

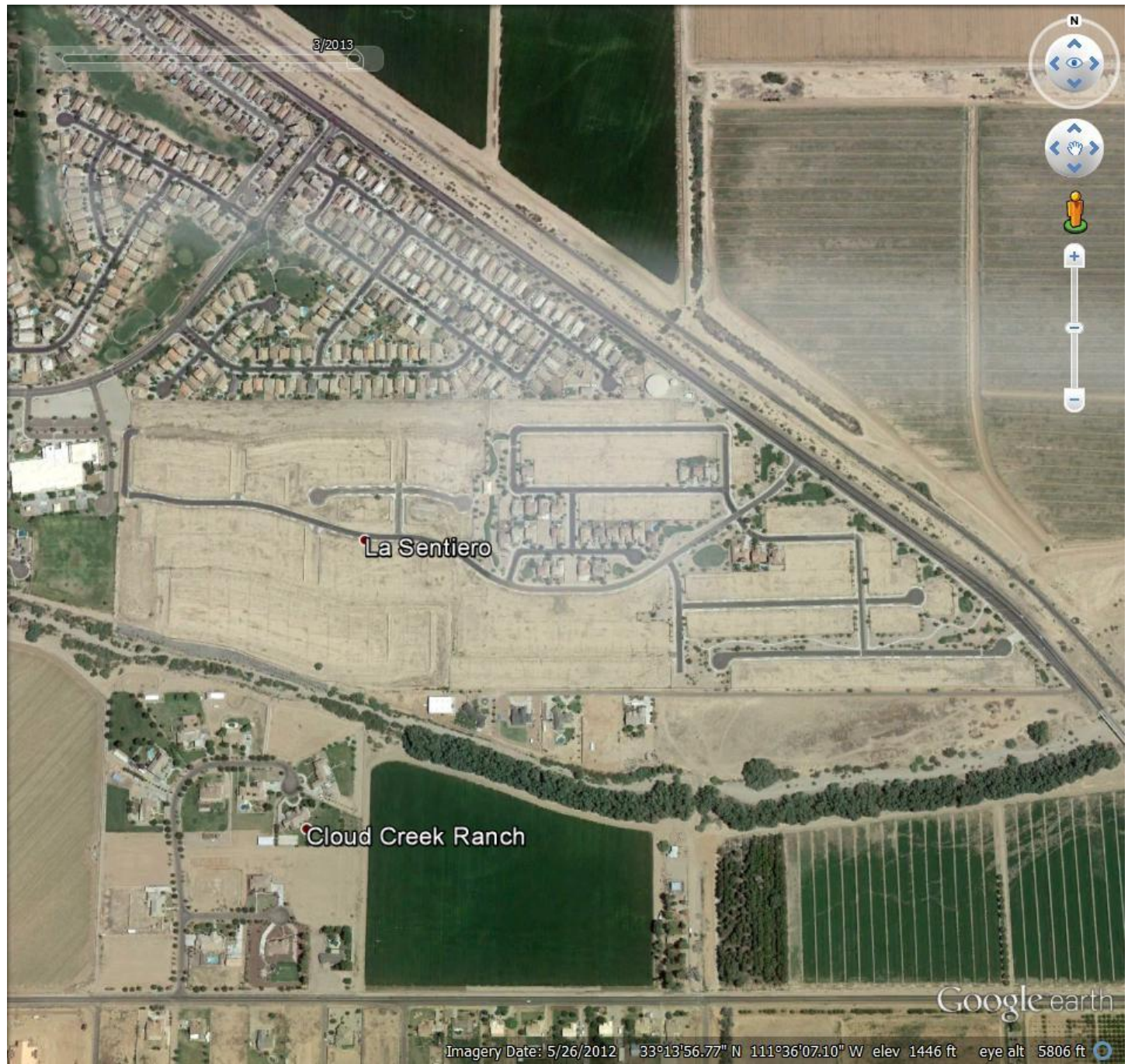
TOWN OF
QUEEN CREEK
ARIZONA

DR13-024

Ryland Homes at La Sentiero

Town Council
August 7, 2013





5/2013

La Sentiero

Cloud Creek Ranch

Google earth

Imagery Date: 5/26/2012 33°13'56.77" N 111°36'07.10" W elev 1446 ft eye alt 5806 ft

Background

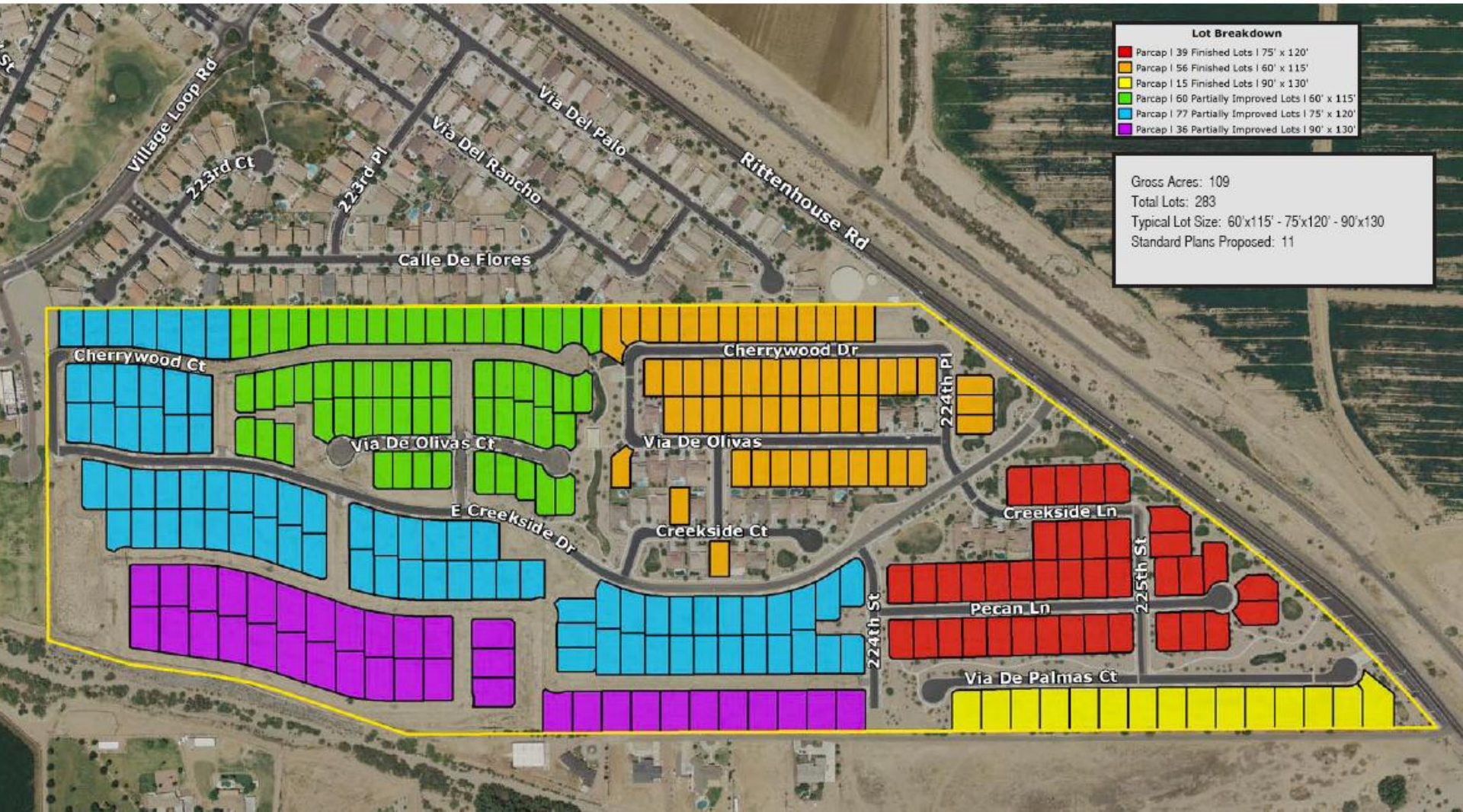
- Approved and platted as “Rittenhouse Ranch on the Creek” in 1998
- Zoned R1-6*, R1-8* and R1-12 PAD
 - 283 Lots total
 - R1-6 lots (116) platted at 60’x110’
 - Lots range from 60’ to 90’ wide
- R1-6 and R1-8 Zoning Districts deleted in 1999
- KB Homes built 25 homes - and project went dormant
- Town adopted Residential Architectural Design Standards in 2005



Approved Lot Sizes

RYLAND
HOMES®

SENTIERO



Lot Breakdown	
Red	Parcap 39 Finished Lots 75' x 120'
Orange	Parcap 56 Finished Lots 60' x 115'
Yellow	Parcap 15 Finished Lots 90' x 130'
Green	Parcap 60 Partially Improved Lots 60' x 115'
Blue	Parcap 77 Partially Improved Lots 75' x 120'
Purple	Parcap 36 Partially Improved Lots 90' x 130'

Gross Acres: 109
Total Lots: 283
Typical Lot Size: 60'x115' - 75'x120' - 90'x130'
Standard Plans Proposed: 11

The Request

- Approval of 5 elevations and 11 floor plans with 16 color options for Ryland Homes
 - Spanish, Hacienda, French Country, Tuscan, Ranch Territorial
- Plans have been reviewed with existing residents
- Plans meet current Residential Architectural Design Standards except:
 - 40% garage frontage requirement for plans
 - 121 (41.86%)
 - 207.1 (43.75%)
 - 208 (43.33%)
 - 208R (43.33%)



Staff Review

- All floor plans which exceed 40% are on 60' wide lots
 - 45' maximum width home with 15' setbacks
 - 20' garage width = 44% garage frontage
- Unique circumstances with 15 year old project
- Staff recommended approval given
 - The mix of lot sizes and interior location of the R1-6 lots
 - The number of floor plans, elevations and color options proposed
 - Design features included to mask garage
 - Side entry floor plans offered for both smaller and larger lots



Plan 116.1



Front Elevation



Right Elevation



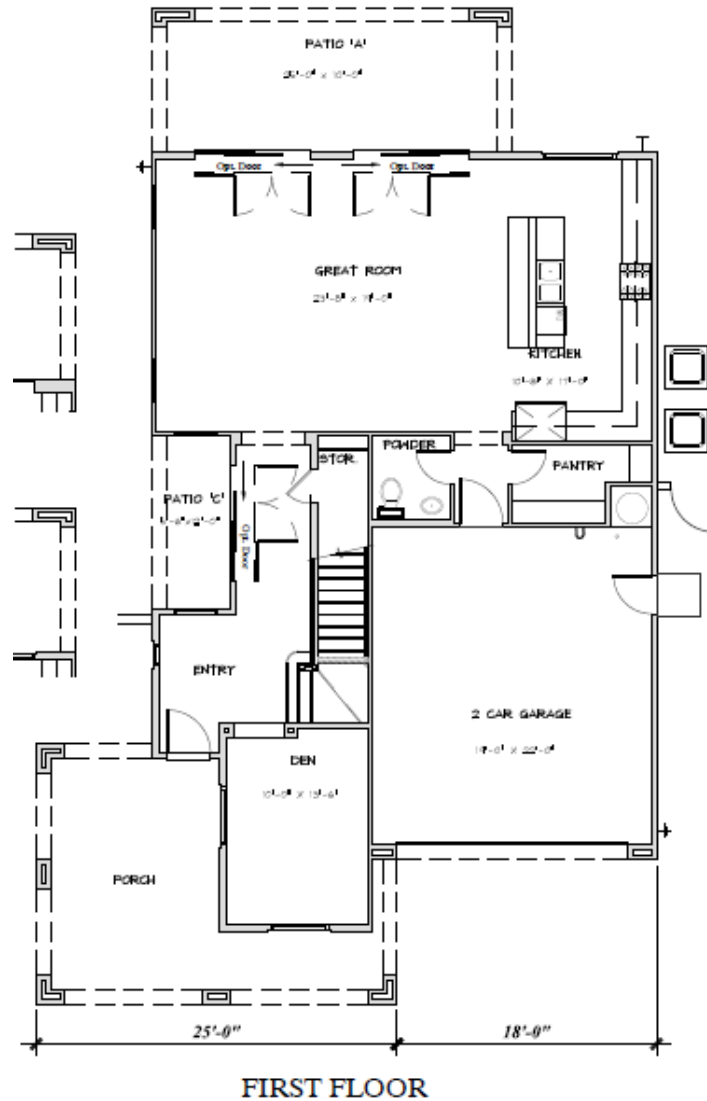
Rear Elevation



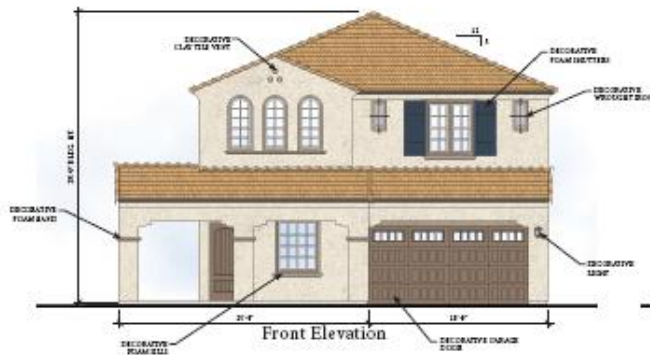
Left Elevation



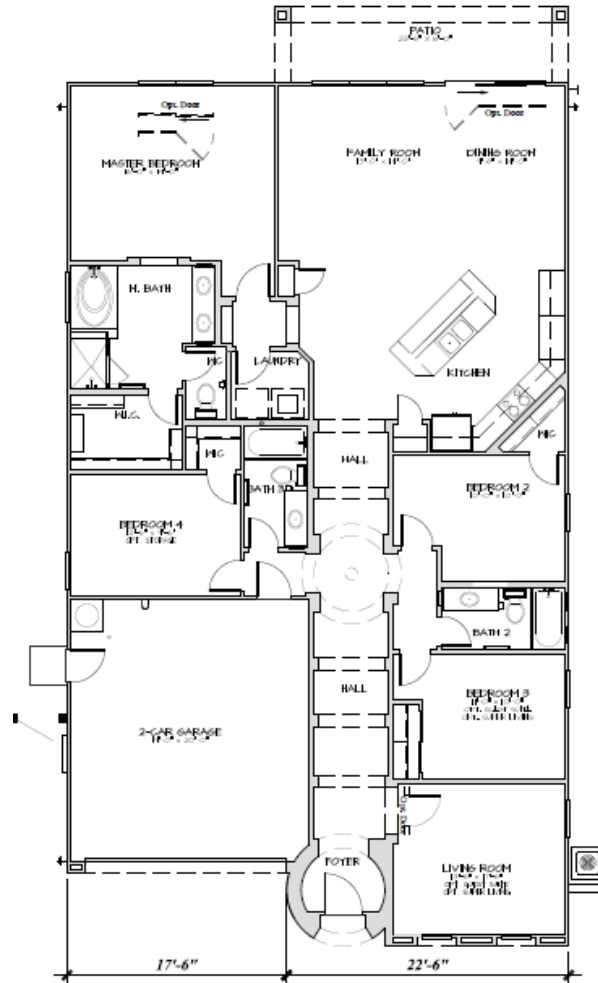
Plan 121 Floor Plan



Plan 121



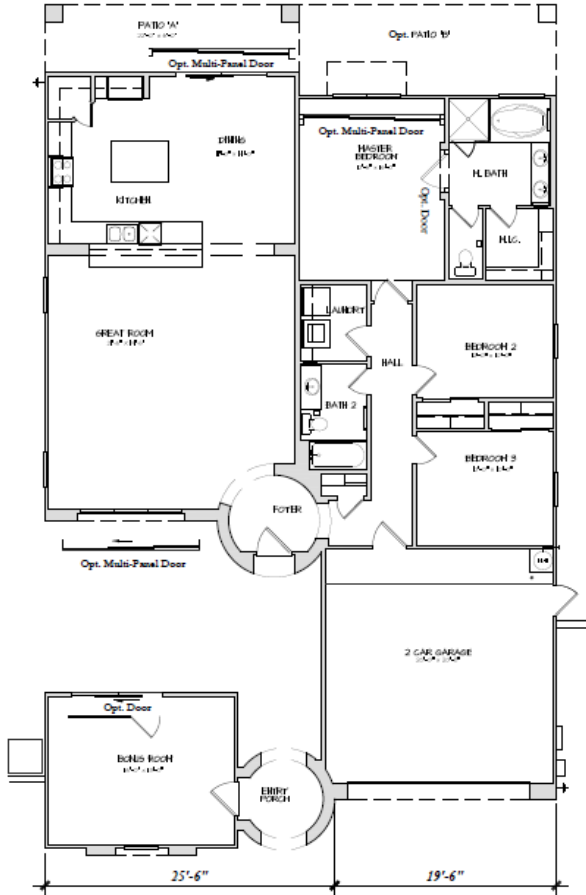
Plan 207.1 Floor Plan



Plan 207.1



Plan 208 Floor Plan



Opt. Guest Suite

FIRST FLOOR



Plan 208



Front Elevation



Right Elevation



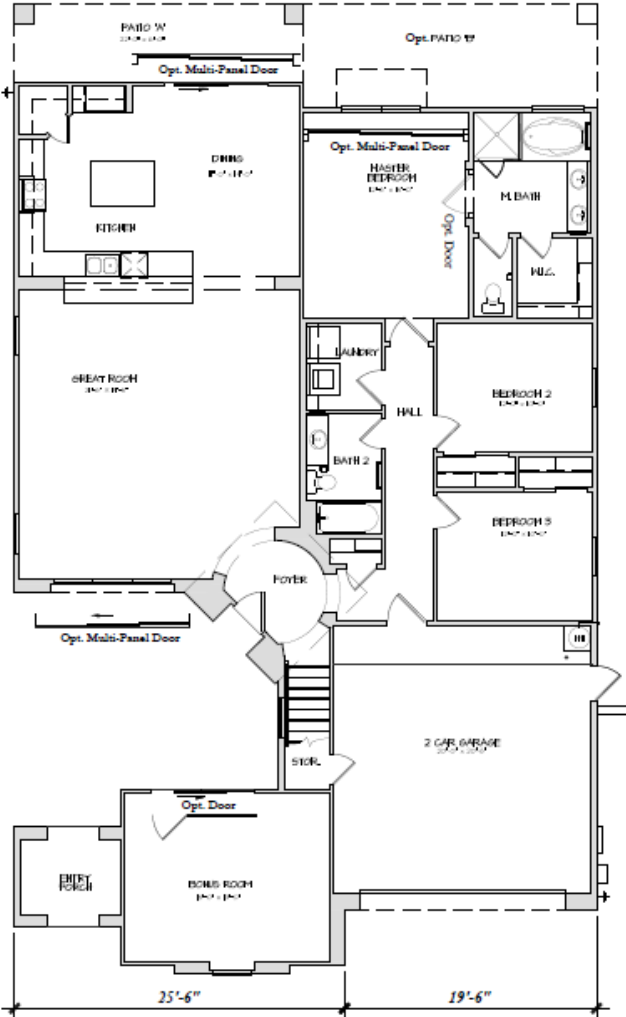
Rear Elevation



Left Elevation



Plan 208R Floor Plan



Plan 208R



Front Elevation



Right Elevation



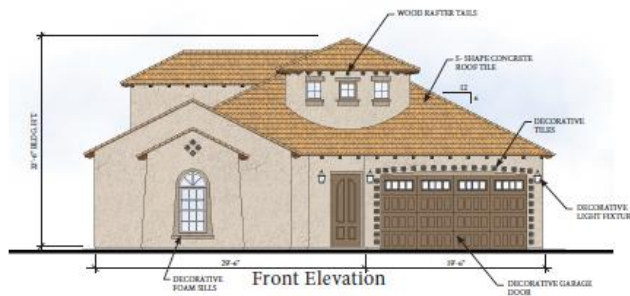
Rear Elevation



Left Elevation



Plan 210.2



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Plan 212.2



Plan 214.2



Plan 304.2



Front Elevation



Right Elevation



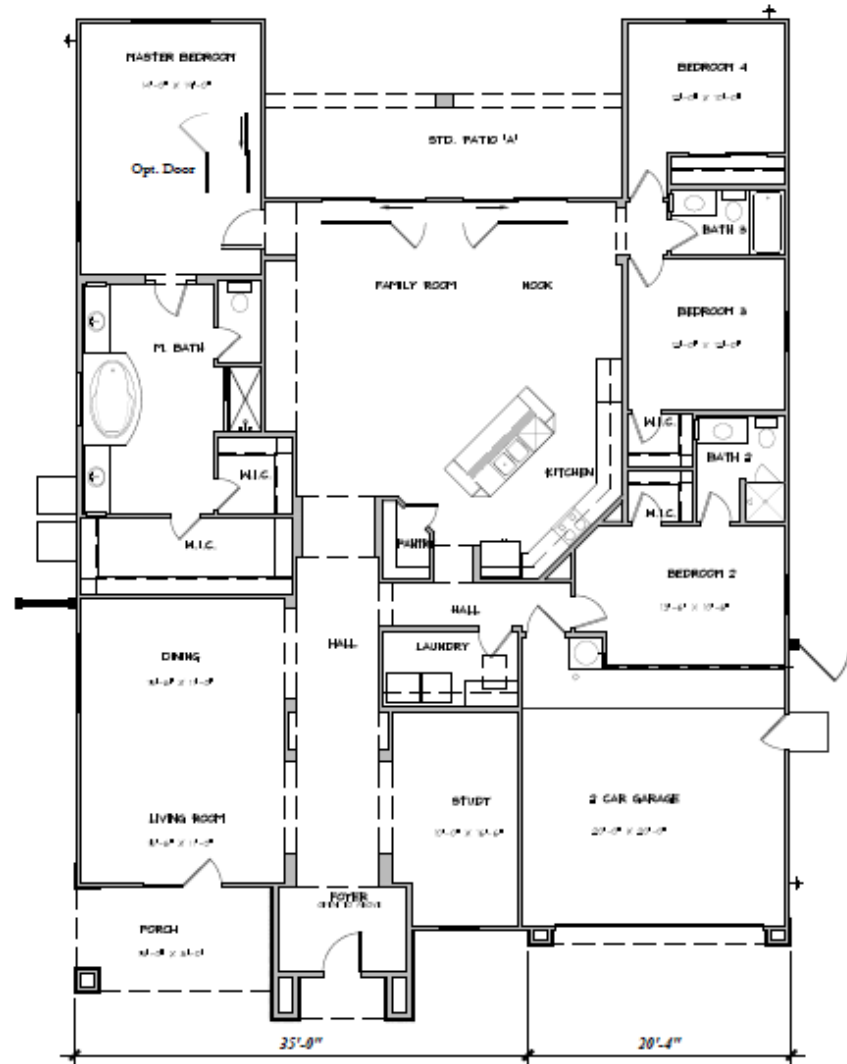
Rear Elevation



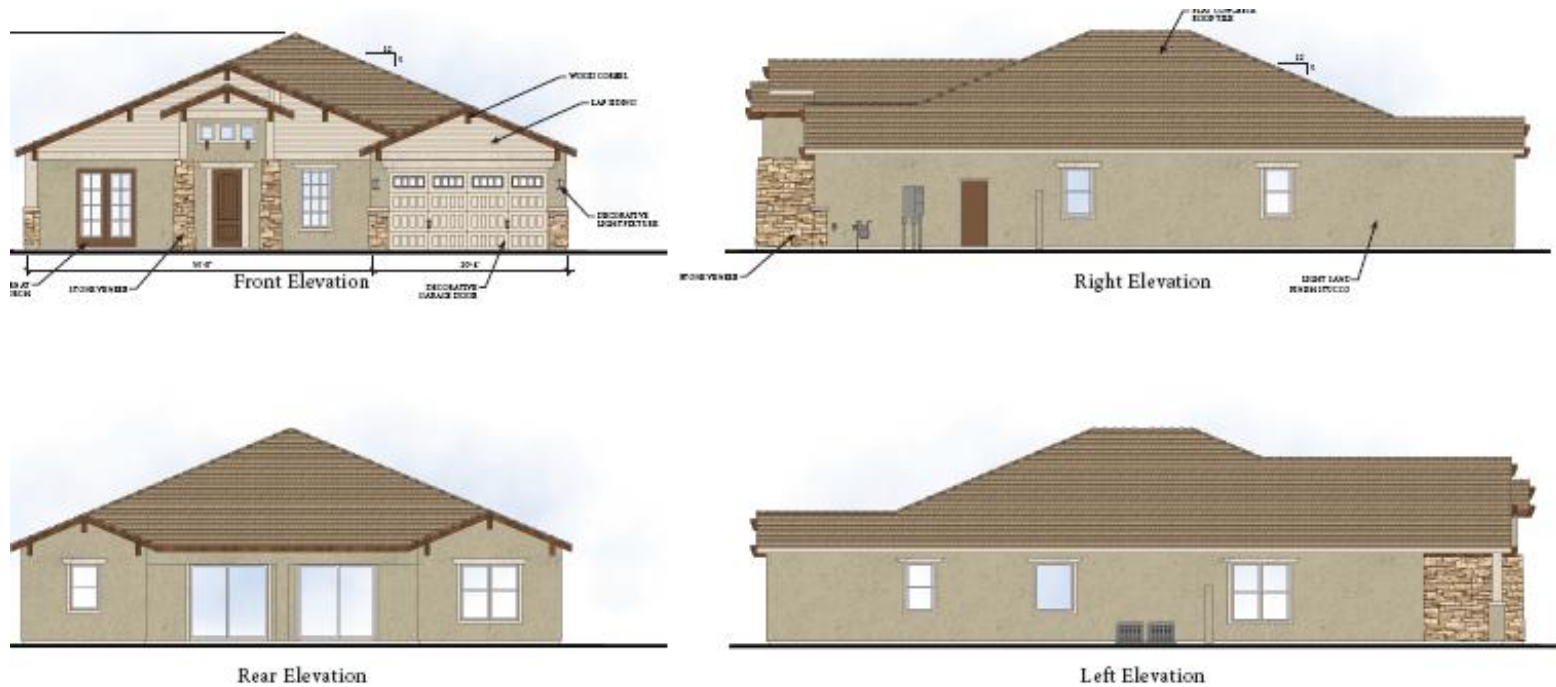
Left Elevation



Plan 306.2 Floor Plan



Plan 306.2



Plan 1003



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?

