

TOWN OF
QUEEN CREEK
ARIZONA

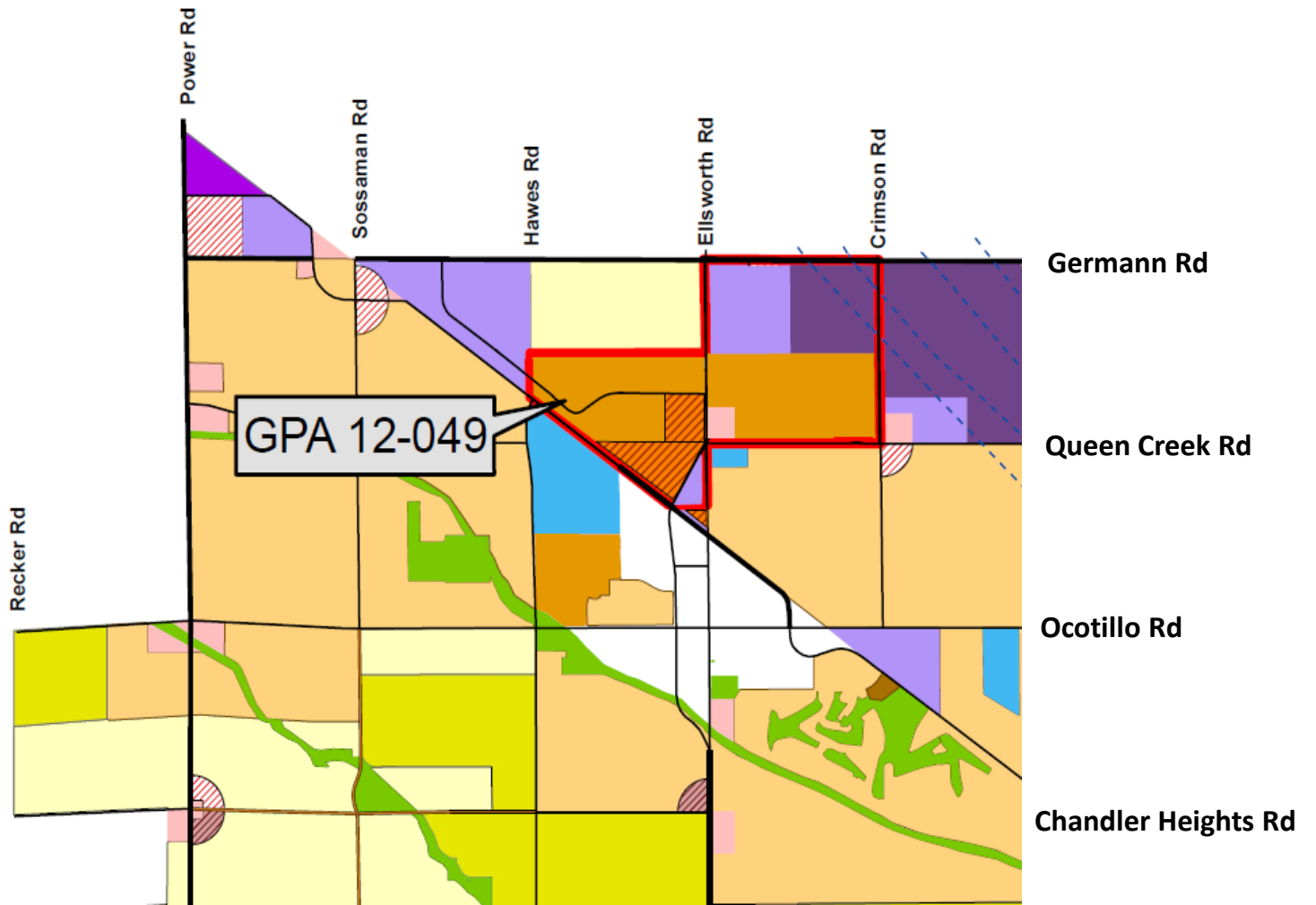
GPA 12-049

Fulton Homes/Queen Creek Station

Modification of the Land Use Plan
and Transportation and Circulation
Element of the General Plan



Queen Creek Station GPA12-049



2007 Concept Plan



W HOLDINGS

QUEEN CREEK STATION
QUEEN CREEK, ARIZONA

J Z M K
PARTNERS

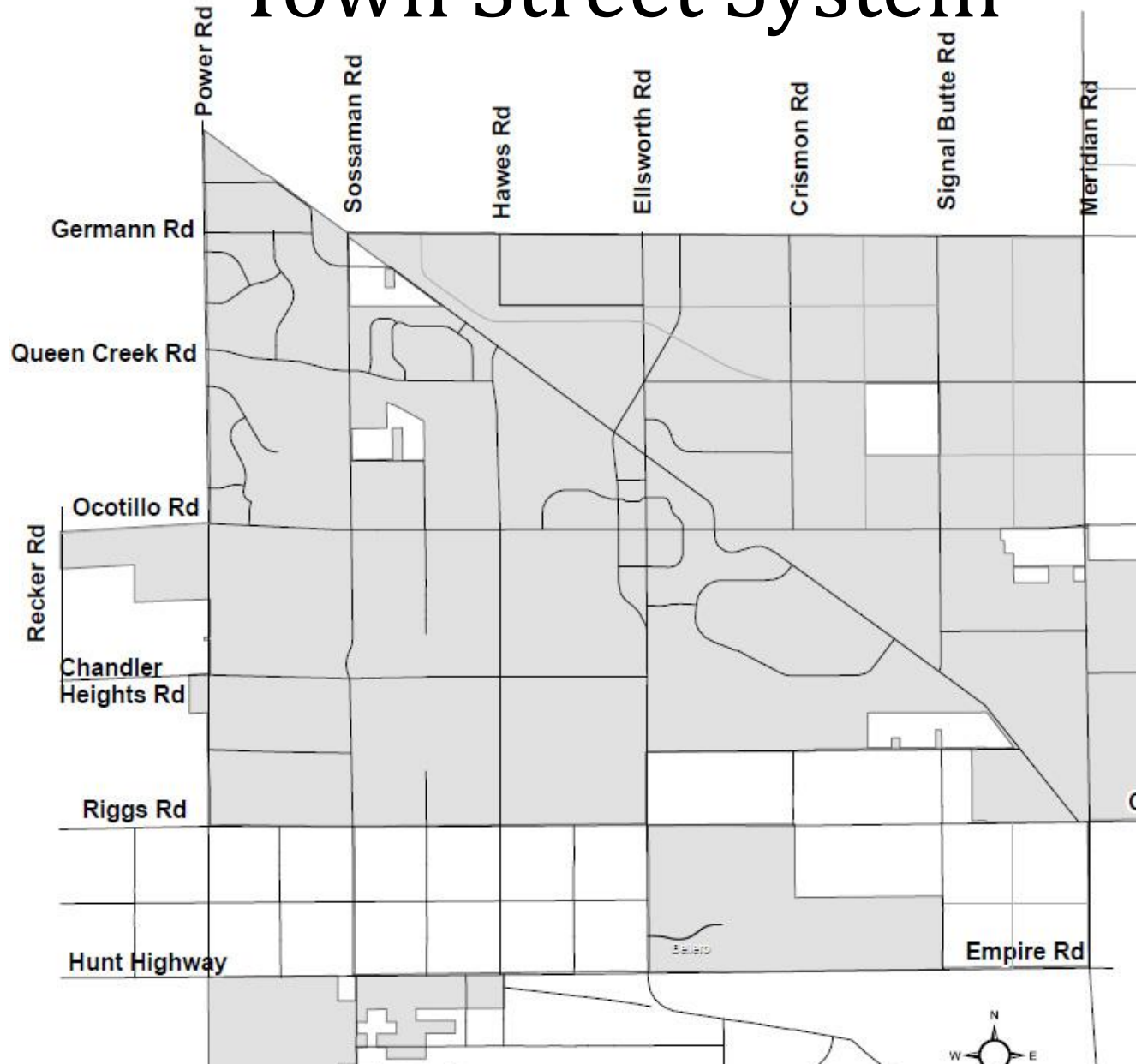
Property Ownership

PROPERTY OWNERS

1. Fulton Homes Corp
2. H. & Q.C., LLC
3. Daniel Thelander

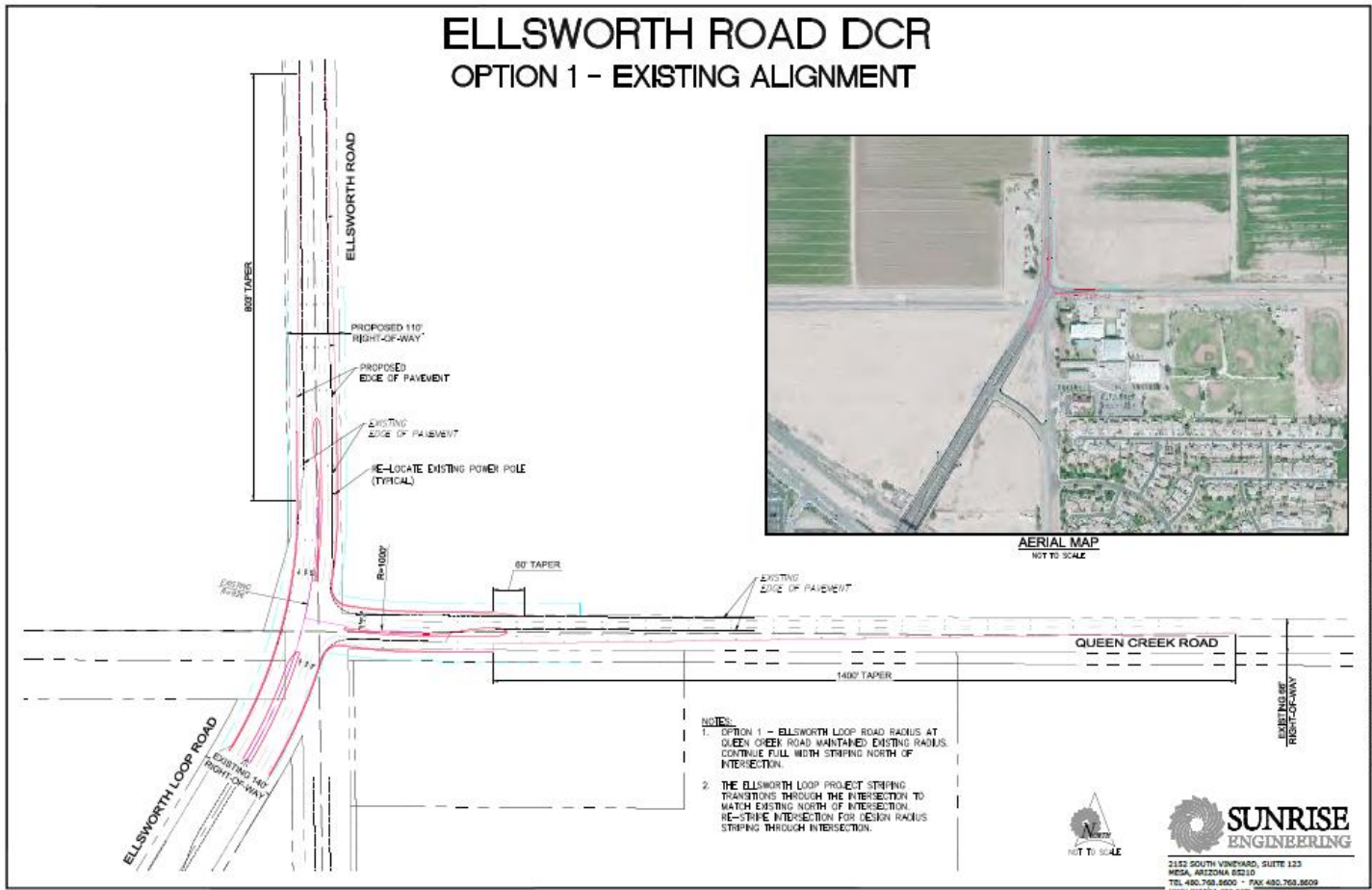
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4. RSF Property, LLC
5. RSF Queen Creek Property, LLC
6. Jorde Farms
7. Queen Creek Ten, Inc.
8. QCEL 160, LLC
9. ML Manager, LLC

Town Street System



Intersection Realignment Option

ELLSWORTH ROAD DCR OPTION 1 - EXISTING ALIGNMENT



2155 SOUTH VINEYARD, SUITE 123
 MESA, ARIZONA 85210
 TEL: 480.768.8600 • FAX: 480.768.8609
 www.sunrise-eng.com

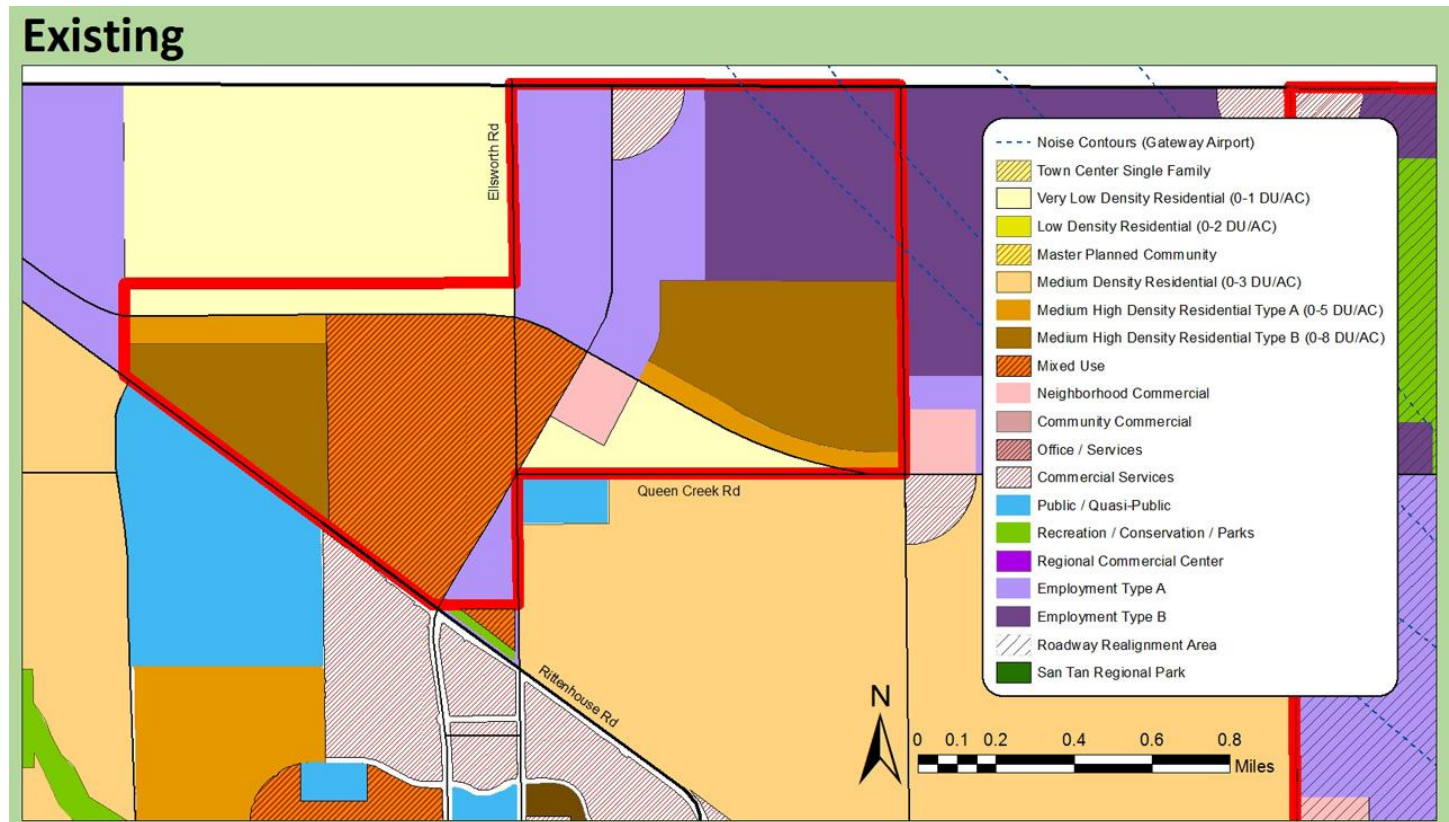


Changes

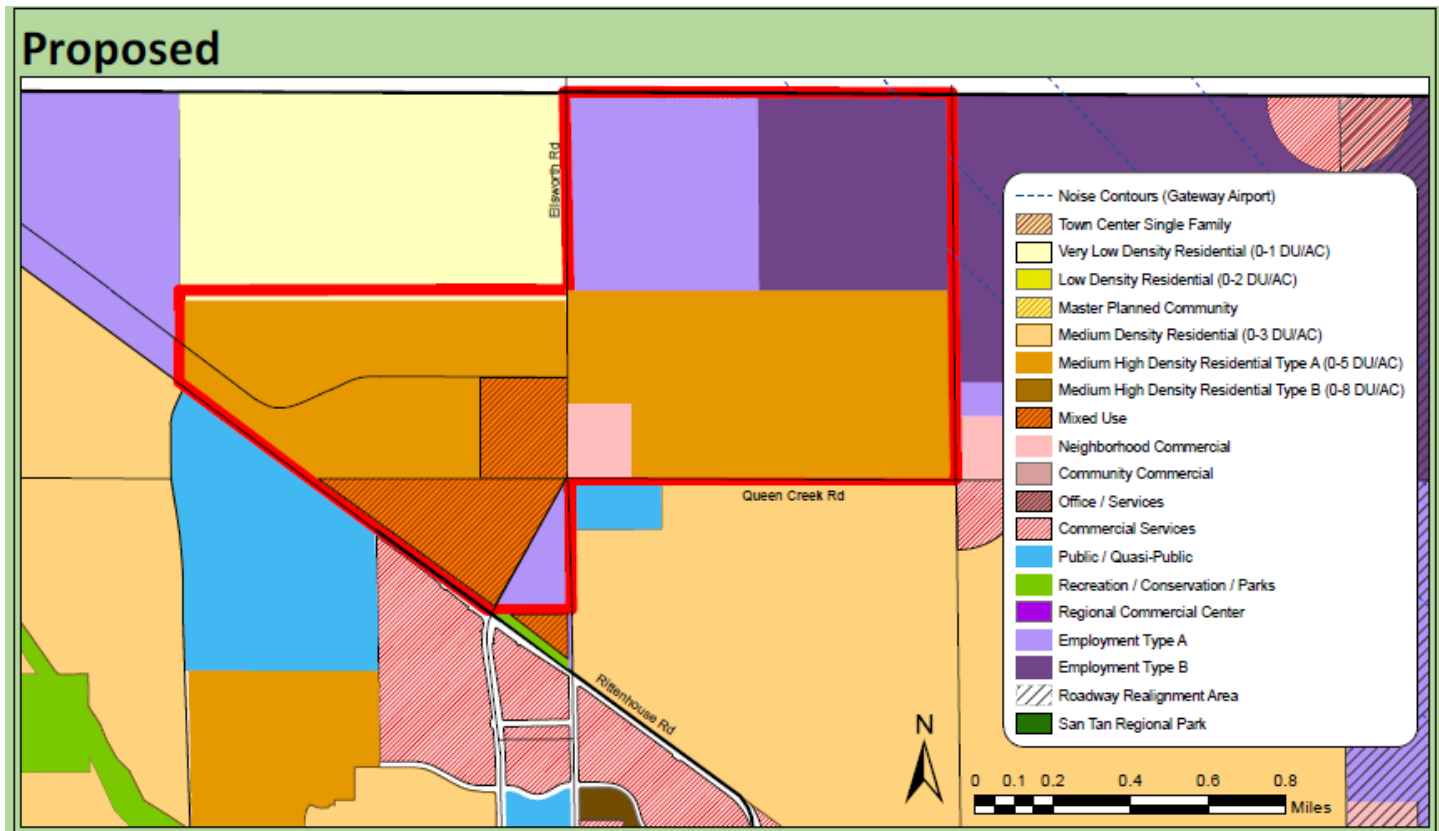
- Nine new owners with separate interests
 - Fulton acting as applicant for the group
- Changes are proposed to the original plan
 - Ellsworth and Queen Creek roads to remain in their current alignments
 - Commercial and mixed use areas to be reduced in acreage and intensity
 - Most of residential area to be designated MHDR-A (up to 5 dwellings per acre)
 - Lower density residential buffers to be reduced or deleted



Queen Creek Station Existing Planned Land Use



Queen Creek Station Initial Applicant Request



Fulton Homes Concept Plan

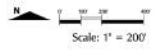


Site Data

PARCEL	LOT SIZE	# LOTS
1	55 x 115	99
2	78 x 130	85
Models	68 x 125	6
3	68 x 125	102
4	78 x 130	131
5	55 x 115	120
6	68 x 125	120
TOTAL LOTS	2.73 Duple	677

Gross Site Area: 2,867 AC
 Net Site Area: 2,558 AC

- Keyed Notes**
- ① Iron Horseway, See Exhibit F1
 - ② Secondary City Element, See Exhibit H
 - ③ Walk-Ready Trail, See Exhibit G, Section 4.1
 - ④ Typical Lot Model, See Exhibit I
 - ⑤ Typical Family Assembly Element & Courts, See Exhibit J
 - ⑥ Half Court Element



Illustrative SITE PLAN



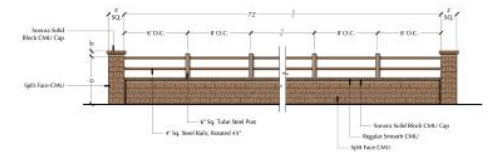
Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



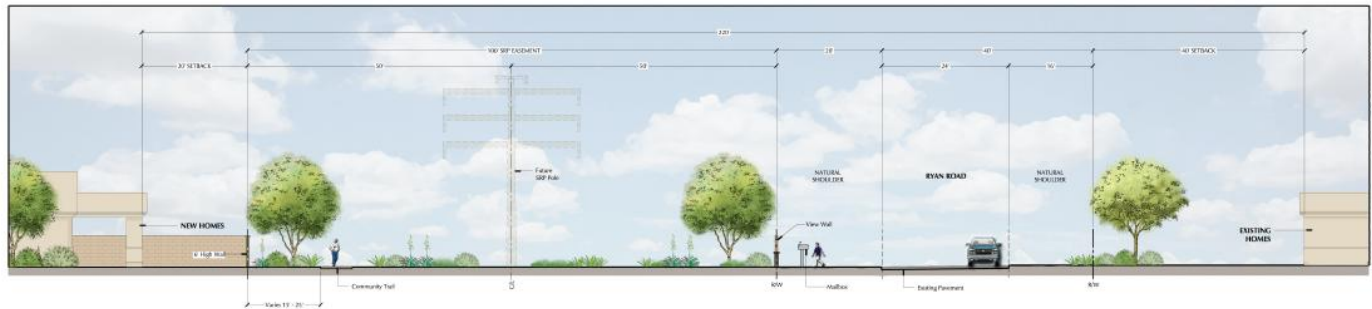
Very Low Density Residential Transitional Area

Existing Ryan Road – 40'
 Proposed shoulder – 20'
 SRP Easement – 100'



2 View Wall

SCALE: 3/16" = 1'-0"



1 Ryan Road Section

SCALE: 1/8" = 1'-0"

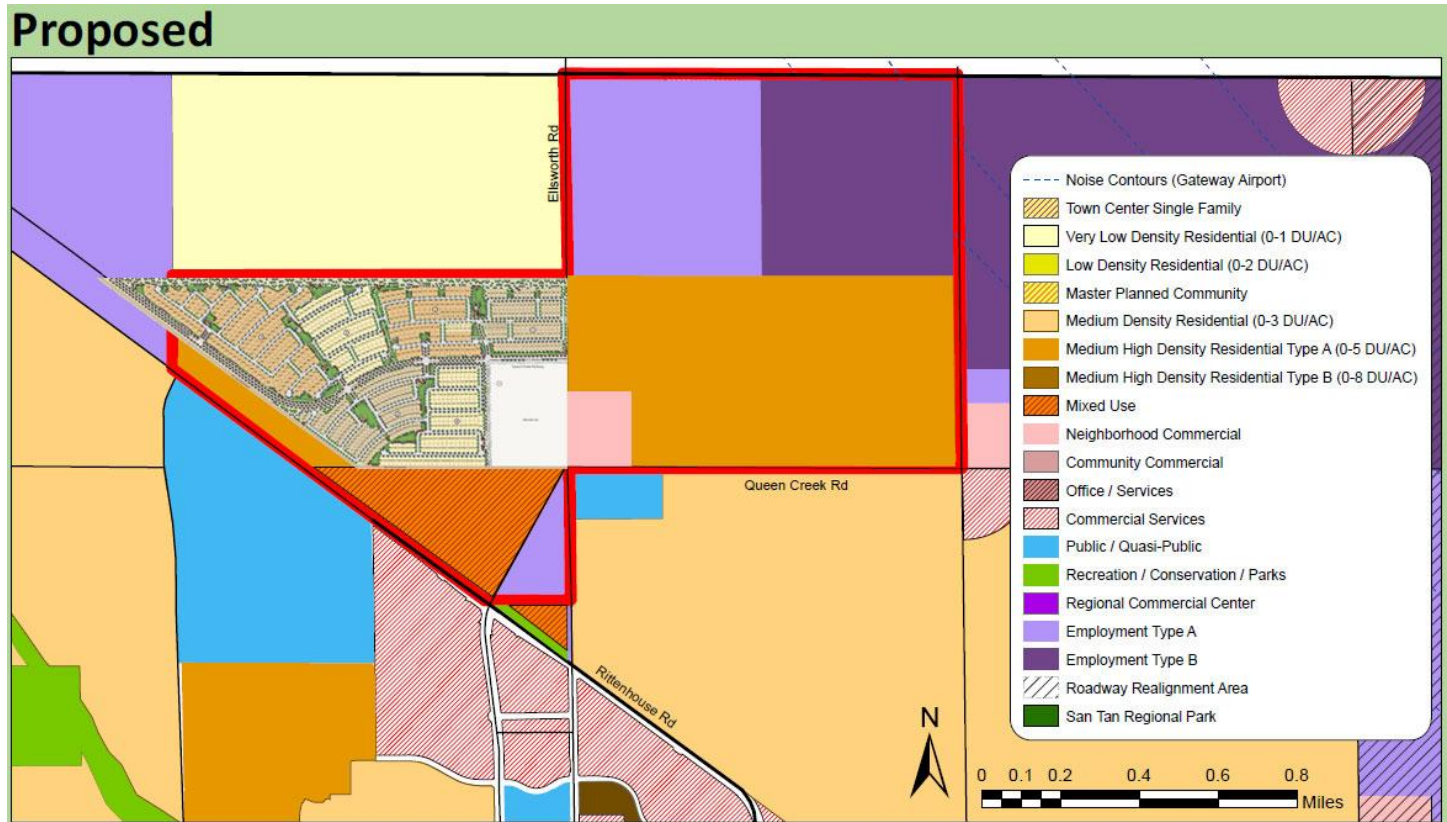
Ryan Road Boundary SECTION



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona

Fulton Homes and Queen Creek Station



Issues

- Elimination of the Medium-High Density Residential B (up to 8 du/ac) and converting balance to Medium-High Density Residential A (up to 5 du/ac)
- Reduction in low density residential transition areas adjacent to existing residential areas
- Deletion of the “Master Planned” project concept and dealing with individual property owners



Issues

- Reduction in the amount of Mixed Use and Employment areas proposed
- Change to the Circulation and Transportation Element
 - Ellsworth and Queen Creek Road would remain in their present locations
 - Queen Creek Road would not connect east and west of Ellsworth
 - Right of way needed to construct realigned roads (possible eminent domain)
 - Disproportionate ROW impacts on owners



Staff Recommendation

- Approval of the requested modification of the Land Use Element with the following revisions:
 - The residential density be changed to the Medium Density Residential (up to 3 dwellings per acre) west of Ellsworth Road
 - The Employment A classification be reconfigured and 30 acres retained on the northeast corner of the new Queen Creek Parkway and Ellsworth Road

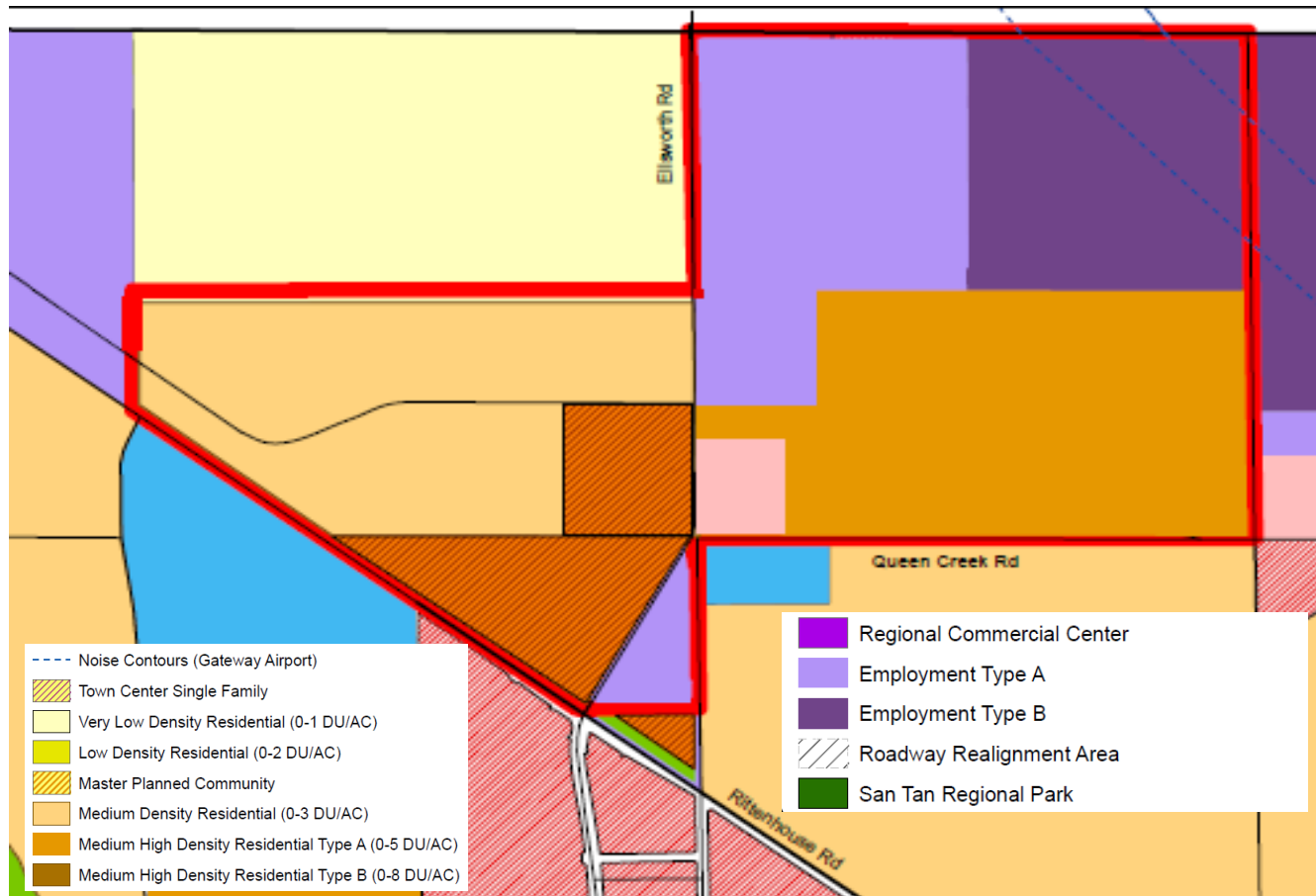


Staff Recommendation

- Approval of the proposed modification of the Transportation and Circulation Element as proposed
 - The proposed “Queen Creek Parkway” will be developed as a collector both east and west of Ellsworth Road as development occurs, assuming the Parkway will end at Pecos and Crismon
 - Traffic studies reflect the proposed traffic volume change would not be significant, since Ellsworth Road will be the primary arterial street serving the area



Staff Recommendation



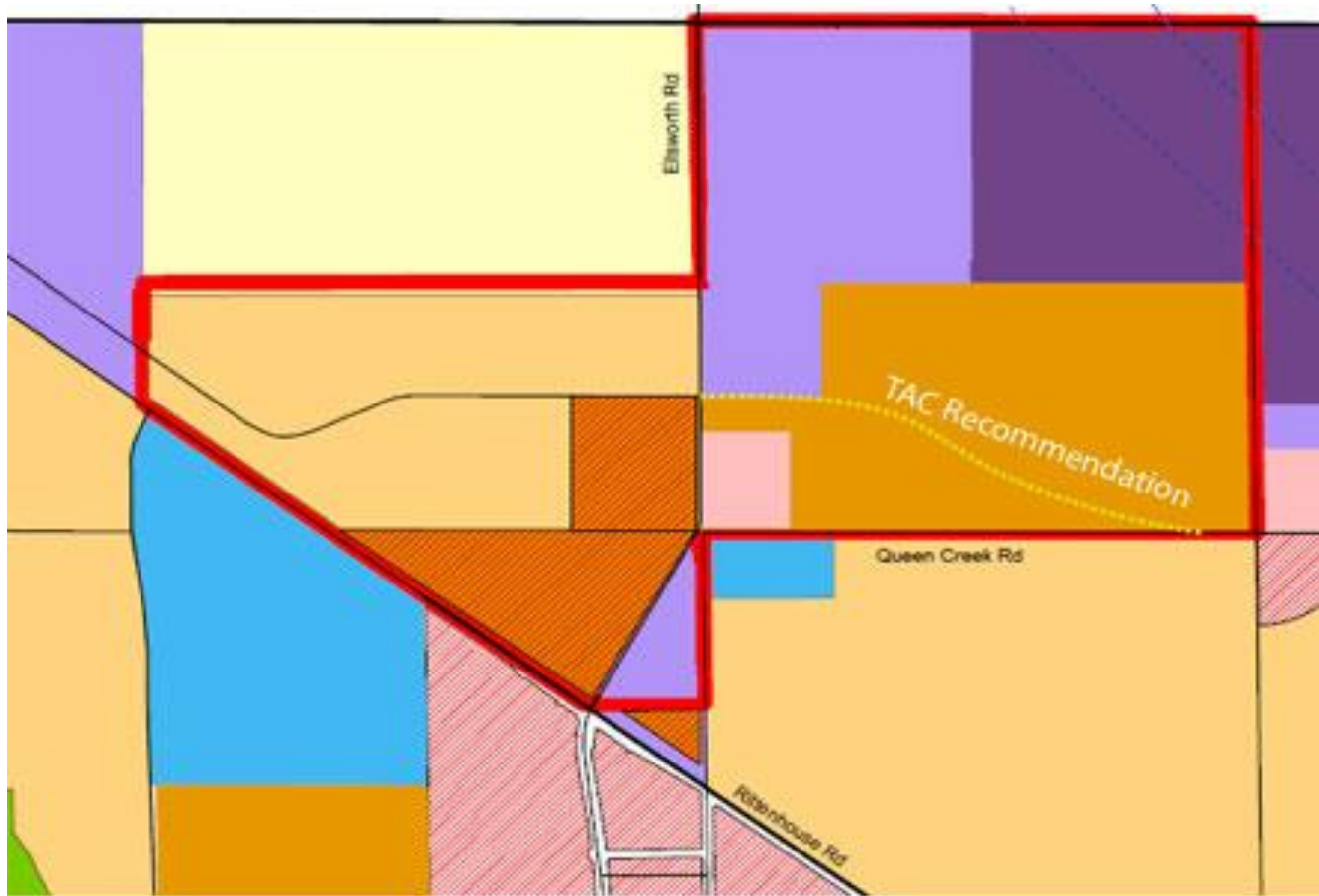
Committee

Comments & Recommendations

- Transportation Advisory Committee Recommendation (November 8, 2012)
 - Approval of the proposed modification to retain Ellsworth Road on its current alignment
 - Retention of the proposed realignment of Queen Creek Road east of Ellsworth Road to align with the proposed Queen Creek Parkway, as shown on the currently approved plan
- Economic Development Commission Comments (November 28, 2012)
 - Higher density is needed to support the commercial that already exists and is planned in the Town Center. Higher density residential should be located within the Town Center or in the Mixed Use designated areas close to Town Center
 - Any decision should be sensitive to keeping the Town Center as the commercial core successful
 - The Mixed-Use area should incorporate a future commuter rail station
 - QCUSD does not support the relocation of Queen Creek Road
 - Did not support the residential extension between the Employment A and the Neighborhood Commercial
- Town Center Committee Comments (December 12, 2012)
 - Supported the addition of more residential uses in the area in order to provide more support for the existing Town Center development.



Transportation Advisory Committee Recommendation



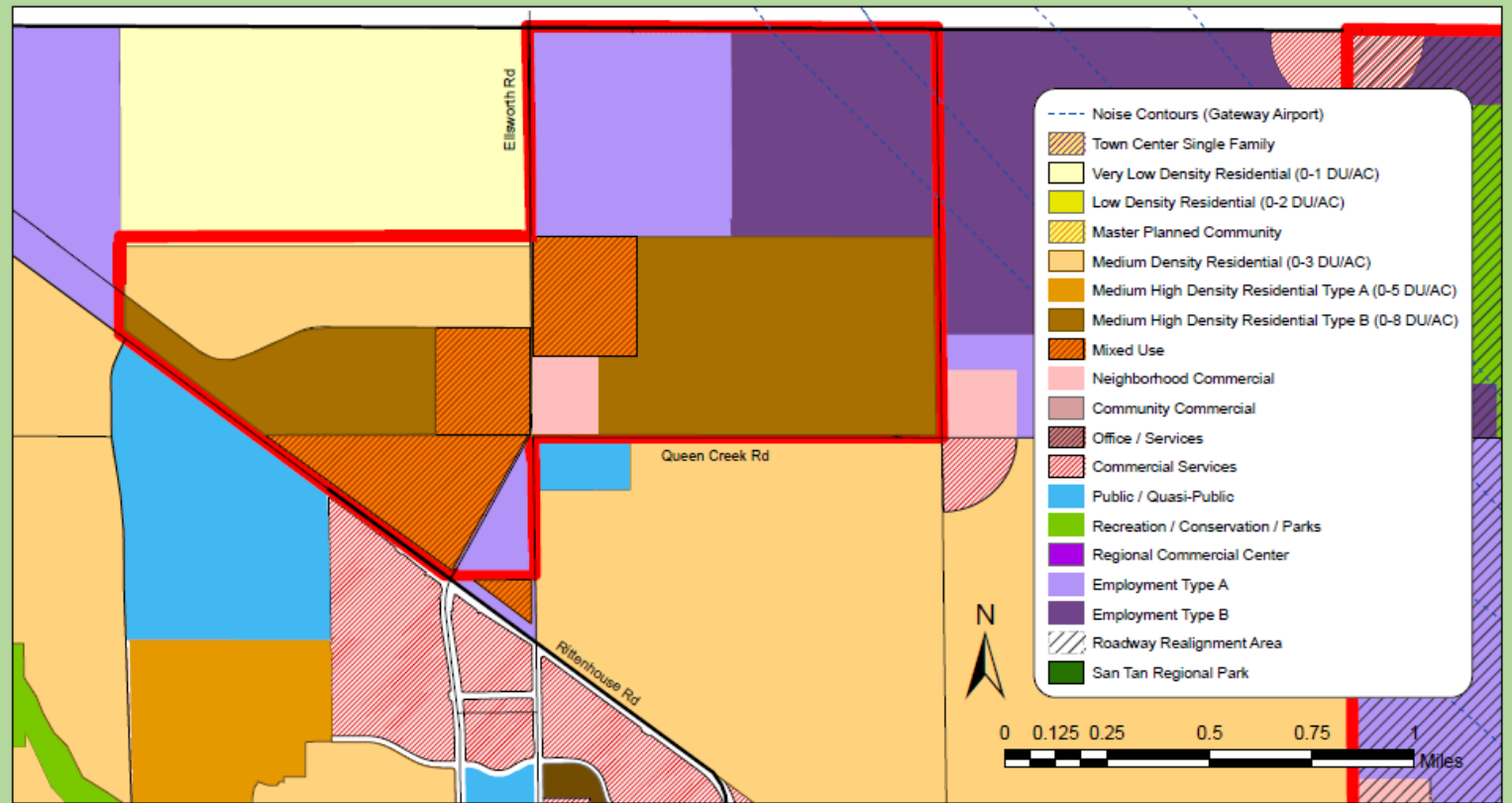
Planning and Zoning Commission Recommendation December 17, 2012

- To designate the area on the east side of Ellsworth Road between the commercial and Ryan Road as Mixed Use for a depth of 1320'
- The residential area east of Ellsworth Road to be MHDR-B (up to 8 du/ac)
- The area on the west side of Ellsworth, south of Queen Creek Parkway as MHDR-B (up to 8 du/ac)
- Approval of the modification of the Transportation and Circulation Element as proposed, showing Ellsworth and Queen Creek roads remaining on their current alignments

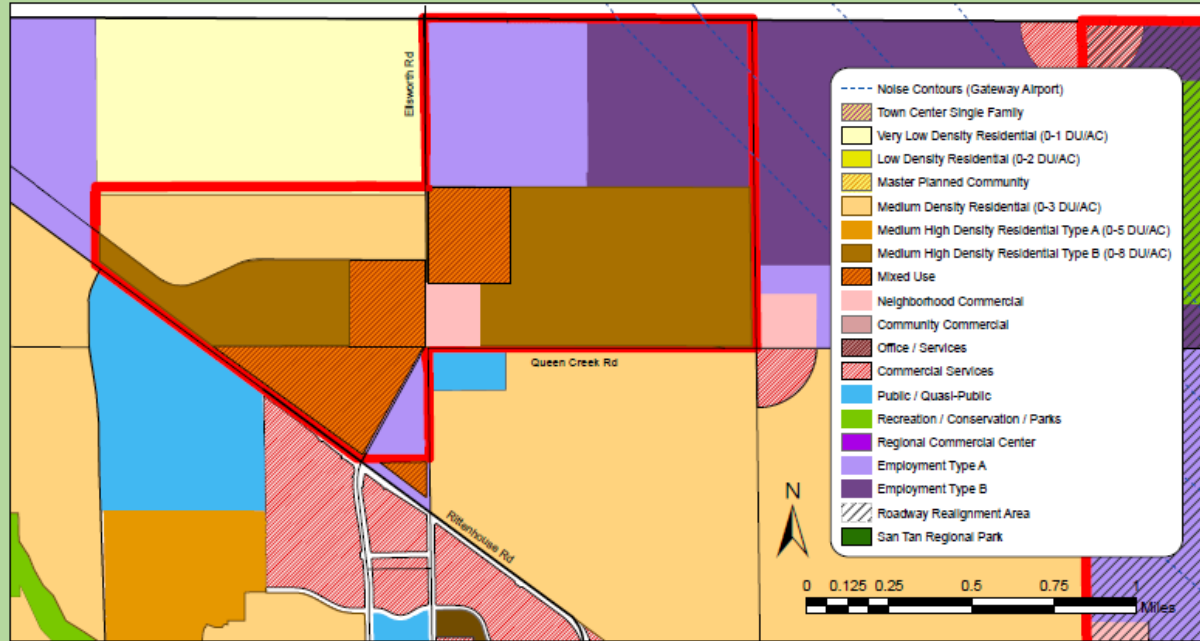


Planning and Zoning Commission Recommendation

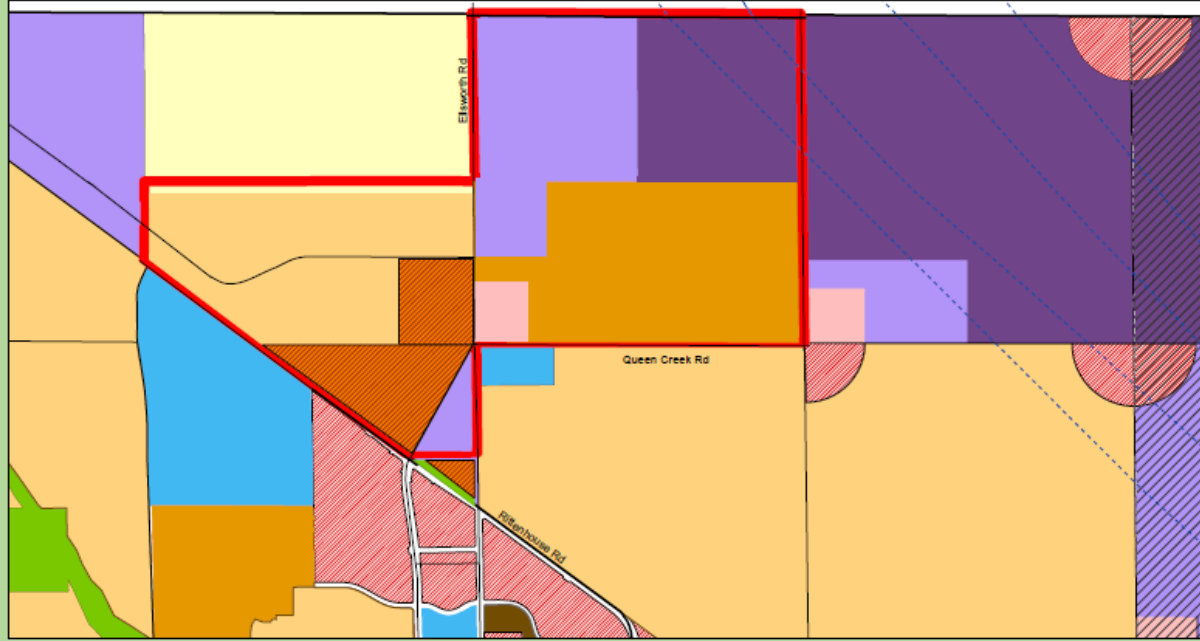
P&Z Commission Recommendation



P&Z Commission Recommendation (December 17, 2012)



Staff Recommendation



Activity Update

- Additional emails and letters have been received
 - Both for and against the proposed changes
- Letters in support from “old town” business owners for additional residential uses
- Letter from Tom Lindsey (Superintendent of the Queen Creek Unified School District) supporting retention of Queen Creek Road on its current alignment
- December 18 letter from Jordan Rose regarding Mini-farms/Fulton agreement including draft deed restrictions and a revised concept plan
- Letter from Jordan Rose requesting their rezoning request be processed “at risk” prior to Council consideration of the General Plan amendment



Activity Update

- Staff conducted an additional neighborhood meeting on January 30 to obtain additional input on the Planning and Zoning Commission recommendation
- The Fulton Homes at Queen Creek Station rezoning request was heard by the Planning and Zoning Commission on February 13 and recommended for approval as proposed by a vote of 5-1 (Commissioner Nichols nay)
- Between yesterday and today we have received 25 emails from residents of Queenland Manor and Langley Gateway Estates in opposition to the proposed changes and the future widening of Queen Creek Road



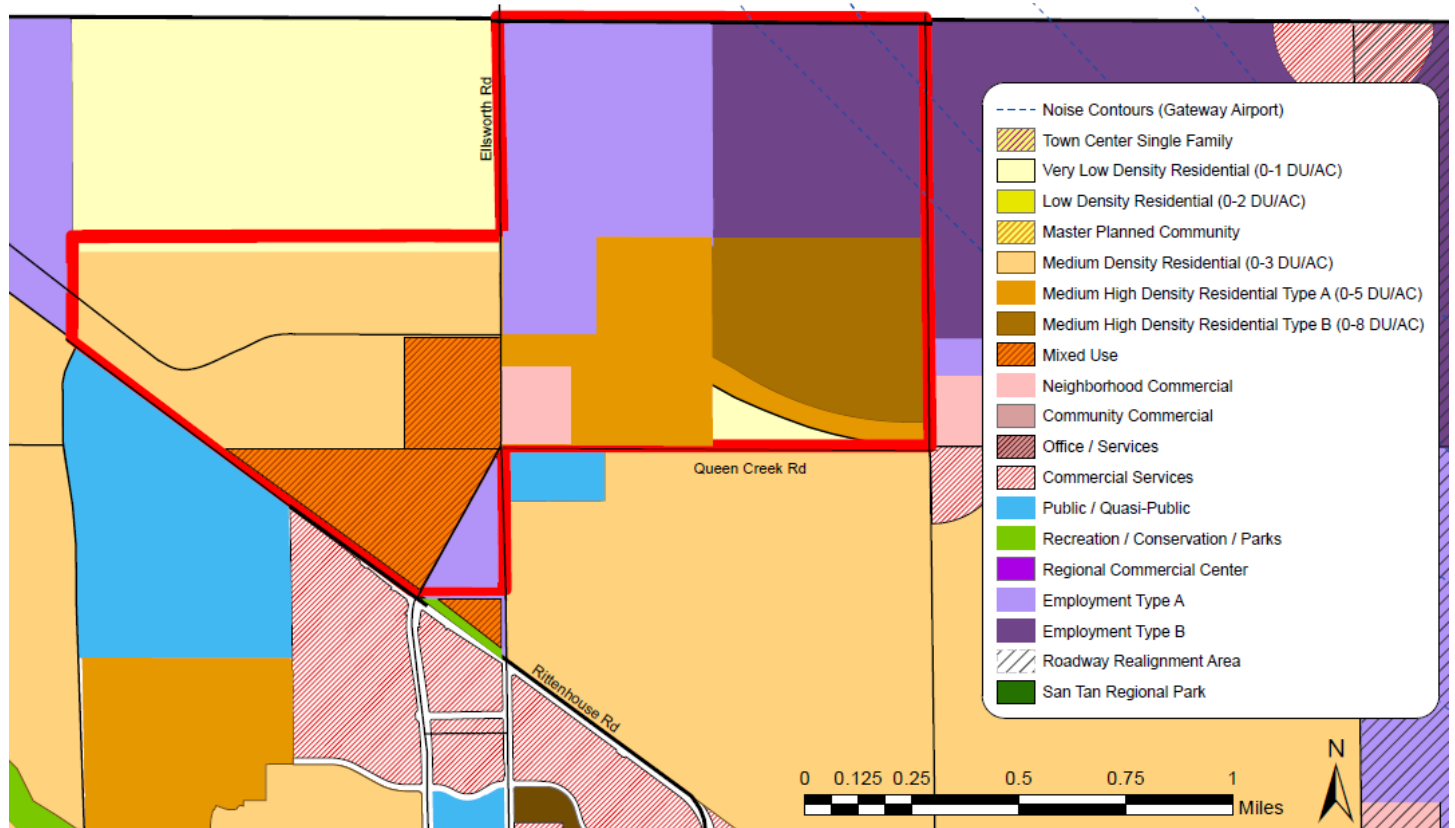
TOWN OF
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Questions?

Thank You



Jorde Property Deleted



Activity Update

- January 8 letter from Greg Davis requesting the Jorde property be deleted
 - Letter was received after the December 19 Council meeting and the Council continued the case to February 20
 - Case was already posted and advertised including the property
 - Staff did not remove the property, Council would need to agree
 - Staff would not recommend the property be deleted for the following reasons:
 - It would be the only parcel still with the original land use plan
 - The existing plan was predicated on the 2007 Queen Creek Road alignment
 - Existing plan

