



2013

Major General Plan Amendment Applications

Transportation Advisory Committee

November 14, 2013



Agenda

1. General Plan Overview

2. Project Overview

- La Jara Farms (GP13-025)
- Estates at Queen Creek Station (GP13-026)
- Meridian Crossing (GP13-027)
- Barney Farms (GP13-028)
- The Vineyards (GP13-029)
- Sonoqui Creek Village (GP13-030)

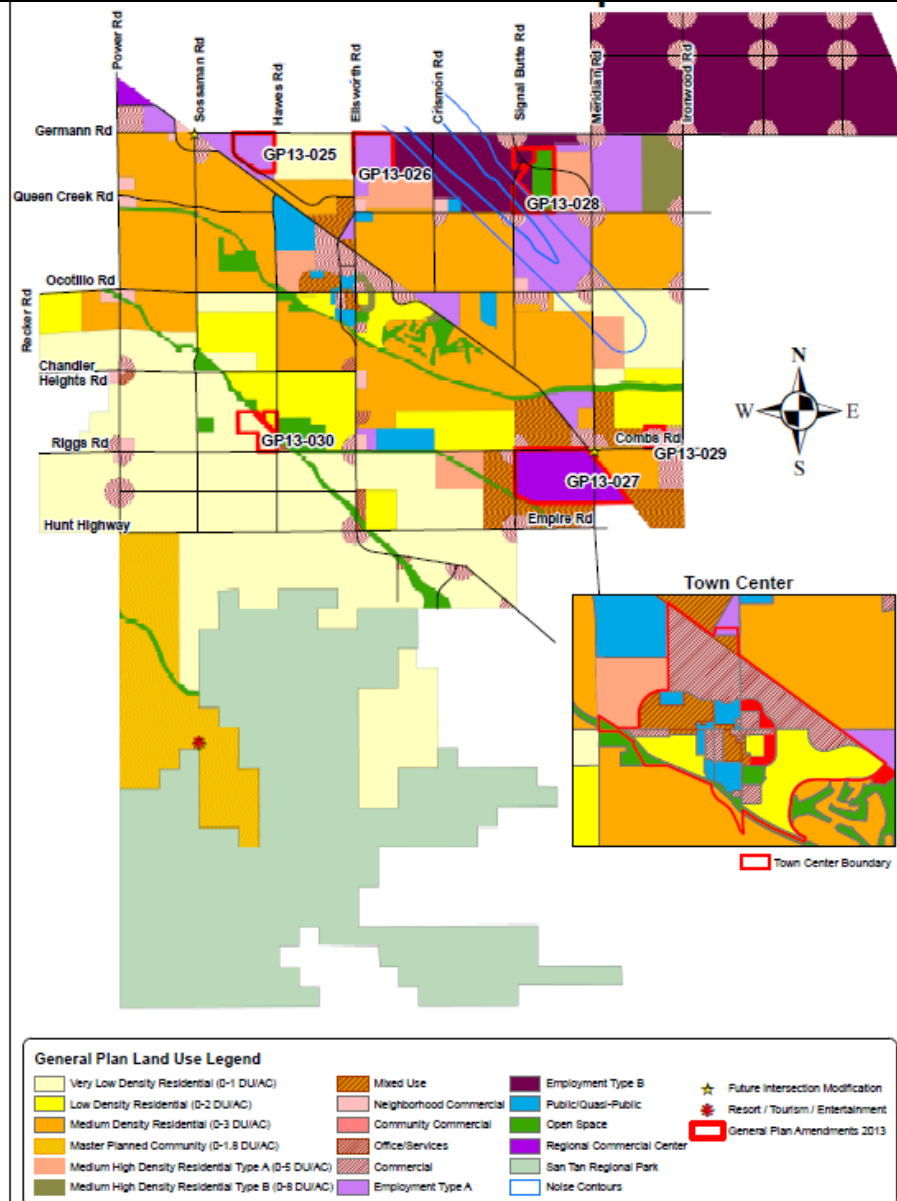


General Plan 2013 Amendment Schedule

- August 28 – First Open House
- September 25 – Second Open House
- October 15 – First Planning Commission Meeting
- **December 5** – Second Planning Commission Meeting
- December 18– Town Council Introduction
- **January 15** – Town Council Action



Town of Queen Creek - 2008 General Plan Map



Planning Area = 69 square miles

Town Limits = 28.4 square miles (41%)

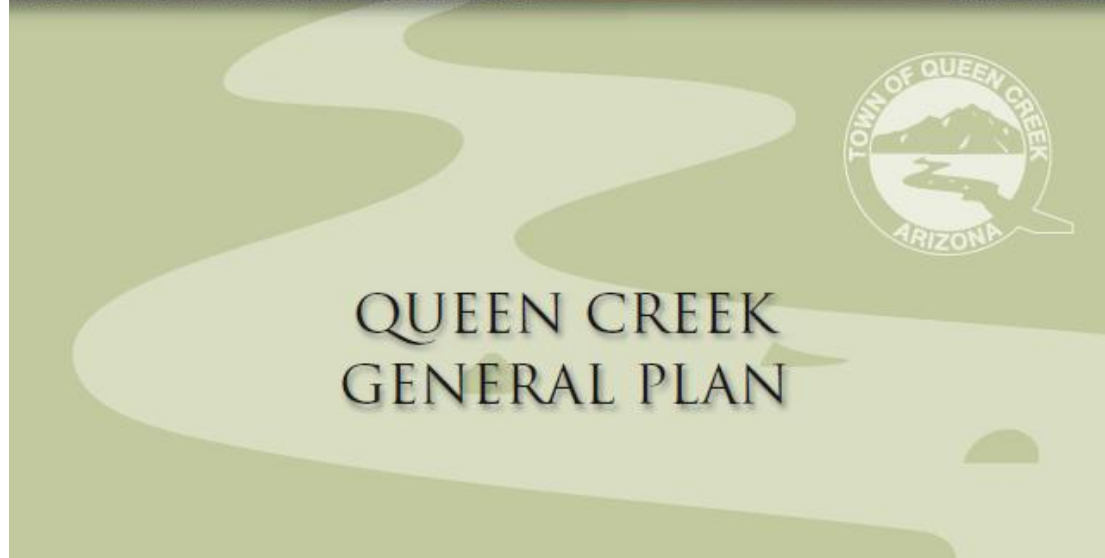
Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Keeping Queen Creek Unique



QUEEN CREEK
GENERAL PLAN

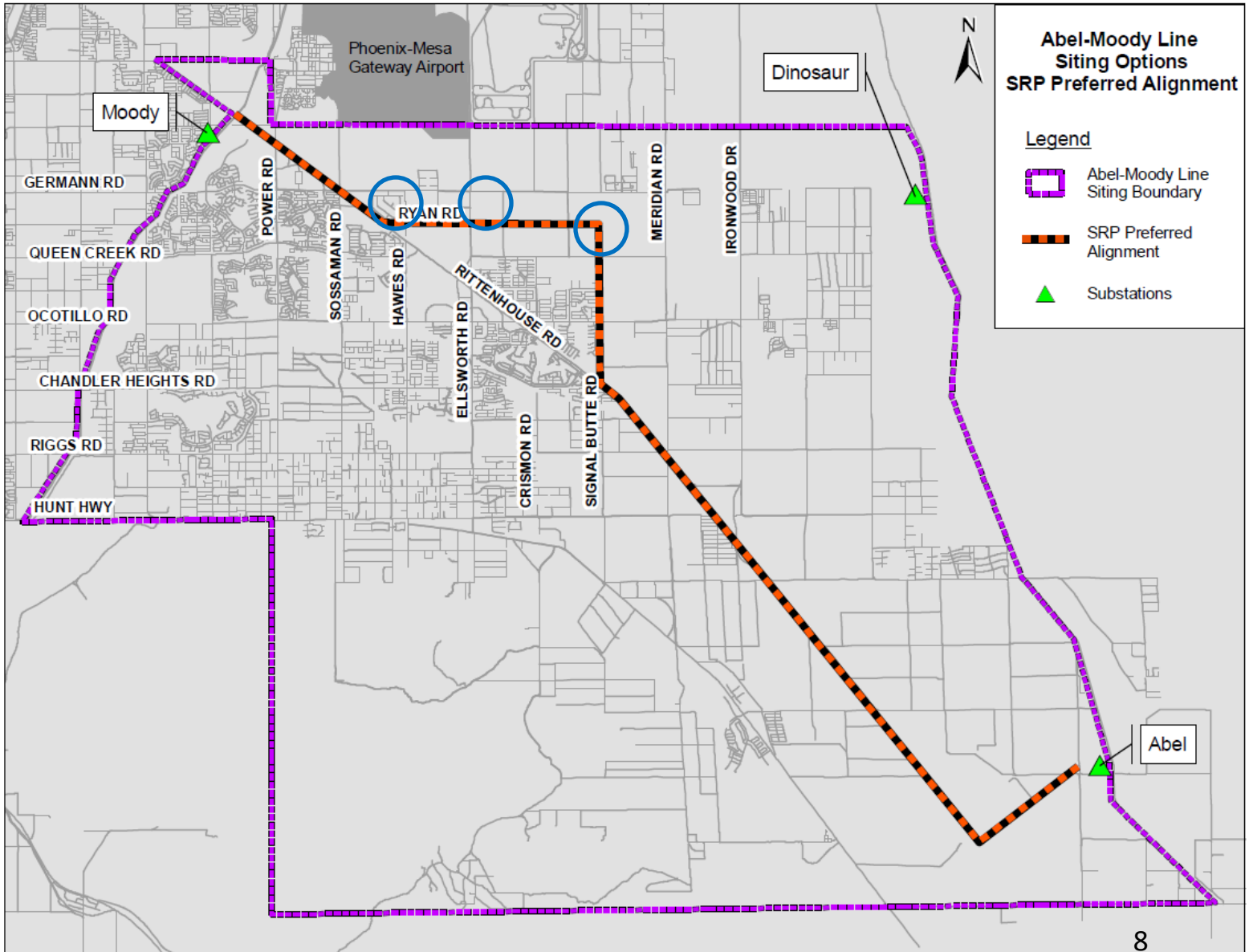


Issues

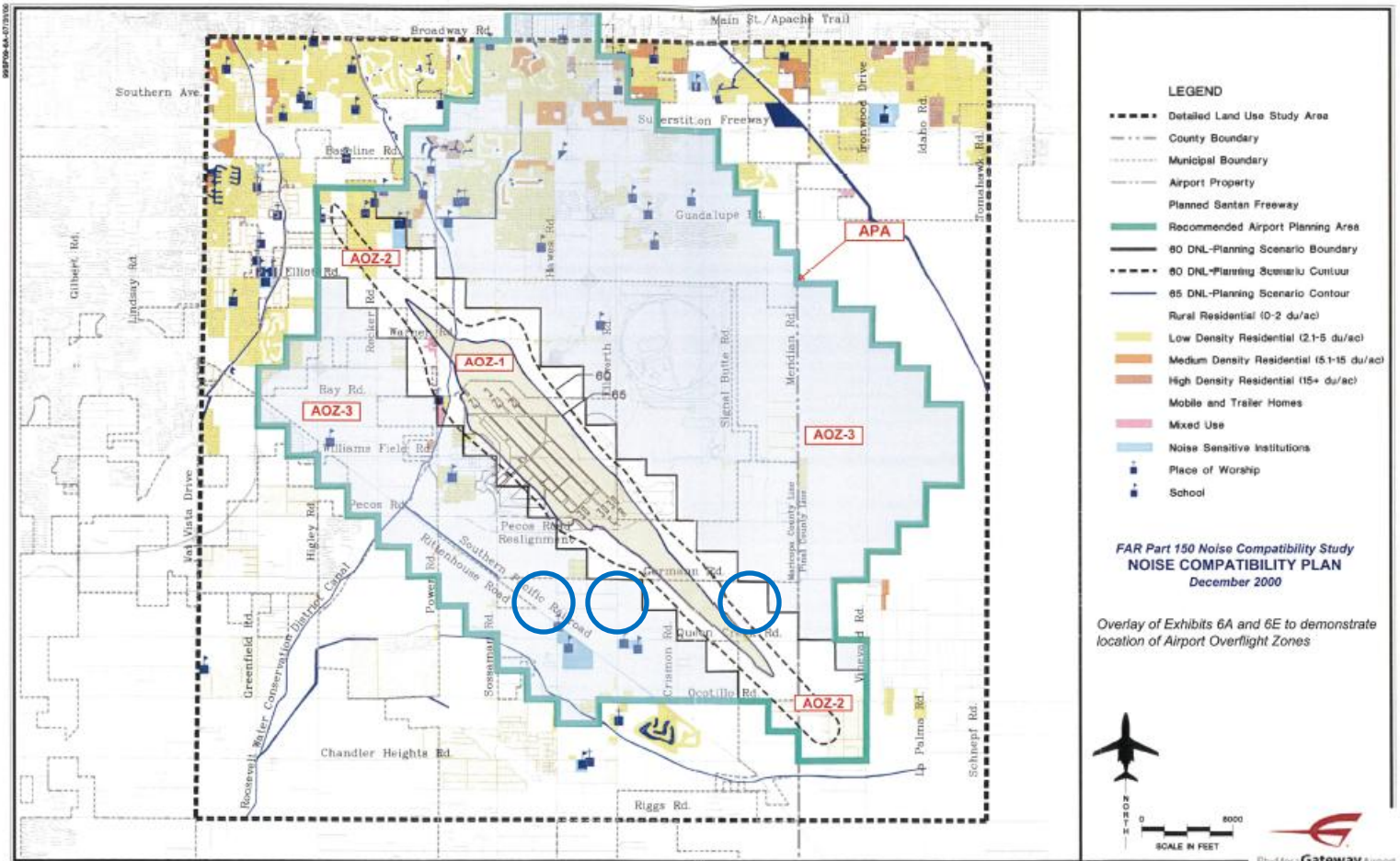
- Community values
- Community character
 - 4 of 6 change commercial/employment to residential
 - 1 of 6 changes lower density to higher density
 - 1 changes from employment to residential to match plat
- Adequate public facilities
- Fiscal Impact Analysis – TischlerBise Study
- Economic Sustainability
- Community build-out
- Update of the entire General Plan to start next year



Abel-Moody 230Kv Line



Phoenix-Mesa Gateway Aircraft Overflight Zones



LEGEND

- Detailed Land Use Study Area
- County Boundary
- Municipal Boundary
- Airport Property
- Planned Santan Freeway
- Recommended Airport Planning Area
- 80 DNL-Planning Scenario Boundary
- 80 DNL-Planning Scenario Contour
- 85 DNL-Planning Scenario Contour
- Rural Residential (0-2 du/ac)
- Low Density Residential (2-5 du/ac)
- Medium Density Residential (5-15 du/ac)
- High Density Residential (15+ du/ac)
- Mobile and Trailer Homes
- Mixed Use
- Noise Sensitive Institutions
- Place of Worship
- School

**FAR Part 150 Noise Compatibility Study
NOISE COMPATIBILITY PLAN
December 2000**

Overlay of Exhibits 6A and 6E to demonstrate location of Aircraft Overflight Zones

PHOENIX-MESA GATEWAY AIRPORT



Building Permits

Single Family Homes

- 2006 - 818
- 2007 - 533
- 2008 - 224
- 2009 - 219
- 2010 - 161
- 2011 - 137
- 2012 - **477**
- 2013 - **312** (8/31)
798

Total Permits

- 2006 - 3,076
- 2007 - 2,840
- 2008 - 1,273
- 2009 - 849
- 2010 - 812
- 2011 - 701
- 2012 - 1,474
- 2013 - 1,017
(8/31)

2,500 New Residents



Growth Potential

	Population	Housing
2010	26,490	8,240
2013	28,858*	9,020
2020	50,300	15,723**
2020	54,200	16,935***

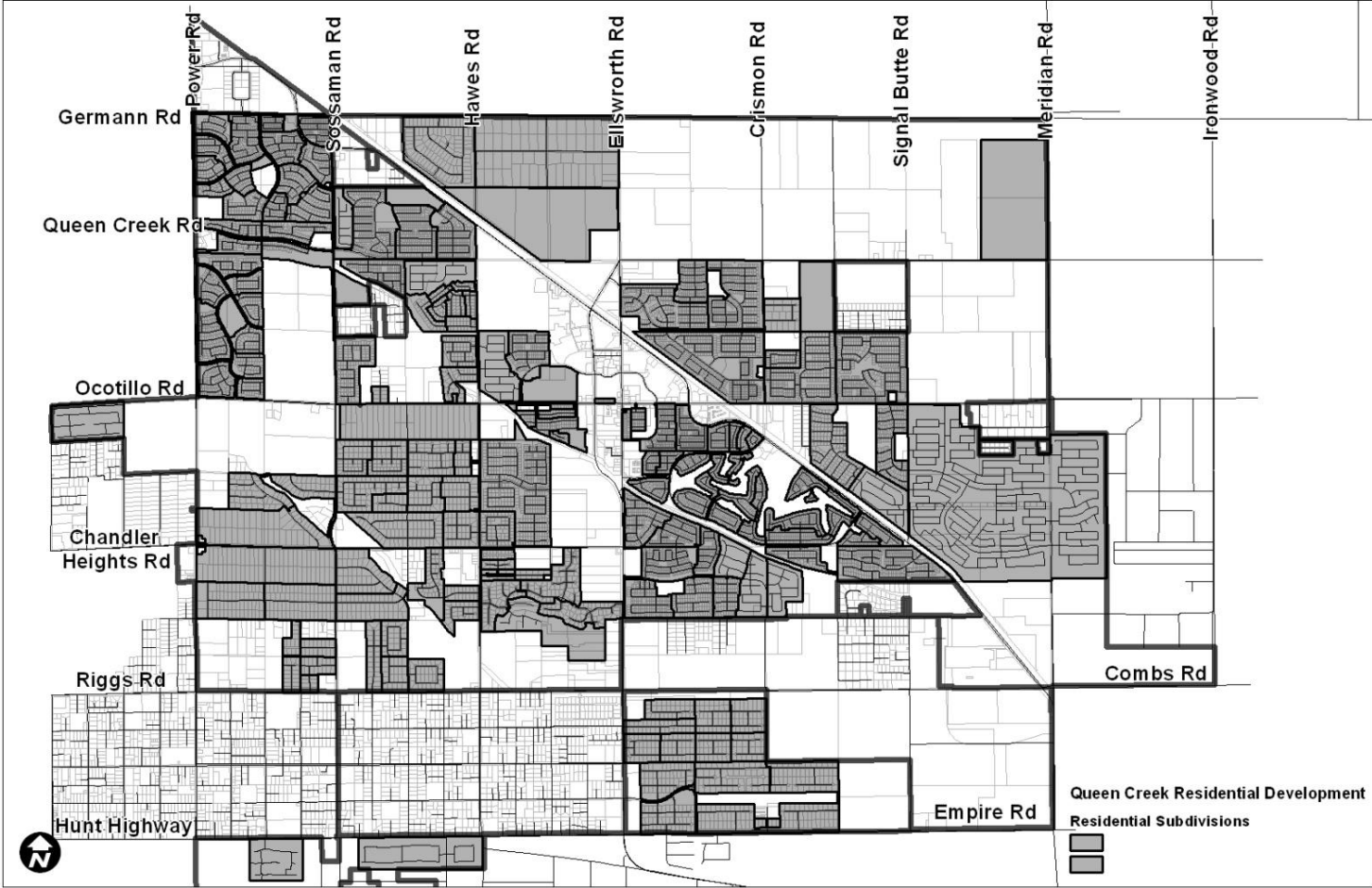
*6/30 Estimates

** 6,391 new lots + 325 homes under construction

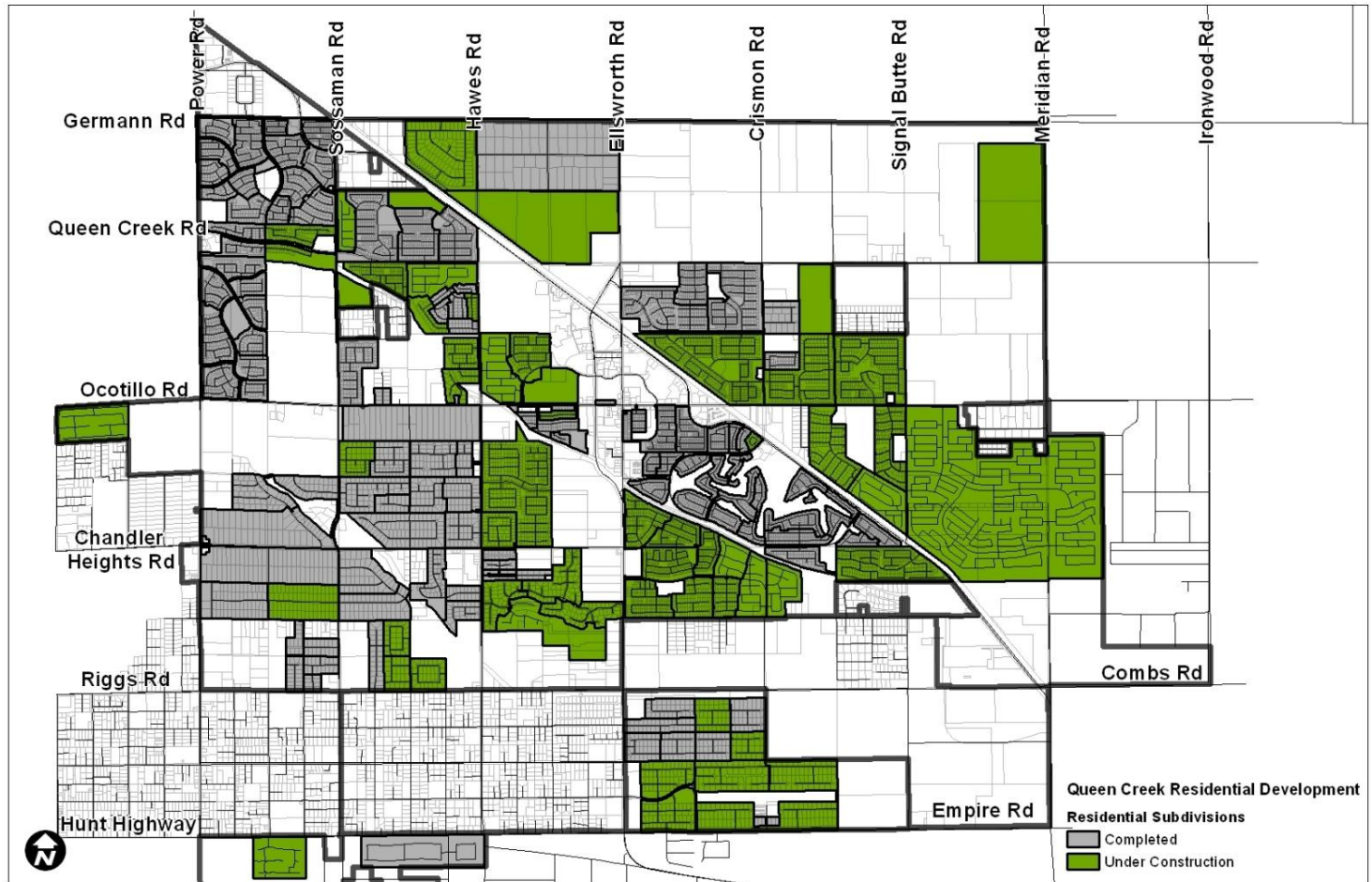
*** plus 25% (1,212) of 4,847 proposed lots



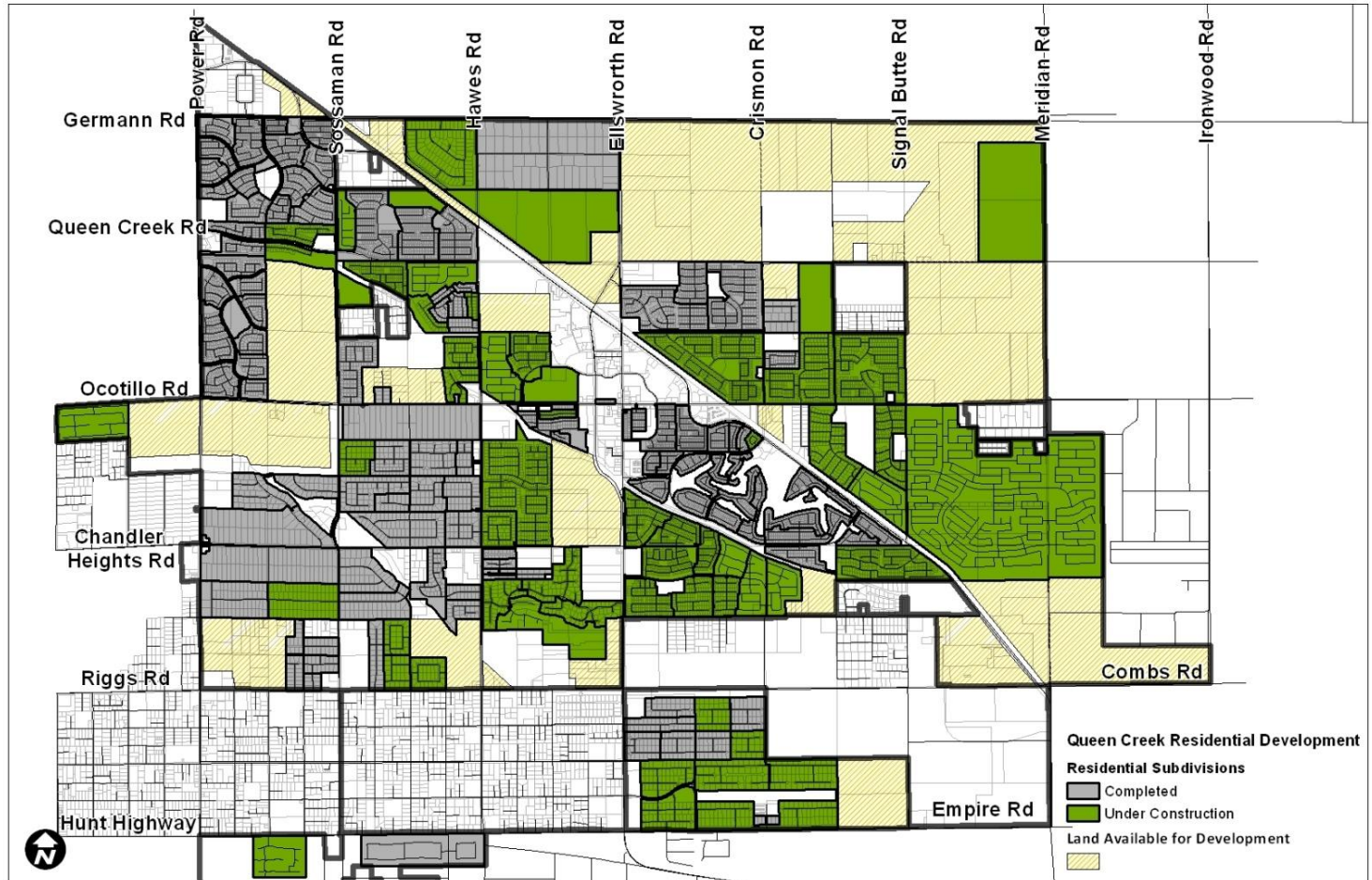
Subdivisions in Town



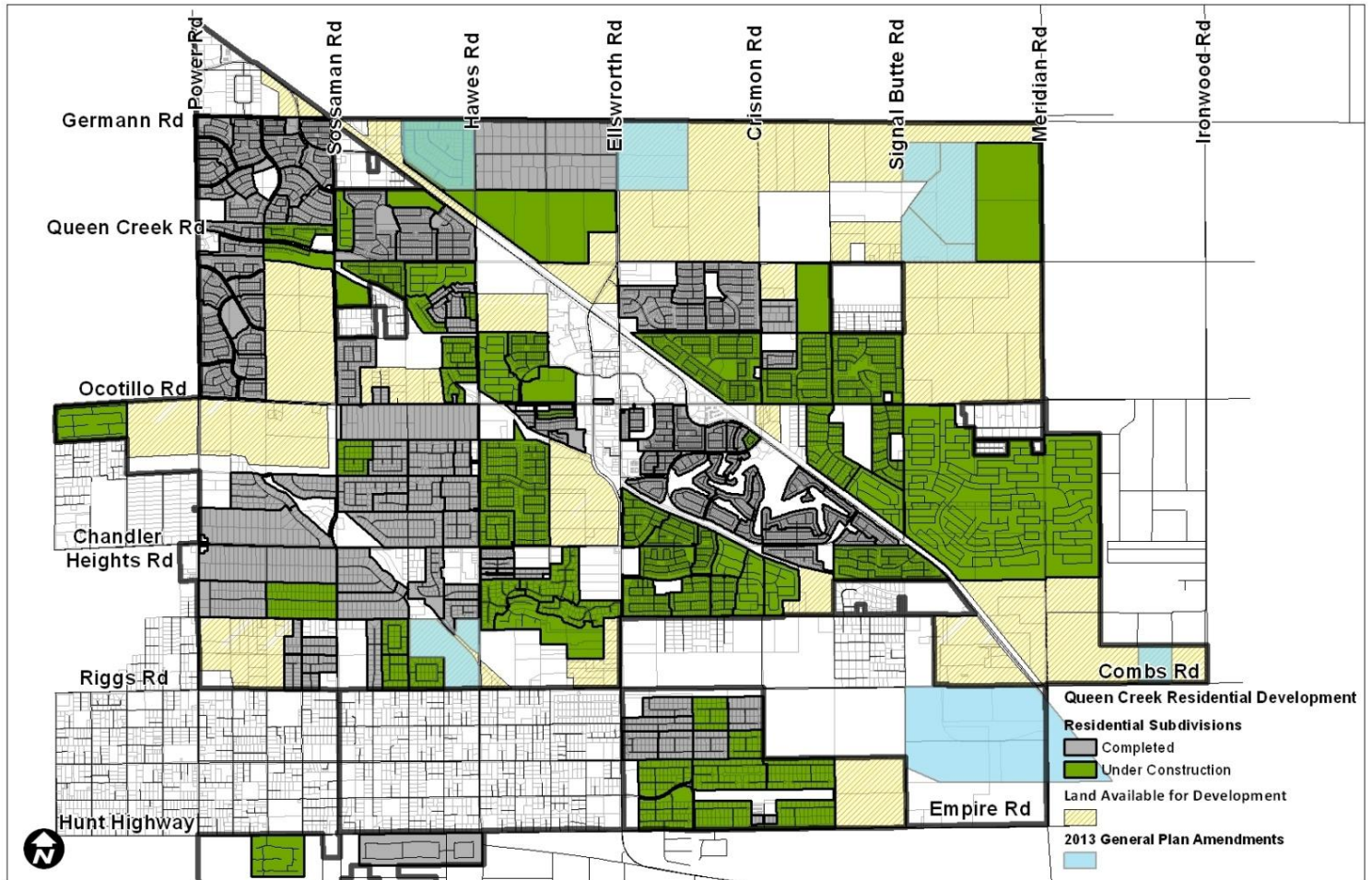
Subdivisions Under Construction



Land Without Development Plan



General Plan Amendments



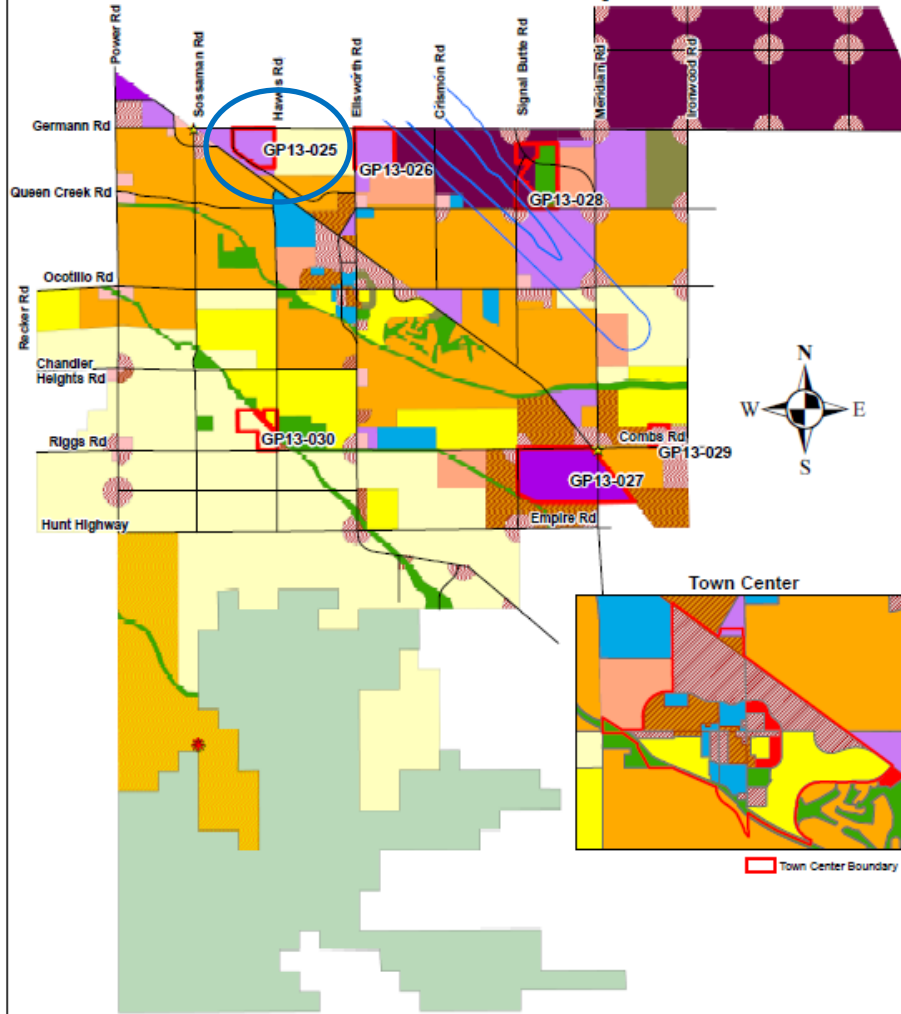
TOWN OF
QUEEN CREEK
ARIZONA

GP13-025
La Jara Farms

Lindsay Schube
Applicant



Town of Queen Creek 2008 General Plan Map



**Existing
General Plan**

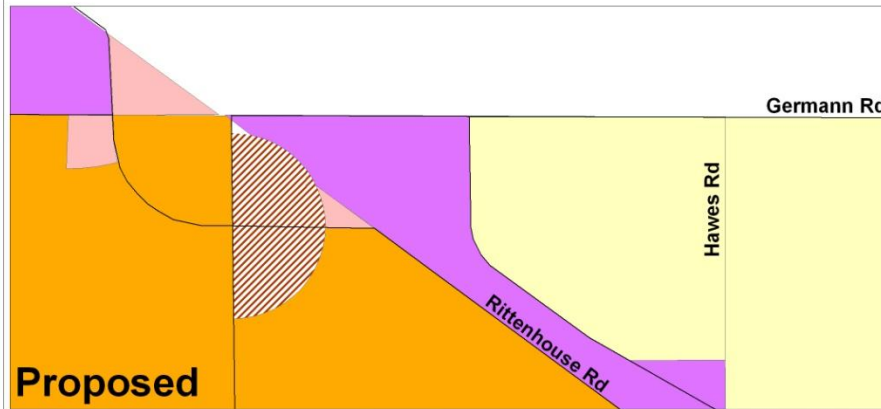
**GP13-025
La Jara Farms**

General Plan Land Use Legend

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 is not guaranteed.



Town of Queen Creek 2013 General Plan Amendment GP13-025 La Jara Farms



General Plan Land Use Legend			

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



Existing & Proposed General Plan

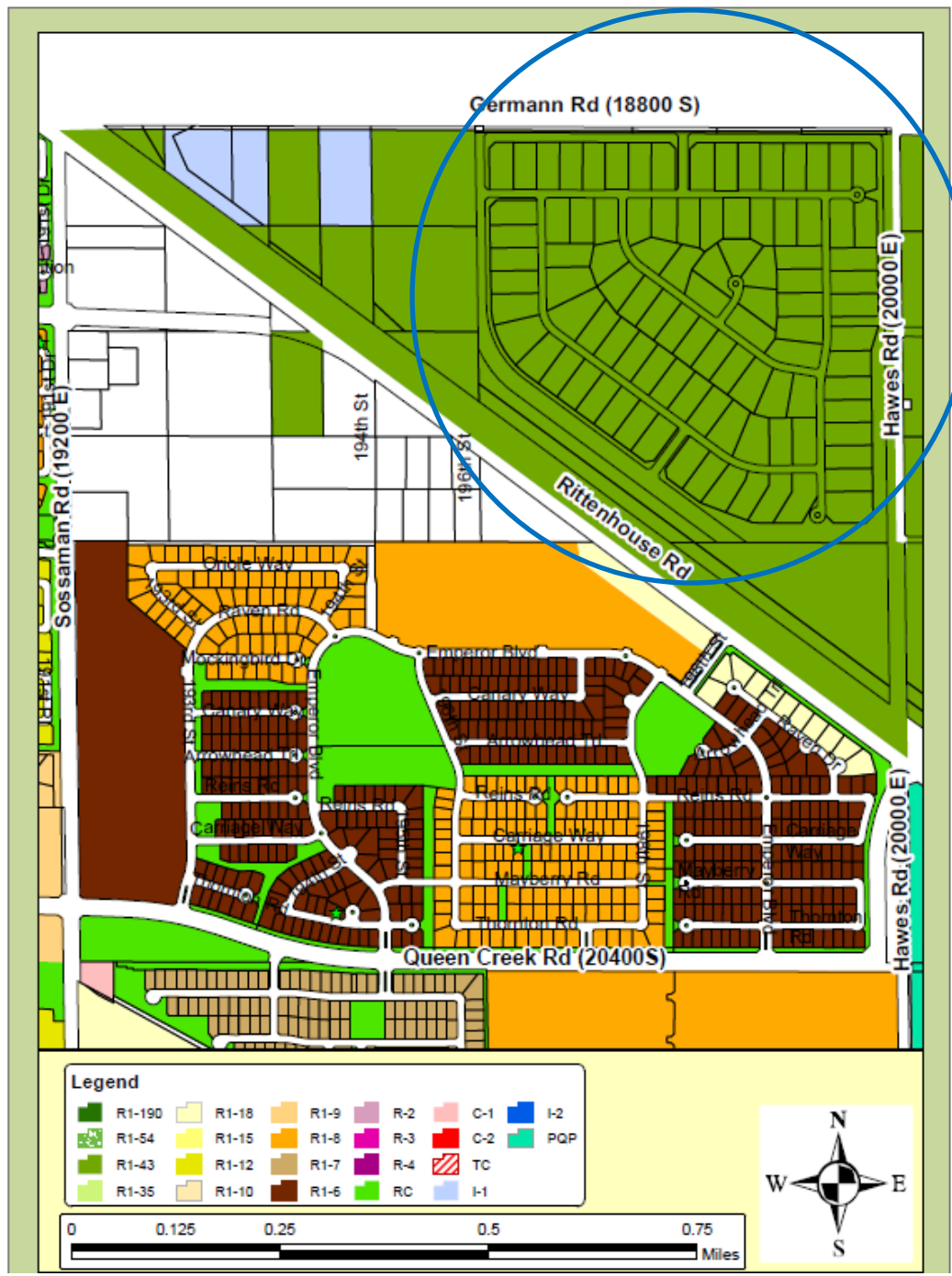
GP13-025 La Jara Farms

GP13-025

La Jara Farms

- Requested change:
 - From Employment Type A
 - To Very Low Density Residential (up to 1 du/ac)
- 140.76 acres
 - Southwest corner of Hawes and Germann roads
- Current zoning
 - R1-43, Single family residential, plat currently recorded



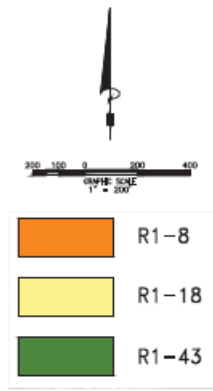


**Existing
Zoning**

**GP13-025
La Jara Farms**

Proposed Plan

GP13-025 La Jara Farms





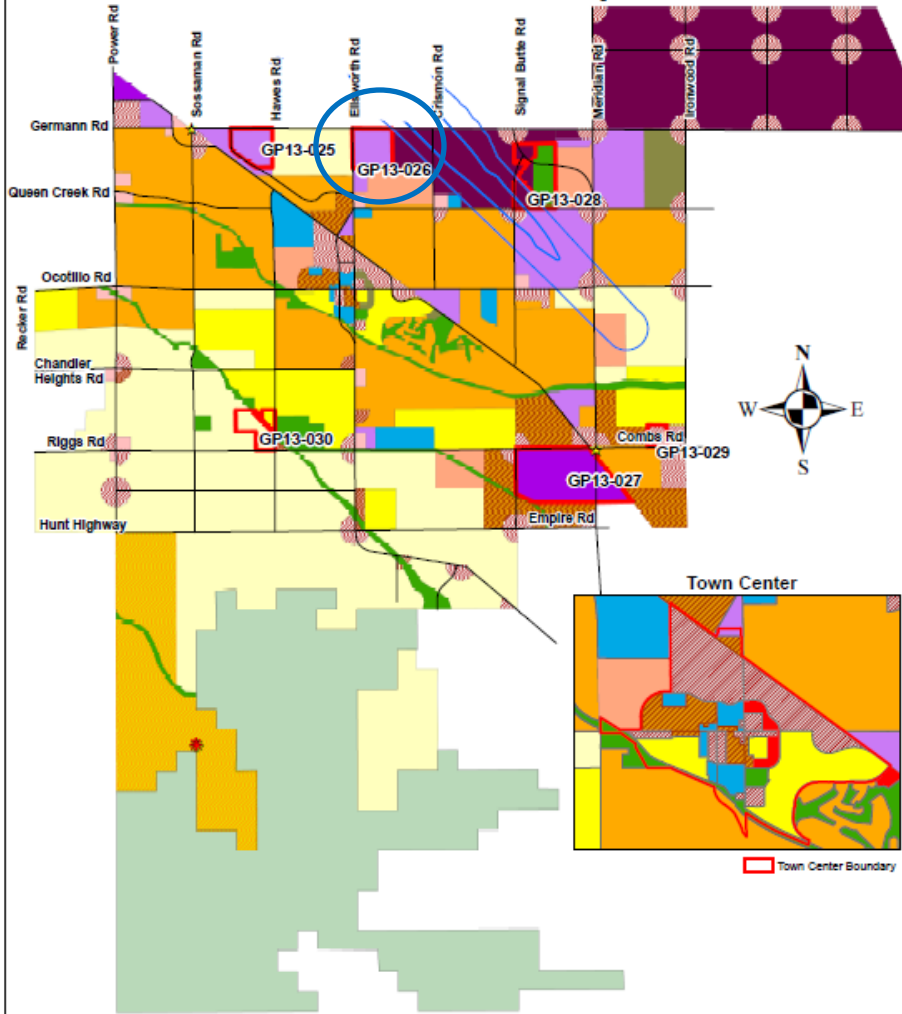
GP13-026

The Estates at Queen Creek Station

Ralph Pew
Applicant



Town of Queen Creek 2008 General Plan Map



Existing General Plan

GP13-026 The Estates at Queen Creek Station

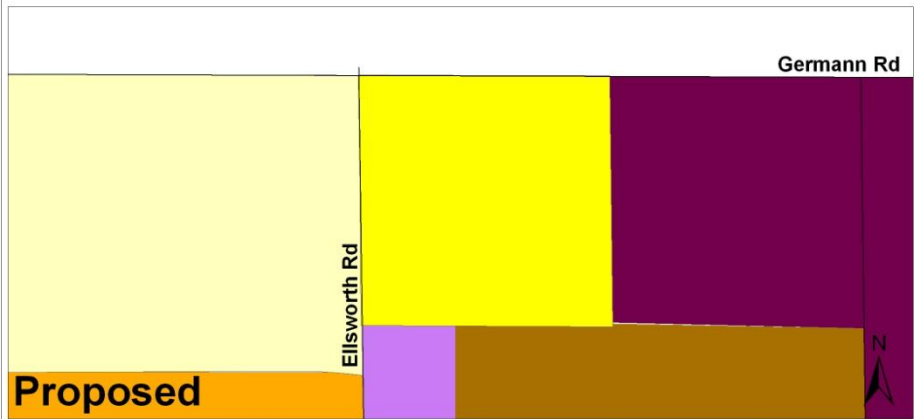
General Plan Land Use Legend

	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		General Plan Amendments 2013
	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-6 DU/AC)		Employment Type A		Noise Contours		

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
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Town of Queen Creek 2013 General Plan Amendment GP13-026 The Estates at Queen Creek Station



General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Multifamily	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
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Created by Sidney Urias 480-358-3094



**Existing &
Proposed
General Plan**

**GP13-026
The Estates at
Queen Creek
Station**

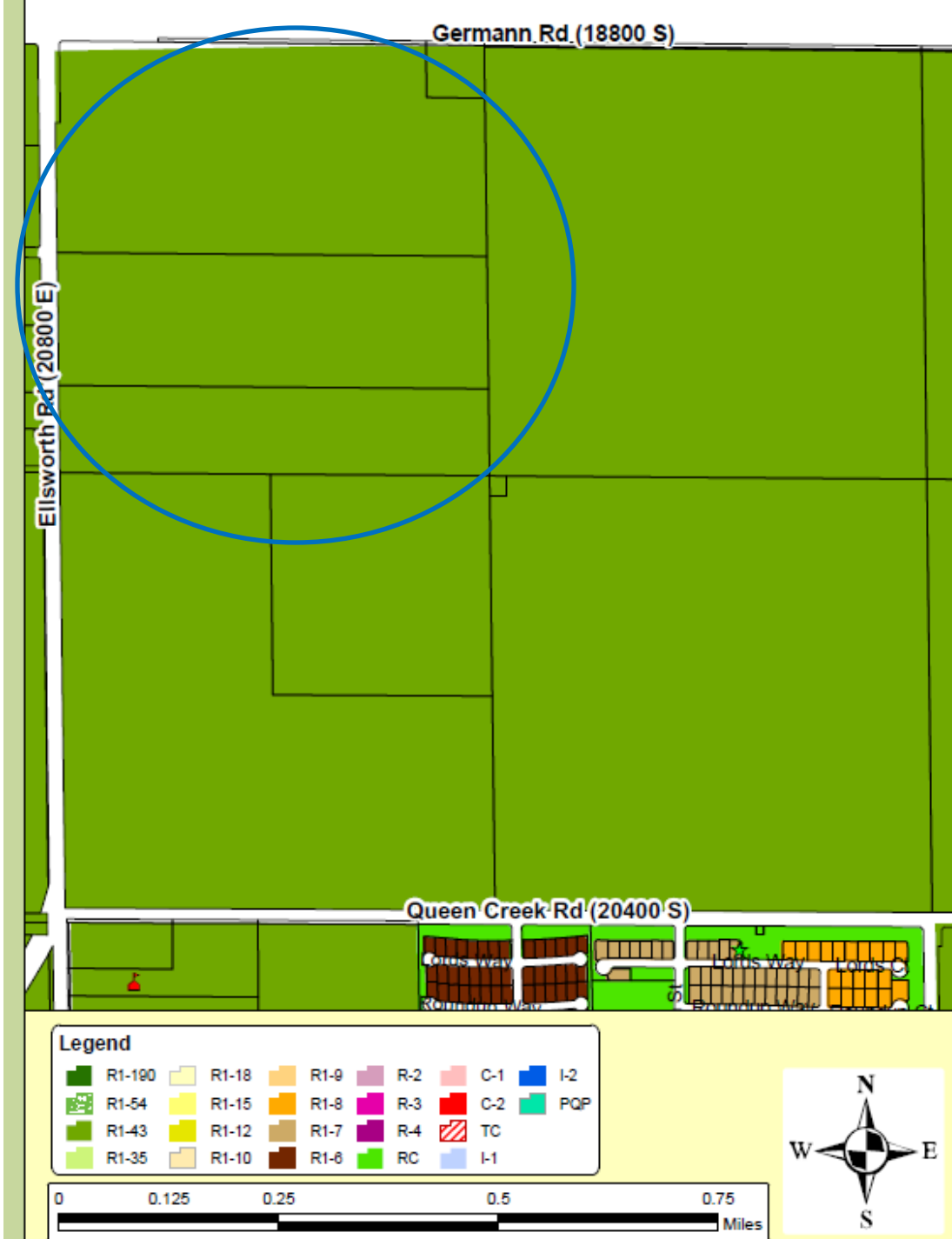


GP13-026

The Estates at Queen Creek Station

- Requested change:
 - From Employment Type A
 - To Low Density Residential (up to 2 du/ac)
- 156 acres
 - Southeast corner of Ellsworth and Germann Roads
- Current zoning
 - R1-43, Single Family Residential





Existing Zoning

GP13-026 The Estates at Queen Creek Station

Proposed Concept Plan GP13-026 The Estates at Queen Creek Station



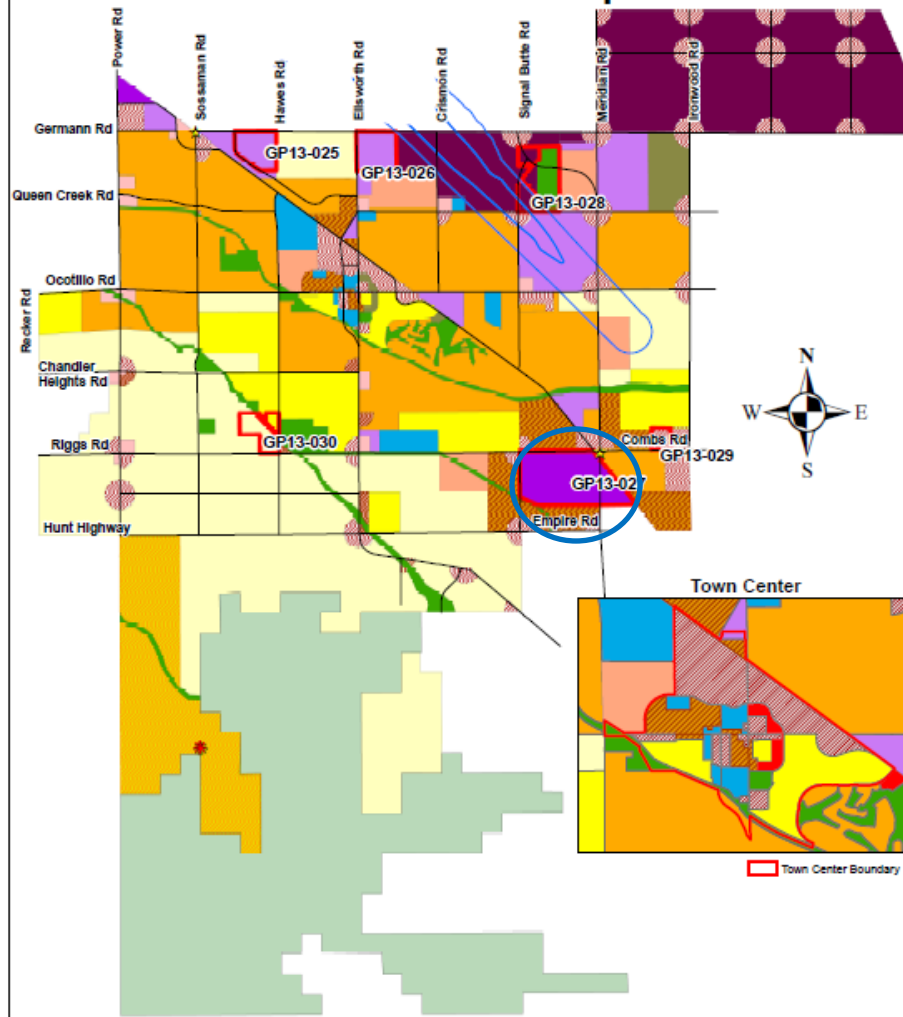
TOWN OF
QUEEN CREEK
ARIZONA

GP13-027
Meridian Crossings

Mario Mangiamele
Applicant



Town of Queen Creek 2008 General Plan Map



Existing General Plan

GP13-027 Meridian Crossing

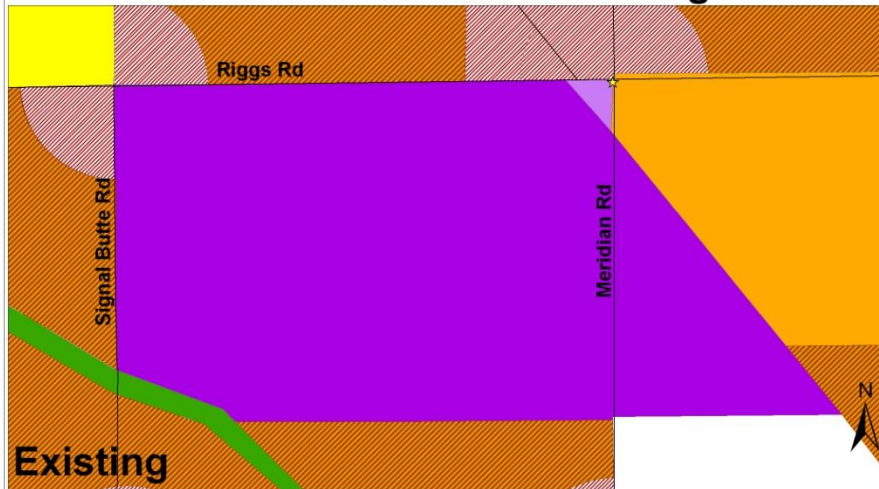
General Plan Land Use Legend

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	General Plan Amendments 2013
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-6 DU/AC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
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Town of Queen Creek 2013 General Plan Amendment GP13-027 Meridian Crossings



General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Multifamily	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



Existing & Proposed General Plan

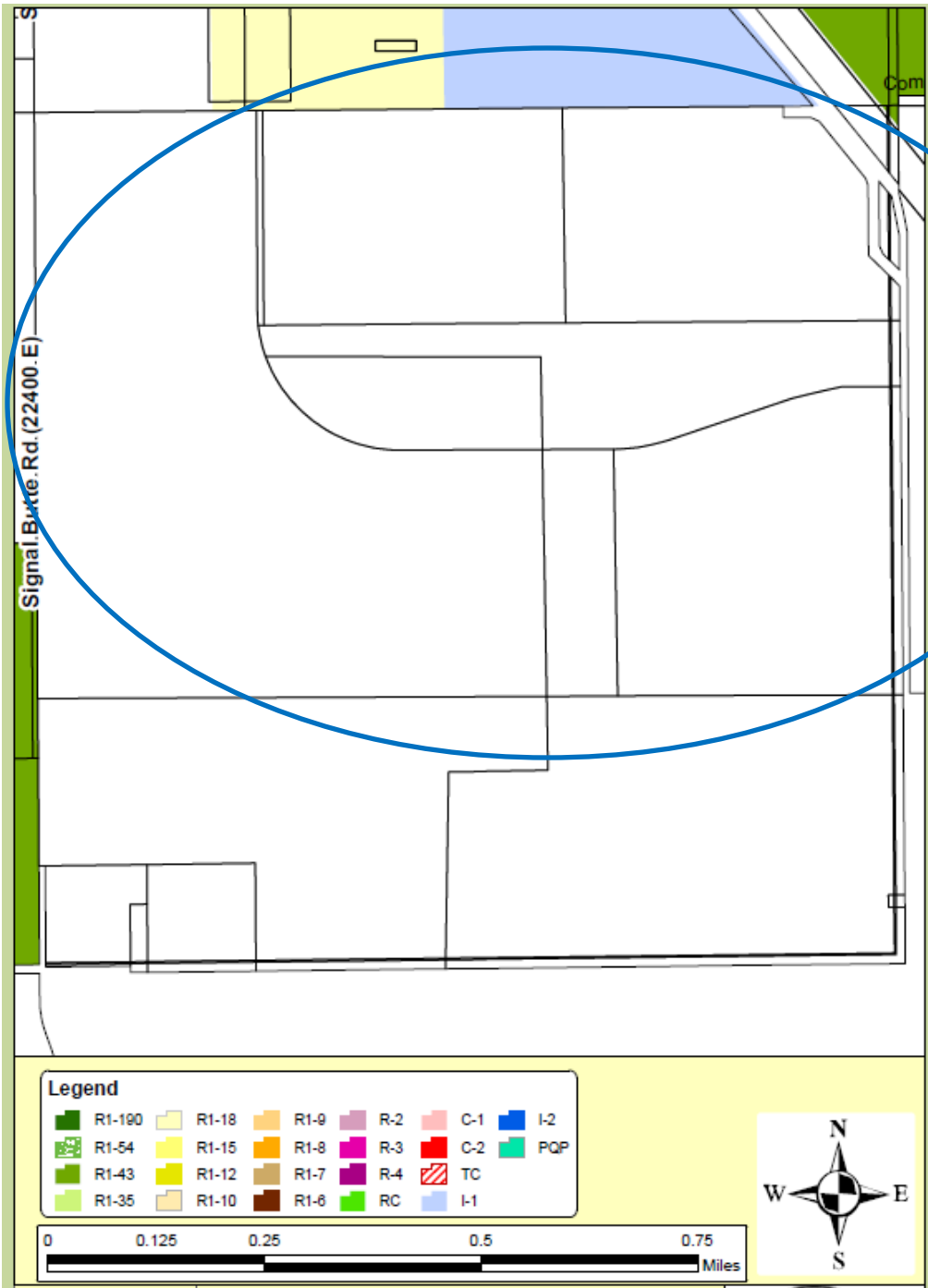
GP13-027 Meridian Crossing

GP13-027

Meridian Crossing

- Requested change:
 - From Regional Commercial
 - To Medium Density Residential (up to 3 du/ac)
- 466 acres
 - South side of Riggs Road, west of the railroad
- Existing zoning
 - Still in Maricopa and Pinal Counties





**Existing
Zoning**

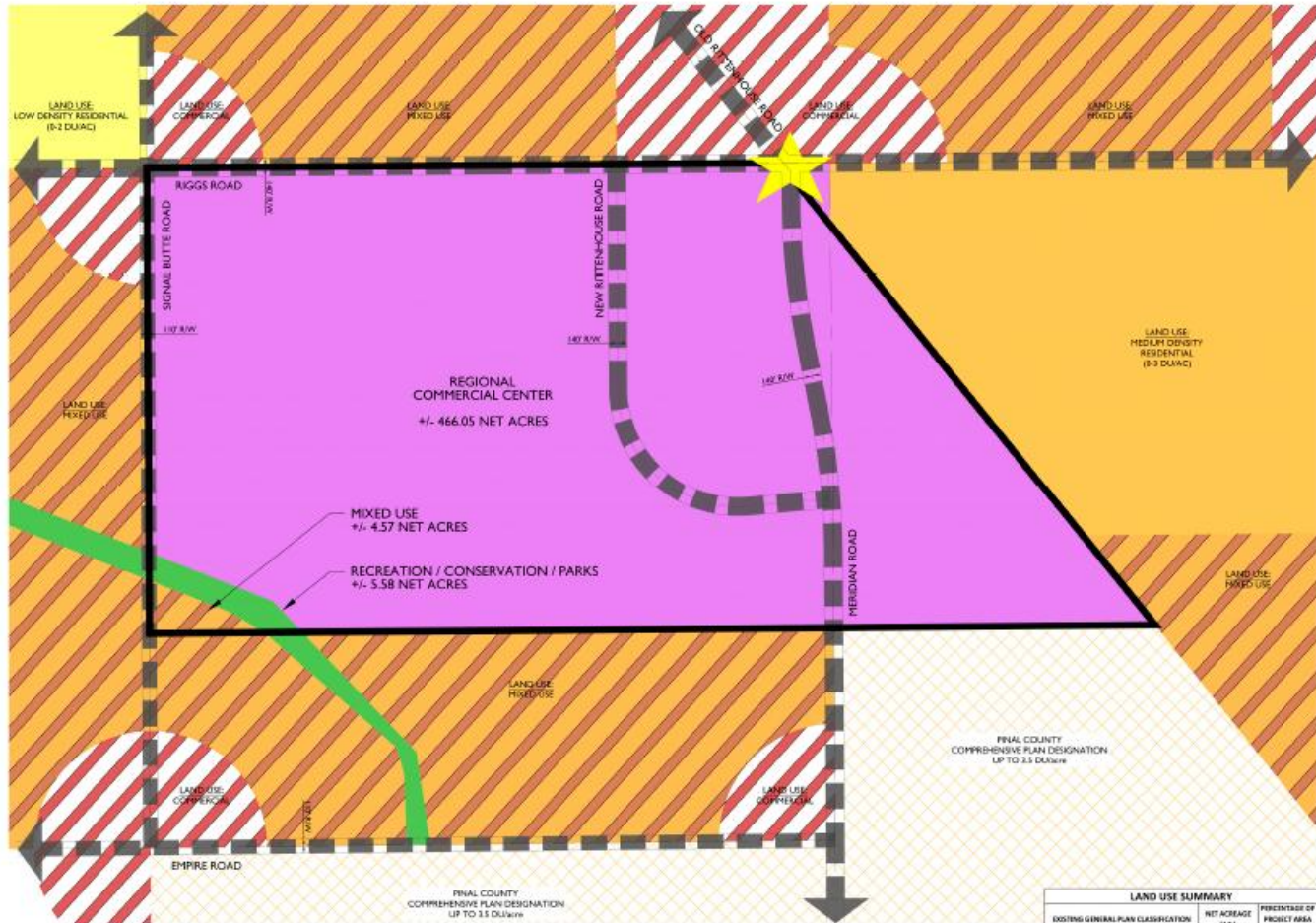
**GP13-027
Meridian
Crossing**

Existing Plan

GP13-027 Meridian Crossing

GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

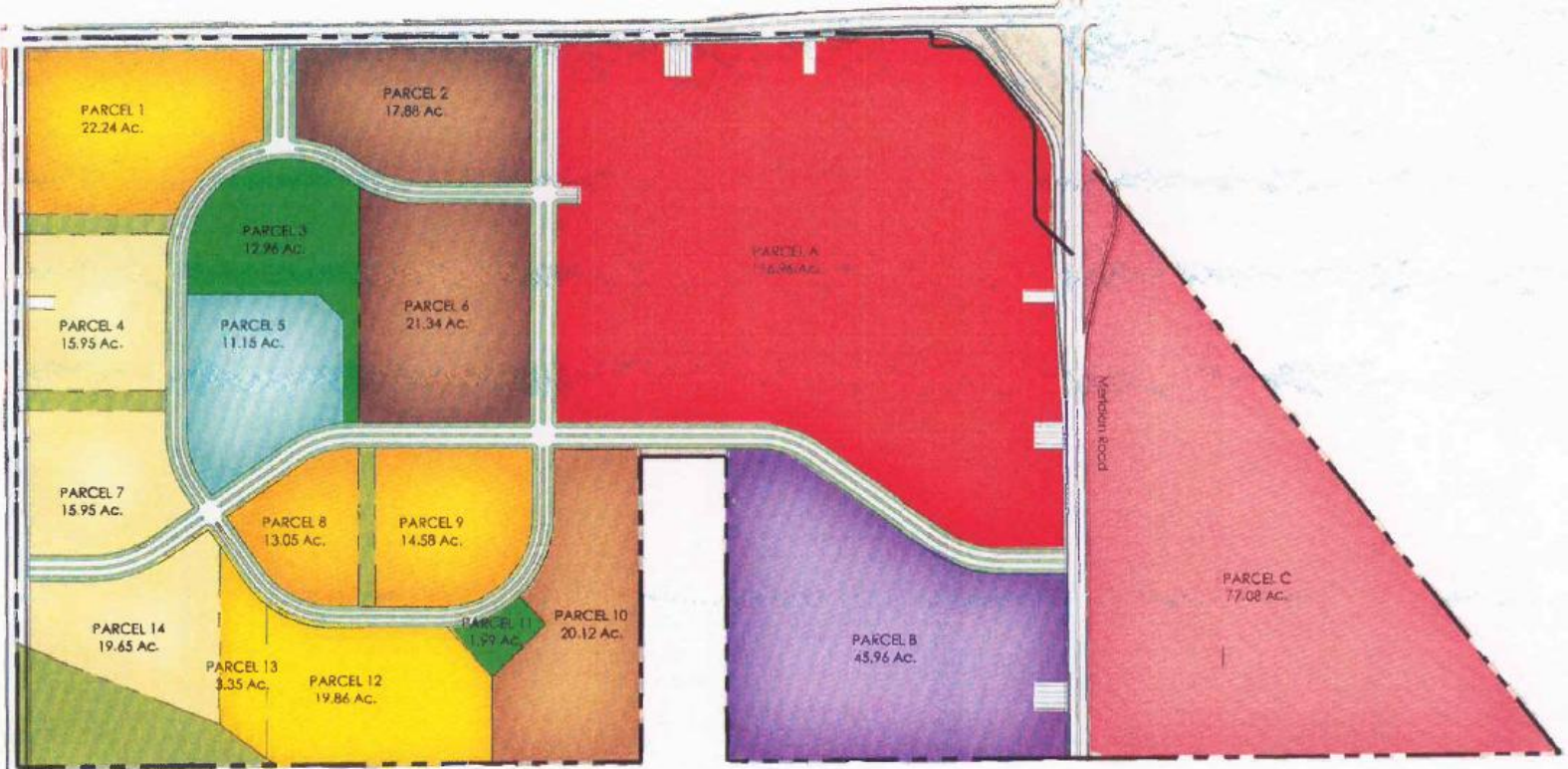
A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



EXISTING GENERAL PLAN DESIGNATION

LAND USE SUMMARY		
EXISTING GENERAL PLAN CLASSIFICATION	NET ACRES (AC)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	466.05	33
MIXED USE	4.57	1
RECREATION / CONSERVATION / PARKS	5.58	1
TOTAL	476.20	100%

Existing Plan GP13-027 Meridian Crossing



Existing Plan

GP13-027 Meridian Crossing



USE	ACREAGE	DU/AC	UNITS
VHDR	15.5	24	372
HDR	19.2	20	384
MHDR	36.9	16	590
MDR	106.8	8	854
MLDR	152.3	4	609
*	HIGH DENSITY / URBAN RESIDENTIAL ASSOCIATED WITH REGIONAL COMMERCIAL		300
TOTAL	330.7		3109
<hr/>			
HOSP	40		
MU	28.2		
COMM/MU	76.3		
PARKS/OS	15.4		
TOTAL	267.1		3109



MERIDIAN CROSSING
CONCEPTUAL LAND USE PLAN 'A'

Recommended Intersection Reconstruction



ALTERNATIVE D
RIGGS ROAD/RITTENHOUSE ROAD/ MERIDIAN ROAD/COMBS ROAD/UPRR
MCDOT PROJECT NO. TT275



LEGEND
AT GRADE UPRR CROSSING

TYLIN INTERNATIONAL

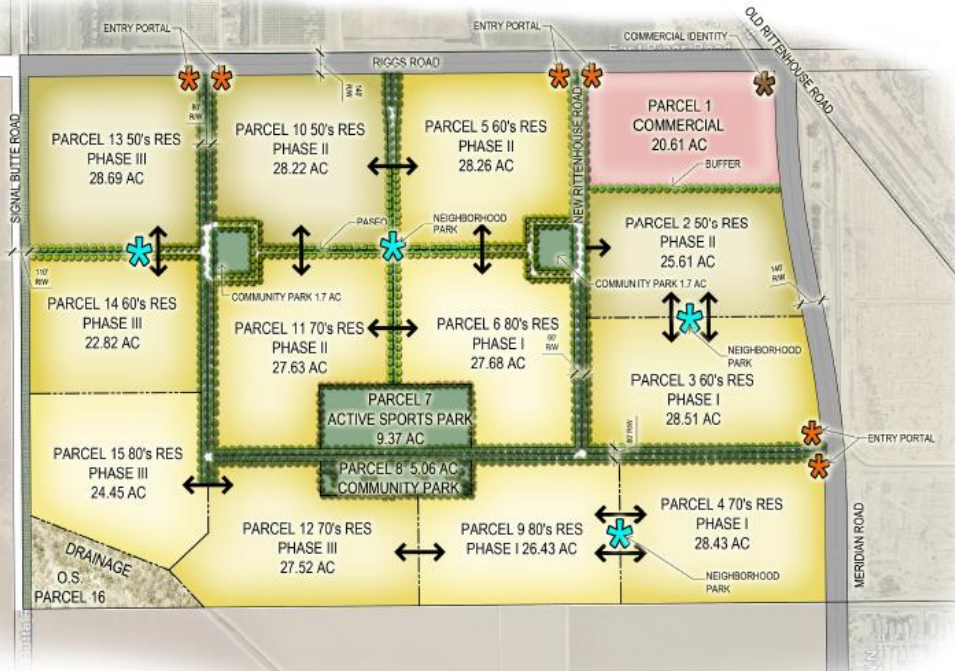
SEPTEMBER 2012



Concept Plan GP13-027 Meridian Crossing

The principle element in this concept is the integrated Park along the entries grand alley. The themed landscape boulevards have expanded parkways with ample shade canopy through a variety of tree species to provide seasonal appeal; all focused on providing for a direct access to the community parks. The community park is the identity of this community; front and center with ample offerings through programmed sport to a farmers market. Well planned and timelessly designed green spaces connect the walking trails to the parks through each neighborhood.

Site Data - Summary					
Description	Acres	Acres Mix	Quantity	DUI/AC	Lot Mix
Commercial	20.61	5%			
Park	8.51	2%			
Active OS	9.37	2%			
Open Space	3.90	1%			
Passive	9.38	2%			
Residential					
50's Res	82.52	8%	355	Units	1.30
60's Res	79.59	9%	258	Units	3.75
70's Res	83.58	26%	267	Units	3.20
80's Res	78.56	24%	196	Units	2.50
Subtotal Res	324.25	86%	1,117	Units	3.45
Total	378.02	100%			



Parking at Park



Community Picnic/Farmer's Market



Park Portal



Multi-Functional Open Space

plan scale 1:300'
date: 09.17.13



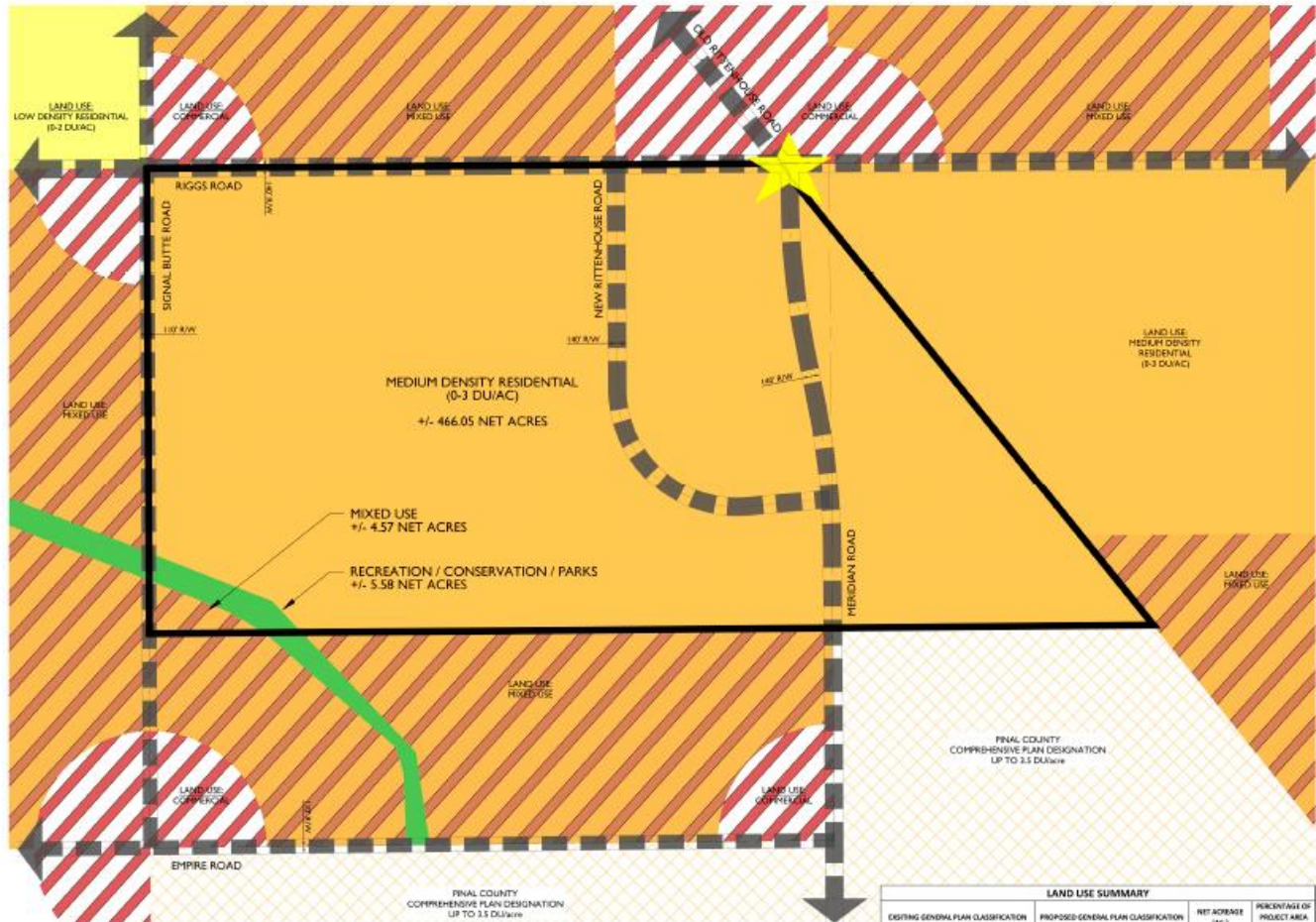
MERIDIAN CROSSING

CONCEPT 2

Proposed Plan GP13-027 Meridian Crossing

GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROPOSED GENERAL PLAN DESIGNATION

LAND USE SUMMARY			
EXISTING GENERAL PLAN CLASSIFICATION	PROPOSED GENERAL PLAN CLASSIFICATION	NET ACRES (AC)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)	466.05	30
MIXED USE	NO CHANGE	4.57	1
RECREATION / CONSERVATION / PARKS	NO CHANGE	5.58	1
TOTAL		486.2	100%

TOWN OF
QUEEN CREEK
ARIZONA

GP13-028

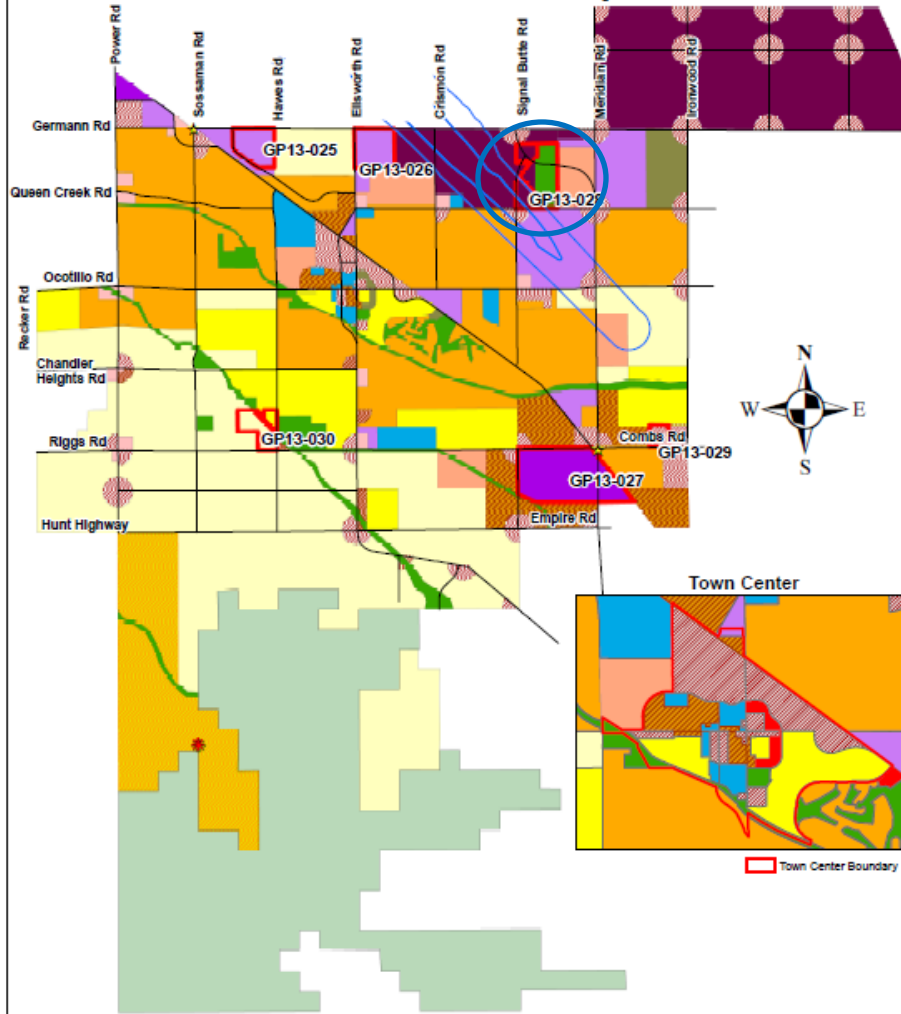
Barney Farms

Mario Mangiamele

Applicant



Town of Queen Creek 2008 General Plan Map



Existing General Plan

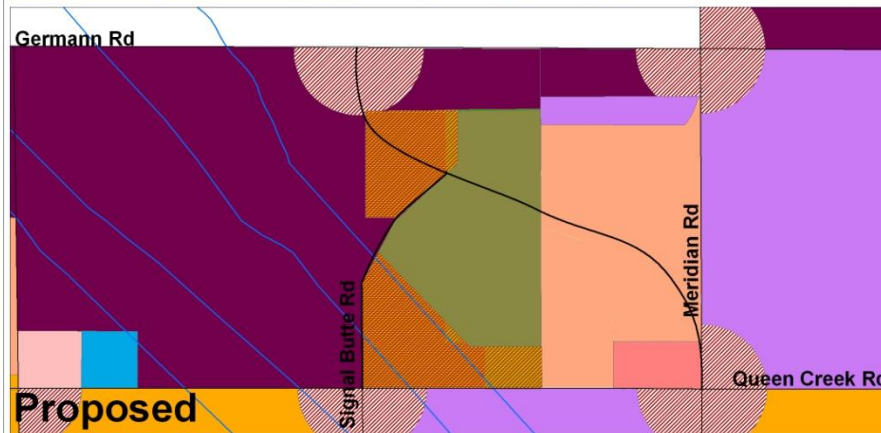
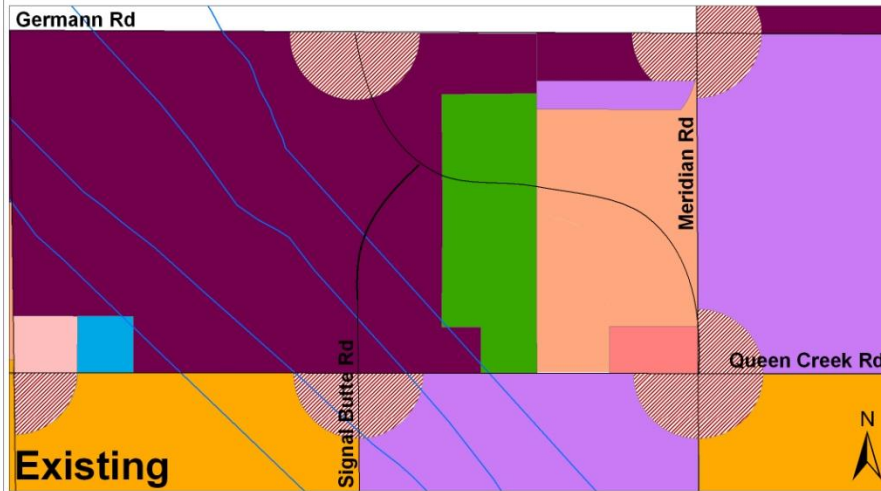
GP13-028 Barney Farms

General Plan Land Use Legend

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
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Town of Queen Creek 2013 General Plan Amendment GP13-028 Barney Farms



General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Multifamily	Employment Type A	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Mixed Use	Employment Type B	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	
Master Planned Community (0-1.8 DU/AC)	Community Commercial	Open Space	
Medium High Density Residential Type A (0-5 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type B (0-8 DU/AC)	Commercial	San Tan Regional Park	
		Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13
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Created by Sidney Urias 480-358-3094



**Existing &
Proposed
General Plan**

**GP13-028
Barney Farms**

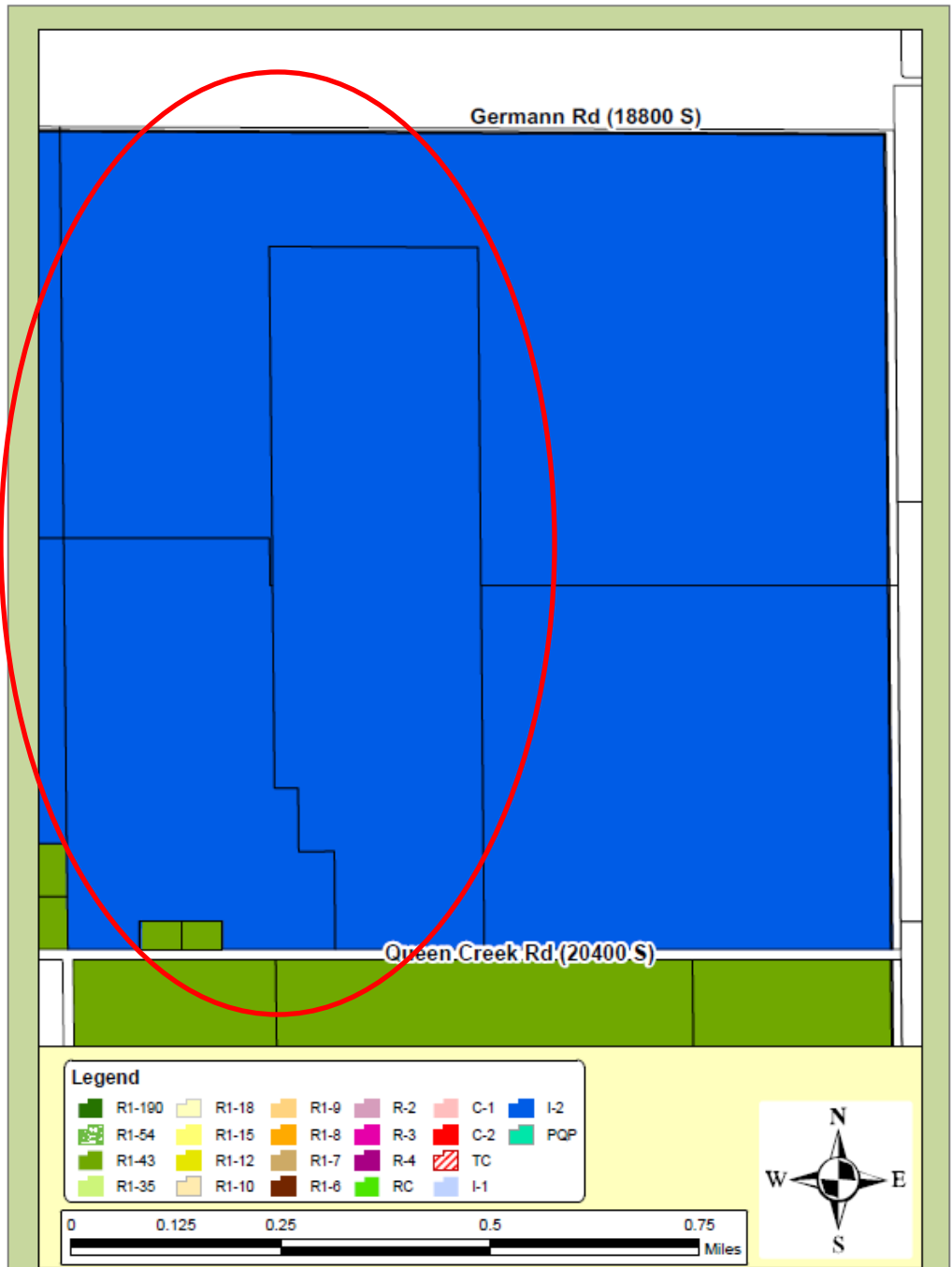


GP13-028

Barney Farms

- Requested change:
 - From Employment Type B and Recreation/Conservation/Parks
 - To Mixed Use and Medium High Density Residential Type-B (up to 8 du/ac)
- 241 acres
 - Northeast corner of Signal Butte and Queen Creek roads
- Current zoning
 - I-2, Heavy Industrial





**Existing
Zoning**

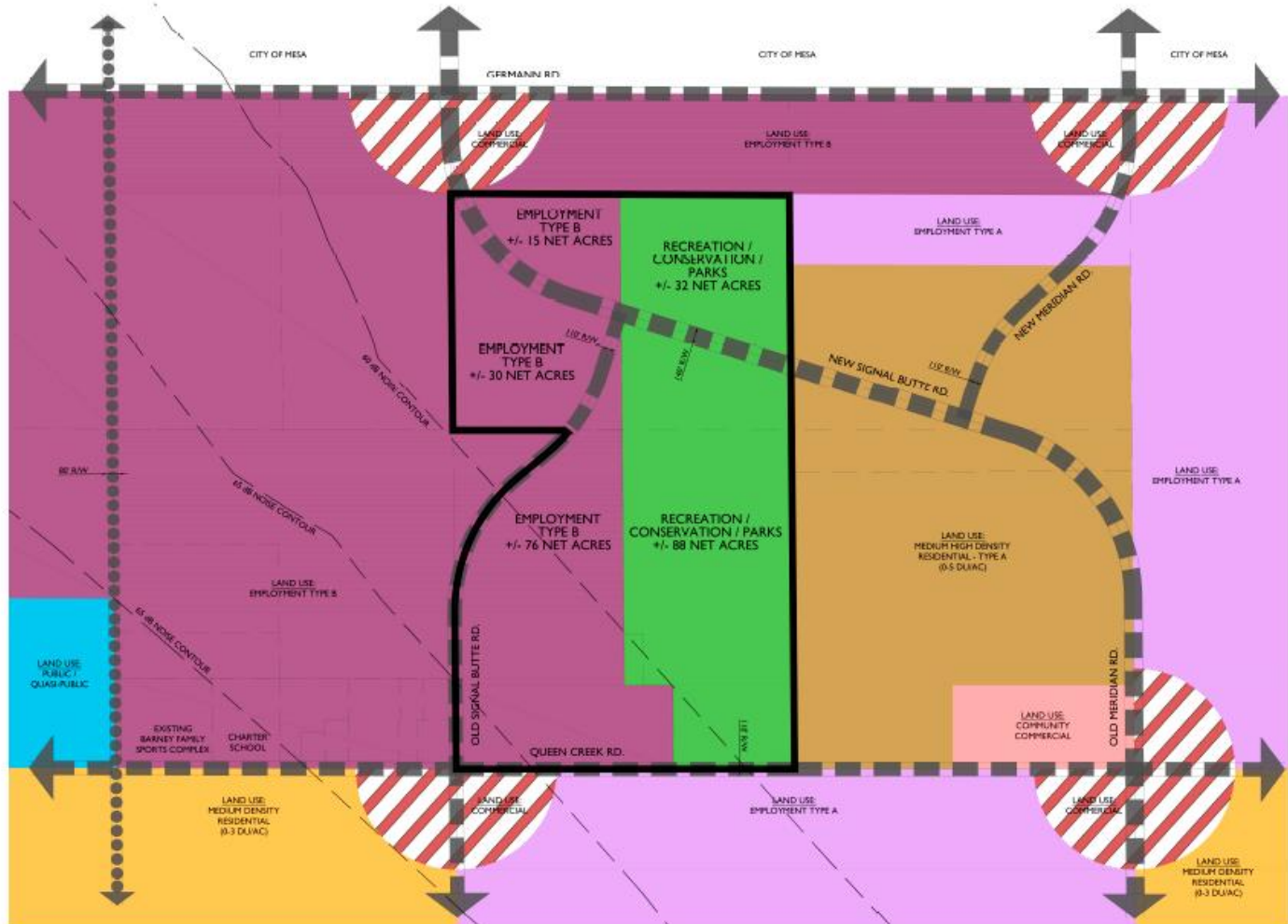
**GP13-028
Barney Farms**

Existing Plan

GP13-028 Barney Farms

GENERAL PLAN EXHIBIT FOR BARNEY FARMS

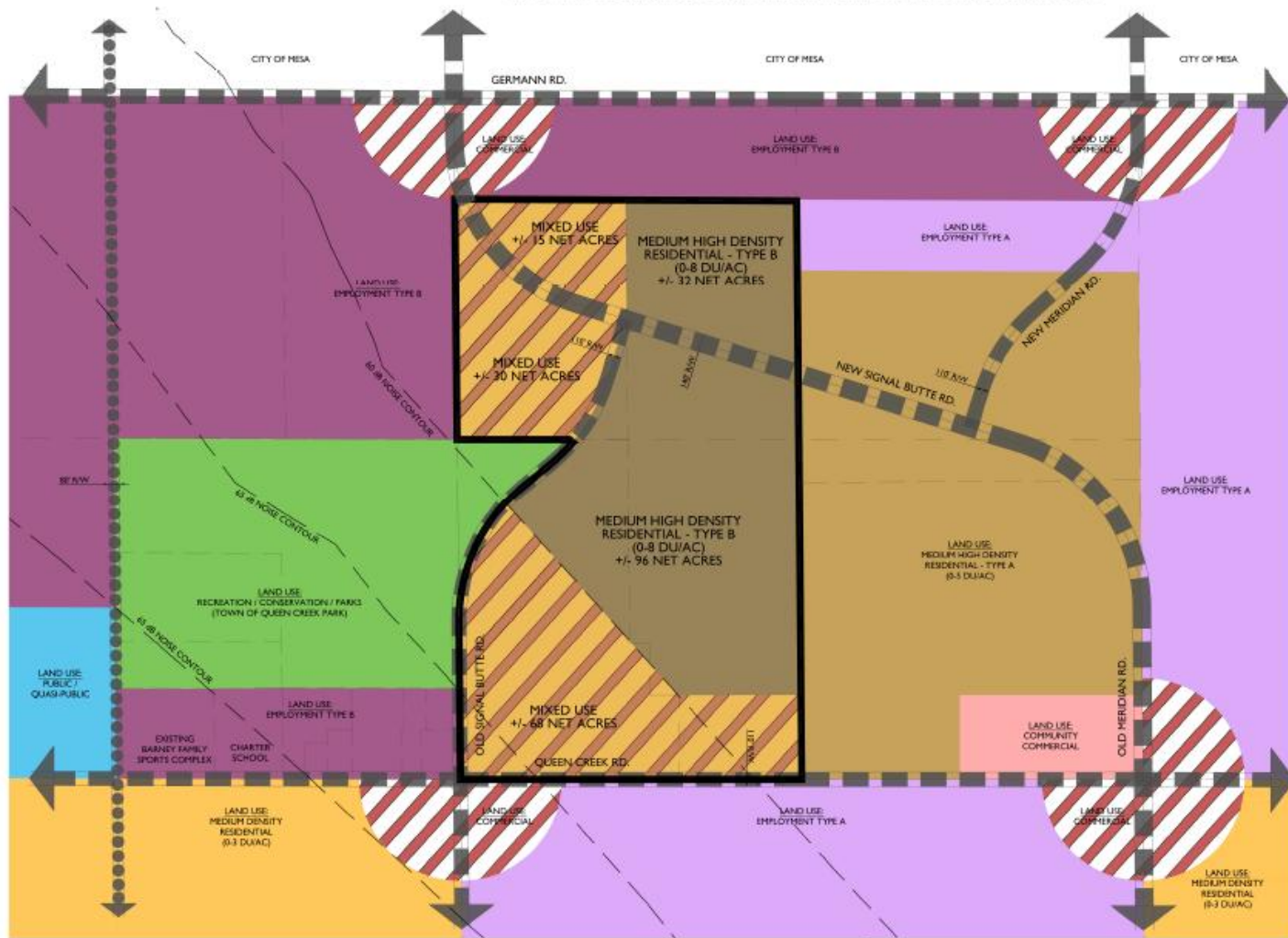
A PORTION OF THE WEST HALF OF SECTION 12 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Proposed Plan GP13-028 Barney Farms

GENERAL PLAN EXHIBIT FOR BARNEY FARMS

A PORTION OF THE WEST HALF OF SECTION 12 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Concept Plan GP13-028 Barney Farms

Heritage Concept Narrative

At the foundation of this concept lies the Community Pillar, a pivotal element which expresses the relevance of the place through historical reference, monumental scale and thoughtful gardens. The strong geometry links the extremities of the site together through timelessly designed green spaces. The multiple axes are focused on key project cornerstones, parks or plazas and other regionally relevant features which add to the significance of the place. At the core of the site lies the recreation center; a heavily programmed destination celebrating the legacy of those who built this community and provided for a lifestyle for the residents that live here today.



Themed Boulevard



Garden's/Parks



Community Pillar - Monument

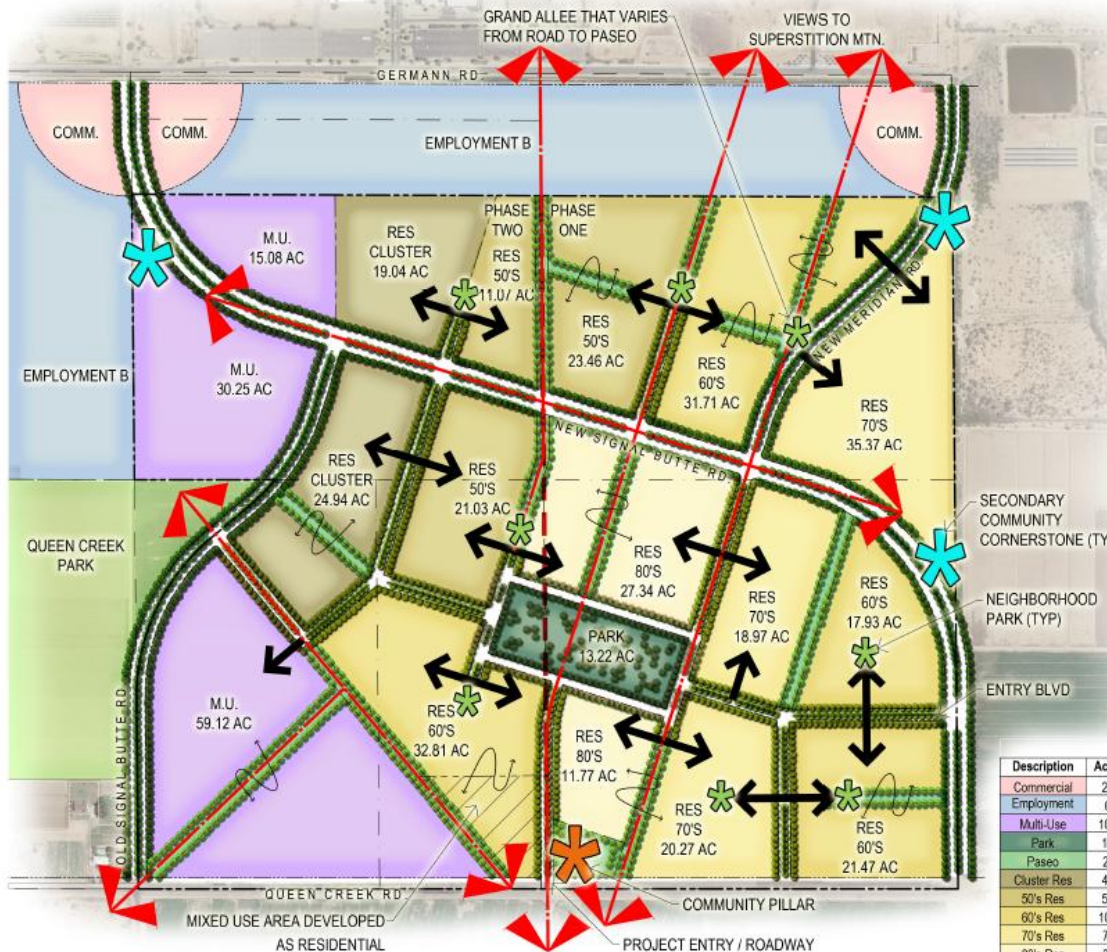


Local Allee



Grand Allee

plan scale 1:3000
date: 08.06.13



Site Data - Summary

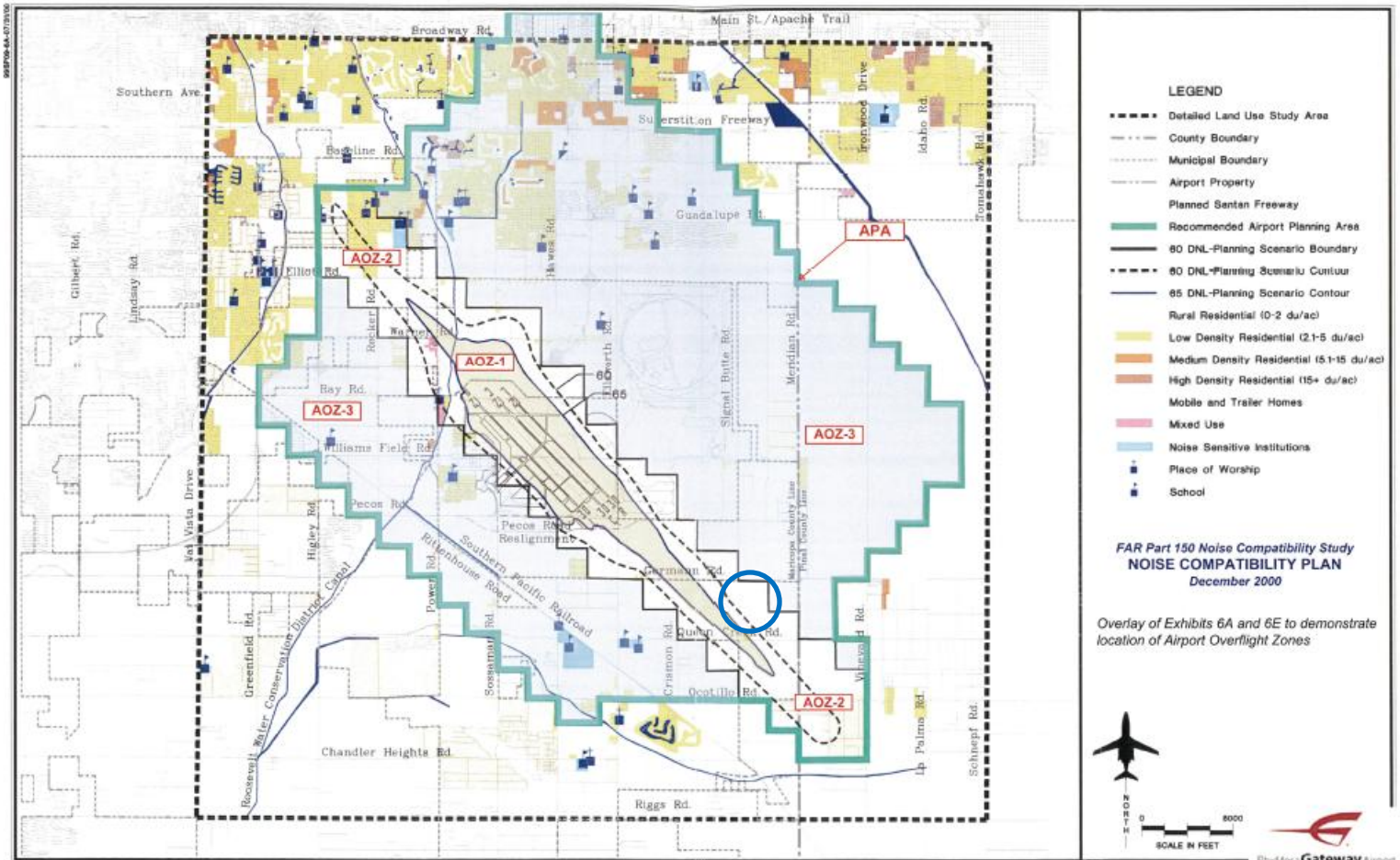
Description	Acreage	Acreage Mix	Quantity	DUI/AC	Lot Mix
Commercial	24.88	5%			
Employment	0.00	0%			
Multi-Use	104.45	21%			
Park	13.22	3%			
Paseo	28.91	6%			
Cluster Res	43.98	14%	308	Units	7.00 25%
50's Res	55.56	18%	233	Units	4.20 19%
60's Res	103.92	33%	374	Units	3.60 30%
70's Res	74.61	24%	224	Units	3.00 18%
80's Res	39.11	12%	90	Units	2.30 7%
Subtotal Res	317.18	65%	1,229	Units	3.88 100%
Total	488.64	100%			

BARNEY FARMS

HERITAGE CONCEPT 460 andersonbaron plan design achieve



Phoenix-Mesa Gateway Aircraft Overflight Zones



TOWN OF
QUEEN CREEK
ARIZONA

GP13-029

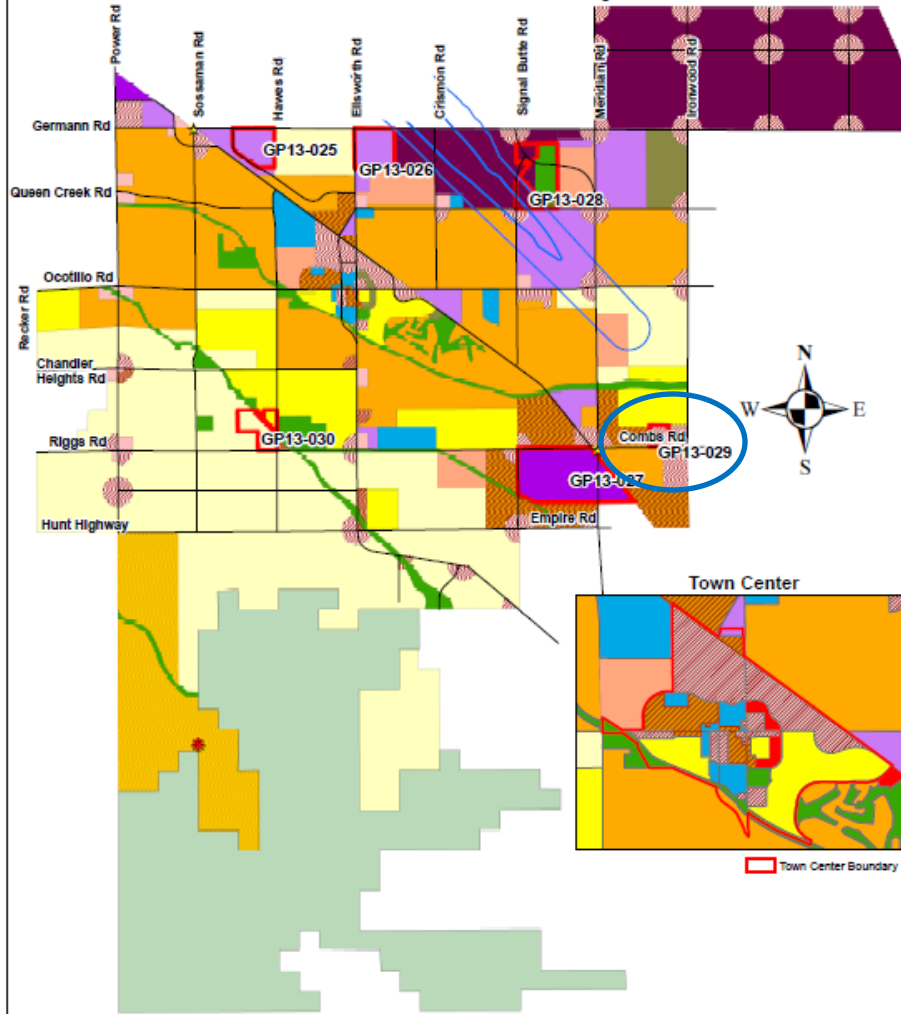
The Vineyards

Ralph Pew

Applicant



Town of Queen Creek 2008 General Plan Map



Existing General Plan

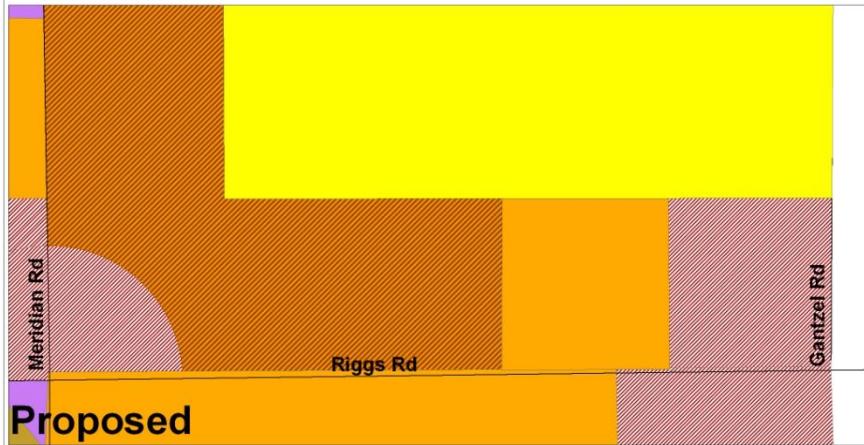
GP13-029 The Vineyards

General Plan Land Use Legend

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 is not guaranteed.



Town of Queen Creek 2013 General Plan Amendment GP13-029 The Vineyards



General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Multifamily	Employment Type A	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Mixed Use	Employment Type B	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	
Master Planned Community (0-1.8 DU/AC)	Community Commercial	Open Space	
Medium High Density Residential Type A (0-5 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type B (0-8 DU/AC)	Commercial	San Tan Regional Park	
		Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



**Existing &
Proposed
General Plan**

**GP13-029
The Vineyards**

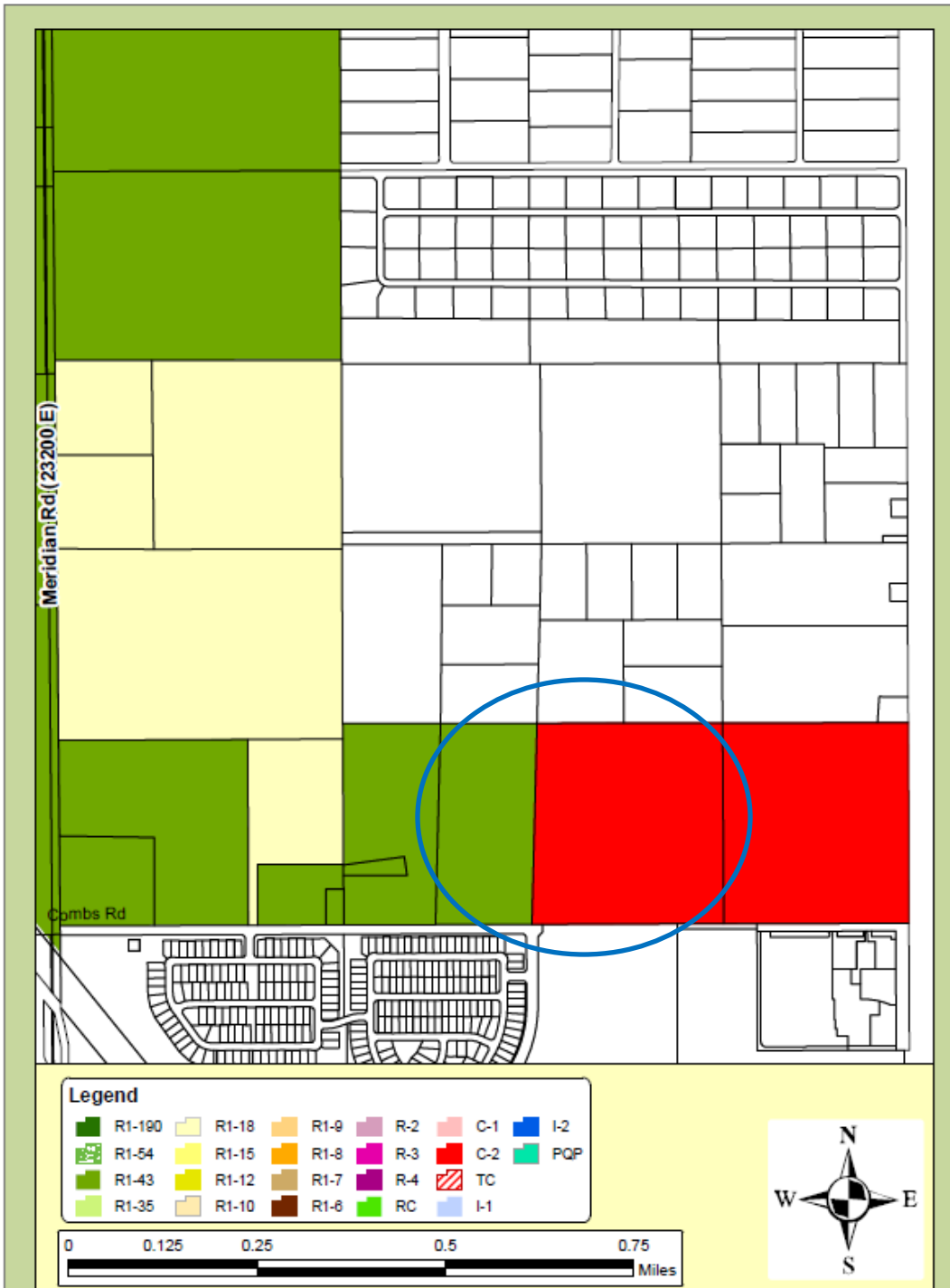


GP13-029

The Vineyards

- Requested change:
 - From Commercial and Mixed Use
 - To Medium Density Residential (up to 3 du/ac)
- 55 acres
 - North side of Combs road, west of Ironwood
- Current zoning
 - C-2, General Commercial
 - R1-43, Single Family Residential





**Existing
Zoning**

**GP13-029
The Vineyards**

Concept Plan GP13-029 The Vineyards



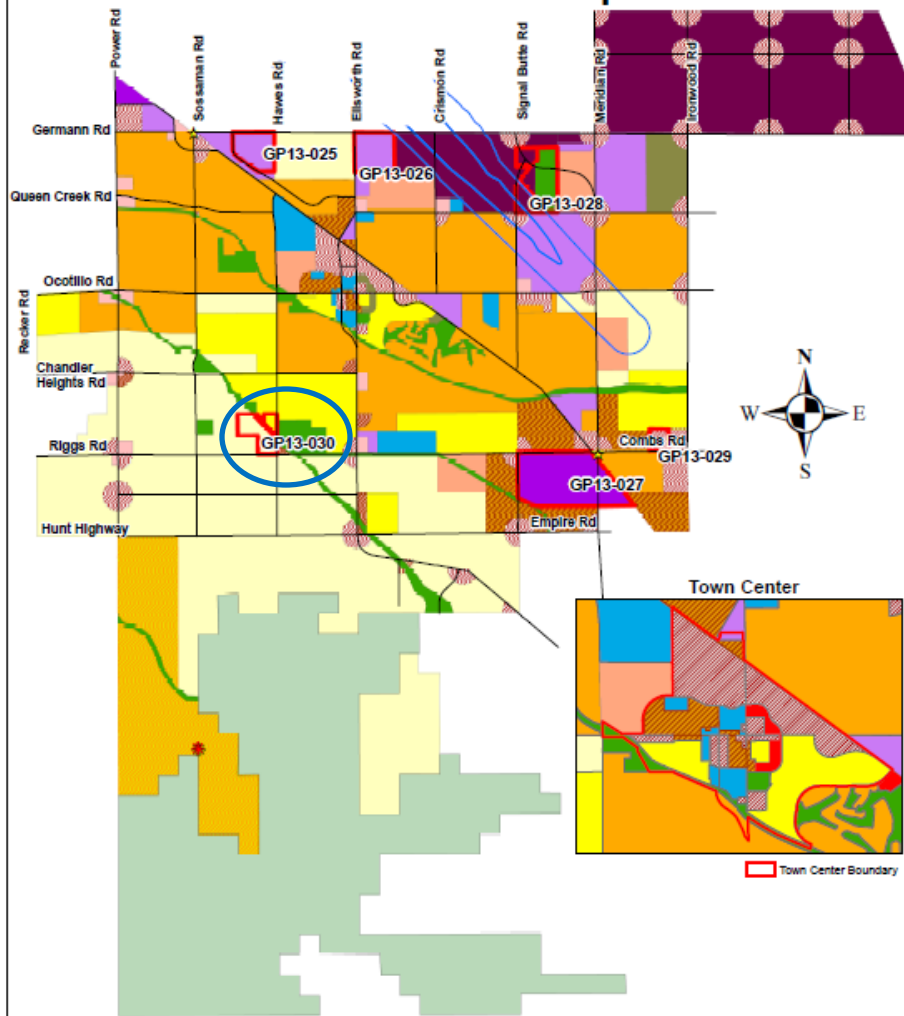
TOWN OF
QUEEN CREEK
ARIZONA

GP13-030
Sonoqui Creek Village

Ralph Pew
Applicant



Town of Queen Creek 2008 General Plan Map



Existing General Plan

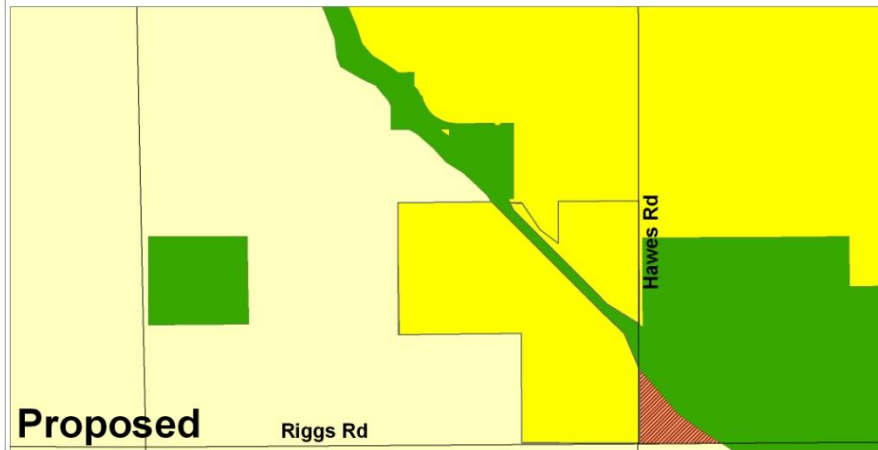
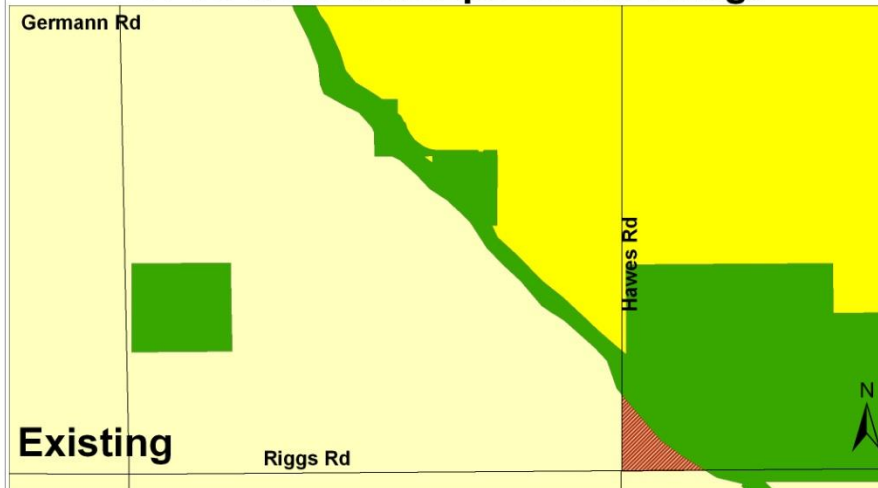
GP13-030 Sonoqui Creek Village

General Plan Land Use Legend			
	Very Low Density Residential (D-1 DUIAC)		Mixed Use
	Low Density Residential (D-2 DUIAC)		Employment Type B
	Medium Density Residential (D-3 DUIAC)		Public/Quasi-Public
	Master Planned Community (D-1.8 DUIAC)		Open Space
	Medium High Density Residential Type A (D-5 DUIAC)		Regional Commercial Center
	Medium High Density Residential Type B (D-8 DUIAC)		San Tan Regional Park
	Employment Type A		Noise Contours
	Neighborhood Commercial		Future Intersection Modification
	Community Commercial		Resort / Tourism / Entertainment
	Office/Services		General Plan Amendments 2013
	Commercial		

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 is not guaranteed.



Town of Queen Creek 2013 General Plan Amendment GP13-0230 Sonoqui Creek Village



General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Multifamily	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 is not guaranteed.
Created by Sidney Urias 480-358-3094



Existing & Proposed General Plan

GP13-030 Sonoqui Creek Village



GP13-030

Sonoqui Creek Village

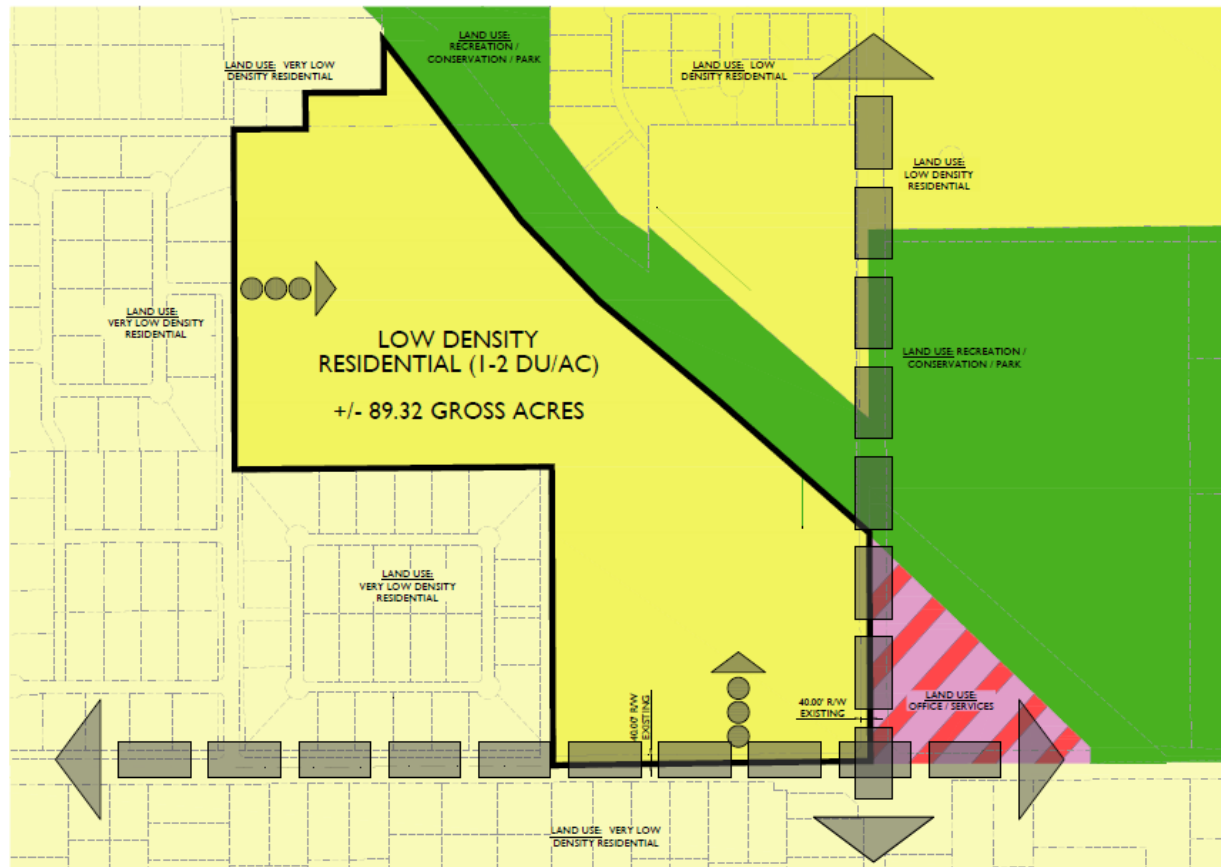
- Request
 - From Very Low Density Residential (up to 1 du/ac)
 - To Low Density Residential (up to 2 du/ac)
- 107 Acres
 - Northwest corner of Hawes and Riggs roads
- Current zoning
 - R1-35, Single Family Residential



Proposed Plan

GP13-030 Sonoqui Creek Village

GENERAL PLAN EXHIBIT
FOR
SONOQUI CREEK VILLAGE
A PORTION OF SECTION 29, T. 2 S., R. 7 E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



PROPOSED GENERAL PLAN DESIGNATION



Concept Plan

GP13-030 Sonoqui Creek Village



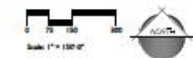
LEGEND

- ① MAIN ENTRY / ENTRY GROVE
- ② PRAIRIE PARK
- ③ OAK PARK
- ④ RANCH PARK
- ⑤ SONOQUI CREEK VILLAGE PARK
- ⑥ TRAIL ACCESS TO SONOQUI WASH
- ⑦ STRUCTURED PLAY AREA
- ⑧ ROUNDABOUT WITH SPECIMEN OAK TREES
- ⑨ DECORATIVE PAVING
- ⑩ SONOQUI CREEK VILLAGE TRAIL
- ⑪ RIGGS ROAD STREETSCAPE
- ⑫ HAWES ROAD STREETSCAPE
- ⑬ COMMUNITY STREETSCAPE
- ⑭ SECONDARY ENTRY
- ⑮ 95'-0" SETBACK
- ⑯ 75'-0" SETBACK
- ⑰ 55'-0" SETBACK
- * SINGLE STORY HOMES ONLY

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	167.44 AC
NET SITE AREA	163.11 AC
TOTAL LOTS	140
DENSITY (DENSITY AC)	1.34
SONOQUI WASH ACRES	17.83 ACRES
OPEN SPACE (NET)	30.21 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	53%
120 x 130 (15,600 SQ FT)	39	28%
120 x 170 (20,400 SQ FT)	26	19%
TOTAL	140	100%



13-002

KEMF Hawes & Riggs LLC
 O/O
 Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Illustrative Master Plan

L-1.01A
 10.02.2013



Concept Plan

GP13-030 Sonoqui Creek Village

Matrix - Site Plan Comparisons (General Plan Amendment Area Only)

	1st Proposed Plan	2nd Proposal Plan	New Plan
Lot Sizes	90 x 140 (12,600 sf) 120 x 150 (18,000 sf)	90 x 130 (11,700 sf) 100 x 140 (14,000 sf) 130 x 170 (22,100 sf)	90 x 130 (11,700 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)
Total Lots	169	158	140
Acreage	107.44	107.44	107.44
Density	1.57	1.47	1.30

Matrix - Site Plan Comparisons (Site as a Whole)

	1st Proposed Plan	2nd Proposal Plan	New Plan
Lot Sizes	90 x 140 (12,600 sf) 120 x 150 (18,000 sf)	90 x 130 (11,700 sf) 100 x 140 (14,000 sf) 130 x 170 (22,100 sf)	90 x 130 (11,700 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)
Total Lots	198	185	168
Acreage	124.43	124.43	124.43
Density	1.59	1.49	1.35



General Plan Next Steps

- **December 5** – Second Planning Commission Meeting
- December 18– Town Council Introduction
- **January 15** – Town Council Action





TOWN OF
QUEEN CREEK
ARIZONA

Questions?

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480-358-3095

