



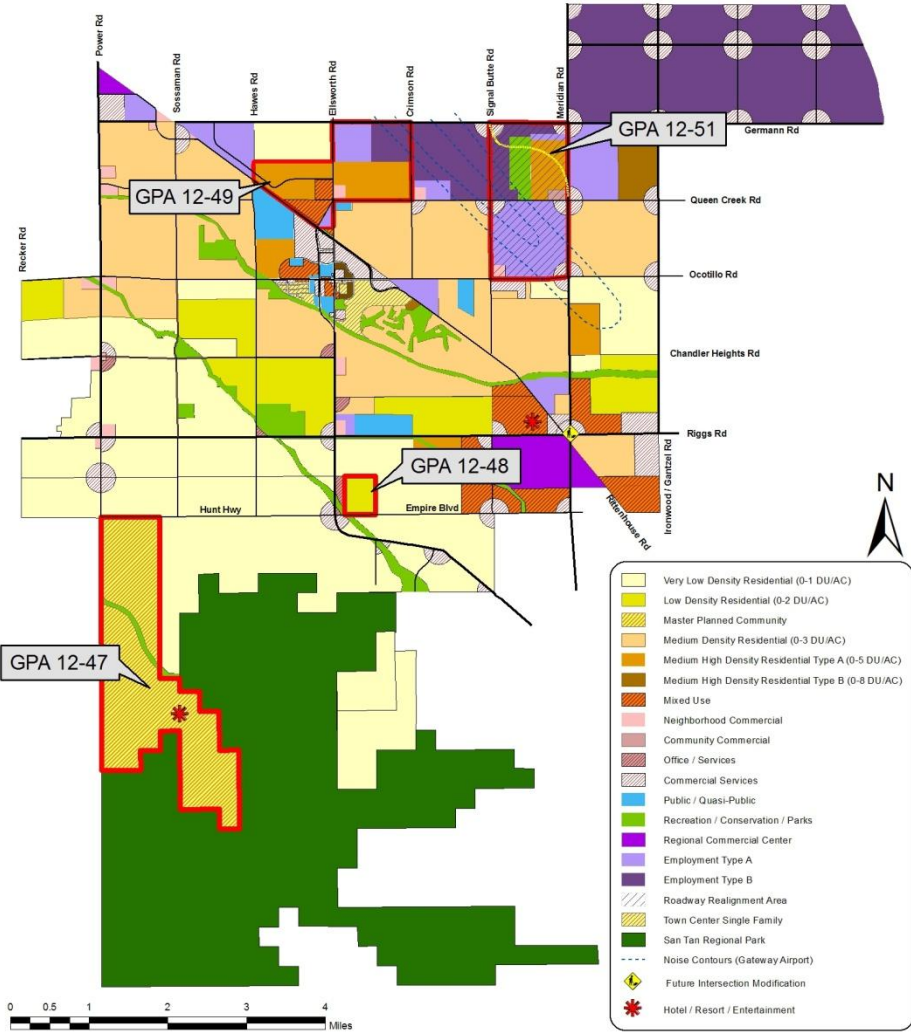
GPA12-047

Master Planned Community Text Modification

Modification of the
Land Use Element of the General Plan



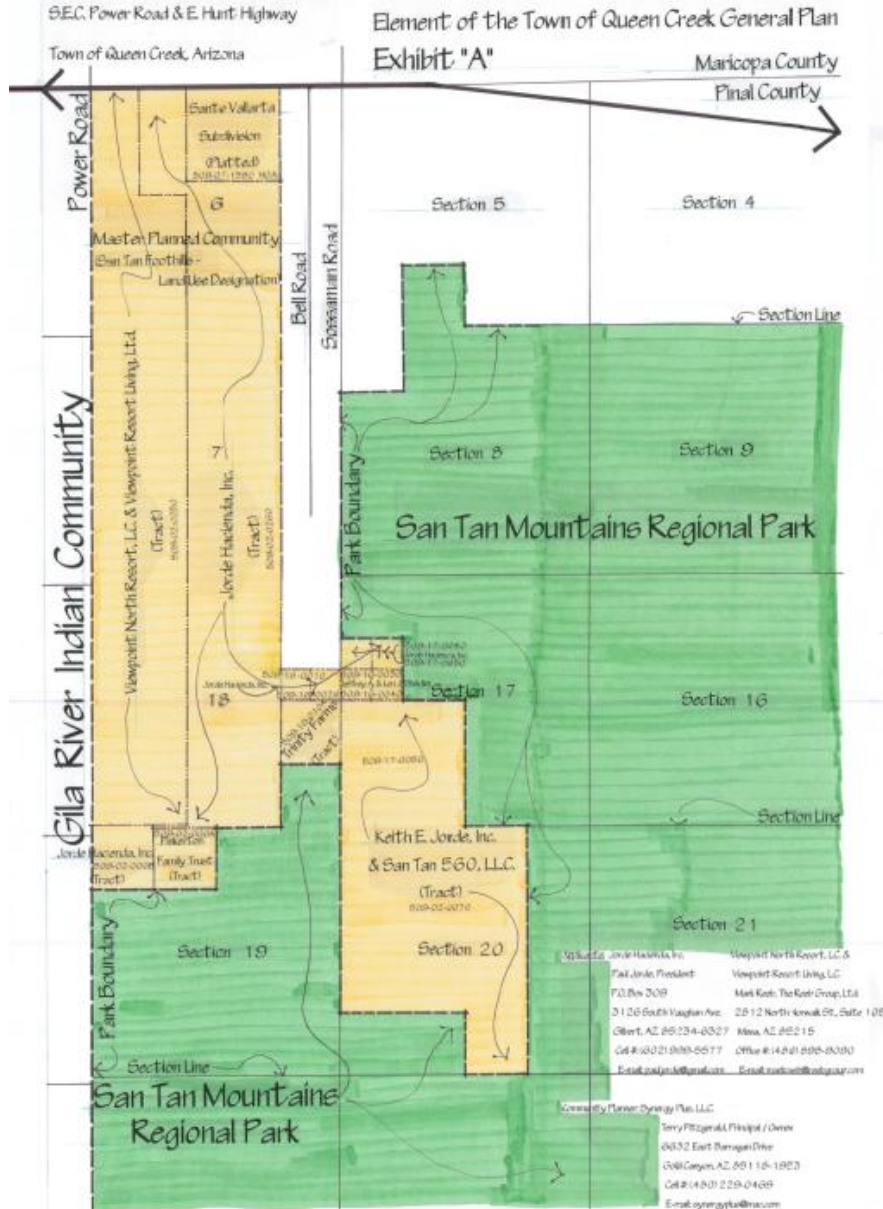
“Master Planned Community”





May 22, 2012

Proposed Major GPA (Text Amendment):
 Master Planned Community (San Tan Foothills)
 Element of the Town of Queen Creek General Plan
 Exhibit "A"



Box Canyon

10 Property
 Owners

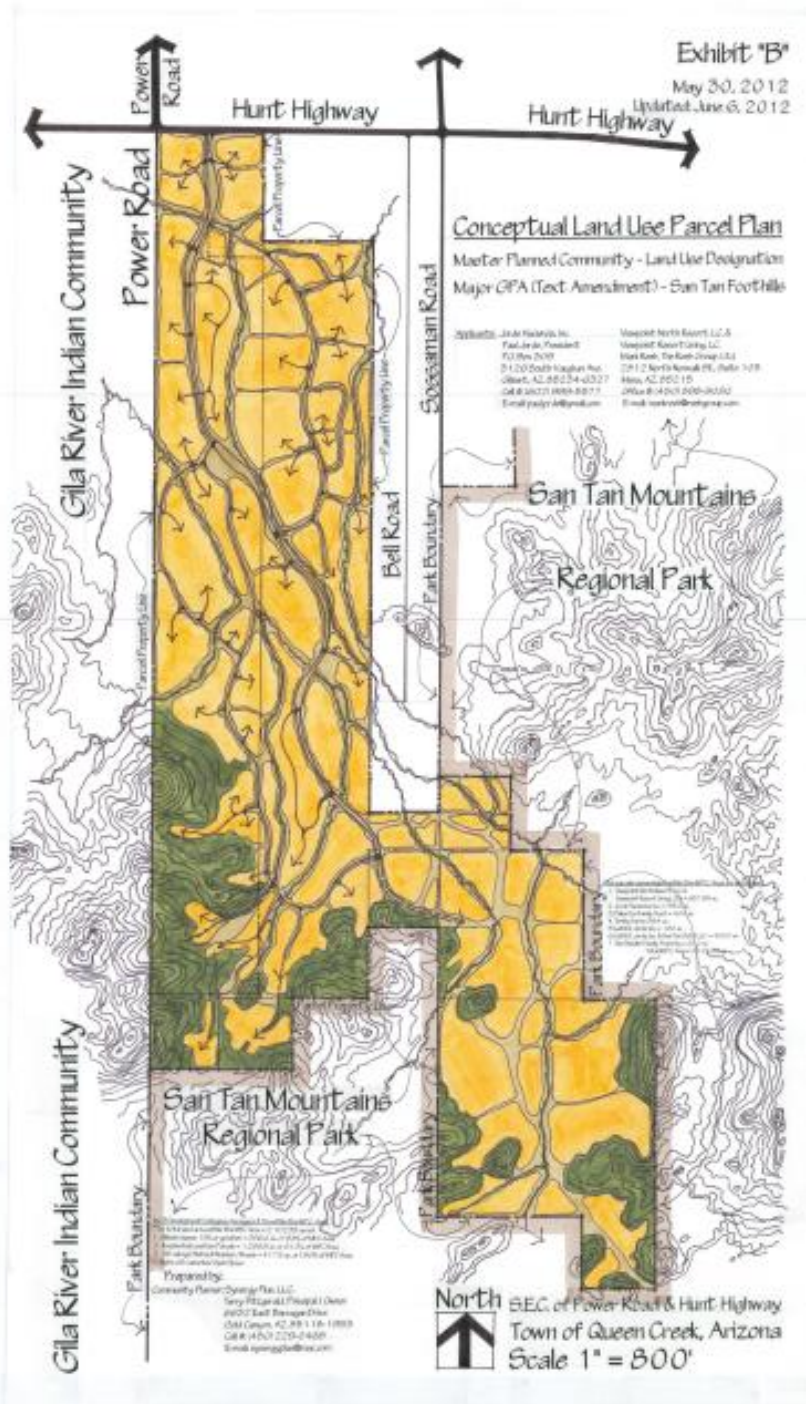
2,090 acres

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Box Canyon

10 Property
Owners

2,090 acres

Issues

- San Tan Foothills Specific Area Plan describes environmental concerns and sensitivities for the entire area
- None dealing with “Master Planned Communities”
- Currently shown as 0-1 du/ac on the General Plan
- Development will require significant and expensive improvements
- Additional density may be required to amortize costs



Proposed Text Change

- Master Planned Community (text modification in **bold**)
 - (Up to **1.8** dwelling units per acre)
 - This master planned community designation is located in the San Tan Foothills area and it is intended to allow development clusters in order to preserve larger areas of the site as open space, provided that the overall density of the area is maintained at 0 to **1.8** dwelling units per acre. Development within this land use designation requires the preparation of a master plan.
- Staff is also proposing a new Goal 6 to the San Tan Foothills Element of the General Plan



San Tan Foothills Element

New Goal 6

GOAL 6: Master Planned Community Design Standards

- **Policy 6a:** Use of the Master Planned Community concept is intended for use by large scale projects which incorporate the San Tan Foothills development goals and policies, as well as those described in the Environmental Planning Element.
- **Policy 6b:** Projects must demonstrate an environmental design theme which unifies all natural and man-made elements of the project.
- **Policy 6c:** Development should provide opportunities to accentuate and highlight the native environment through re-contouring and revegetation to address prior actions and existing conditions and optimize the Sonoran character of the completed environment.
- **Policy 6d:** Projects must demonstrate design sensitivity in infrastructure design and construction and provide a system that meets the future needs of the project in a manner that complements the natural environment.
- **Policy 6e:** Open space networks should be created using washes, linkages and other elements to create an attractive and useful pedestrian and bike trail system which links the various elements of the project with each other, the adjacent properties and the open spaces within the project.
- **Policy 6f:** Projects should employ development density transfers through a Planned Area Development to preserve significant open spaces and environmental features while allowing higher density development in areas where environmental issues can be addressed.
- **Policy 6g:** Non-single family residential features such as a resort hotel, offices, condominiums and limited commercial uses could be considered for inclusion in a Master Planned Community Planned Area Development.



Opportunities

- Property has significant opportunities
 - Unified development goal
 - Total acreage available – 2,000 acres
 - Natural Sonoran desert environment
 - Washes, vegetation, topography, wildlife, views
 - Adjacent to San Tan Mountain Regional Park and Gila River Indian community
 - Surrounded by open space and natural area
 - Largest parcel in Southeast Valley with natural desert development potential



Challenges

- The property also has significant challenges:
 - The large size of the project
 - Storm drainage, washes and flooding
 - Steep topography
 - Lack of water and wastewater systems
 - Areas to be retained as open space
 - Desert environmental preservation
 - Long and narrow shape to be served
 - Limited street frontage and the need to acquire more
 - Access and traffic generation



Recommendations

- Staff Recommendation - Approval as proposed – provided:
 - The drainage, water, wastewater, traffic, environmental and other issues are addressed as part of any rezoning request for a land use change
 - The property is planned and developed as a unified project with a coordinated development concept
- Transportation Advisory Committee Recommendation – Approval as proposed
- Planning and Zoning Commission – Approval as proposed



Activity Update

- December 13 letter from Troy Peterson
- Request from Troy Peterson to address the Council for 10 minutes on behalf of the property owners
- December 17 Tribune article
- Cyndi Ruehl email
- Email from Regina Whittman
- Reply to Ms. Whittman by Wayne Balmer



TOWN OF
QUEEN CREEK
ARIZONA

Questions?

