



Requesting Department:

Development Services

TO: PLANNING AND ZONING COMMISSION

**THROUGH: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR,
WAYNE BALMER, PLANNING ADMINISTRATOR**

FROM: BRETT BURNINGHAM, PRINCIPAL PLANNER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON RZ13-034 / SD13-035 "Cloud Estates"(continued from the November 13, 2013 Planning & Zoning Commission Meeting), a request by Cason Tyler Ventures, LLC for Planned Area Development (PAD)/Rezoning and Preliminary Plat approval for approximately 16.5 acres from R1-43 (Rural Estate District) to PAD/R1-35 (Suburban Residential District), and for approval of a Preliminary Subdivision Plat to facilitate the development of a 16 lot residential development. This project is located on the south side of Cloud Road, approximately 1,400 feet east of Power Road.

DATE: DECEMBER 11, 2013

STAFF RECOMMENDATION

Staff recommends approval of RZ13-034 and SD13-035, "Cloud Estates," subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve RZ13-034, SD13-035 "Cloud Estates," subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL

General Plan Goal 1: Maintain the Town's unique community character

Policy 1c: Maintain and strengthen the ambiance and character of the Town's equestrian and low-density areas as development occurs in their surrounding areas.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3a: Recognize and maintain the unique character of the Town’s low density equestrian areas in the density, design and construction of both public and private projects planned in areas where these neighborhoods exist.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3b: Provide a diversity of housing opportunities within the Town ranging from lower density residential areas in the desert foothills and equestrian neighborhoods to higher-density housing in master planned developments.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3D: Ensure compatibility between new projects and existing neighborhoods by providing appropriate transitional treatments when;

- a. New residential subdivisions are adjacent to existing residential areas; and,
- b. New development contains lots adjacent to open space, a non-residential land use or an arterial street.

SUMMARY

The proposal consists of a request by Cason Tyler Ventures, LLC for Planned Area Development (PAD)/Rezoning and Preliminary Plat approval for approximately 16.5 acres from R1-43 (Rural Estate District) to PAD/R1-35 (Suburban Residential District), and for approval of a Preliminary Subdivision Plat to facilitate the development of a 16 lot residential development. This project is located on the south side of Cloud Road, approximately 1,400 feet east of Power Road.

HISTORY

Property owners have divided parcels in this area over time using legal descriptions rather than subdivision plats. Over the years, staff has considered possible options related to proposed roadway networks to provide access to “land locked” properties in this area. This effort has been partially successful but there continue to be parcels in this area that are “land locked” and do not have frontage on a dedicated roadway. For instance, the Rock Point Church will extend Ivy Lane located at the southern edge of their parcel from Power Road, to the eastern edge of their second phase of development. However, the parcels to the east of the future Rock Point Church expansion site have been further split and the future roadway for Ivy Lane has not been appropriately dedicated to the Town, which makes the timing of continuing Ivy Lane to the east difficult (see Aerial Photo Exhibit attachment).

The applicant/developer has put together four contiguous properties with direct access from Cloud Road in an effort to develop a residential subdivision. Since the applicant has proposed a secondary means of access to Power Road for emergency services staff is supportive of this proposal.

DISCUSSION

This site is located on the south side of Cloud Road, approximately 1,400 feet east of Power Road. This site is composed of four currently vacant, unimproved parcels; 304-90-012H, 304-90-012L, and 304-90-012M, and 304-90-617B. Adjacent to the site, on the south and the west side, are other vacant parcels owned by Chandler Unified School District and Rock Point Church. To the north of the site, across Cloud Road, is the Ranchos Jardines Unit 2A single-family neighborhood which is currently zoned R1-43. To the east of the site are a few additional large lot single family residences, zoned R1-43. The most nearby uses to the south and west are churches, Rock Point Church (located at 24759 South Power Road) and a Church of Jesus Christ of Latter-day Saints (located on Riggs Road, just east of Power Road).

The applicant is requesting to rezone approximately 16.5 acres from R1-43 (Rural Estate District) to PAD/R1-35 (Suburban Residential District), and approval of a Preliminary Subdivision Plat and landscape plan to facilitate the development of a 16 lot residential subdivision.

The applicant proposes that the PAD provide minimum lot sizes and development standards that are compatible with the surrounding low density, large lot homes and subdivisions and that the rezone to PAD/R1-35 will still uphold the low-density character set in place by the Town of Queen Creek’s General Plan. Cloud Estates slightly varies from the minimum lot area and lot dimensions required by a R1-35 zone. The largest lot size proposed is 38,026 square feet. Although the smallest lot size is proposed at 25,002 square feet, the average lot size throughout the 16 lot subdivision is 31,569 square feet. The proposed lot sizes area listed in the table below.

Cloud Estates PAD Proposed Lot Sizes	
Lot #	Lot Area (square feet)
1	27,215
2	28,723
3	27,887
4	25,002
5	25,135
6	38,026
7	36,461
8	37,845
9	35,006
10	31,140
11	31,140
12	36,376
13	28,278
14	35,258
15	31,866
16	29,743

In consideration of the modified standards being proposed for Cloud Estates, this development will provide 11.9% or 1.98 acres of open space, which exceeds the 5% minimum open space that is typically required in a R1-35 zoning district. In addition to the open space provided, a ramada amenity will be provided at the mailbox location for the residents to utilize (see landscape plan). Given the large lot sizes within the proposed Cloud Estates subdivision, the proposed PAD requests a deviation to remove the requirement for play stations per finished lot. The applicant is proposing that the large lots allow sufficient open space for residents to enjoy private outdoor spaces within their own individual lots.

Cloud Estates Project Information	
Project Name	Cloud Estates
Site Location	Generally located on the south side of Cloud Road, approximately 1,400 feet east of Power Road.
Current Zoning	R1-43
Proposed Zoning	PAD / R1-35
General Plan Designation	Very Low Density Residential (VLDR 0-1 DU/AC)
Surrounding Zoning Designations:	
North	R1-43 Residential (undeveloped land) in the Ranchos Jardines Unit 2A subdivision.
South	R1-43 Residential (undeveloped land) owned by the Chandler Unified School District
East	R1-43 Residential properties
West	R1-43 Residential (undeveloped land) Rock Point Church
Gross Acreage	16.5 Acres
Total Lots/Units	16
Proposed Density	0.97 dwelling units per acre
Open Space Acreage:	
Provided	11.9% (1.98 acres)
Required	5%

ANALYSIS

General Plan Review: The project is located in the Very Low Density Residential (VLDR 0-1 DU/AC). The overall density for this project is 0.97 dwelling units per acre when averaged over the entire 16.5 acre site. The proposed density is consistent with the General Plan for this area.

Zoning Review: The zoning designation of the property is R1-43 (Rural Estate District). The applicant is proposing a Planned Area Development (PAD) with underlying Zoning District of R1-35 (Suburban Residential Type A). The intent of the R1-35 Zoning District is to provide areas for medium low-density, single-family residential uses in the *Suburban Transitional Tier* where adequate public facilities and services exist with

capacity to serve development. R1-35 zoning implements the *Very Low Density Residential* (VLDR), *Low Density Residential* (LDR) and *Medium Density Residential* (MDR) future land use classifications of the Queen Creek General Plan.

Engineering Review: The project has been reviewed by the Engineering Division. Conditions of Approval have been added to address Engineering stipulations for this project.

Preliminary Plat Review: The Preliminary Plat consists of 16 lots and 4 tracts for open space, landscaping, and drainage. The tracts will be owned and maintained by the Cloud Estates Home Owner's Association (HOA). The subdivision plat is in compliance with all applicable codes of the Town.

Building Elevation Review: No elevations were submitted with this application(s). The applicant is proposing that custom homes be constructed on the site.

Landscape / Open Space / Fence Plan Review: The overall landscaping and open space as proposed meets the standards set forth in the Zoning Ordinance. The applicant noted that the proposed community walls have been designed to be complimentary to the rural atmosphere and to the neighboring large lot, single-family homes to the east. A 6 foot view wall with CMU block masonry and split face block decoration will act as a unifying theme throughout Cloud Estates. This view wall will be used along the outside edge of the subdivision, facing Cloud Road and Lime Drive. A 6 foot CMU block masonry and split face block screen wall will buffer the southern and eastern sides of Cloud Estates. In addition, a proposed 4 foot high CMU block masonry and split face block entry monument will be placed at the entrance to the subdivision at the southeast corner of Cloud Road and Lime Drive. The main entry, located off Cloud Road, will be landscaped and has been designed to reflect the overall theming of the project.

PUBLIC COMMENTS

The applicant conducted a Neighborhood Meeting on Wednesday, October 28, 2013 after notifying all property owners within 1,200 feet of the perimeter of the subject property. Fifteen residents attended the neighborhood meeting. The Neighborhood Meeting minutes are included as an attachment to this report. Several revisions to the application have been made by the applicant to address comments generated during the neighborhood meeting, including the elimination of Lime Drive as a through street and incorporation of view walls into the proposed development.

Staff advertised the public hearing in the Arizona Republic – Gilbert Edition, posted a large public hearing sign on the property and mailed property owner letters to all owners within 1,200 feet of the subject property.

Staff received three phone calls from residents adjacent to the subject property who were concerned and are in opposition to the proposed density included in this rezoning.

request. The concerned residents noted they did not want to lose their horse privileges due to new higher density residential subdivisions that would likely not be compatible with the existing horse properties adjacent to the site. The three residents also expressed concern that the proposed density (R1-35) of Cloud Estates was not sufficient adjacent to their R1-43 properties. They preferred that R1-43 zoning be maintained on the site.

Additionally, Mr. Joe Brekan, who owns an approximately 4.8 acre parcel to the east of the subject property, approached Town staff regarding a roadway concept plan that was proposed several years ago (see “Cloud Area Street Plan” attachment). Mr. Brekan noted that in 2005 he met with town staff to discuss legal access to his newly acquired property. The Town Attorney’s Office has advised staff that this access issue raised by Mr. Brekan is not a sufficient reason to hold up the Cloud Estates application(s) at this time. The Town Attorney’s office is in the process of researching the access issue raised by Mr. Brekan and will provide a recommendation or potential solution for Mr. Brekan prior to the Council meeting.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The Rezoning approved in case number RZ13-034 is effective upon signature by the property owner of the Prop. 207 waiver and filing of the waiver with the Town of Queen Creek Planning Division. Failure to sign and return the waiver to the Planning Division within 5 working days of the date of approval shall render this conditional approval null and void.
3. The Developer shall create a Home Owners Association (HOA) for the maintenance of all landscaping within all arterial and local right-of-ways adjacent to HOA residential lots and/or HOA owned tracts and all HOA owned open spaces, parks and/or tracts as shown on the plat or map of dedication.
4. This project shall be developed in the conformance Zoning Ordinance standards with the following modifications listed below.

Cloud Estates Development Standards		
Standard	R1-35 PAD (Proposed)	R1-35 (Code)
Minimum Lot Area (square feet)	25,000	35,000
Minimum Lot Width	140'	145'
Minimum Lot Depth	150'	None
Maximum Lot Coverage	30%	25%
Maximum Height	30'	30'
Minimum Building Setbacks -Front	30'	40'

-Sides	20'	20'
-Rear	30'	40'

5. The developer shall submit a clearance letter regarding archeological and cultural resources from the State Historic Preservation Office (SHPO) prior to final plat approval.
6. The Developer shall be responsible for the dedication of Right-of-Way (ROW) for all adjacent offsite improvements as outlined below:
 - a. 40 feet ROW (half street) on Cloud Road adjacent to the subject property street shall be dedicated to the Town of Queen Creek.
7. The Developer shall be responsible for the design and construction of all adjacent offsite improvements as outlined below:
 - b. Full ½ street improvements per the Town’s Detail No. R-103 shall be required to be designed and constructed for Cloud Road for all portions for the Right-of-Way adjacent to the project. Road improvements shall be to the centerline (section line) of the improved road and shall include removal and replacement of asphalt to the centerline. Improvement shall also include all appropriate roadway tapers as required by the Town’s Traffic Department.
8. All construction documents submitted to the Town for review during the final plat review phase shall be in accordance with Town Ordinances, Town checklists, Town design standards and guidelines, and requirements, except as superseded by these conditions of approval.
9. For offsite and onsite public improvements the Town requires cash, Irrevocable Letter of Credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer’s estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
10. A secondary temporary emergency access road shall be provided allowing emergency access to/from Power Road. This gated secondary access shall be designed and constructed associated with the final Engineering improvement plans. The Developer shall be responsible for obtaining a “Water and Access Easement” from the Rock Point Church property to the west. This will enable proper looping of the water line and provide the necessary access for emergency vehicles. This easement shall be recorded prior the recording of the Cloud Estates Final Plat. The developer shall utilize the new “Water and Access Easement” and construct an “all weather” access road from existing Ivy Lane to Lime Drive.

11. Solid fence designs shall require use of a minimum of three (3) materials including stone, brick, block or textured block including treated, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture.
12. Annexation into the Town of Queen Creek's sewer service area will be required.
13. Due to the 4 inch force main being potentially near capacity, a study must be conducted to insure the flows from this project can be handled by the current system. An alternative is to install the proposed 15 inch sewer main that eliminates the lift station and force main through a reimbursement agreement.

ATTACHMENTS

1. Aerial Photo Exhibit
2. Preliminary Subdivision Plat Exhibit
3. Preliminary Landscape Plan Color Exhibit
4. October 28, 2013 Neighborhood Meeting Attendance List
5. October 28, 2013 Neighborhood Meeting Minutes
6. Letter from Mr. Joe Brekan
7. Cloud Road Area Street Concept Plan

Cloud Estates

Power Rd (18400 E)

184th Pl

Via de Arboles

188th St

Via de Arboles

Via de

Cloud Rd

Cloud Rd

Sossaman Rd (19200 E)

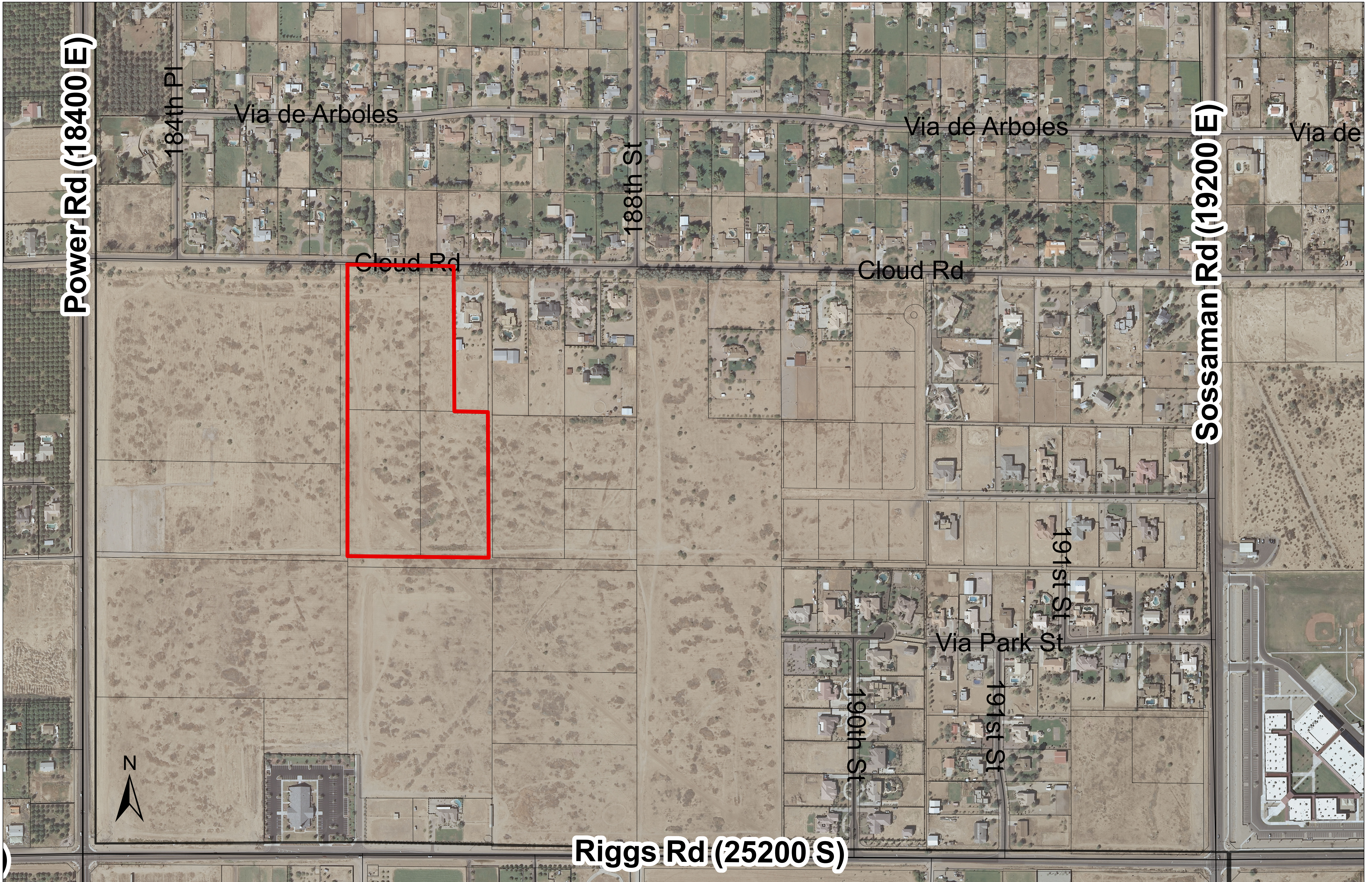
191st St

Via Park St

191st St

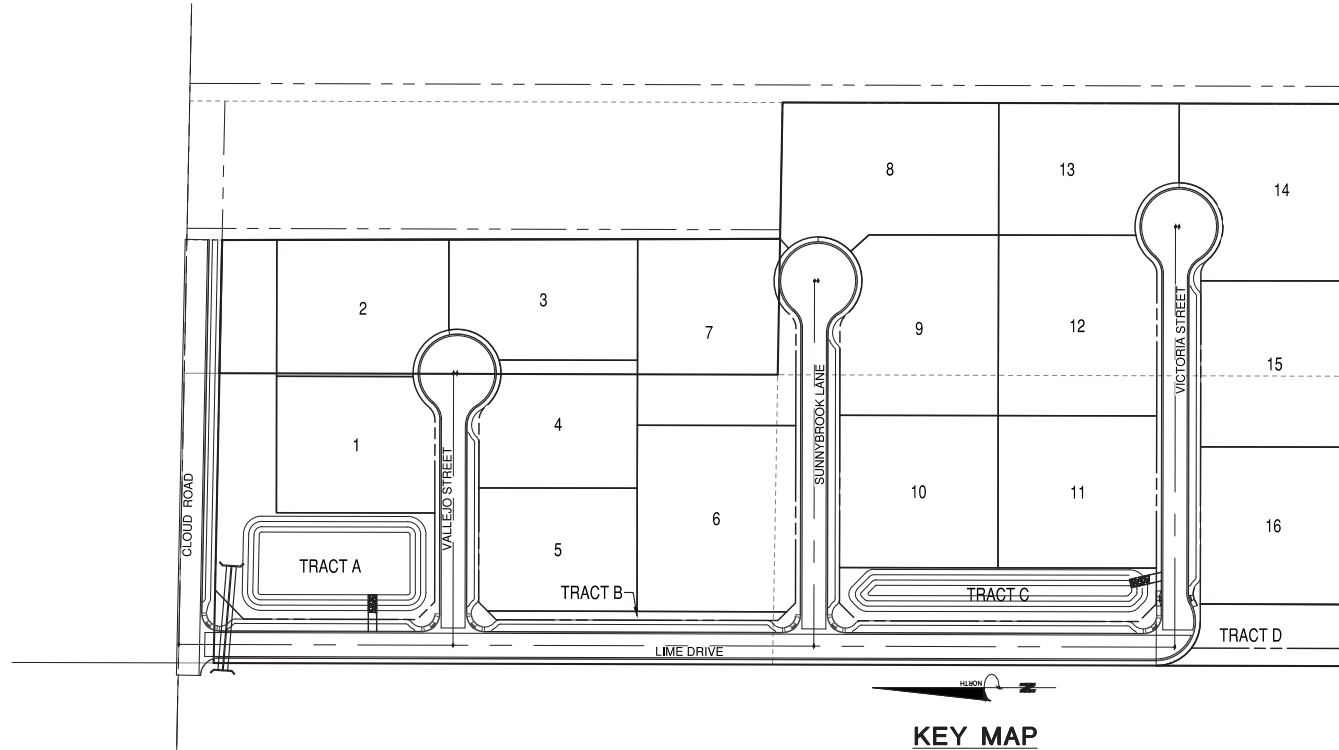
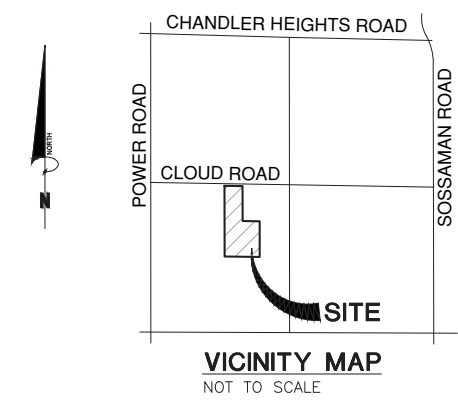
190th St

Riggs Rd (25200 S)



PRELIMINARY PLAT FOR CLOUD ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.01 FEET THEREOF.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 20 FEET; AND

EXCEPT THE SOUTH 25.01 FEET THEREOF.

SAID PARCEL CONTAINS 720,615 SQUARE FEET OR 16.54 ACRES, MORE OR LESS.

SITE DATA

EXISTING ZONING	R1-43 (MARICOPA COUNTY)
PROPOSED ZONING	R1-35 (TOWN OF QUEEN CREEK)
F.E.M.A. ZONE:	ZONE "X"
TOTAL SINGLE FAMILY LOTS:	16
GROSS AREA:	16.54 ac
OPEN SPACE REQUIRED:	5%
OPEN SPACE PROVIDED:	1.98 ac (11.9%)
NET AREA:	15.86 ac
DENSITY:	0.97 du/ac
MIN LOT AREA:	25,002 sf
MAX LOT AREA:	38,026 sf
AVERAGE LOT AREA:	31,326 sf
LATITUDE:	33°13'27.16"N
LONGITUDE:	111°40'48.97"W

UTILITIES SERVICES

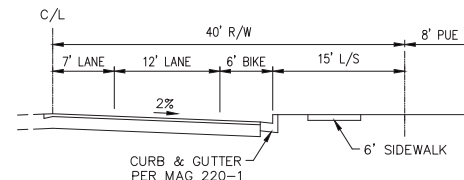
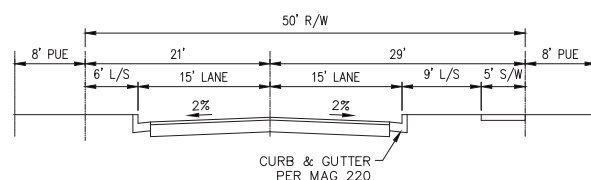
WATER:	QUEEN CREEK WATER COMPANY
SEWER:	TOWN OF QUEEN CREEK
ELECTRIC:	SALT RIVER PROJECT
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS

FLOOD ZONE CERTIFICATION:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3060H, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- SUBDIVISIONS WITH AN INDIVIDUAL RESIDENTIAL LOT OR LOTS LESS THAN 1 FULL ACRE (BUT AT LEAST 35,000 SQUARE FOOT) CAN USE ON-LOT RETENTION TO MEET 100 PERCENT OF THEIR REQUIRED RETENTION, AND SHALL IN ADDITION PROVIDE A BASIN OR BASINS TO RETAIN 50 PERCENT OF THE SUBDIVISION RETENTION REQUIREMENT. UNLESS SUBDIVISION RETENTION REQUIREMENTS ARE PROVIDED FOR ELSEWHERE.
- THE PRELIMINARY PLAT SHOWN IS BASED ON AN A.L.T.A./A.S.C.M. LAND TITLE SURVEY "CLOUD 15" RECORDED BY BOWMAN CONSULTING DATED AUGUST 2013.



OWNER/DEVELOPER:

CASON TYLER VENTURES, LLC
5108 NORTH 40TH STREET SUITE 3
PHOENIX, ARIZONA 85018
PHONE: (602) 957-1799
CONTACT: PERRY MATHIS

ENGINEER:

BOWMAN CONSULTING
3010 SOUTH PRIEST DR
SUITE 103
TEMPE, ARIZONA 85282
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX

PP01	COVER SHEET
PP02	PRELIMINARY PLAT

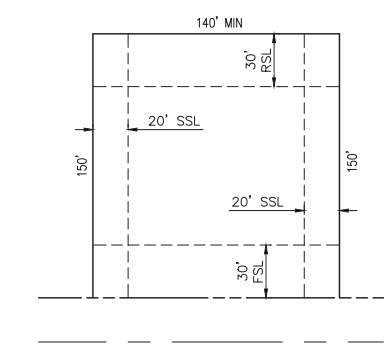
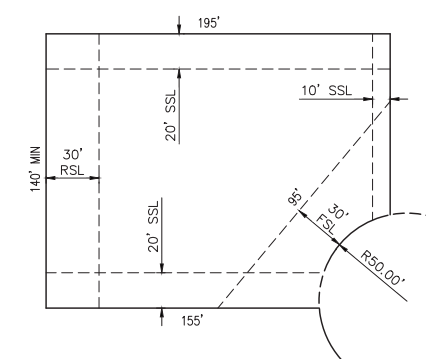
BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 88 DEGREES 51 MINUTES 08 SECONDS WEST

BENCHMARK

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
GDACS MONUMENT 20592-1:
FOUND 1/2" REBAR WITH NO ID IN HAND HOLE 0.75' DOWN AT
INTERSECTION OF POWER ROAD AND CLOUD ROAD
NORTHING: 810201.034
EASTING: 770582.611
ELEVATION: 1363.37 (NAVD 88)



LEGEND

- BRASS CAP AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND BRASS CAP AS NOTED
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ← DRAINAGE FLOW DIRECTION
- ⊙ EXISTING GAS MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- ⊞ EXISTING ELECTRICAL PULL BOX
- ⊞ EXISTING TELEPHONE PEDISTAL
- EXISTING GUY WIRE
- ⊙ EXISTING POWER POLE
- BOUNDARY LINE
- - - SECTION LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- - - EXISTING CONTOUR & ELEVATION
- - - EXISTING FENCE
- - - EX W - EXISTING WATER
- - - EX S - EXISTING SEWER
- - - 8" S - PROPOSED SEWER
- - - 8" W - PROPOSED WATER
- - - PUE PUBLIC UTILITY EASEMENT
- - - VNAE VEHICULAR NON-ACCESS EASEMENT
- - - VTE VISIBILITY TRIANGLE EASEMENT

Bowman

CONSULTING

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Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
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PRELIMINARY PLAT COVER SHEET
CLOUD ESTATES
MARICOPA COUNTY
Town of Queen Creek, Arizona

PROJECT NUMBER



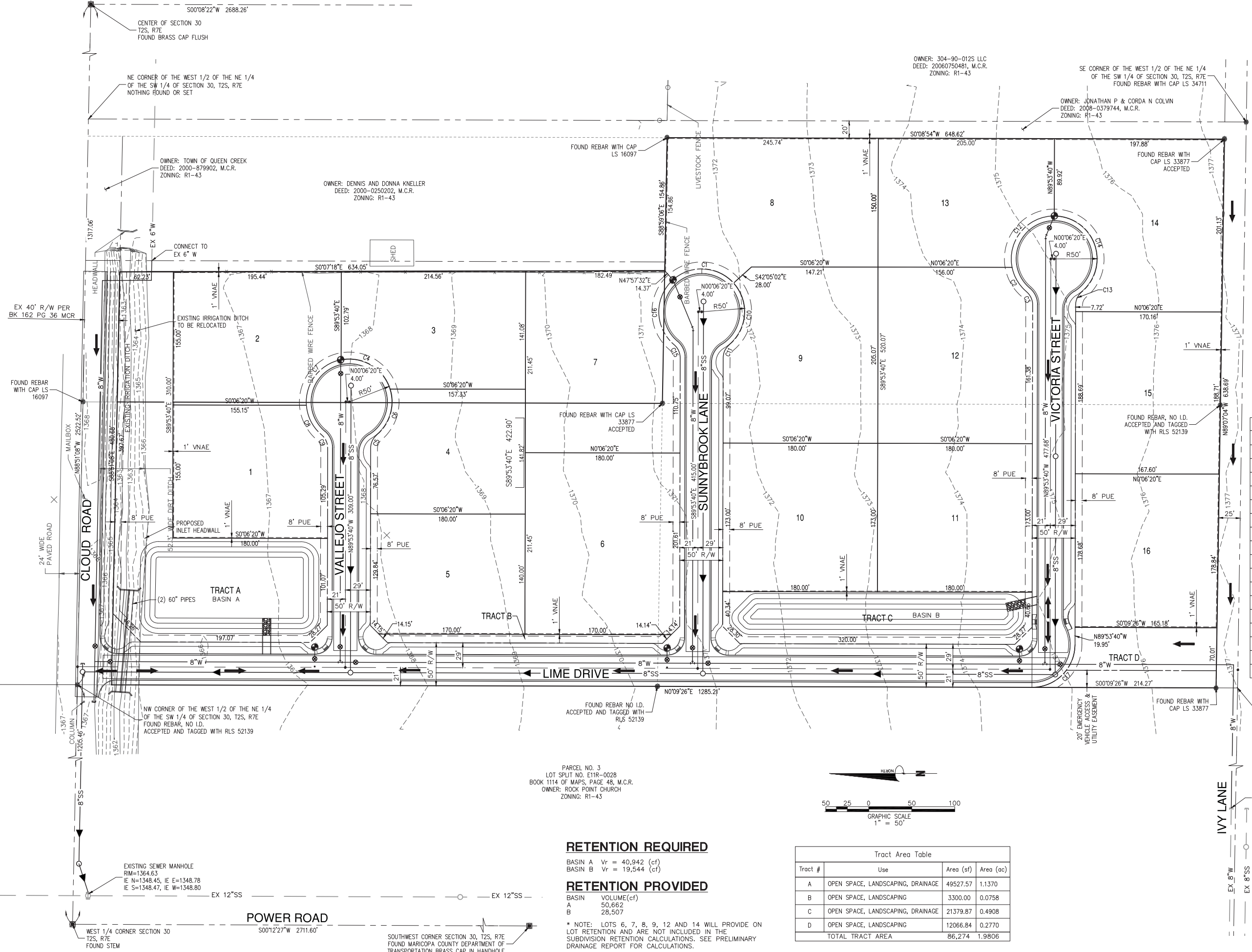
PLAN STATUS

DATE	DESCRIPTION
DD	DD TP
DESIGN	DRAWN CHKD

SCALE: H: V:
JOB No. 9790-01-001
DATE: 10/31/13

PP01
SHEET 1 OF 2

188TH STREET ALIGNMENT



LOT TABLE

LOT #	AREA (sf)	AREA (ac)
1	27215.36	0.6248
2	28722.52	0.6594
3	27886.85	0.6402
4	25001.59	0.5740
5	25135.41	0.5770
6	38025.80	0.8730
7	36461.06	0.8370
8	37844.84	0.8688
9	35006.35	0.8036
10	31140.00	0.7149
11	31140.00	0.7149
12	36375.79	0.8351
13	28277.73	0.6492
14	35258.07	0.8094
15	31865.81	0.7315
16	29742.76	0.6828

PARCEL CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA
C1	78.50'	50.00'	89°57'26"
C2	33.63'	50.00'	38°32'33"
C3	17.45'	20.00'	49°59'41"
C4	72.83'	50.00'	83°27'33"
C5	17.45'	20.00'	49°59'41"
C6	58.96'	50.00'	67°33'36"
C7	72.83'	50.00'	83°27'33"
C8	39.72'	50.00'	45°30'41"
C9	17.45'	20.00'	49°59'41"
C10	80.45'	50.00'	92°11'04"
C11	17.45'	20.00'	49°59'41"
C12	88.53'	50.00'	101°27'08"
C13	17.45'	20.00'	49°59'41"
C14	122.17'	50.00'	139°59'41"
C15	17.45'	20.00'	49°59'41"
C16	85.39'	50.00'	97°50'53"
C17	78.54'	50.00'	90°00'00"

PARCEL NO. 3
LOT SPLIT NO. E11R-002B
BOOK 1114 OF MAPS, PAGE 48, M.C.R.
OWNER: ROCK POINT CHURCH
ZONING: R1-43

RETENTION REQUIRED

BASIN A Vr = 40,942 (cf)
BASIN B Vr = 19,544 (cf)

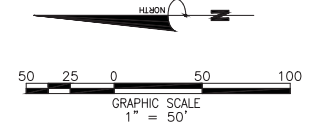
RETENTION PROVIDED

BASIN VOLUME(cf)
A 50,662
B 28,507

* NOTE: LOTS 6, 7, 8, 9, 12 AND 14 WILL PROVIDE ON LOT RETENTION AND ARE NOT INCLUDED IN THE SUBDIVISION RETENTION CALCULATIONS. SEE PRELIMINARY DRAINAGE REPORT FOR CALCULATIONS.

Tract Area Table

Tract #	Use	Area (sf)	Area (ac)
A	OPEN SPACE, LANDSCAPING, DRAINAGE	49527.57	1.1370
B	OPEN SPACE, LANDSCAPING	3300.00	0.0758
C	OPEN SPACE, LANDSCAPING, DRAINAGE	21379.87	0.4908
D	OPEN SPACE, LANDSCAPING	12066.84	0.2770
TOTAL TRACT AREA		86,274	1.9806



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www.bowmanconsulting.com
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PRELIMINARY PLAT
CLOUD ESTATES
MARIICOPA COUNTY
Town of Queen Creek, Arizona

PROJECT NUMBER



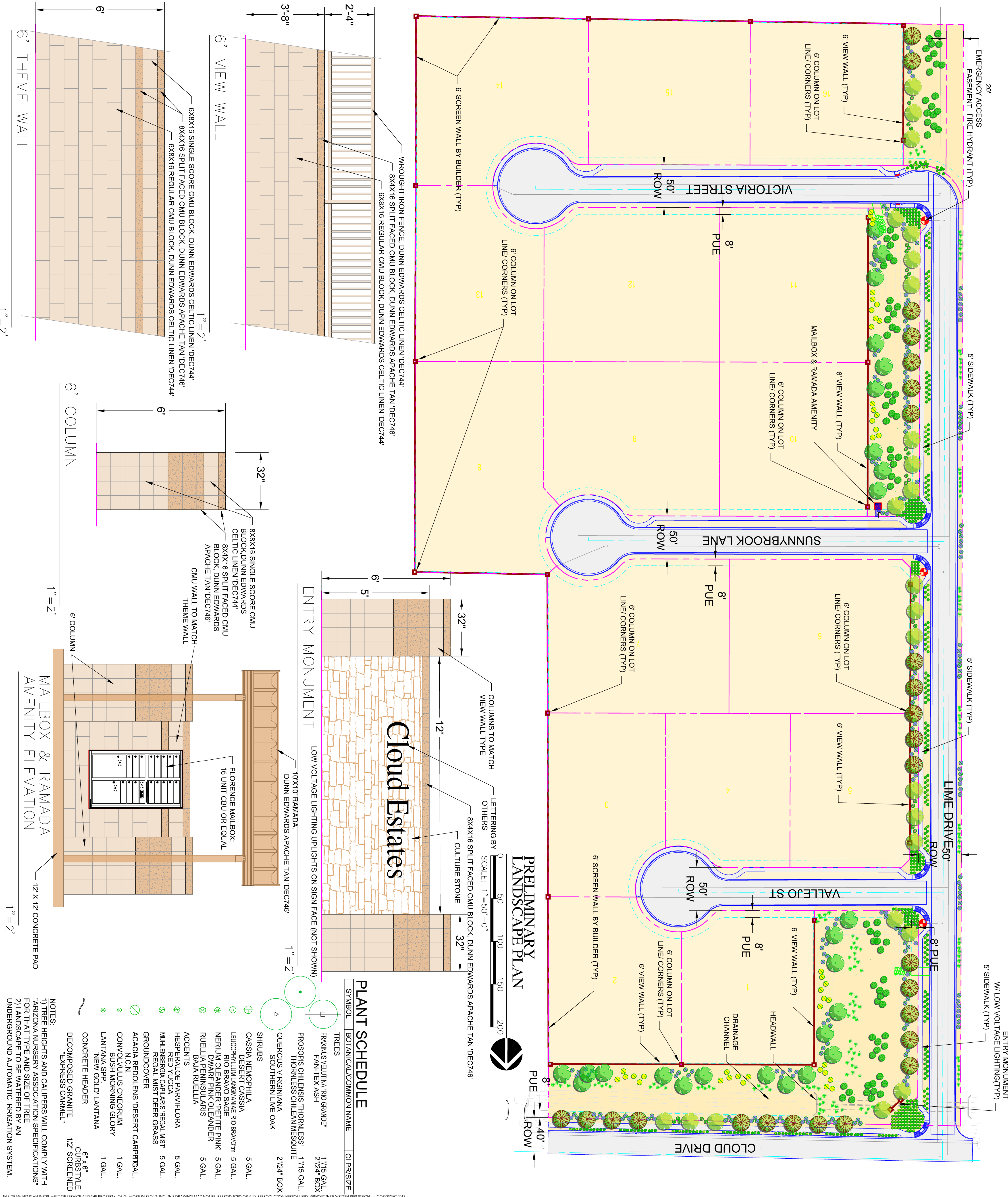
PLAN STATUS

DATE	DESCRIPTION
DD	DD TP
DESIGN	DRAWN CHKD
SCALE	H: 1"=50'
	V: NONE
JOB No.	9790-01-001
DATE :	10/31/13

PP01
SHEET 2 OF 2

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNERS AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED, ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, BRAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL, GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURERS INSTRUCTIONS, THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOIL ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP PRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNERS AGENT PRIOR TO DELIVERY.
14. STATE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT HOT BOUND). A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMEN ASSOCIATION STANDARDS.
16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BAKCRYLL.
17. ADD AGRI-DRUM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET
BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNERS AGENT.
19. THE OWNERS AGENT RESERVES THE RIGHT TO SELECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNERS AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, FERTIGING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL, DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.



GILMORE
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CLOUD ESTATES
CLOUD DRIVE EAST OF POWER ROAD
QUEEN CREEK, ARIZONA
PREPARED FOR: CASON TYLER

PLANNING
LANDSCAPE ARCHITECTURE

JOB NO. 12049
DRAWN BY: TCB
APPROVED BY: JIG
DATE: 12.13

SHEET
L1.0
1 OF 1

Expires 12/31/2014

NAME		STREET ADDRESS	CITY/TOWN	PHONE	EMAIL
LAST	FIRST				
Allan	Art	18602 E. Cloud Road	Queen Creek	480-987-3031	aallanx2@netzero.com
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Colvin	Jonathan	8733 N. 9th Avenue	Phoenix	602-678-0677	jccli@cox.net
Conner	Doreen	19014 E. Cloud Road	Queen Creek		
Denehy	Bridgett	18502 E. Cloud Road	Queen Creek	617-590-5191	
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Kneller	Donna	18639 E. Cloud Road	Queen Creek		
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Young	Ryan	18647 E. Cloud Road	Queen Creek	480-580-2624	

CLOUD ESTATES
NEIGHBORHOOD MEETING MINUTES

MEETING DATE: October 28, 2013, 6:00 pm

MEETING LOCATION: Queen Creek Public Library, Edward Abbey Room
21802 Ellsworth Road, Queen Creek, Arizona

THOSE IN ATTENDANCE: Troy Peterson, Bowman Consulting Group and Perry Mathis, Project Owner

Neighboring Property Owners: Art Allan, Joe Brekan, Jonathan Colvin, Doreen Conner, Bridgett Denehy, Teresa Grida, Steve Ingram, Donna Kneller, Dennis Kneller, Gary Little, Alex Matheson, Jan Nimmo, Anne Schaeffer, John Schaeffer, and Ryan Young

The following outlines Cloud Estate's neighboring homeowners' discussion points from the meeting:

1. Questions were asked regarding how utilities would be provided to the project. Water will connect to the line on the south side of Cloud Road and sewer will be extended in Cloud Road from Power Road to serve the project.
2. Several neighbors were concerned with future cut through traffic getting from the Rock Church and future school site to Cloud Road. It was requested that Lime Street not connect all the way to the Ivy alignment.
3. A discussion was held regarding the lots sizes and it was explained that the density is only one lot per acre even though lots are less than an acre in size as a result of common open space being provided for storm water retention and landscaped open space. Some neighbors felt that the project would enhance the area while others were not supportive.
4. The development public hearing process was explained, including the future Planning and Zoning Commission and Town Council hearings on the proposed project before the zoning is approved.
5. Project walls were discussed with suggestions that they be some sort of combined view fencing.
6. Existing drainage issues along Cloud Road were discussed.
7. Questions were asked regarding the size and future price of homes in the project. The homes will be custom homes, so these parameters are not known at this time.



Brett Burningham <brett.burningham@queencreek.org>

Cloud Estate proposed planned development and adjacent street requirement and improvement.

5 messages

Joe Brekan <joebrekan@gmail.com>
To: brett.burningham@queencreek.org

Thu, Nov 7, 2013 at 2:03 PM

Brett Burningham,

Attached is map of Council approved streets received at meeting with Town of Queen Creek Planning and Zoning in 2005. I was assured at the meeting that the Town of Queen Creek was in process of the purchase of the parcel adjacent to my property which includes the 25 feet west extending to Cloud Rd and the 50 feet south extending to Power Rd. The purpose of the meeting was to obtain confirmation of legal ingress/egress to my property before I closed escrow on the purchase. The close of escrow was delayed pending this assurance.

The attached map includes names of various Town of Queen Creek employees and signatures. All of the writing on the map was not made by me. This map was provided to me at the meeting by Town of Queen Creek attendee.

The map shows streets and equestrian trail approved by the Town Council. The street south of my property and the equestrian trail were mentioned by neighbors attending the meeting on October 28, 2012 at Queen Creek Public Library regarding the proposed Cloud Estates. The neighbors on Cloud Rd mentioned that at a previous meeting with Town of Queen Creek considering another proposal for same parcel that "no access to Cloud Rd was a Town requirement for the last proposed site plan". Also, another neighbor inquired as to what happened to the equestrian trail which was to run on the west boundary of Cloud Estates parcel and along the street south of Cloud Estates from Power Rd to Sossaman Rd. So, evidently other neighbors were also informed about the approved streets and the equestrian trail as shown on the attached map.

I would believe the Town of Queen Creek would put in the streets as approved or require adjacent landowners to complete the street improvements for the portion of street adjacent to their property as a condition of developmental approval by the Town of Queen Creek. Thus, the church owner to the west of Cloud Estates and the Chandler School District owner of property south and west would be required to improve street from Power Rd to boundary of Cloud Estates and owner of the Cloud Estates land, as a condition of approval for site plan development, be required to improve street adjacent to their property.

JOE BREKAN

Queen Ct # 9870496

2/8/02 Jim Scherer - Eng - Public, 9887 #243

6/1 Mike McAuley, Plan

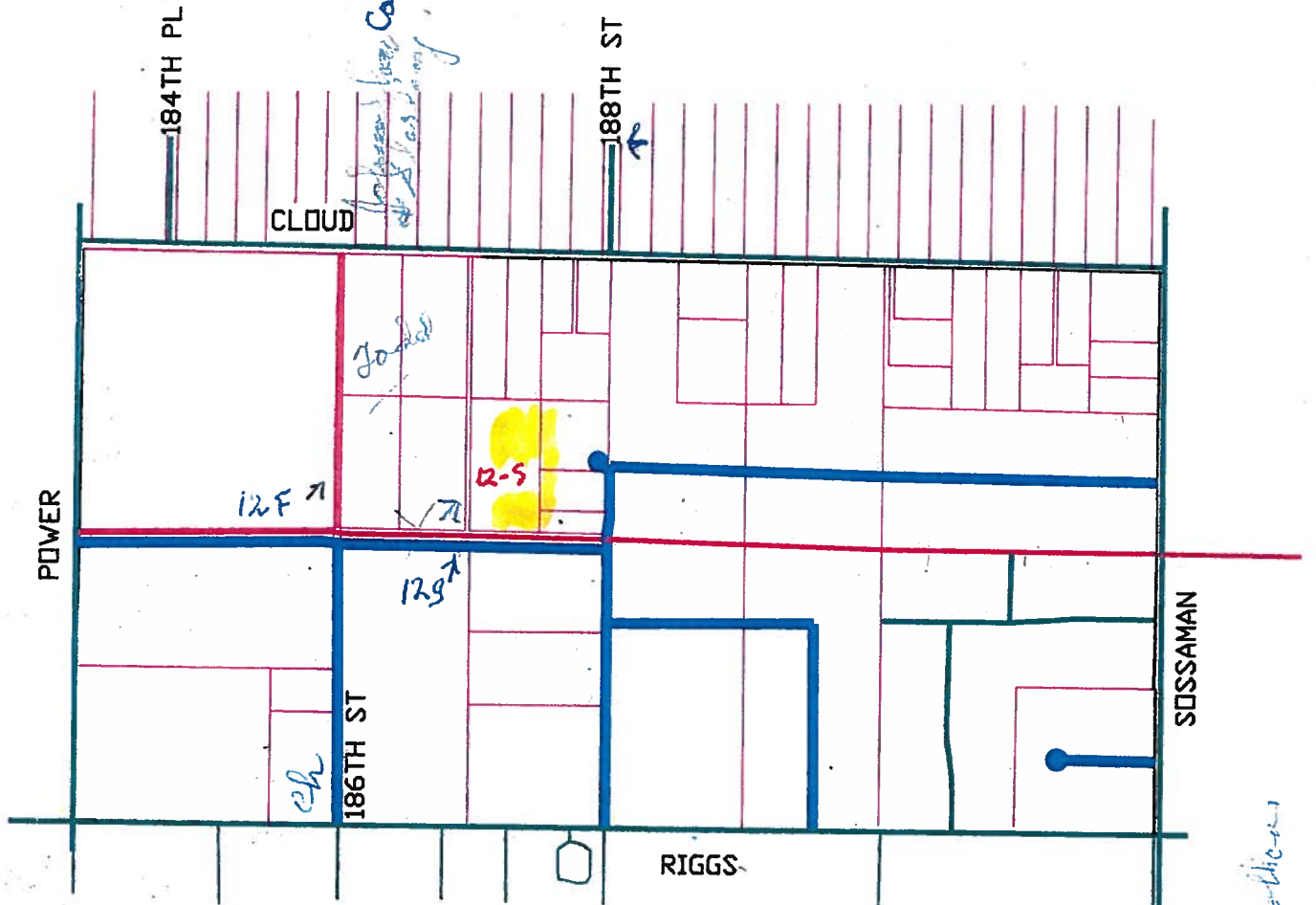
David Sterling - 307 532 4509 Dick Shaner

Jim Calderon

Joe B 602-330-5985-
4667 So Lake Shore - 82

CLOUD ROAD AREA STREET PLAN

APPROVED BY COUNCIL 12-04-02



- EXISTING STREETS
- EQUESTRIAN TRAIL
- PROPERTY LINES
- PROPOSED NEW STREETS

T.C. B. 8-5-00

Location of the new street