

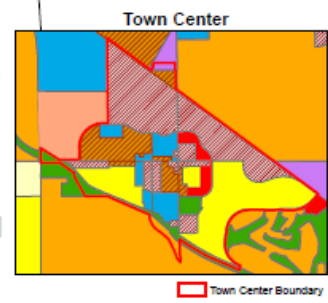
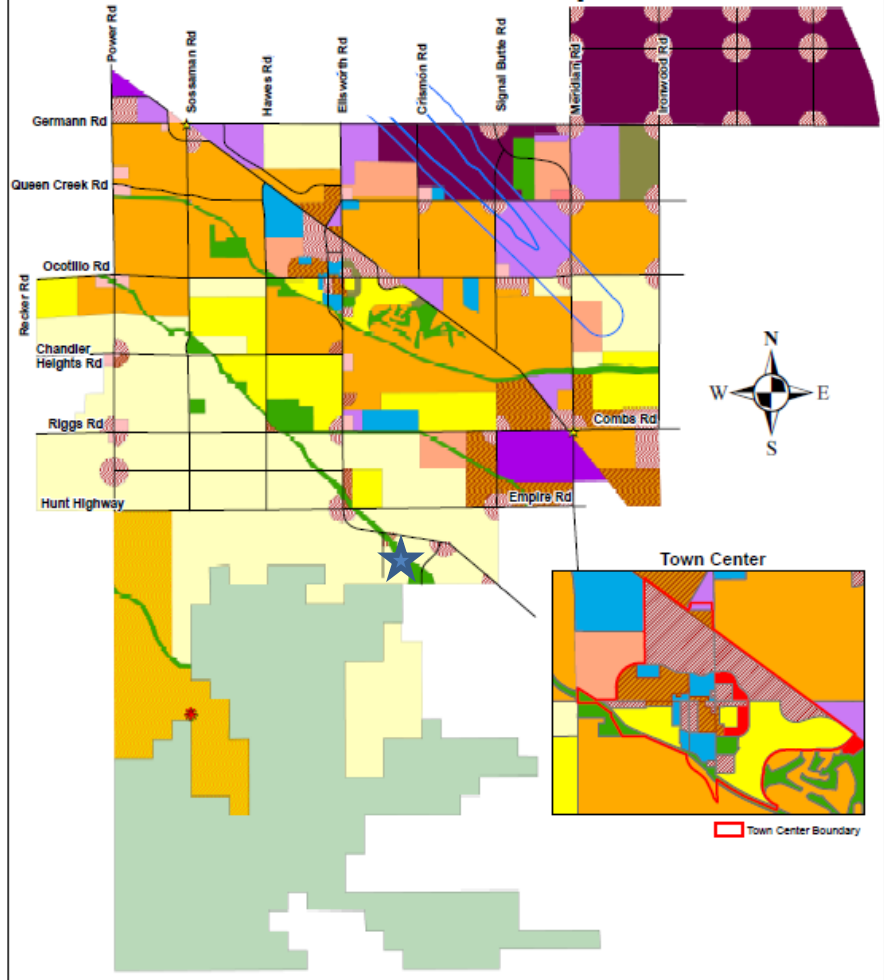
TOWN OF
QUEEN CREEK
ARIZONA

Pinal County Referral
PZ-010-13 and PZ-PD-010-13
Borgata at San Tan

Town Council Meeting
November 6, 2013



Town of Queen Creek 2008 General Plan Map

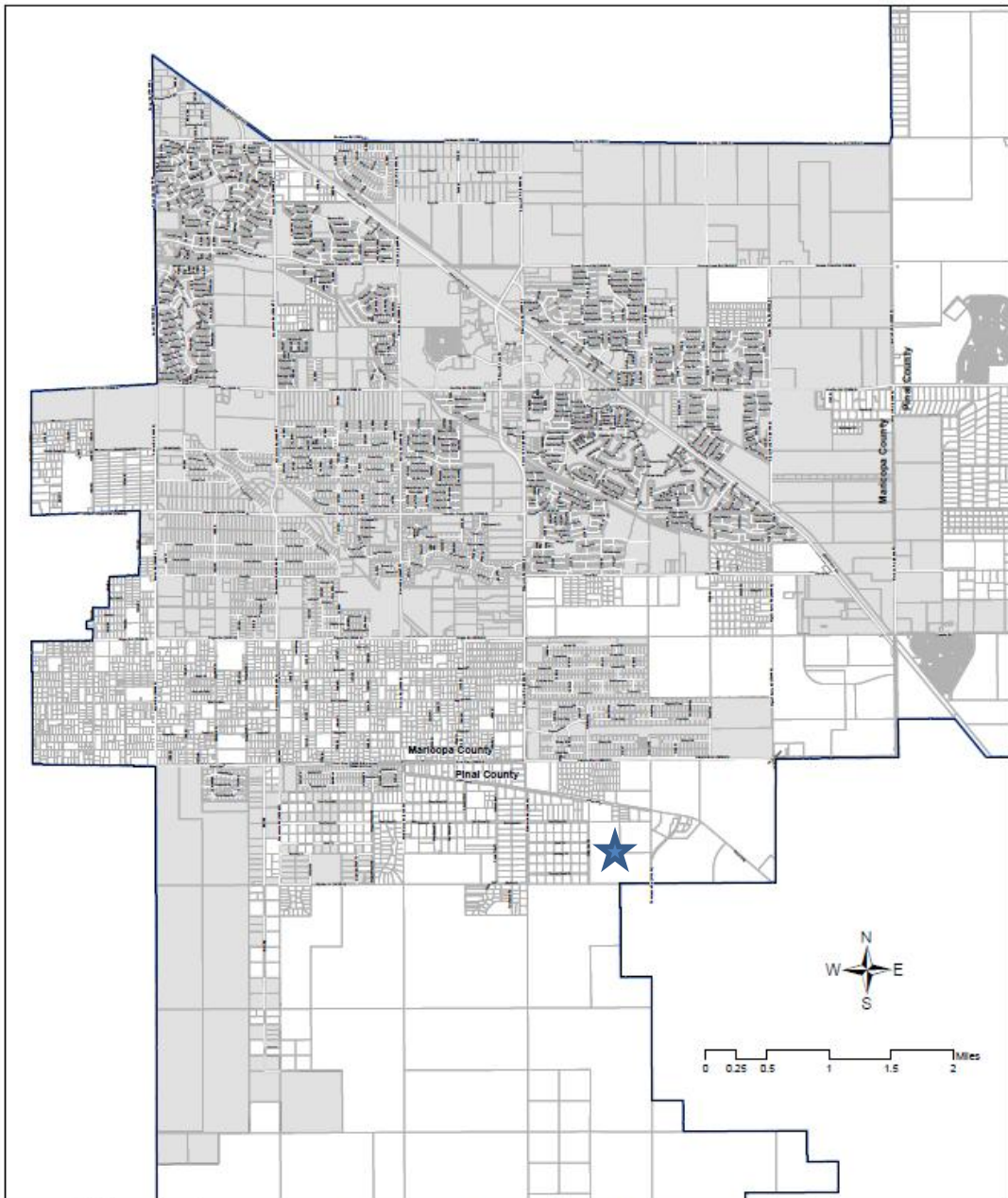


General Plan Land Use Legend

Very Low Density Residential (D-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (D-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (D-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (D-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (D-5 DU/AC)	Commercial	San Tan Regional Park	
Medium High Density Residential Type B (D-8 DU/AC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
All Information is believed to be accurate as the date of publication, however it is not guaranteed.





Town of Queen Creek GIS

Map Date: 12/6/12

Town of Queen Creek Streets Map



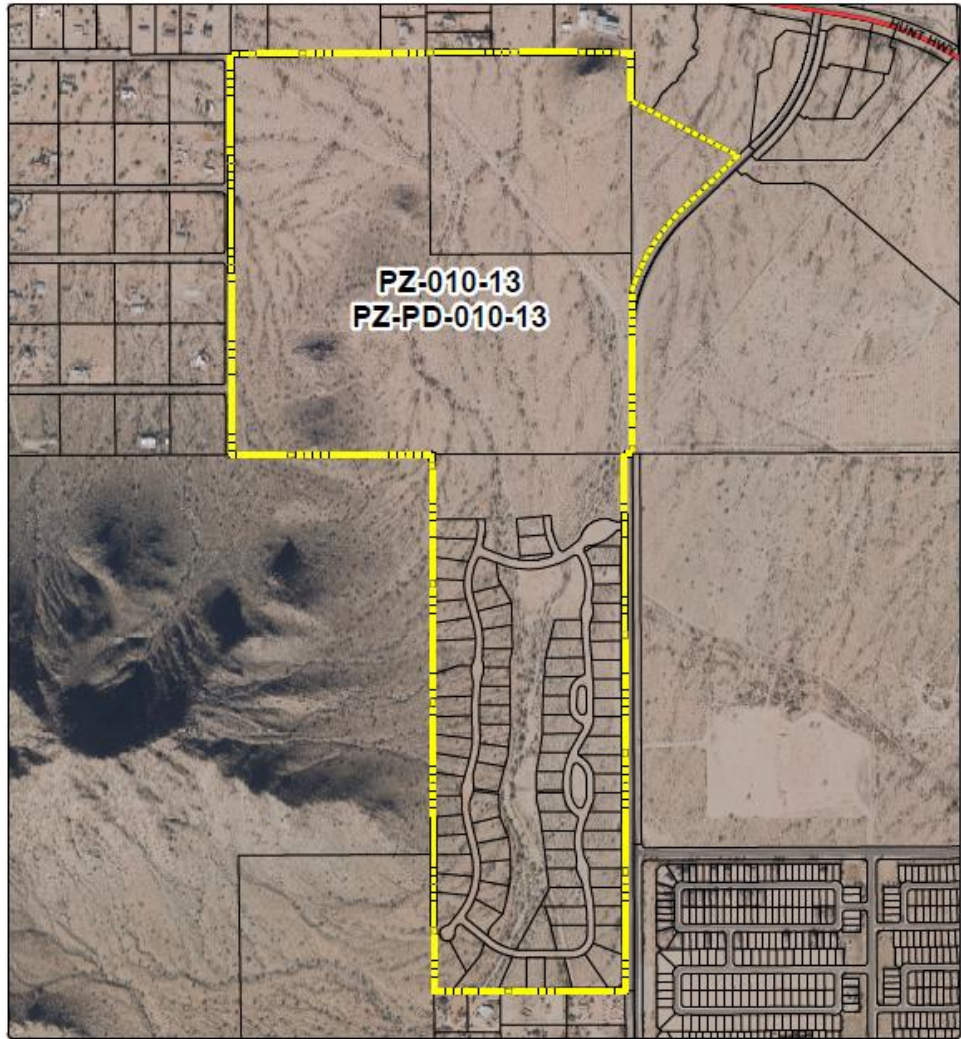
Queen Creek Town Boundaries



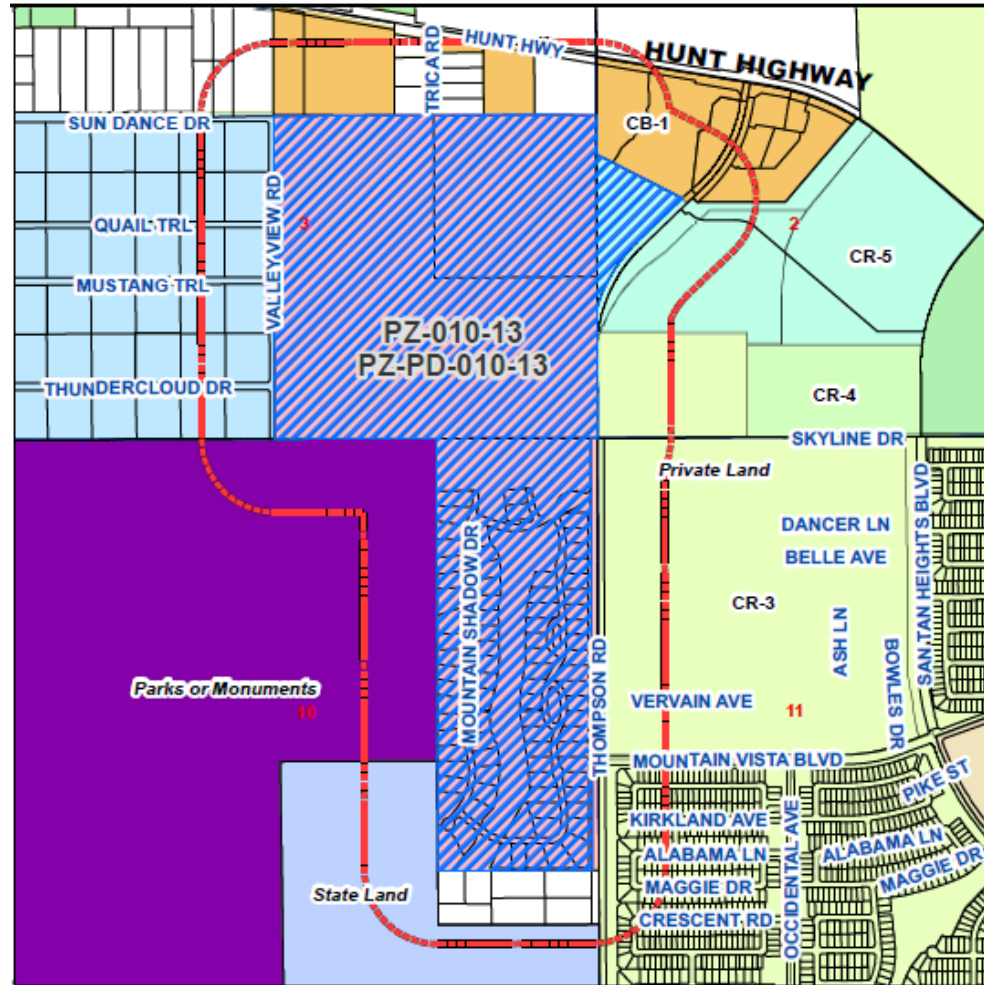
Queen Creek Planning Area

This map is intended for informational purposes only, please see the appropriate department for specific information.

Borgata at San Tan Location



Surrounding Zoning



Rezone
Planned Area Development



Borgata Concept Plan



Prepared For: Borgata at San Tan Heights, LLC
6900 East Second Street,
Scottsdale, Arizona 85251
Phone: 480.946.9655
Contact: Mark A. Voigt

Prepared By: Arizona Land Design, LLC
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Contact: Christine Lyons Tarasus, A.L.A.

Legend/Quantitative Development Data

Description	Yield (Lots)	Average (Acres)	Percentage of Area
Residential Lots			
70' x 120' Lots	246	55.4	20.4%
80' x 120' Lots	80	20.2	7.5%
90' x 120' Lots	76	21.2	7.8%
Custom Lots	9	8.2	1.2%
Total Residential Lots	411	105.0	57.5%
Open Space Total (including Action, Conservation, and Passive)		75.5	42.5%
Public Streets	35.7	15.28	
Total	271.9	100.0	

Overall Density is 1.5 du/ac (411 lots / 271.9 acres)
Existing Zoning: CR-1A PAD
Proposed Zoning: R-12 PAD

*See Land Use Acreage Exhibit 7 for detailed breakdown of open space

Legend

- Wash
- Multi-Use Recreation Corridor
- Pressure Buffer
- Disturbance and Remaining Open Space
- Hillside 5% - 10% Slope
- Hillside 10% - 15% Slope
- Hillside 15% Plus Slope

Borgata at San Tan
Conceptual Site Plan - Exhibit 6

- 271 acres total
 - 133.3 acres open space (49.25%)
- 411 lots (1.5 du/ac)
 - 70'x120' = 246
 - 80'x120' = 80
 - 90'x120' = 76
 - Custom = 9
- Proposed change
 - From CR-1A PAD
 - To R-12 PAD

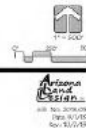


Site Constraints

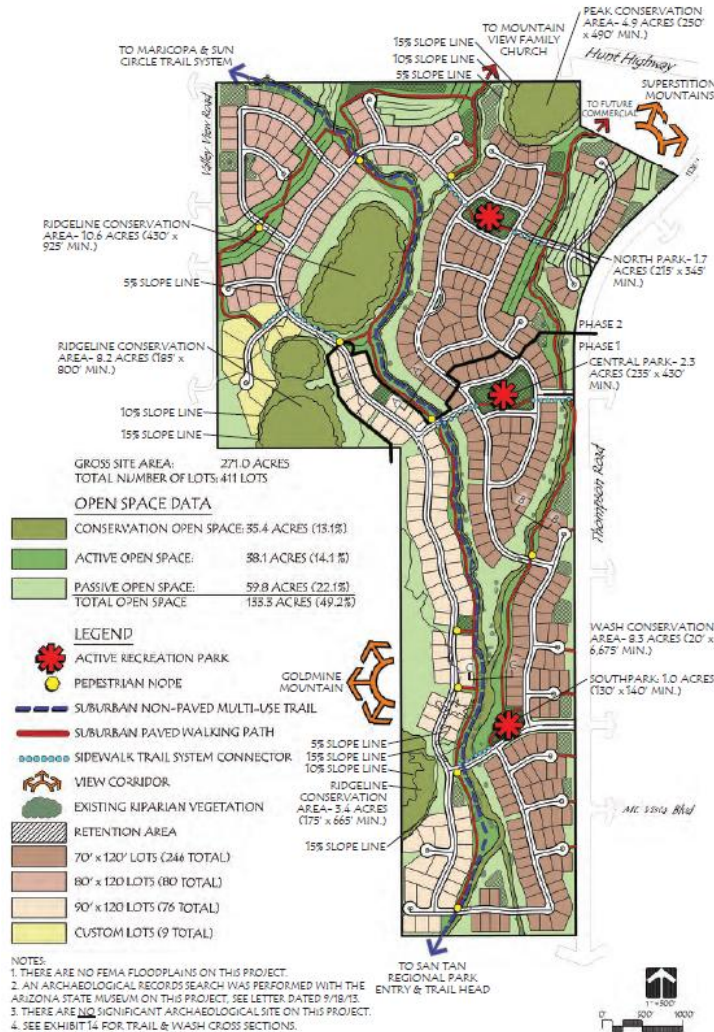


- Hillsides
 - 35.4 acres
- Earth Fissures
 - Nine known locations
- Washes
 - 8.3 acres

Borgata at San Tan
Constraints Map - Exhibit 4



Open Space Plan



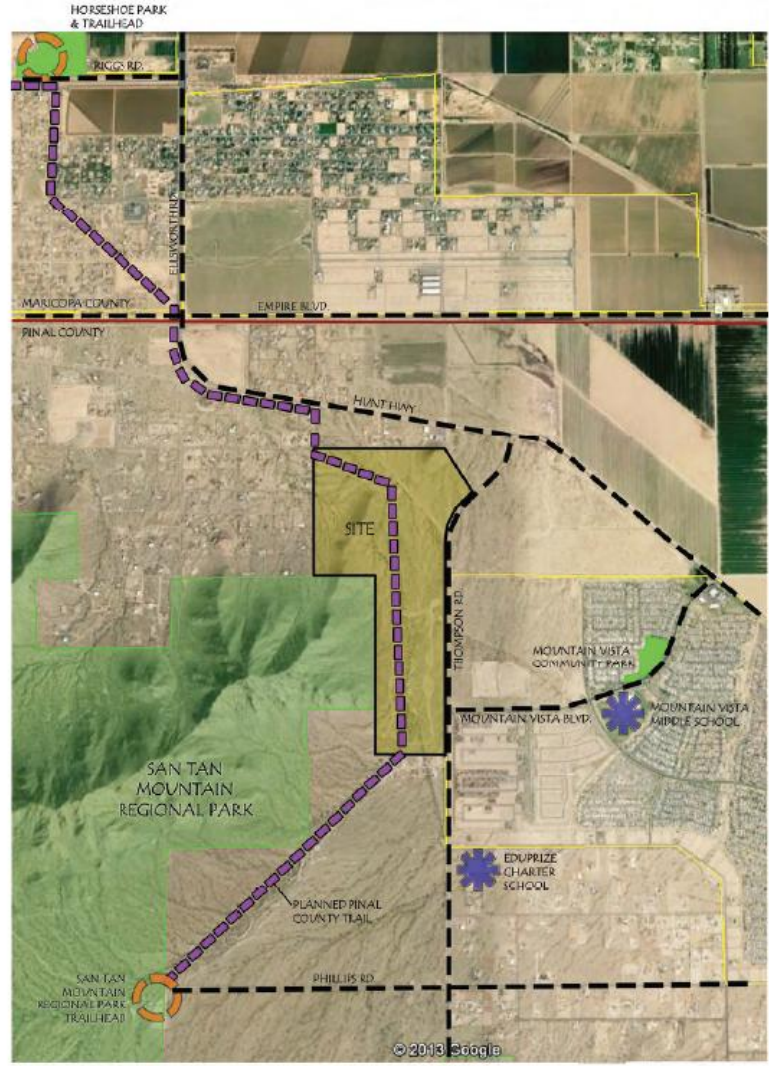
Borgata at San Tan
Open Space & Recreation Plan- Exhibit 11

- Hillside
 - Conservation areas
 - Passive open areas
- Washes and trails
- Active recreation areas
 - Three recreation areas

This plan is conceptual in nature and subject to engineering/agency review and approval.

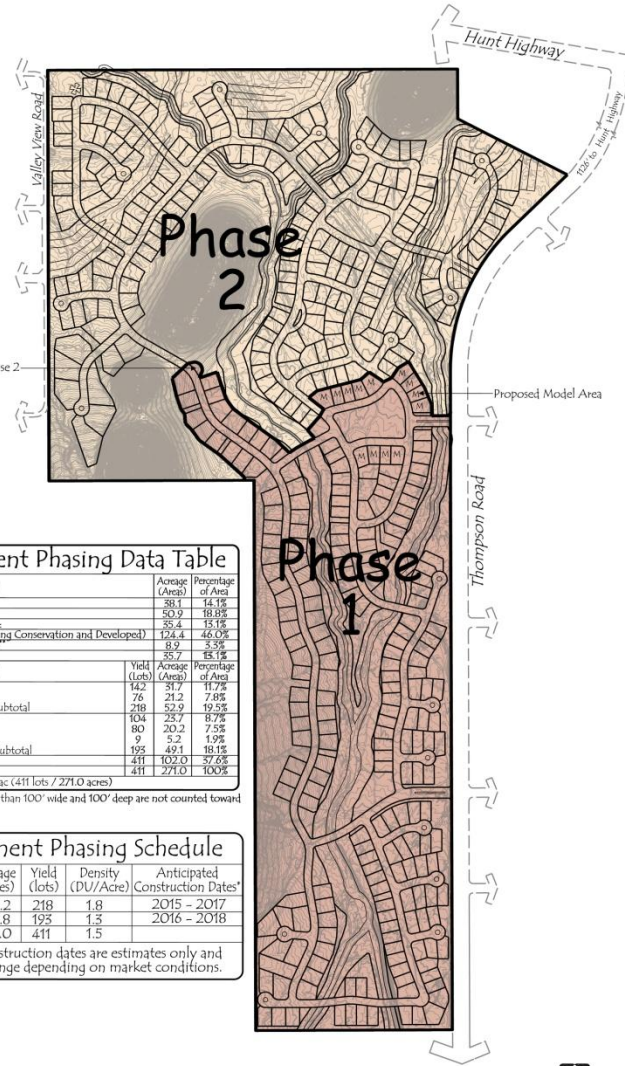
PLANNING + DESIGN
RUE ENGINEERS AND ARCHITECTS
SAN TAN, AZ 85142

Equestrian/Pedestrian Trail



- LEGEND
- MAJOR ROADWAYS
 - SCHOOLS
 - PLANNED COUNTY TRAIL
 - EXISTING TRAILHEAD





Description	Acreage (Acres)	Percentage of Area
Active Open Space:	38.1	14.1%
Passive Open Space:	50.9	18.8%
Conservation Open Space:	35.4	15.1%
Open Space Total (including Conservation and Developed)	124.4	48.0%
Remnant Landscape Area	8.9	3.5%
Public Streets	35.7	15.1%
Description	Yield (Lots)	Percentage of Area
70' x 120' Lots	142	31.7%
90' x 120' Lots	76	17.2%
Phase 1 Residential Lots Subtotal	218	52.9%
70' x 120' Lots	104	25.7%
80' x 120' Lots	80	20.2%
Custom Lots	9	2.2%
Phase 2 Residential Lots Subtotal	193	48.1%
Total Residential Lots	411	100.0%

Overall Density is 1.5 du/ac (411 lots / 271.0 acres)
 *Small remnant tracts less than 100' wide and 100' deep are not counted toward open space total.

Phase	Acreage (Acres)	Yield (lots)	Density (DU/Acre)	Anticipated Construction Dates*
1	122.2	218	1.8	2015 - 2017
2	148.8	193	1.3	2016 - 2018
Total	271.0	411	1.5	

* Anticipated construction dates are estimates only and are subject to change depending on market conditions.

Phasing Plan

Phase 2
 193 lots
 1.3 du/ac

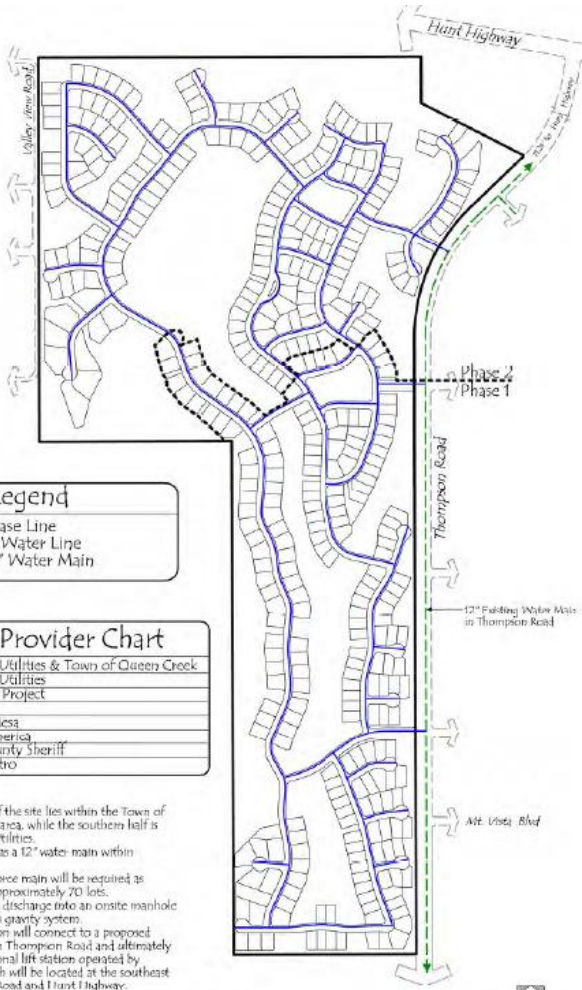
Phase 1
 218 lots
 1.8 du/ac

Borgata at San Tan Conceptual Phasing Plan - Exhibit 23



Arizona Land Design
 Job No: 201506
 Date: 8/7/15
 Rev: 10/27/15
 Rev: 10/27/15
 Rev: 10/27/15

Borgata Utilities

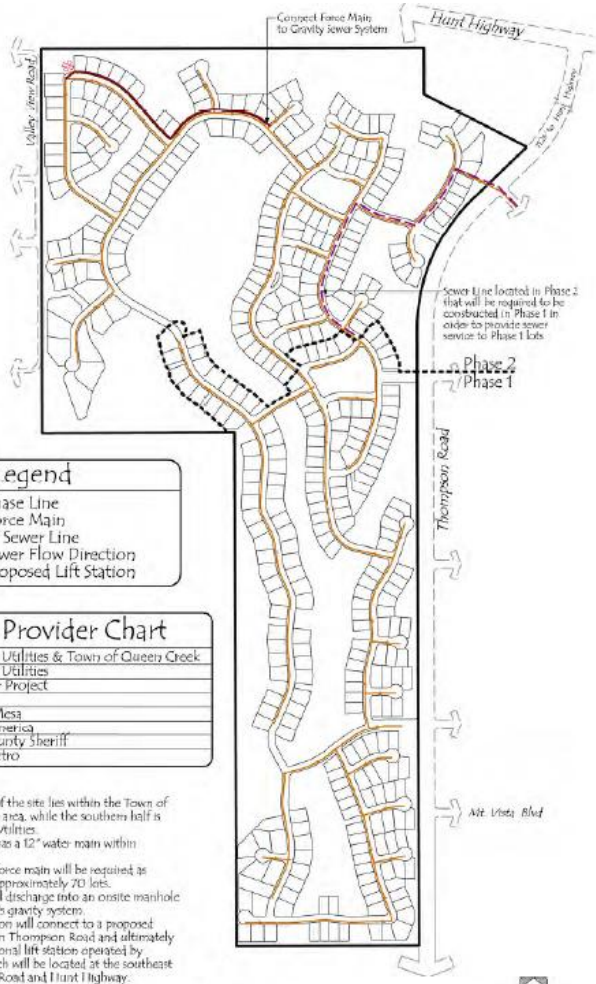
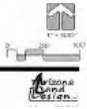


Legend	
	Phase Line
	8" Water Line
	12" Water Main

Utility Provider Chart	
Water	Johnson Utilities & Town of Queen Creek
Sewer	Johnson Utilities
Electric	Salt River Project
Telco	Qwest
Gas	City of Mesa
Cable	Cable America
Police	Pinal County Sheriff
Fire	Rural Metro

- Notes:**
1. The northern half of the site lies within the Town of Queen Creek's service area, while the southern half is serviced by Johnson Utilities.
 2. Johnson Utilities has a 12" water main within Thompson Road.
 3. A lift station and force main will be required as illustrated to service approximately 70 lots.
 4. The force main will discharge into an onsite manhole that is part of the site's gravity system.
 5. The outflow location will connect to a proposed sewer main stub out in Thompson Road and ultimately be conveyed to a regional lift station operated by Johnson Utilities which will be located at the southeast corner of Thompson Road and Hunt Highway.

Borgata at San Tan
 Domestic Water Service Master Plan

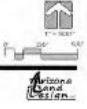


Legend	
	Phase Line
	Force Main
	8" Sewer Line
	Sewer Flow Direction
	Proposed Lift Station

Utility Provider Chart	
Water	Johnson Utilities & Town of Queen Creek
Sewer	Johnson Utilities
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Borgata at San Tan
 Wastewater Master Plan - Exhibit 22



Comments

- Site is challenging due to site constraints
 - Hillsides
 - Washes
 - Fissures
- Significant open space
 - 49% of the site
 - Regional trail system connection
- Lowest density to north
 - Phase 2 = 1.3 du/ac
 - Phase 1 = 1.8 du/ac
- Master Planned Community (Box Canyon)
 - Up to 1.8 du/ac



Comments

- Neighbors to the west involved in the design
 - No solid wall or street access
 - Open space transition
 - Few homes on west side Queen
- Creek utility service area
 - Trade with Johnson Utilities
 - Utility line extensions
- Annexation
 - Not possible at this time



Staff Recommendation

■ Option One

– Town Council support the proposed change with the following modifications:

- The density in Phase 2 be decreased to 1 du/ac to be consistent with the Town's General Plan
- The density in Phase 1 be increased to include additional lots where possible
- Additional steps being taken to ensure the earth fissure issue is sufficiently addressed prior to construction
- Understanding the Town will pursue a utility franchise area trade with Johnson Utilities



Staff Recommendation

■ Option Two

– Town support this proposed change subject to:

- Development as shown on the plans submitted
- Additional steps being taken to ensure the earth fissure issue is sufficiently addressed prior to construction
- Understanding the Town will pursue a utility franchise area trade with Johnson Utilities



Staff Recommendation

- Council authorize a letter be sent from the Mayor indicating the Town's position



TOWN OF
QUEEN CREEK
ARIZONA

Questions?

Thank You



Surrounding Zoning

