

TOWN OF  
**QUEEN CREEK**  
ARIZONA

# Bellero

## RZ12-077/SD12-078

Rezoning from R1-35  
to R1-9 and R1-35 PAD  
and approval of the Preliminary Plat



# Location



# 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 to R1-35 and R1-9 PAD
- Proposed preliminary plat contains 178 lots, with larger lots on the perimeter and smaller lots in the interior



# 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

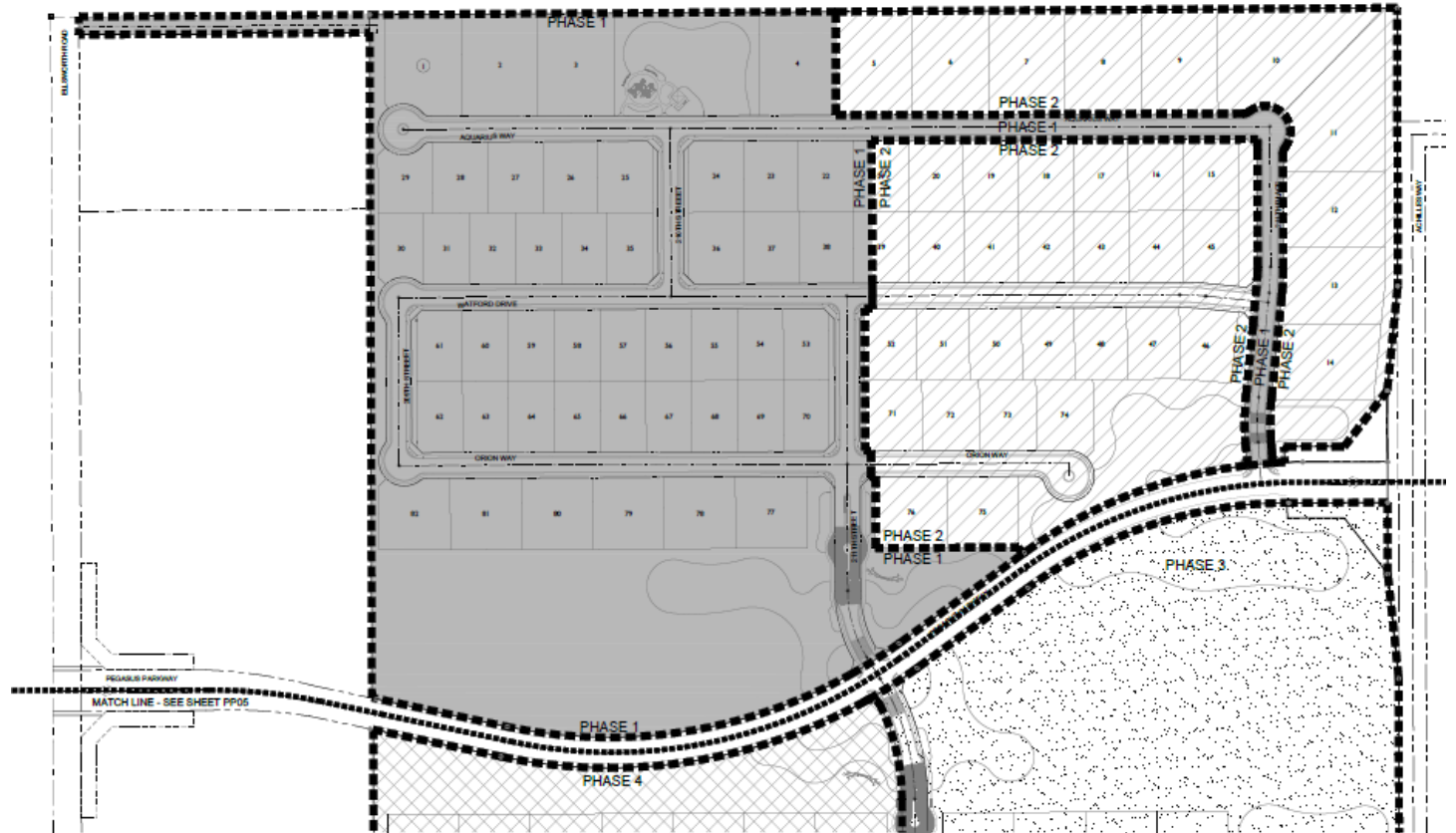




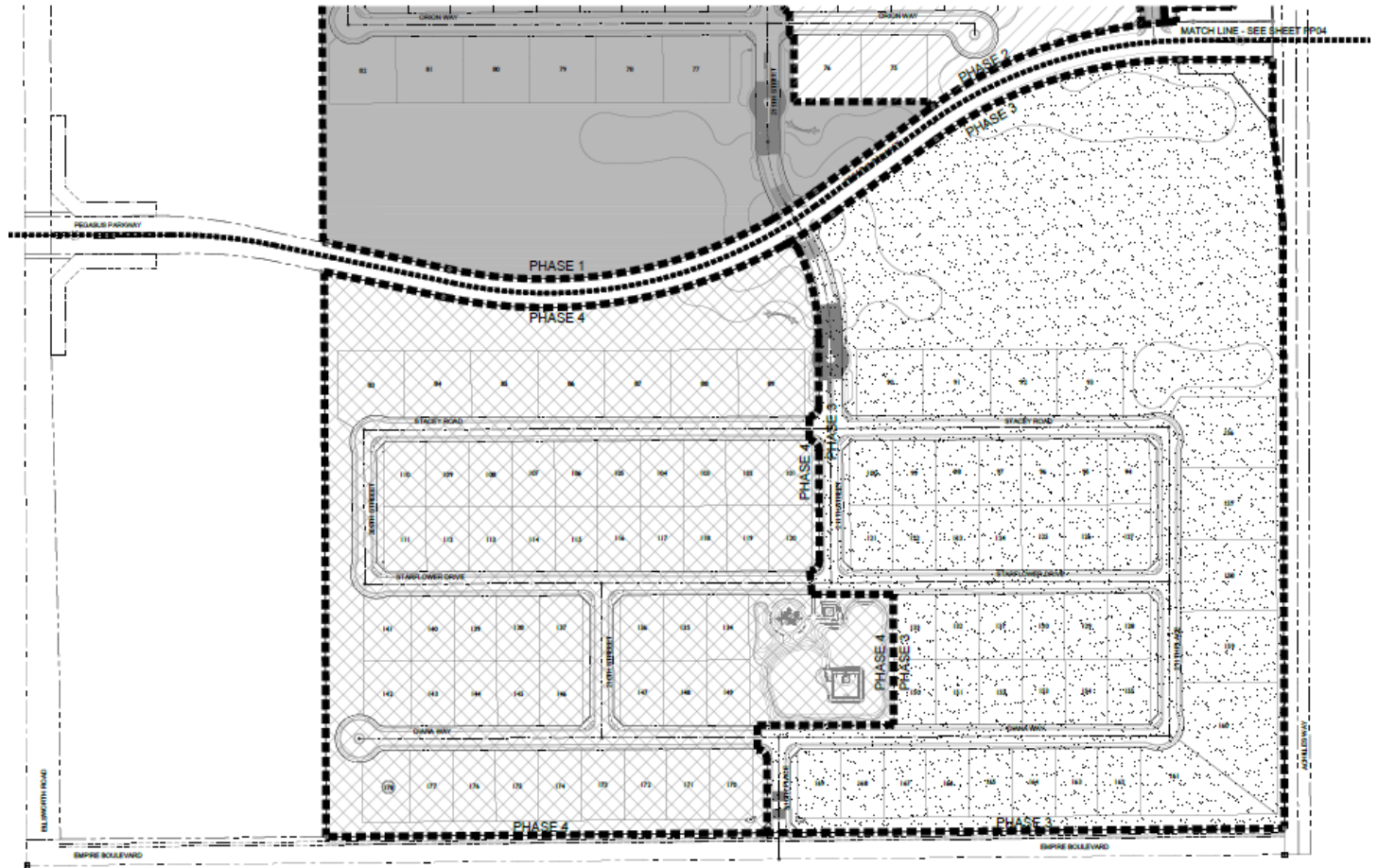
# Concept Plan

178 lots

# North Half Phasing



# South Half Phasing





**CONCEPTUAL LANDSCAPE & OPEN SPACE PLAN**

# Proposed Landscape Plan



# Bellero Entry Monument



# Planning Commission Recommendation

- Approval
  - Subject to the conditions of approval contained in the staff report, with the
  - Modification of Condition 4 to allow a variation in the standard R1-9 setbacks (staff has modified the condition to reflect the Commission's recommendation)
- Staff concurs with the Commission recommendation



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Questions?

Thank You

