

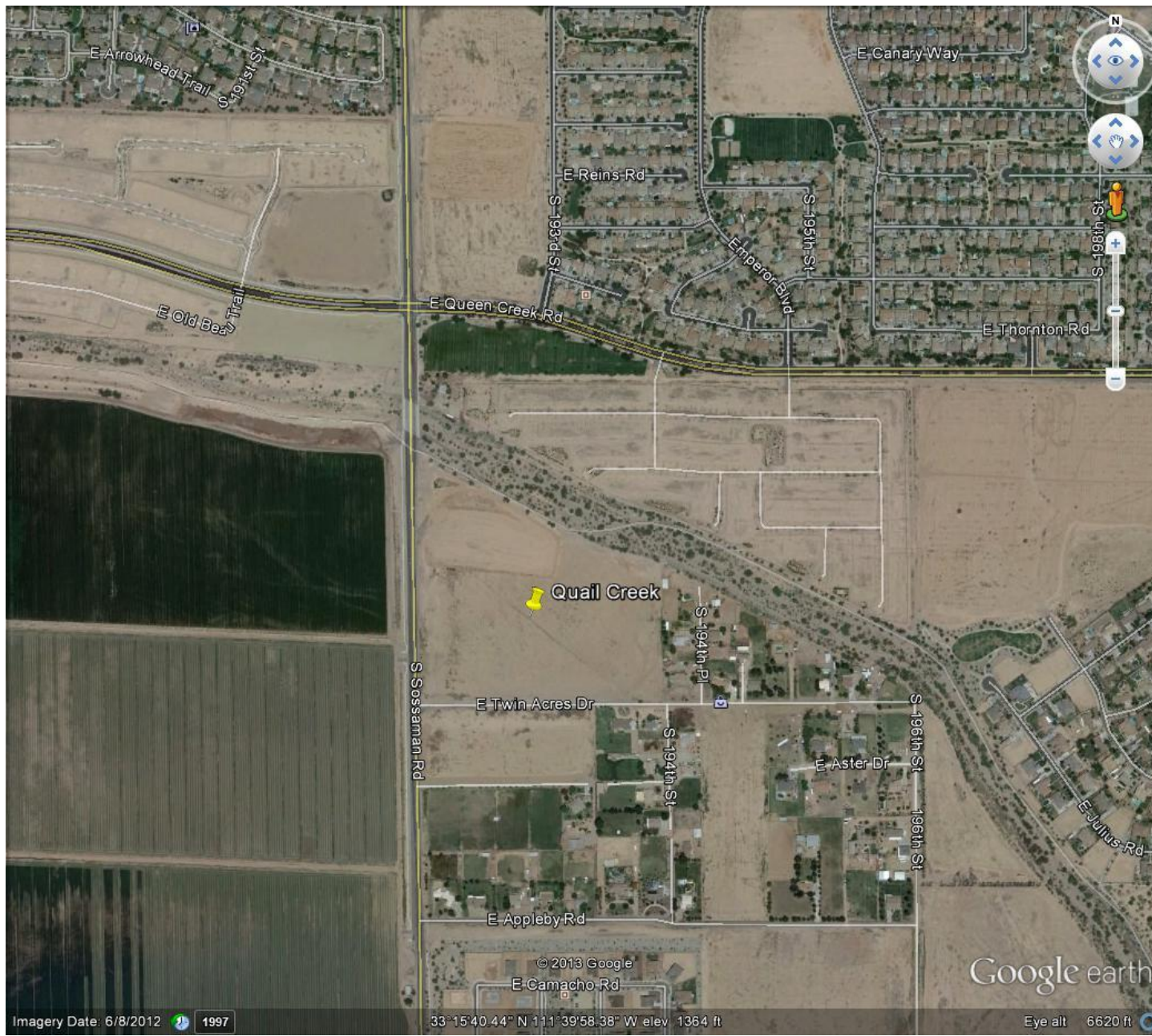
TOWN OF
QUEEN CREEK
ARIZONA

Quail Creek Subdivision



RZ13-004 / SD13-005 / DR13-006





Imagery Date: 6/8/2012 1997

33°15'40.44" N 111°39'58.38" W elev 1364 ft

Eye alt 6620 ft

Google earth



Quail Creek Request

- Rezoning from R1-18 to R1-9 PAD
- Preliminary Plat for 47 lots
- Design Review approval for 5 floor plans with 3 elevations each.





-Gated Community

-Private Streets



Quail Creek

- Density proposed to be 1.3 DU/AC
 - General Plan allows up to 3 DU/AC



Proposed Deviations

- Delete Floor Area Ratio.
 - Staff supports, this is already covered under the lot coverage requirements.
- Delete maximum lot depth and width.
 - Staff Supports, allows for more flexibility for the lots.



Quail Creek

■ Setbacks

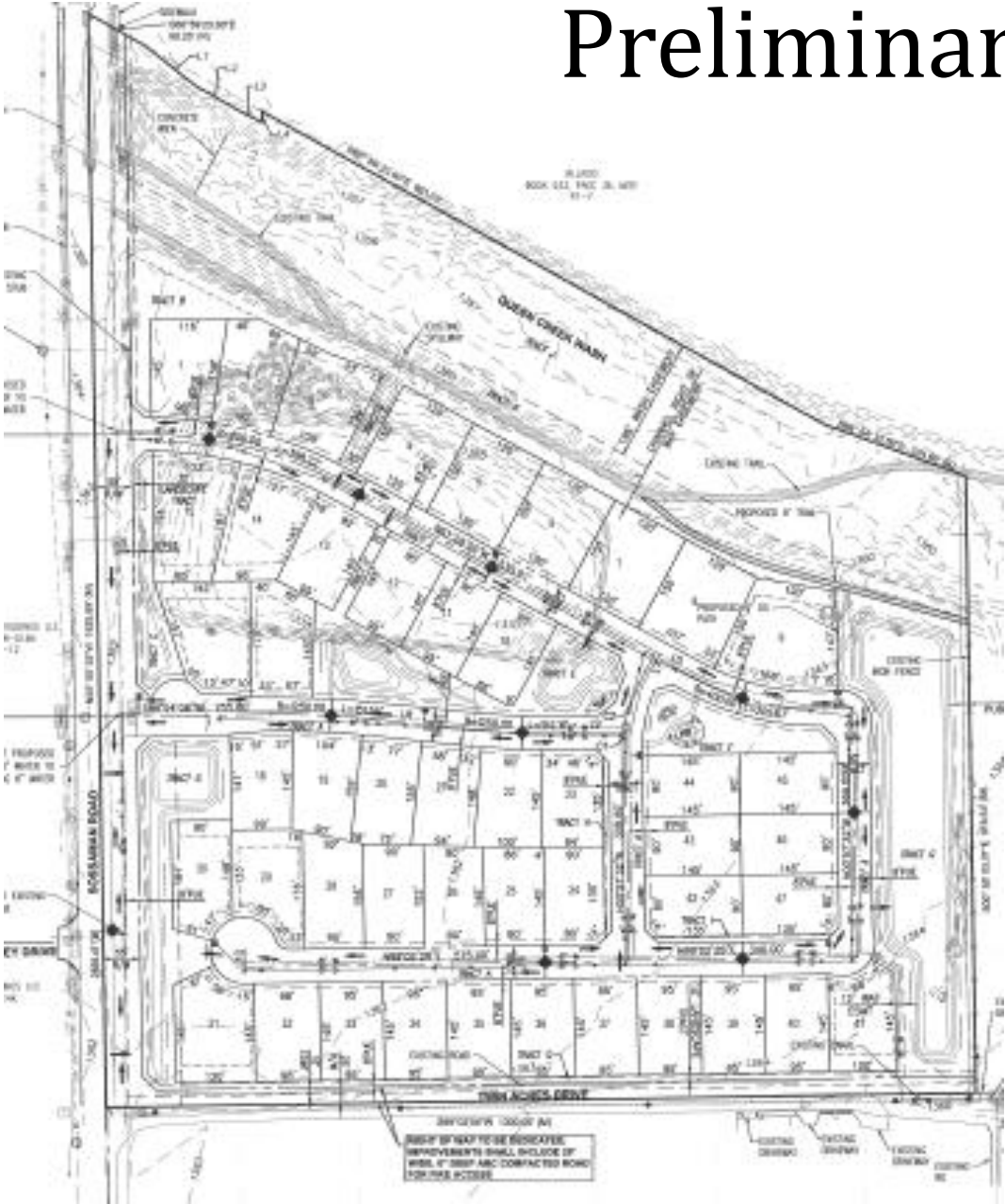
- Front 20' Livable (15' to covered front porch or side entry garage)
- 25' rear
- 5' side setbacks with 15' between structures
 - The applicant has requested 10' between structures, staff does not support the deviation.
- 40% lot coverage (45% with qualifying front porch)





- Modify the side setbacks from 7' on each side to 5' and 10'.
 - Staff supports this change.
- Modify the minimum building separation from 15' to 10'.
 - The applicant has requested 10' between structures, staff does not support the deviation.

Preliminary Plat





Twin Acres



Twin Acres





Twin
Acre



PREFERRED ALTERNATIVE SITE PLAN

SUMMARY OF SITE FACILITIES

FIELDS

BALLFIELDS (LIGHTED)	4
MULTI-USE (LIGHTED)	3

COURTS

BASKETBALL (LIGHTED)	3
VOLLEYBALL (LIGHTED)	2

STRUCTURES:

RECREATION CENTER (50,000 sq.ft.)	1
CORPORATE RAMADA	1
GROUP RAMADA	3
INDIVIDUAL RAMADAS	20
RESTROOM FACILITIES	5

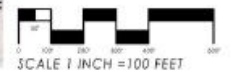
PLAY AREAS 2

SPECIALTY FEATURES

LAKE	1
STREAM W/POND	1
RECOGNITION FEATURE	1
EXERCISE TRAIL	1
SPLASH PAD	1

PARKING SPACES

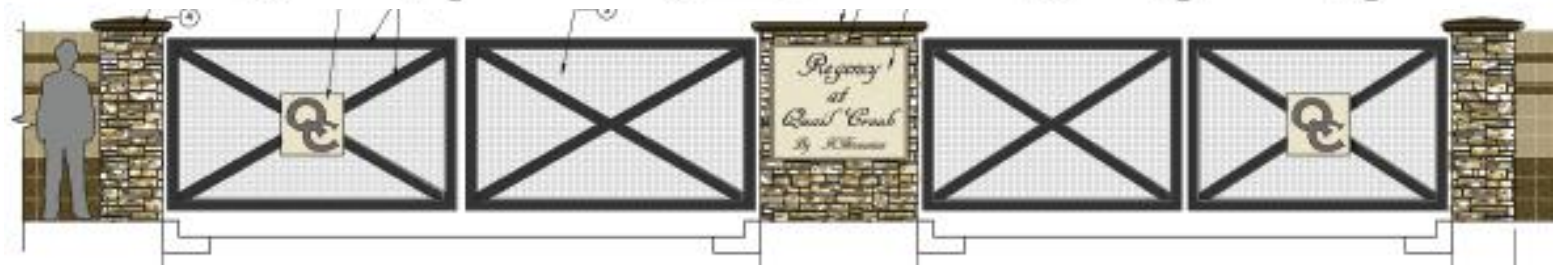
REQUIRED	883
PROPOSED	926



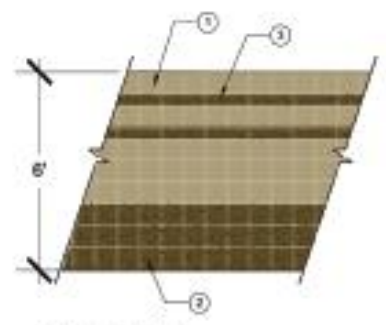
West Park Site
Town of Queen Creek • Five Community Parks



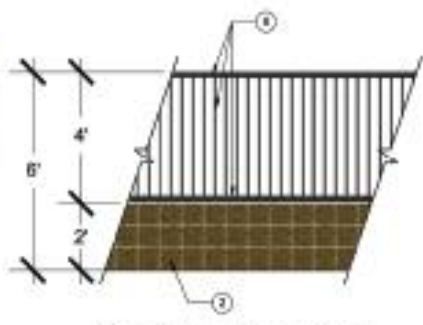
Figure 10



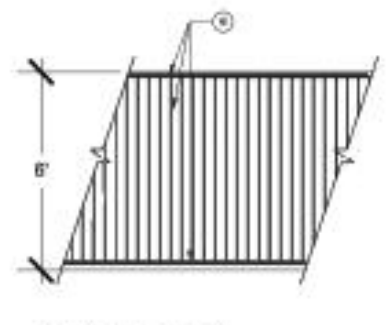
1' Tall Poststone Thru Column



1' Tall Poststone Thru Wall



6' Tall Panel View Wall of concrete base over 2' base



6' Tall View Wall of concrete base

Anti - ATV Gate



Request

- Design Review approval of 5 different floor plans with 3 elevations each
 - Spanish Colonial, Mediterranean and French Country
 - Square footage ranging from 2,941 to 5,012



Plan 0084



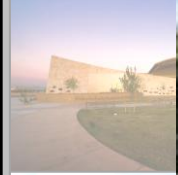
Plan 0085



Plan 0086



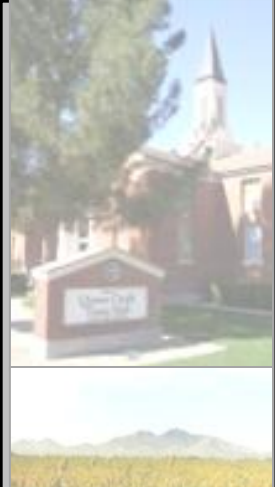
Plan 0087



Plan 0088



Street Scene



Questions?

Thank you



Front Yard Landscaping

#8 Front yard landscape package shall be provided for all homes.





