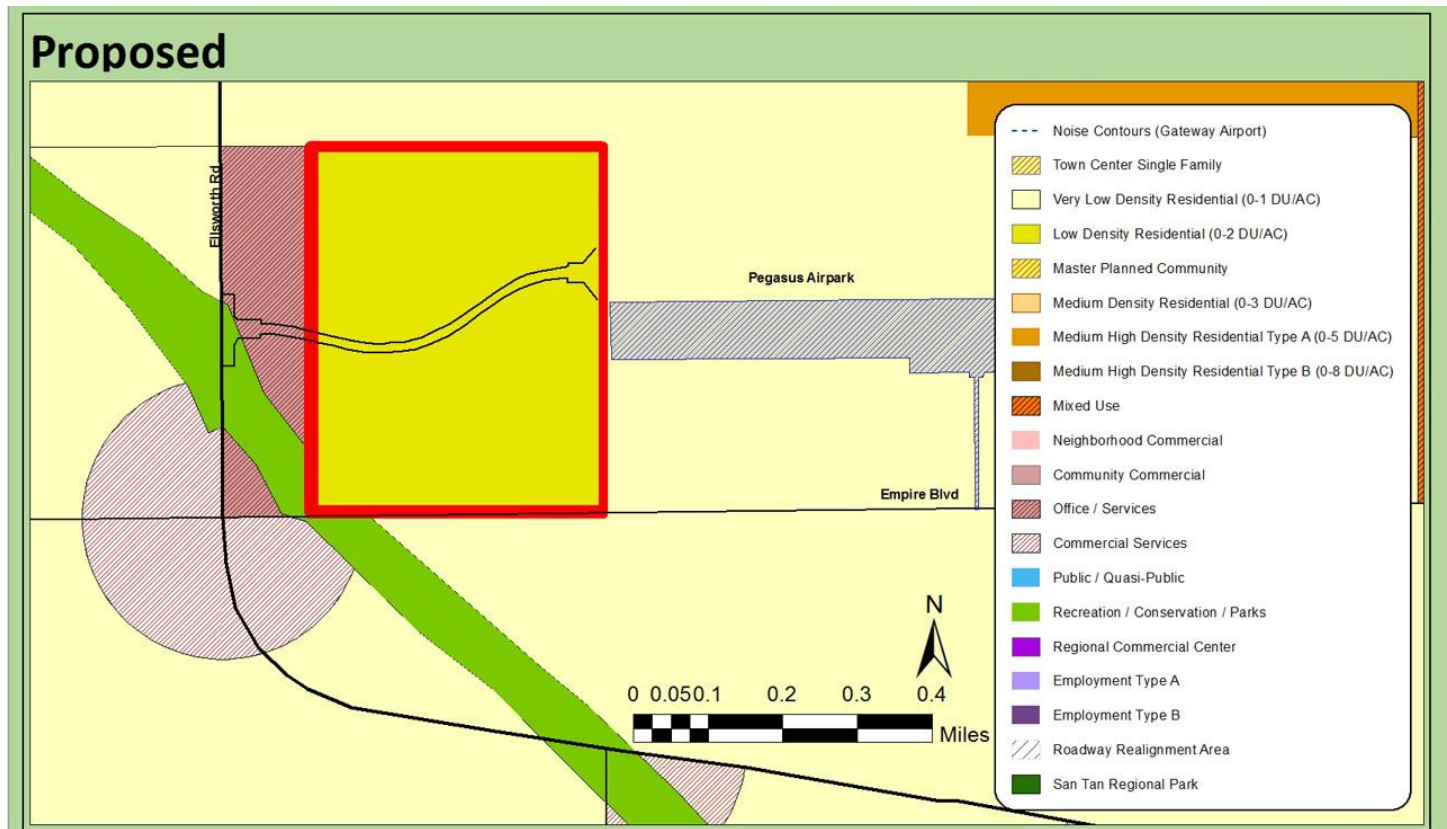
Existing Land Use

Very Low Density (0-1 DU/AC)



Proposed Land Use

Low Density Residential (0-2 DU/AC)

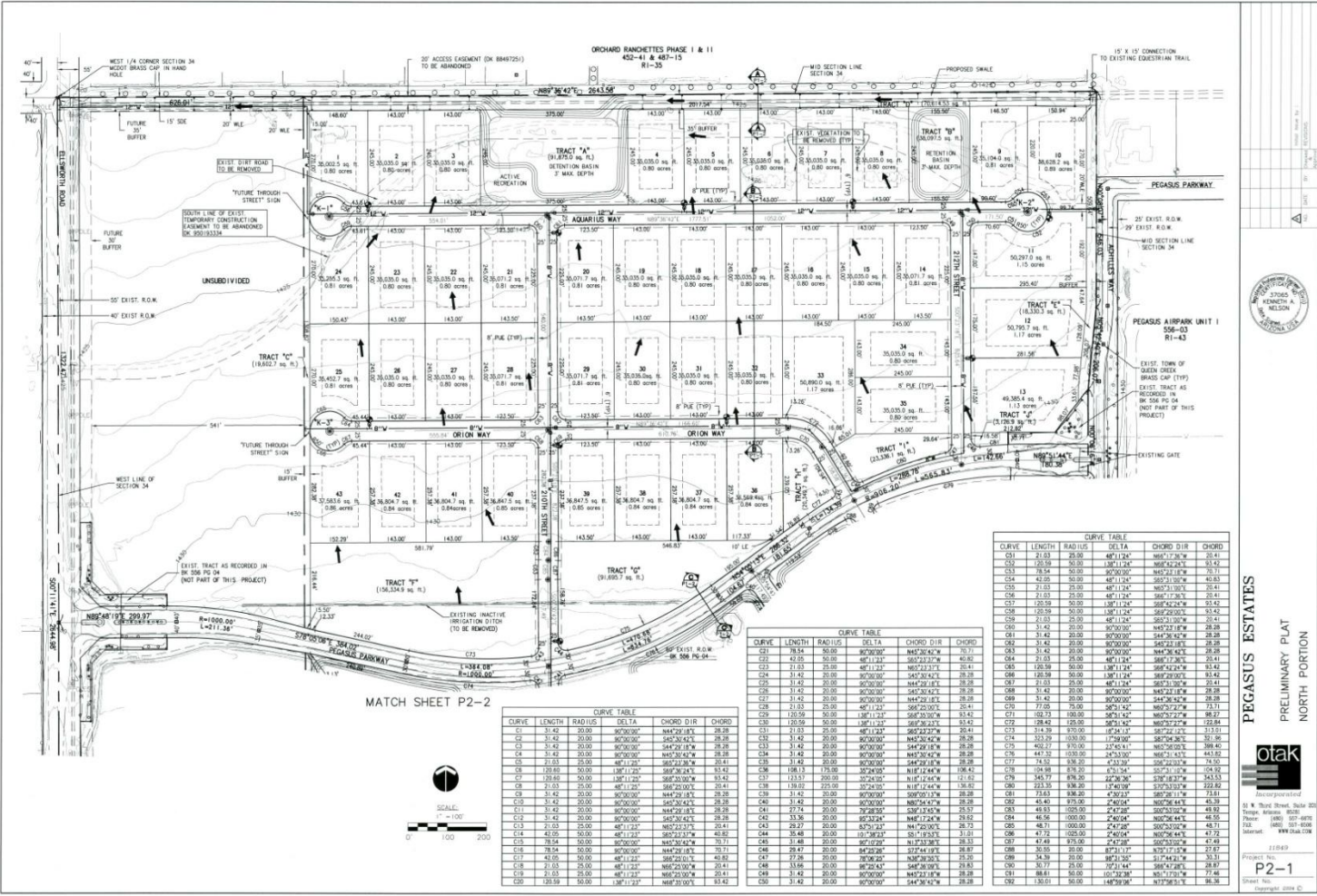


Proposed Change

- The existing Pegasus Estates subdivision was approved in 2004 as an R1-35 PAD
- Pegasus Estates provides 89 lots on 121 acres, plus a “clear zone” for Pegasus Airpark
- A proposal has been submitted to rezone the property (if the General Plan amendment is approved)
- The concept plan showed 178 lots, with larger lots on the perimeter and smaller lots in the interior of the project.



Pegasus Estates North



CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST	CHORD
C01	21.83	25.00	49.1123°	186.7130'	70.71	70.71
C02	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C03	120.58	50.00	90.8876°	186.7130'	70.71	70.71
C04	42.26	50.00	48.1124°	186.7130'	40.83	40.83
C05	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C06	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C07	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C08	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C09	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C10	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C11	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C12	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C13	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C14	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C15	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C16	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C17	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C18	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C19	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C20	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C21	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C22	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C23	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C24	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C25	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C26	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C27	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C28	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C29	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C30	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C31	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C32	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C33	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C34	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C35	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C36	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C37	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C38	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C39	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C40	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C41	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C42	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C43	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C44	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C45	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C46	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C47	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C48	120.58	50.00	48.1124°	186.7130'	70.71	70.71
C49	120.58	50.00	138.1124°	186.7130'	93.42	93.42
C50	120.58	50.00	48.1124°	186.7130'	70.71	70.71

PEGASUS ESTATES
 PRELIMINARY PLAN
 NORTH PORTION

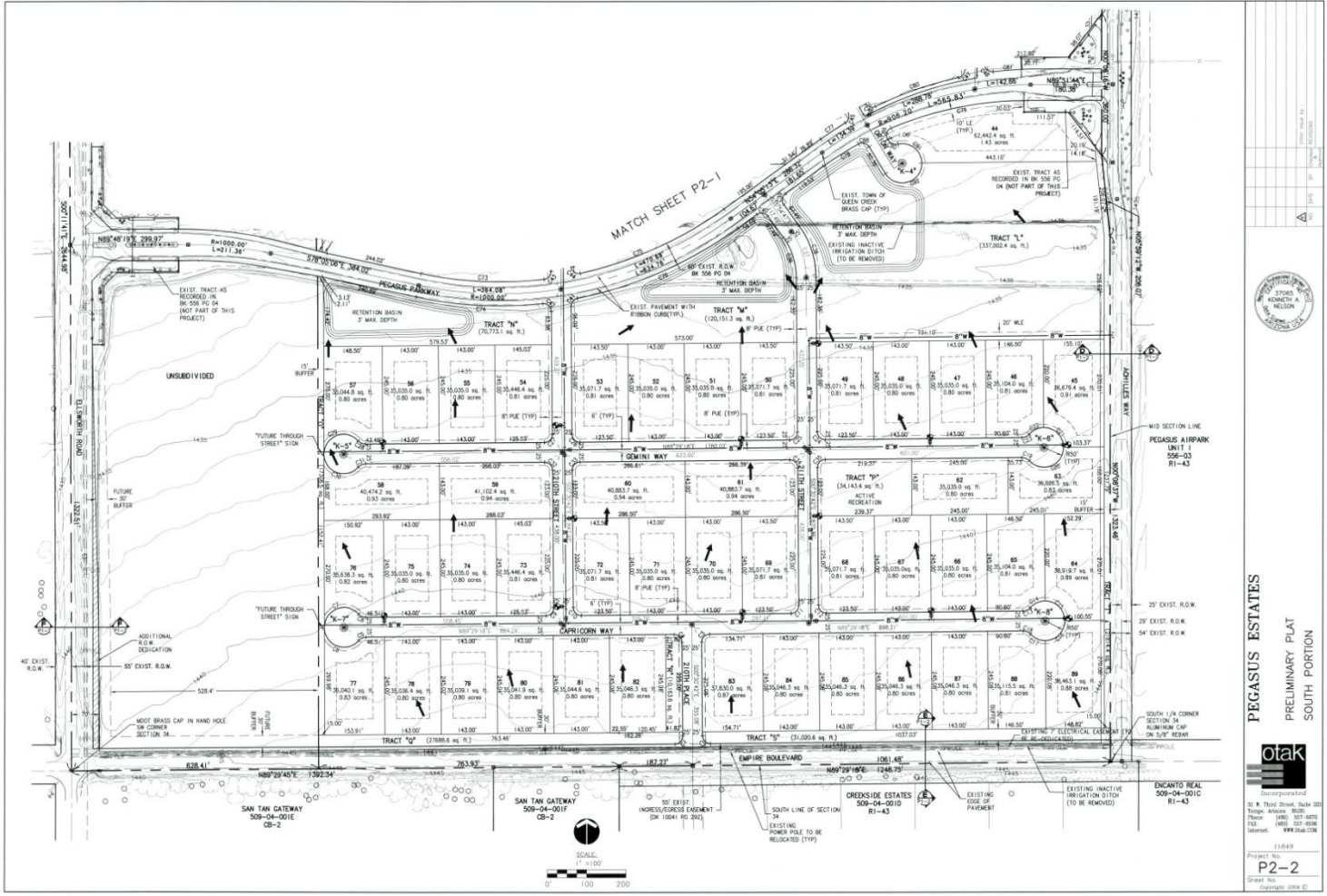
otak
 Incorporated
 200 N. Third Street, Suite 200
 Tempe, Arizona 85281
 Phone: (480) 507-6000
 Fax: (480) 507-6000
 www.otak.com

Project No: **P2-1**
 Sheet No: **10**
 Prepared: 03/20/2011

Pegasus Estates South



SHEET NO. _____
 DRAWING NO. _____
 PROJECT NO. _____
 DATE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____



PEGASUS ESTATES
 PRELIMINARY PLAT
 SOUTH PORTION



Incorporated
 8111 Third Street, Suite 202
 Tempe, Arizona 85283
 Phone: (480) 937-6675
 Fax: (480) 937-6036
 Internet: P@otak.com

11/8/09
 Project No. _____
P2-2
 Sheet No. _____
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Issues

- Low density (0-1 du/ac) area of the community
- Last undeveloped property in area
- Significant inventory of 1 acre lots
- Currently approved as 35,000 s.f. lots
- Proximity to Pegasus Airpark runway
- Transition to existing neighborhoods
- Changing economy



Issues

- How low is “low density?”
- Can a project with a range of lot sizes be compatible with the area?
- How should the project be designed to project a low density character and accommodate an upper range of home sizes?



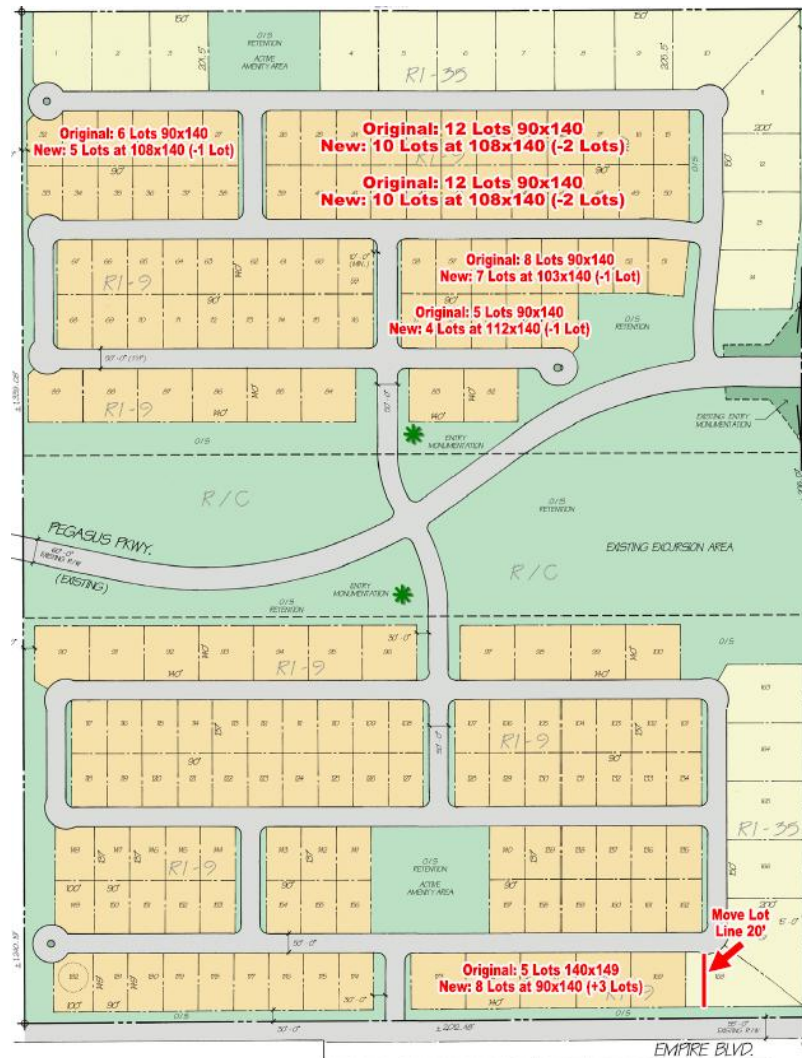
Issues

- Transportation and circulation
 - Can be accommodated by existing streets
 - Southbound turns from Pegasus Parkway will be a problem at rush hour
- Economic
 - Project will generate \$298,836 in revenues and require \$304,902 in services
 - Including sales taxes the project will generate \$66,043 in revenues
- Utilities
 - Can be accommodated by the Town's systems



Concept Plan

178 lots



Recommendations

- Staff recommendation – Approval, as proposed, using the concept plan as the desired future rezoning request
- Transportation Advisory Committee recommendation – Approval of transportation change
- Planning and Zoning Commission recommendation - Approval, as proposed, using the concept plan as the desired future rezoning request



Activity Update

- Responses by Jason Barney to earlier emails and questions
- Large lot inventory provided by Mr. Barney
 - 1,301 vacant lots in Queen Creek
 - 1,345 vacant lots near Queen Creek
 - 15 to 21 year inventory



TOWN OF
QUEEN CREEK
ARIZONA

Questions?

