

TOWN OF  
**QUEEN CREEK**  
ARIZONA

RZ12-099/SD12-101/DR12-  
102/GPA12-100

Fulton Homes at Queen Creek Station

Town Council

March 6, 2013



# Requests

1. Rezoning 248 acres to R1-5 PAD
2. Approval of the 677 lot preliminary plat of Fulton Homes at Queen Creek Station
3. Approval of a minor General Plan amendment on 13.87 acres
4. Design review approval on 3 housing product lines, each with 8 floor plans and 3 architectural styles





# *Preliminary Plat*

# Fulton Homes at Queen Creek Station



Vicinity Map

**Site Data**

PARCEL	LOT SIZE	# LOTS
1	35 x 115	99
2	76 x 130	85
<b>Models</b>	66 x 125	6
3	66 x 125	102
4	76 x 130	151
5	35 x 115	120
6	66 x 125	120
<b>TOTAL LOTS</b>	2.73 Dcu/A	677

Gross Site Area: 284.67 AC  
 Net Site Area: 233.68 AC

**Keyed Notes**

- ① Empty Measurement, See Exhibit H
- ② Secondary Entry Measurement, See Exhibit H
- ③ SF Walk-Through Hall, See Exhibit H
- ④ Typical Footprints, See Exhibit I
- ⑤ Typical Assembly Area with Retails & Parking, See Exhibit J
- ⑥ Half Court Contribution

**Illustrative SITE PLAN**



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



# Location Map



Aerial Overlay **SITE PLAN**

N  
Scale: 1" = 200'



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



# Lot Distribution

- 677 lots total – Overall density 2.72 du/ac
- Parcels 1&5 (Tan)
  - 55'x115' = 6,325 square feet
  - 219 lots (32% of total)
  - Reserve series homes
- Parcels 2&4 (Orange)
  - 70'x130' = 9,100 square feet
  - 230 lots (34% of total)
  - Peninsula series homes
- Parcels 3&6 (Yellow)
  - 60'x125' = 7,500 square feet
  - 228 lots (34% of total)
  - Oasis series of homes





# *Amenities*

# Amenities

- Open space and landscaping
  - 23% of total area (57 acres)
  - Distributed throughout the project
  - 100' SRP – Abel Moody easement
- Trail system
  - 4 miles of trails
  - 8 amenity areas with
    - Ramadas
    - Benches
    - Play Stations/basketball/turf
  - 9 trail nodes with
    - Benches
    - Landscaping





# Landscape and Open Space



## Conceptual Landscape & OPEN SPACE PLAN

ISSUE 1 / 18 / 2013



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



# Trail Plan



## Master Trail & AMENITY PLAN

Scale: 1" = 200'



Fulton Homes at **Queen Creek Station**  
Queen Creek, Arizona



# Trail Nodes



A Plan Enlargement  
SCALE: 1" = 16'-0"



B Section  
SCALE: 3/8" = 1'-0"

4 Typical Trail Node



3 Amenity Area Enlargement C  
SCALE: 1" = 40'



2 Amenity Area Enlargement B  
SCALE: 1" = 40'



1 Amenity Area Enlargement A  
SCALE: 1" = 40'

## Typical Amenity Areas & TRAIL NODES



Fulton Homes at **Queen Creek Station**

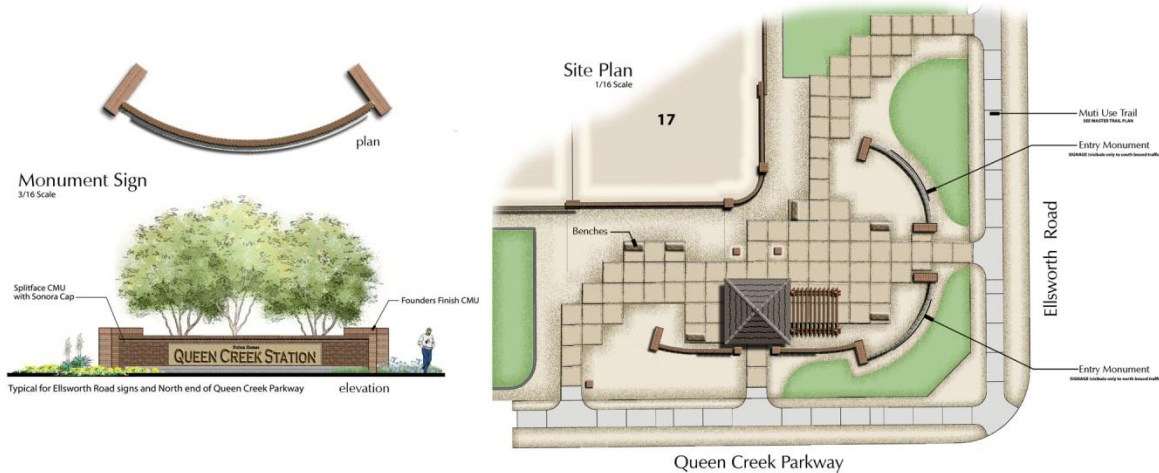
Queen Creek, Arizona





# *Streetscape*

# Ellsworth Entry Monument



Entry Monument - queen creek parkway elevation  
3/16 scale

## ENTRY MONUMENTS



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



# Ellsworth Entry Perspective



**PRIMARY ENTRY MONUMENT**  
Perspective View



# Ellsworth Road Perspective



ELLSWORTH ROAD Perspective View



Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



# Parkway Theme Wall



Queen Creek Parkway **THEME WALL**



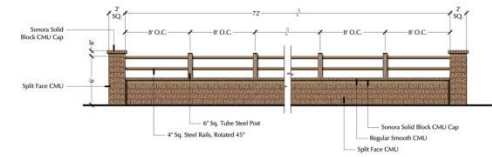
Fulton Homes at **Queen Creek Station**

Queen Creek, Arizona



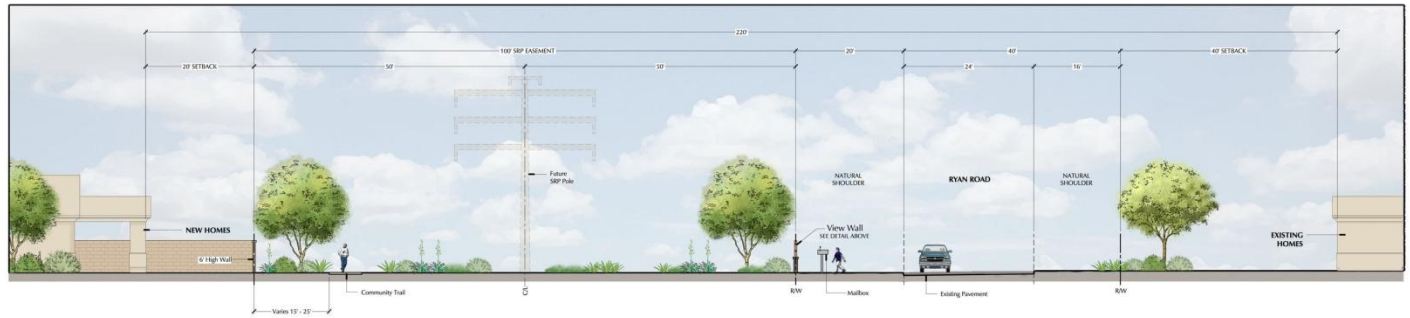


# Ryan Road



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





***Product Lines  
Floor Plans  
Elevations***

# Proposed Homes

- Reserve Series
  - 40' wide homes
  - 55' wide lots
- Oasis Series
  - 45' wide home
  - 60' wide lots
- Peninsula Series
  - 55' wide homes
  - 70' wide lots

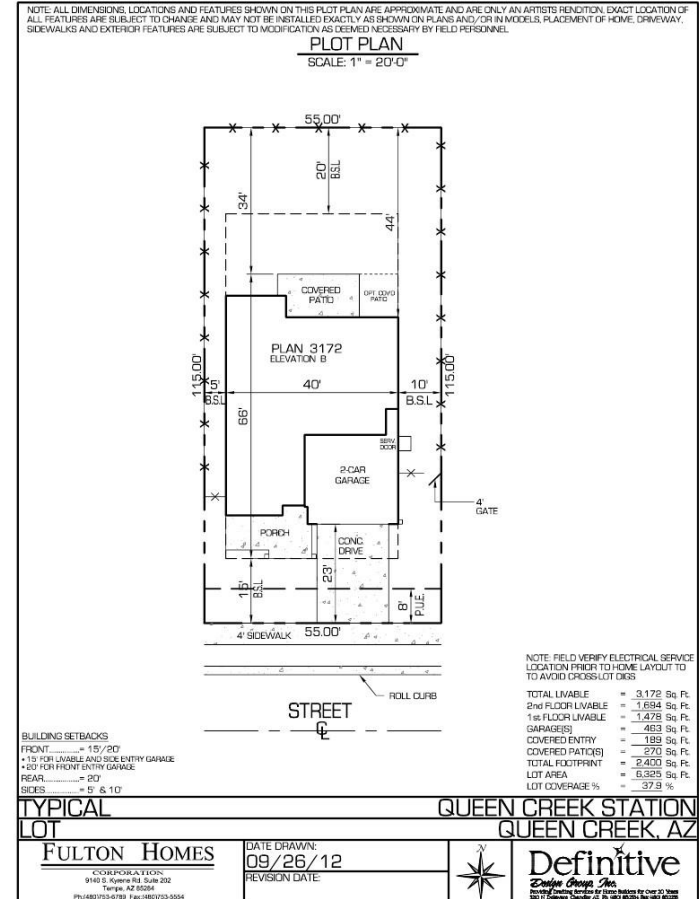
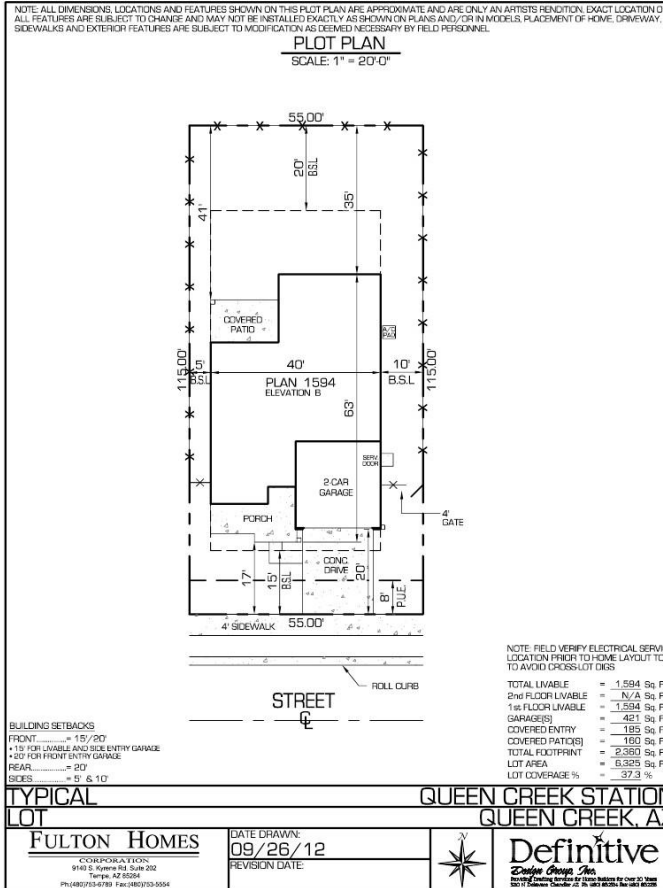


# Reserve Series

- From 1,594 to 3,172 square feet
- Eight Floor Plans
  - Three elevations each
    - Two roof tiles
    - Four color palettes
  - Two models side entry garages
  - Six models front entry garages
    - Front entry garages 47.5 to 50% of home frontage



# Reserve Series



DECORATIVE CORBEL  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 DECORATIVE THEMED WING WALLS

RECESSED VENT W/ TRIM  
 CONCRETE ROOF TILE  
 WOOD FASCIA  
 SECTIONAL GARAGE DOOR W/ WINDOWS  
 COACH LIGHT



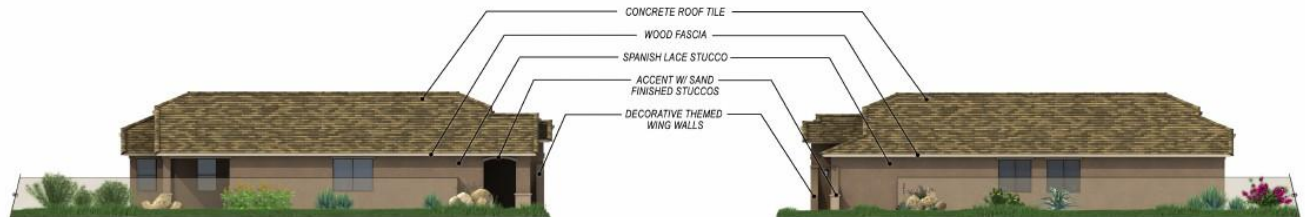
**FRONT ELEVATION**

DECORATIVE CORBELS  
 CONCRETE ROOF TILE  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 VENT W/ TRIM  
 WOOD FASCIA  
 DECORATIVE THEMED SKIRT



**REAR ELEVATION**

CONCRETE ROOF TILE  
 WOOD FASCIA  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 DECORATIVE THEMED WING WALLS



**LEFT ELEVATION**

**RIGHT ELEVATION**



**FLOOR PLAN**

# FULTON HOMES

RESERVE AT QUEEN CREEK STATION

10/29/2012

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 code requirements and local codes. All dimensions are approximate. All dimensions are subject to change without notice. All dimensions are subject to change without notice.

BUENA VISTA PLAN 1594  
 1594 S.F.  
 COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.

- DECORATIVE CORBEL
- DECORATIVE RECESS
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE STONE
- WOOD FASCIA
- CONCRETE ROOF TILE
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHT
- DECORATIVE THEMED WING WALLS



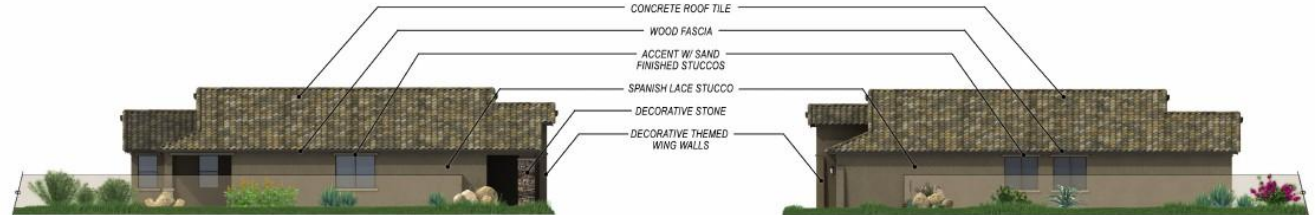
**FRONT ELEVATION**

- DECORATIVE CORBELS
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- VENT W/ TRIM
- WOOD FASCIA
- CONCRETE ROOF TILE
- DECORATIVE THEMED SKIRT



**REAR ELEVATION**

- CONCRETE ROOF TILE
- WOOD FASCIA
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE STONE
- DECORATIVE THEMED WING WALLS



**LEFT ELEVATION**

**RIGHT ELEVATION**



**FLOOR PLAN**

# FULTON HOMES

RESERVE AT QUEEN CREEK STATION

10/29/2012

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**BUENA VISTA PLAN 1594**  
**1594 S.F.**  
**RANCH ELEVATION 'D'**

LINDEROTH ASSOCIATES, INC.

DECORATIVE SHUTTERS  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 DECORATIVE BRICK

CONCRETE ROOF TILE  
 WOOD FASCIA  
 BATT AND BOARD SIDING  
 SECTIONAL GARAGE DOOR W/ WINDOWS  
 COACH LIGHT



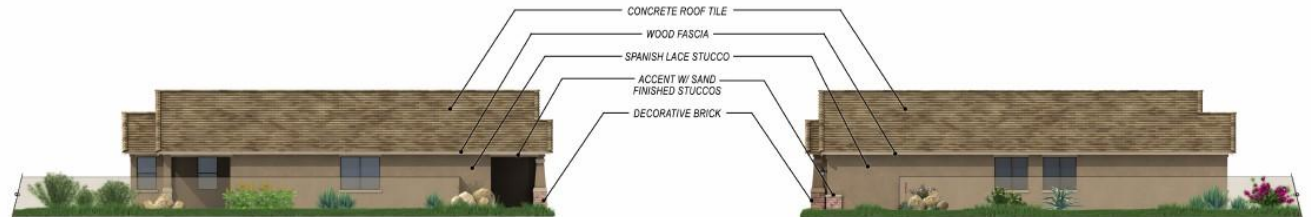
**FRONT ELEVATION**

CONCRETE ROOF TILE  
 WOOD FASCIA  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 VENT W/ TRIM  
 BATT AND BOARD SIDING  
 DECORATIVE THEMED SKIRT



**REAR ELEVATION**

CONCRETE ROOF TILE  
 WOOD FASCIA  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCOS  
 DECORATIVE BRICK



**LEFT ELEVATION**

**RIGHT ELEVATION**



**FLOOR PLAN**

# FULTON HOMES

RESERVE AT QUEEN CREEK STATION

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**BUENA VISTA PLAN 1594**  
 1594 S.F.  
 FARMHOUSE ELEVATION "F"

LINDEROTH ASSOCIATES, INC.



# Reserve Floor Plans



Upper Floor



Upper Floor



Upper Floor



Upper Floor



PLAN 3172  
FARMHOUSE - ELEVATION 1\*  
COLOR SCHEME 36

PLAN 1762  
RANCH - ELEVATION 0\*  
COLOR SCHEME 26

PLAN 2723  
COTTAGE - ELEVATION 0\*  
COLOR SCHEME 33

PLAN 1594  
COTTAGE - ELEVATION 0\*  
COLOR SCHEME 17

PLAN 2717  
RANCH - ELEVATION 0\*  
COLOR SCHEME 26

PLAN 1948  
FARMHOUSE - ELEVATION 1\*  
COLOR SCHEME 33

PLAN 2271  
FARMHOUSE - ELEVATION 0\*  
COLOR SCHEME 36

PLAN 2180  
RANCH - ELEVATION 0\*  
COLOR SCHEME 27

**FULTON HOMES**

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10/29/2012

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PLAN STREETSCAPE

LINDEROTH ASSOCIATES, INC.



# Reserve Elevation Streetscape



FRONT ELEVATION STREETSCAPE



REAR ELEVATION STREETSCAPE

**FULTON HOMES**

RESERVE AT QUEEN CREEK STATION

10/29/2012

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ELEVATION STREETSCAPE

LINDEROTH ASSOCIATES, INC.



# Reserve Perspective Streetscape



**FULTON HOMES**

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PERSPECTIVE STREETScape

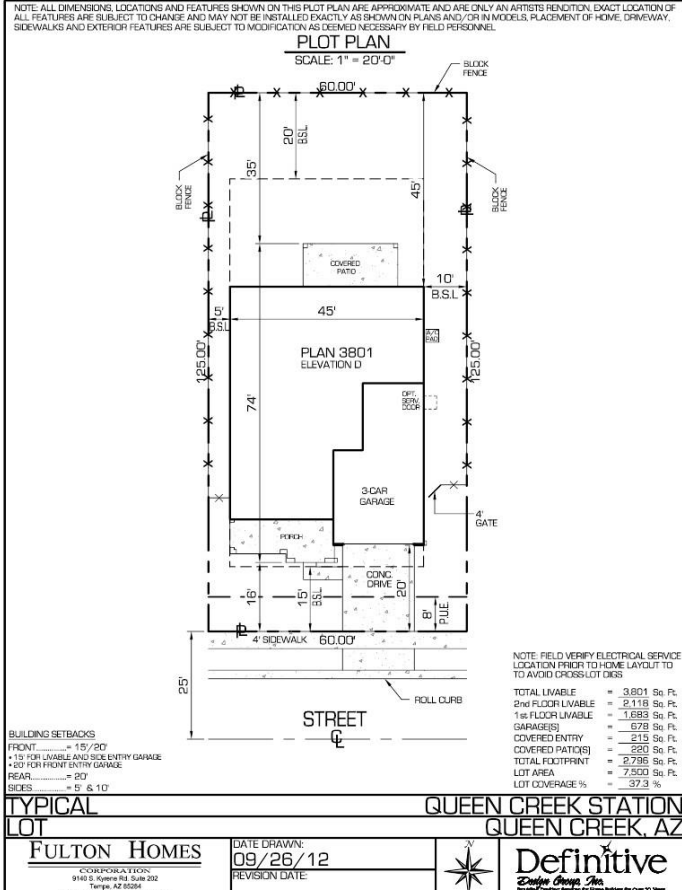
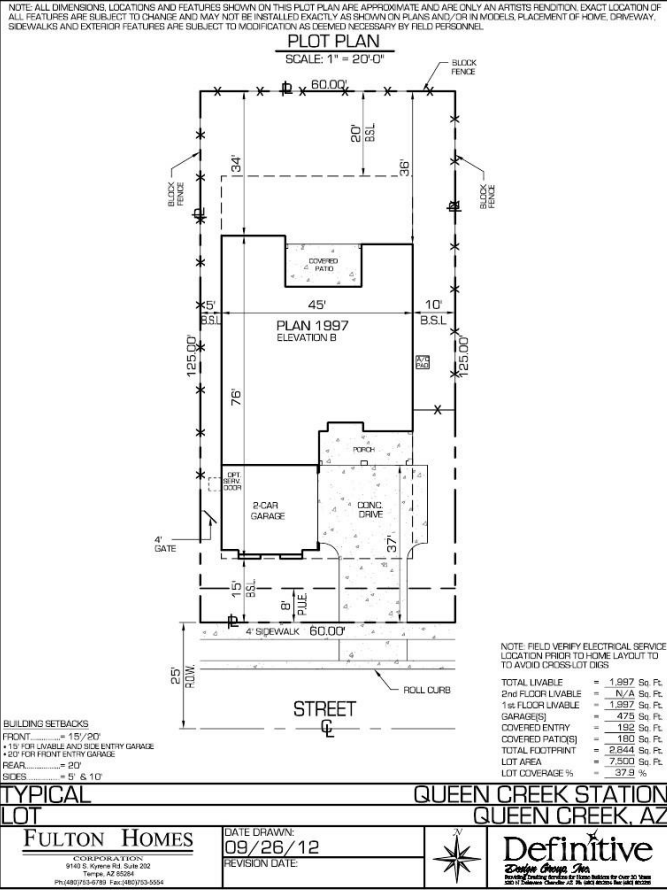
LINDEROTH ASSOCIATES, INC.

# Oasis Series

- From 1,997 to 3,810 square feet
- Eight Floor Plans
  - Three elevations each
    - Two roof tiles
    - Four color palettes
  - Three models side entry garages
  - Five models front entry garages
    - Front entry garages 44 to 47% of home frontage



# Oasis Series





**UPPER FLOOR PLAN**



**LOWER FLOOR PLAN**

- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE STONE



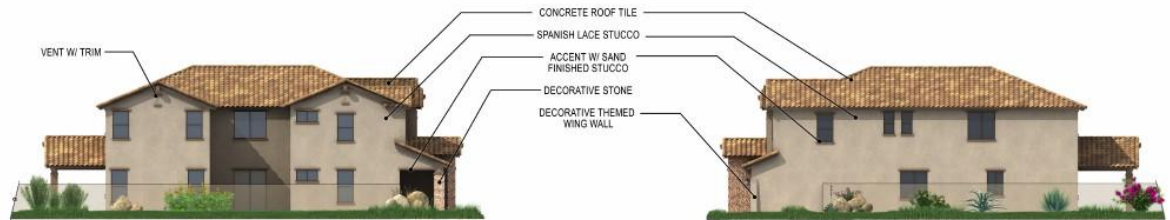
- CONCRETE ROOF TILE
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

**FRONT ELEVATION**



- CONCRETE ROOF TILE
  - ACCENT W/ SAND FINISHED STUCCO
  - SPANISH LACE STUCCO
  - WOOD FASCIA
  - DECORATIVE CORBEL
  - DECORATIVE THEMED SKIRT
- +/- 26'-11" T.O. ROOF  
 19'-10 3/4" P.L.  
 10'-9 3/4" F.F.  
 8'-1" P.L.  
 0'-0" F.F.

**REAR ELEVATION**



- VENT W/ TRIM

- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- DECORATIVE STONE
- DECORATIVE THEMED WING WALL

**LEFT ELEVATION**

**RIGHT ELEVATION**

# FULTON HOMES

OASIS AT QUEEN CREEK STATION

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**BIGHORN PLAN 3801**  
**3,801 S.F.**  
**RANCH ELEVATION 'D'**

LINDEROTH ASSOCIATES, INC.



- CONCRETE ROOF TILE
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

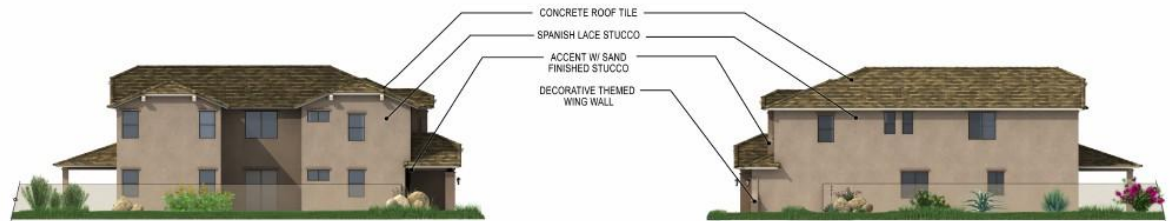


- DECORATIVE CORBEL
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

**FRONT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

**RIGHT ELEVATION**

**FULTON HOMES**

OASIS AT QUEEN CREEK STATION

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BIGHORN PLAN 3801

3,801 S.F.

COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.



**UPPER FLOOR PLAN**



**LOWER FLOOR PLAN**

CONCRETE ROOF TILE  
 ACCENT W/ SAND FINISHED STUCCO  
 SPANISH LACE STUCCO



VENT WITH TRIM  
 LAP SIDING  
 WOOD FASCIA  
 SECTIONAL GARAGE DOOR  
 W/ WINDOWS  
 COACH LIGHTS  
 DECORATIVE BRICK

**FRONT ELEVATION**

LAP SIDING  
 ACCENT W/ SAND FINISHED STUCCO  
 SPANISH LACE STUCCO



CONCRETE ROOF TILE  
 WOOD FASCIA  
 DECORATIVE THEMED SKIRT

+/- 26'-11" T.O. ROOF  
 19'-10 3/4" PL.  
 10'-0 3/4" F.F.  
 9'-1" PL.  
 0'-0" F.F.

**REAR ELEVATION**



**LEFT ELEVATION**

CONCRETE ROOF TILE  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 DECORATIVE BRICK



**RIGHT ELEVATION**

**FULTON HOMES**

OASIS AT QUEEN CREEK STATION

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**BIGHORN PLAN 3801**  
**3,801 S.F.**  
**FARMHOUSE ELEVATION "F"**

LINDEROTH ASSOCIATES, INC.



# Oasis Floor Plan Streetscape



PLAN 2075  
FARMHOUSE - ELEVATION '1'  
COLOR SCHEME 15

PLAN 3801  
COTTAGE - ELEVATION '1'  
COLOR SCHEME 20

PLAN 2352  
FARMHOUSE - ELEVATION '1'  
COLOR SCHEME 26

PLAN 3510  
RANCH - ELEVATION '1'  
COLOR SCHEME 27

PLAN 2170  
COTTAGE - ELEVATION '1'  
COLOR SCHEME 17

PLAN 2592  
FARMHOUSE - ELEVATION '1'  
COLOR SCHEME 13

PLAN 1997  
RANCH - ELEVATION '1'  
COLOR SCHEME 26

PLAN 3038  
COTTAGE - ELEVATION '1'  
COLOR SCHEME 14

**FULTON HOMES**

OASIS AT QUEEN CREEK STATION

10/29/2012

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TEL: 303.751.1000 FAX: 303.751.1001 WWW.LINDEROTHASSOCIATES.COM

FLOOR PLAN STREETSCAPE

LINDEROTH ASSOCIATES, INC.

# Oasis Elevation Streetscape



PLAN 2075  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '3'

PLAN 3801  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '20'

PLAN 2352  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '36'

PLAN 3318  
RANCH - ELEVATION 'R'  
COLOR SCHEME '27'

PLAN 1997  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '17'

PLAN 2592  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '31'

PLAN 2170  
RANCH - ELEVATION 'R'  
COLOR SCHEME '26'

PLAN 3038  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '18'

FRONT ELEVATION STREETSCAPE



PLAN 2075  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '3'

PLAN 3801  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '20'

PLAN 2352  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '36'

PLAN 3318  
RANCH - ELEVATION 'R'  
COLOR SCHEME '27'

PLAN 1997  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '17'

PLAN 2592  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '31'

PLAN 2170  
RANCH - ELEVATION 'R'  
COLOR SCHEME '26'

PLAN 3038  
COTTAGE - ELEVATION 'C'  
COLOR SCHEME '18'

REAR ELEVATION STREETSCAPE

**FULTON HOMES**

OASIS AT QUEEN CREEK STATION

10/29/2012

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ELEVATION STREETSCAPE

LINDEROTH ASSOCIATES, INC.

# Oasis Streetscape Perspective



## FULTON HOMES

OASIS AT QUEEN CREEK STATION

10/29/2012

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PERSPECTIVE STREETScape

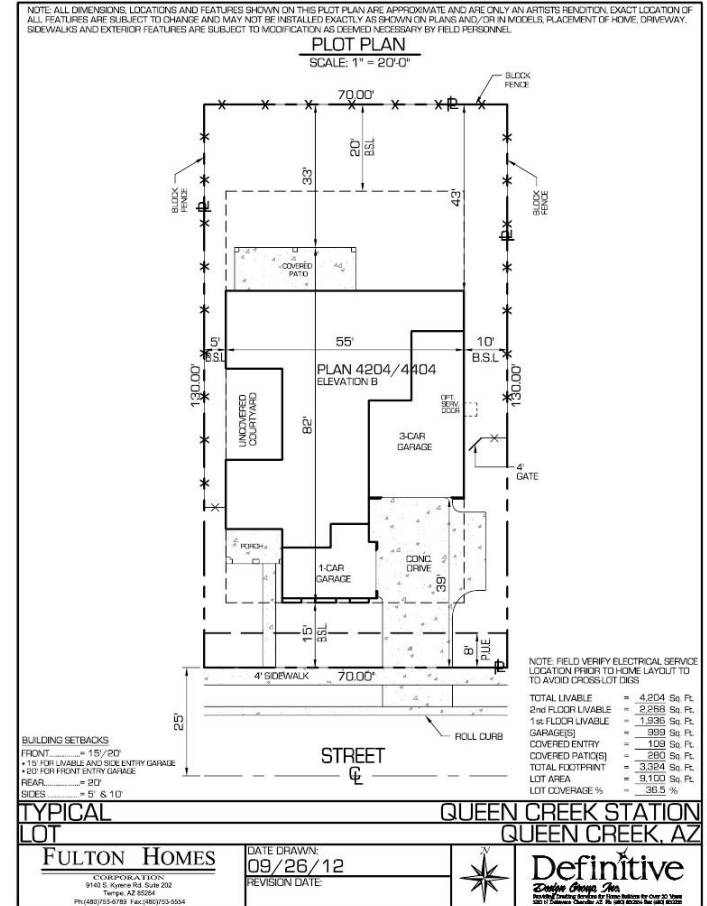
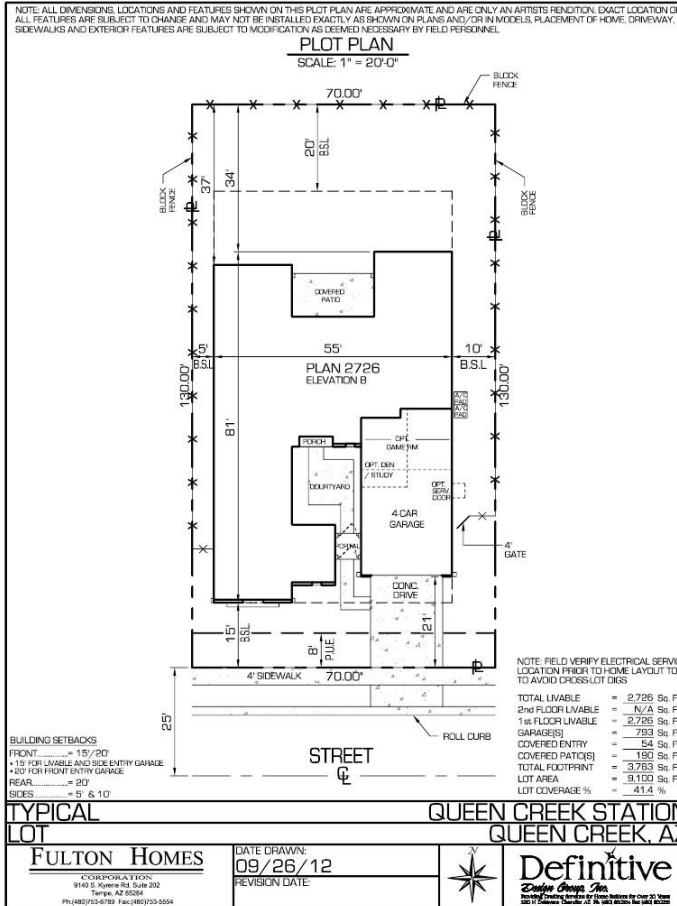
LINDEROTH ASSOCIATES, INC.

# Peninsula Series

- From 2,714 to 4,404 square feet
- Eight Floor Plans
  - Three elevations each
    - Two roof tiles
    - Four color palettes
  - Two models side entry garages
  - Six models front entry garages
    - Front entry garages 36 to 38% of home frontage



# Peninsula Series





**UPPER FLOOR PLAN**



- CONCRETE ROOF TILE
- DECORATIVE CORBEL
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO



- WOOD FASCIA
- DECORATIVE SHUTTERS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

**FRONT ELEVATION**

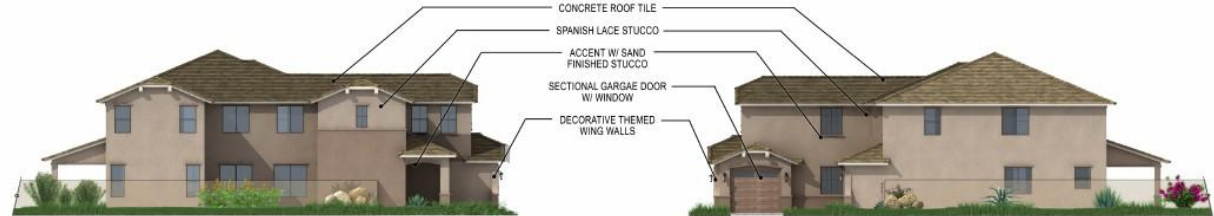
- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO



- DECORATIVE CORBEL ——— +/- 28'-9" I.O. ROOF
- WOOD FASCIA ——— 19'-10 3/4" PL.
- DECORATIVE THEMED SKIRT ——— 10'-9 3/4" E.F. / 8'-1" PL.
- 0'-0" F.F.

**REAR ELEVATION**

- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- ACCENT W/ SAND FINISHED STUCCO
- SECTIONAL GARAGE DOOR W/ WINDOW
- DECORATIVE THEMED WING WALLS



**LEFT ELEVATION**

**RIGHT ELEVATION**

# FULTON HOMES

PENINSULA AT QUEEN CREEK STATION

10/29/2012

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WOODSIDE PLAN 4204/4404  
 OPTIONAL UPPER FLOOR 4,404 S.F.  
 COTTAGE ELEVATION 'B'

LINDEROTH ASSOCIATES, INC.



- CONCRETE ROOF TILE
- DECORATIVE CORBEL
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO
- DECORATIVE STONE

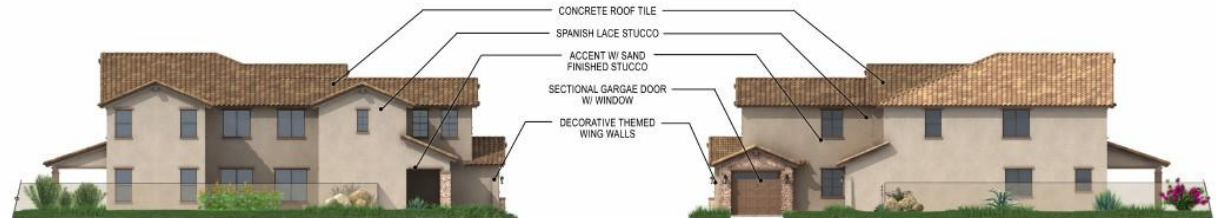


- WOOD FASCIA
- DECORATIVE SHUTTERS
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

**FRONT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

**RIGHT ELEVATION**

# FULTON HOMES

PENINSULA AT QUEEN CREEK STATION

10/29/2012

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WOODSIDE PLAN 4204/4404  
 OPTIONAL UPPER FLOOR 4,404 S.F.  
 RANCH ELEVATION "D"

LINDEROTH ASSOCIATES, INC.



**UPPER FLOOR PLAN**



CONCRETE ROOF TILE  
 ACCENT W/ SAND FINISHED STUCCO  
 SPANISH LACE STUCCO



WOOD FASCIA  
 LAP SIDING  
 DECORATIVE SHUTTERS  
 DECORATIVE BRICK  
 SECTIONAL GARAGE DOOR  
 W/ WINDOWS  
 COACH LIGHTS

**FRONT ELEVATION**

CONCRETE ROOF TILE  
 ACCENT W/ SAND FINISHED STUCCO  
 SPANISH LACE STUCCO



LAP SIDING  
 WOOD FASCIA  
 DECORATIVE THEMED SKIRT  
 +/- 28'-9" T.O. ROOF  
 19'-10 3/4" PL.  
 10'-9 3/4" F.F.  
 9'-1" PL.  
 0'-0" F.F.

**REAR ELEVATION**

CONCRETE ROOF TILE  
 SPANISH LACE STUCCO  
 ACCENT W/ SAND FINISHED STUCCO  
 SECTIONAL GARAGE DOOR  
 W/ WINDOW



**LEFT ELEVATION**



**RIGHT ELEVATION**

**FULTON HOMES**

PENINSULA AT QUEEN CREEK STATION

10/29/2012

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**WOODSIDE PLAN 4204/4404**  
 OPTIONAL UPPER FLOOR 4,404 S.F.  
 FARMHOUSE ELEVATION 'F'

LINDEROTH ASSOCIATES, INC.



# Peninsula Floor Plan Streetscape



PLAN 2882  
FARMHOUSE - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 4204  
RANCH - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 2726  
COTTAGE - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 3914  
RANCH - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 2741  
FARMHOUSE - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 3443  
COTTAGE - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 2714  
RANCH - 1,111 SQUARE FT.  
COLOR SCHEME 11

PLAN 3376  
FARMHOUSE - 1,111 SQUARE FT.  
COLOR SCHEME 11

**FULTON HOMES**

PENINSULA AT QUEEN CREEK STATION

10/29/2012

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FLOOR PLAN STREETScape

LINDEROTH ASSOCIATES, INC.

# Peninsula Elevation Streetscape



PLAN 2882  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '35'

PLAN 4284  
RANCH - ELEVATION 'F'  
COLOR SCHEME '26'

PLAN 2726  
COTTAGE - ELEVATION 'W'  
COLOR SCHEME '14'

PLAN 3914  
RANCH - ELEVATION 'F'  
COLOR SCHEME '27'

PLAN 2781  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '13'

PLAN 3442  
COTTAGE - ELEVATION 'F'  
COLOR SCHEME '14'

PLAN 2714  
RANCH - ELEVATION 'F'  
COLOR SCHEME '26'

PLAN 3376  
FARMHOUSE - ELEVATION 'F'  
COLOR SCHEME '13'

FRONT ELEVATION STREETSCAPE



PLAN 2882  
FARMHOUSE - ELEVATION 'R'  
COLOR SCHEME '35'

PLAN 4284  
RANCH - ELEVATION 'R'  
COLOR SCHEME '26'

PLAN 2726  
COTTAGE - ELEVATION 'W'  
COLOR SCHEME '14'

PLAN 3914  
RANCH - ELEVATION 'R'  
COLOR SCHEME '27'

PLAN 2781  
FARMHOUSE - ELEVATION 'R'  
COLOR SCHEME '13'

PLAN 3442  
COTTAGE - ELEVATION 'R'  
COLOR SCHEME '14'

PLAN 2714  
RANCH - ELEVATION 'R'  
COLOR SCHEME '26'

PLAN 3376  
FARMHOUSE - ELEVATION 'R'  
COLOR SCHEME '13'

REAR ELEVATION STREETSCAPE

**FULTON HOMES**  
PENINSULA AT QUEEN CREEK STATION  
10/29/2022

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**ELEVATION STREETSCAPE**  
LINDEROTH ASSOCIATES, INC.

# Peninsula Perspective Streetscape



## FULTON HOMES

PENINSULA AT QUEEN CREEK STATION  
10/29/2012

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PERSPECTIVE STREETSCAPE

LINDEROTH ASSOCIATES, INC.

# Staff Summary

- Proposed project density of 2.72 du/ac complies with the Medium Density Residential (up to 3 du/ac) land use classification with approval of GPA12-049
- Proposed open space, landscaping and amenities exceeds the Town's minimum requirements



# Staff Summary

- Project appears to meet all required PAD design standards, except the 40% garage frontage
- Many of the PAD optional standards have also been met (not all apply to this type project)
- Town's Residential Architectural Design Standards appear to have been met, except for the 40% garage frontage on the Reserve and Oasis series front entry homes
- All engineering and utility requirements have been met

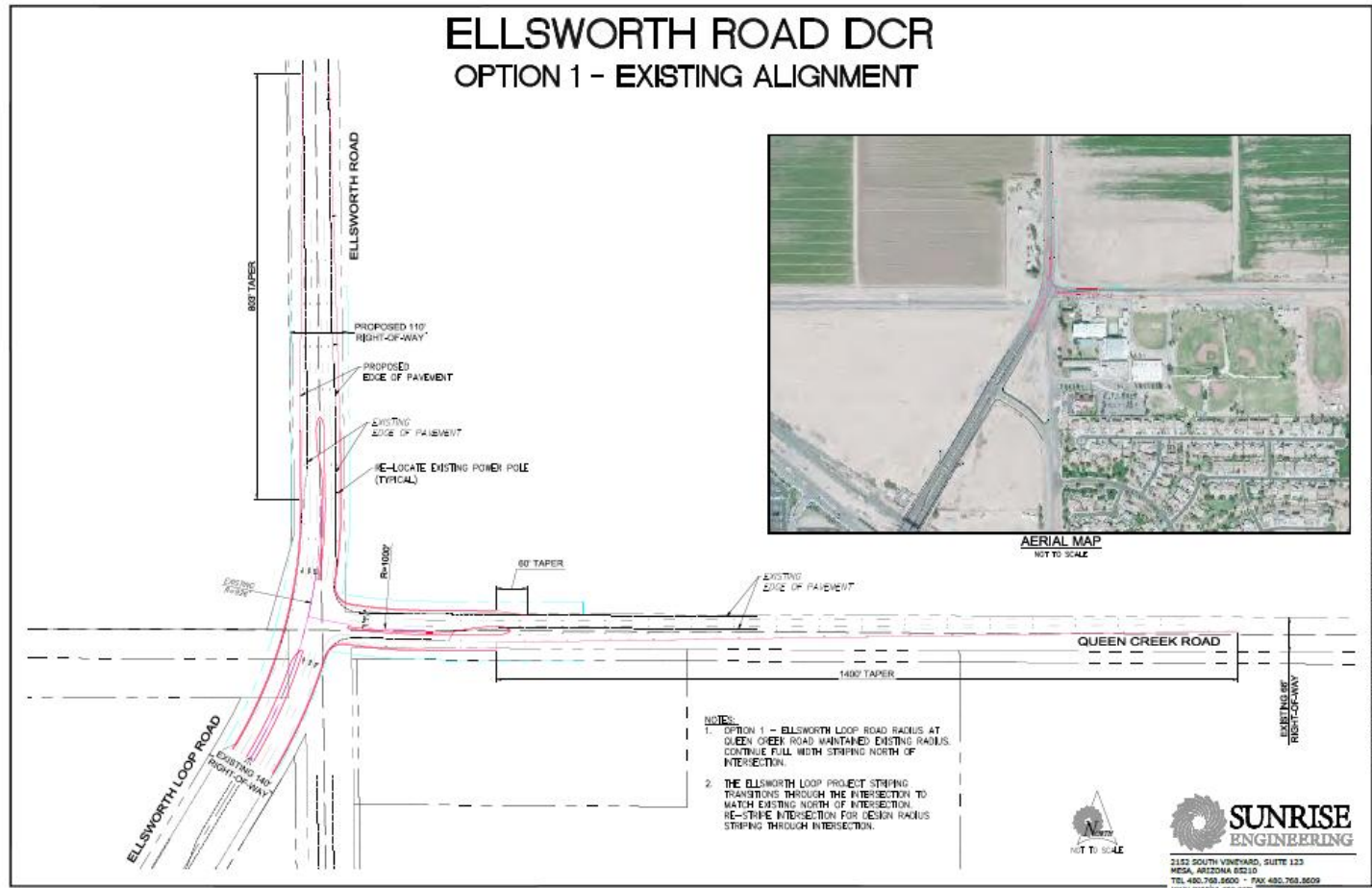


# Recommendations

- Planning and Zoning Commission recommended approval as recommended by staff (5-1 Nichols nay)
- Staff Recommends the request(s) be approved, subject to the Conditions of Approval included in the staff report.
  - Also allow a modification in the 40% frontage requirement as part of the PAD approval for the Reserve and Oasis series homes.



# Intersection Realignment Options



TOWN OF  
**QUEEN CREEK**  
ARIZONA

Questions?

Thank You

