



Requesting Department:

Development Services

TO: PLANNING AND ZONING COMMISSION

THROUGH: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR

FROM: BRETT BURNINGHAM, PRINCIPAL PLANNER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON RZ13-041 "Church Farm Planned Area Development (PAD) Amendment", a request by William Lyon Homes for a PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55% for single-story homes only, generally located at the southeast corner of Ocotillo Road and Signal Butte Road.

DATE: JANUARY 8, 2014

STAFF RECOMMENDATION

Staff recommends approval of RZ13-041 "Church Farm PAD Amendment" subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve RZ13-041 "Church Farm PAD Amendment" subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL

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.

General Plan, Goal 3, Develop superior residential neighborhoods

Policy 3F: Incorporate private parks, trails and open spaces that provide connectivity to the Town’s existing and proposed parks, trails and open space system as design elements in all new residential developments.

SUMMARY

This Church Farm PAD Amendment proposes to increase the maximum lot coverage for the R1-7/PAD District (for Parcels C and K) from 40/45% to 50/55% for single-story homes only. The subject property is generally located at the southeast corner of Ocotillo Road and Signal Butte Road. This request includes 425 of the lots in Church Farm master plan that are zoned R1-7/PAD within two parcels (Parcels C and K). There are 2,310 lots in total planned for Church Farm. This lot coverage increase potential affects approximately 18% of the total homes in the project.

HISTORY

October 1, 2008:	Town Council approved annexation of Church Farm into the Town of Queen Creek.
June 16, 2010:	Town Council approved GP10-014, Minor General Plan Amendment reducing the size of Community Commercial from 45 acres to 25 acres.
March 14, 2012	Planning Commission recommended approval of RZ11-038 and SD11-039.
April 18, 2012	Town Council approved the 879-acre Planned Area Development (PAD) (RZ11-038) and Preliminary Plat (SD11-039) for Church Farm.

DISCUSSION

The Church Farm site is generally located at the southeast corner of Ocotillo Road and Signal Butte Road. Parcel C contains 55 acres. Parcel K contains 109 acres (see Zoning Exhibit attachment). The applicant is proposing a PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40%/45% to 50%/55% for single-story homes.

In 2012, the Church Farm PAD was amended to provide a range of residential lots ranging from 5,500 square feet to one acre-plus sized lots. The approved PAD zoning includes R1-4, R1-5, R1-7, and R1-9 designations with a PAD overlay matching the lot size offering. The applicant noted that the intent of the approved PAD was to provide a range of lifestyle and housing opportunities that will allow for families in all phases of their lives to live in this master planned community.

Since the Church Farm PAD approval, William Lyon Homes has been designing product for each of the five lot categories. As part of that effort, the homebuilder has identified a concern with the product proposed within the R1-7 zoning district. To promote diversity in floor plan design, which incorporates front and rear outdoor living spaces, the R1-4 and R1-5 zoning districts included increased lot coverage percentages. The applicant, however, did not extend that request for increased coverage in the R1-7 zoning district. This has now become an issue for the single story offerings in the R1-7 parcels, as the existing lot coverage cap of 40% (or 45% including the 5% bonus for enlarged front porches) limits the maximum living area to approximately 2,400 square feet (or 2,900 square feet with the bonus). According to the applicant, that square footage is matched and even exceeded by the single story plan offerings in the R-4 and R1-5 zoning districts in Church Farm due to the increased lot coverages in those districts. From a sales standpoint, that is seen as a significant problem for the homebuilder as they are reporting it is difficult to sell a smaller home on a bigger lot for a higher price. If unresolved, the William Lyon Homes indicates it is likely only 2-story homes will be built in the R1-7 parcels (i.e. Parcel C and Parcel K) within Church Farm.

In an effort to resolve this issue, William Lyon Homes is requesting to increase the maximum lot coverage for the R1-7 zoning district to 50% (or 55% with the 5% bonus for enlarged front porches) for single story homes only. William Lyon Homes believes this increase will result in a much higher percentage of single story homes being sold and built in Parcel C and Parcel K. The resulting lower percentage of two-story homes will lessen the “higher intensity” impression two story homes make which will be beneficial to both the residents of Church Farm and Queen Creek as a whole. The Church Farm master planned community should allow for progressively larger homes as the lots become progressively bigger. The current PAD for Church Farm was designed to follow this progression and does so in all other scenarios except single story plans in the R1-7 zoning district. This is best illustrated in the table below when comparing the buildable footprint areas of the R1-5 and R1-7 lots.

Church Farm PAD Amendment			
	R1-5	R1-7 (Current)	R1-7 (Proposed)
Typical Lot Dimensions	60' x 115'	70' x 120'	NO CHANGE
Coverage (Standard / Bonus)	50% / 55%	40% / 45%	50% / 55%
Buildable Footprint Estimate (Square Footage)	3,450 - 3,795	3,360 - 3,760	4,200 - 4,620

This PAD Amendment request effects 425 lots zoned R1-7 over two parcels (Parcels C & K) in the Church Farm Master Plan. There are 2,310 lots in total planned for Church Farm, thus this lot coverage increase potential affects about 18% of the total homes in the project.

According to the homebuilder, approval of this proposal, will significantly improve the larger home options available to future Queen Creek residents as well as restoring the logical progression to home size offerings within the community. In addition to providing a better mix of housing choices to the community, William Lyon Homes has noted that the streetscape will also improve by having significantly more single story homes which break up the less attractive mass an all two-story home streetscape would create (see attached Street Scenes and Plot Plans Exhibit).

Church Farm PAD Amendment Project Information	
Project Name	Church Farm PAD Amendment
Site Location	Southeast corner of Signal Butte and Ocotillo Roads
Current Zoning	Planned Area Development (PAD)
Proposed Zoning	PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55%
General Plan Designation	Very Low Density Residential (VLDR 0-1 DU/AC), Medium Density Residential (2-3 DU/AC) Medium High Density Residential (MHDRA (3-5 DU/AC), Commercial Services (CS)
Surrounding Zoning Designations:	
North	R1-43 Residential (undeveloped land)
South	Recreation / Conservation; Queen Creek Wash
East	SR, and CR-1 (Single Family Residential) Pinal County
West	R1-9 (PAD), R1-6 (PAD) R1-43, Queen Creek
Gross Acreage	164.5 acres
Total Lots/Units	425

ANALYSIS

General Plan Review: The Church Farm project is located in the Low Density Residential (0-1 DU/AC), Medium Density Residential (2-3 DU/AC), Medium High Residential (3-5 DU/AC) and Commercial Services (CS). This PAD Amendment is consistent with the General Plan.

Zoning Review: The zoning designation of the Church Farm is Planned Area Development (PAD) with underlying zoning districts of C-2, R/C, PQ/P, R1-9, R1-7, R1-5 and R1-4. This PAD Amendment proposal is consistent with the existing PAD zoning for Church Farm.

PUBLIC COMMENTS

The applicant conducted a Neighborhood Meeting on Monday, December 23, 2013, 2013 after notifying all property owners within 1,200 feet of the subject property.

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

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. This project shall be developed in the conformance Zoning Ordinance standards with the following modifications listed below.

	R1-7 (Current)	R1-7 (Proposed)
Typical Lot Dimensions	70' x 120'	NO CHANGE
Coverage (Standard / Bonus)	40% / 45%	50% / 55%

3. The rezoning approved in case number RZ13-041 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.

ATTACHMENTS

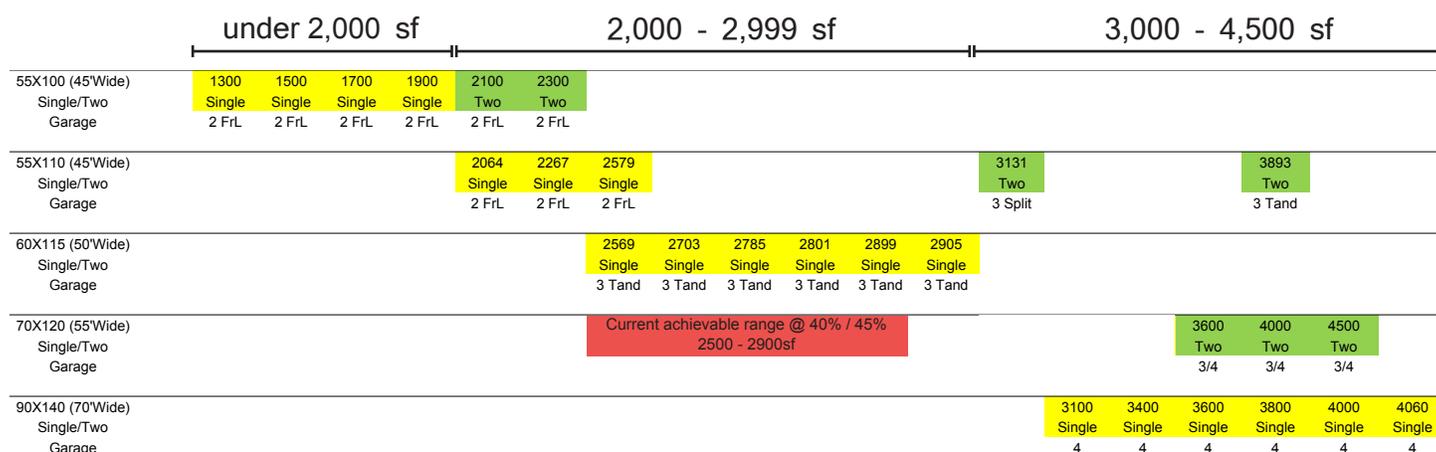
1. Narrative
2. Zoning Exhibit
3. Street Scenes and Plot Plans Exhibit
4. Neighborhood Meeting Summary



Church Farm R1-7 PAD Amendment Narrative

Located at the SEC of Ocotillo and Signal Butte Road, the ~830 net acre Church Farm project has been in existence since 2005. More recently in 2012, the PAD was amended to provide a range of residential lots ranging from 5,500sf to acre-plus sized. The approved zoning includes R1-4, R1-5, R1-7, and R1-9 designations with a Planned area Development (PAD) overlay matching the lot size offering. The intent of the approved PAD is to provide a range of lifestyle and housing opportunities that will allow for families in all phases of their lives to live in this well amenitized master planned community.

Since the PAD approval, William Lyon Homes has been designing product for each of the five typical lot widths to maximize the variety on offer. As part of that effort, they have identified a concern with the product proposed in the R1-7 zoning district. To promote diversity in floor plan design which incorporate large front and year outdoor living spaces, the R1-4 and R1-5 zoning districts included increased lot coverage percentages. Unfortunately, we did not extend that request for increased coverage in the R1-7 zoning district which has now become a significant issue for the single story offerings in the R1-7 as the existing lot coverage cap of 40% (or 45% with 5% bonus for enlarged front porches) limits the maximum living area to approximately 2,400 square feet (or ~2,900 square feet with bonus). Unfortunately, that square footage is matched and even surpassed by the single story plan offerings in the smaller zoning districts. From a sales standpoint, that is a significant problem as it is nearly impossible to sell a smaller home on a bigger lot for a larger price. If unresolved, we will likely see only 2-story homes sold and built in the R1-7 parcels which neither we, nor the Town would want. The below graph illustrates this issue.





Request

To resolve this issue, we are requesting to increase the maximum lot coverage for the R1-7 zoning district to 50% for SINGLE STORY homes only. We believe this increase will result in a much higher percentage of single story homes being sold and built. The resulting lower percentage of two-story homes will lessen the “higher intensity” impression two story homes make which will be beneficial to both the residents of Church Farm and the Queen Creek community as a whole.

The master planned community should allow for progressively larger homes as the lots become progressively bigger. The current PAD for Church Farms was designed to follow this progression and does so in all other scenarios except single story plans in the R1-7 zoning district. This is best illustrated when comparing the buildable footprint areas of the R1-5 and R1-7 lots.

	R1-5	R1-7 (Currently)	R1-7 Proposed (Single-story ONLY)
Typ. Lot Dimensions	60 x 115	70 x 120	NO CHANGE
Coverage (Std./Bonus)	50% / 55%	40% / 45%	50% / 55%
Buildable Footprint	3,450sf / 3,795sf	3,360sf / 3,760sf	4,200sf / 4,620sf
Set Backs			NO CHANGE

Most families choose a house based on the size and layout of the livable area and as it is currently approved, there is a disincentive for home purchasers to buy a single story home on the larger R1-7 lots if they can buy the same size or even larger single story home on the smaller lots (R1-5) at a lesser price. Thus, the only way the buyer can buy a comparably sized home on an R1-7 lot is to purchase a 2-story home. Faced with that choice, R1-7 parcels will likely be dominated by 2-story homes if the current PAD is not amended.

The graph on the next page illustrates how the logical progression of home sizes will work if the requested amendment is approved. This is more in line with what a sustainable master plan community should offer and reflects the plan line up for Church Farm that William Lyon Homes is designing specifically for this community.



	under 2,000 sf				2,000 - 2,999 sf			3,000 - 4,500 sf					
55X100 (45'Wide) Single/Two Garage	1300 Single 2 FrL	1500 Single 2 FrL	1700 Single 2 FrL	1900 Single 2 FrL	2100 Two 2 FrL	2300 Two 2 FrL							
55X110 (45'Wide) Single/Two Garage				2064 Single 2 FrL	2267 Single 2 FrL	2579 Single 2 FrL		3131 Two 3 Split		3893 Two 3 Tand			
60X115 (50'Wide) Single/Two Garage					2569 Single 3 Tand	2703 Single 3 Tand	2785 Single 3 Tand	2801 Single 3 Tand	2899 Single 3 Tand	2905 Single 3 Tand			
70X120 (55'Wide) Single/Two Garage								3000 Single 3Tan/Spl	3150 Single 3Tan/Spl	3300 Single 3Tan/Spl	3600 Two 3/4	4000 Two 3/4	4500 Two 3/4
90X140 (70'Wide) Single/Two Garage								3100 Single 4	3400 Single 4	3600 Single 4	3800 Single 4	4000 Single 4	4060 Single 4

Only possible with proposed R1-7 lot cover of 50% (Single Story ONLY)

This request effects 425 lots zoned R1-7 over two parcels (Parcels C & K) in the Church Farm Master Plan. There are 2310 lots in total planned for Church Farm, thus this lot coverage increase potential affects about 18% of the total homes in the project. With approval of this proposal, Church Farm will significantly improve the larger home options available to new Queen Creek residents as well as restoring the logical progression to home size offerings within the community.



In addition to providing a better mix of housing choices to the community, the streetscape also improves by having significantly more single story homes which break up the less attractive mass an all two-story home streetscape would result in. In addition, please note that the set backs have not changed, only the lot coverage is proposed to be modified.

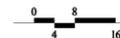


Conceptual Street Scene - 40% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona


William Lyon Homes, Inc.
8800 E. Chaparral Rd, Ste. 260
Scottsdale, AZ 85250 (480) 650-3721




IDKSI
DESIGN
PLANNING
PH: 949.230.4537

PROJECT NO. 201300XX
11-01-2013

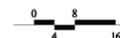


Conceptual Street Scene - 50% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona


William Lyon Homes, Inc.
8800 E. Chaparral Rd, Ste. 260
Scottsdale, AZ 85250 (480) 650-3721




IDKSI
DESIGN
PLANNING
PH: 949.230.4537

PROJECT NO. 201300XX
11-01-2013



Queen Creek is a community that is known for its rural character and less “intense” lifestyle. Families move to Queen Creek to enjoy more space both inside and outside their homes. Being able to offer a relatively larger lot and still have a large single story floor plan is vital to the success of Church Farm and promotes the lower intensity image that we are all trying to achieve. We were able to build that into the other zoning districts with the 2012 Church Farm PAD but because William Lyon Homes was designing brand new floor plans tailored to Queen Creek, we were not aware of this issue back then. Therefore, we are coming to you now and asking your assistance to rectify this situation which we believe is a benefit to all of us as well as the future residents of the Town.

PARCEL C – MARICOPA COUNTY

A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE, BEARS NORTH 89°57'52" WEST, 2,622.36 FEET;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, SOUTH 00°27'02" EAST, 1,903.98 FEET TO THE SOUTHWEST CORNER OF CHURCH FARM ACRES AS SHOWN ON FINAL PLAT RECORDED IN BOOK 924, PAGE 29, MARICOPA COUNTY RECORDS (M.C.R.) AND THE POINT OF BEGINNING.

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, ALONG THE SOUTH LINE OF SAID CHURCH FARM ACRES, NORTH 89°49'32" EAST, 1,256.11 FEET, TO THE SOUTHEAST CORNER OF SAID CHURCH FARM ACRES;

THENCE LEAVING SAID SOUTH LINE, CONTINUING, NORTH 89°49'32" EAST, 50.00 FEET;

THENCE SOUTH 00°10'28" EAST, 532.33 FEET;

THENCE NORTH 89°03'03" WEST, 118.67 FEET;

THENCE NORTH 45°10'28" WEST, 28.28 FEET;

THENCE SOUTH 89°49'32" WEST, 120.00 FEET;

THENCE SOUTH 00°10'28" EAST, 767.72 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE WESTERLY ALONG SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 3,000.00 FEET, THE CENTER OF WHICH BEARS NORTH 04°10'01" WEST, THROUGH A CENTRAL ANGLE OF 03°59'33", AN ARC LENGTH OF 209.05 FEET;

THENCE SOUTH 89°49'32" WEST, 666.21 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY ALONG SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1,200.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°10'28" WEST, THROUGH A CENTRAL ANGLE OF 28°05'02", AN ARC LENGTH OF 588.19 FEET;

THENCE NORTH 62°05'26" WEST, 776.40 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,900.00 FEET, THE CENTER OF WHICH BEARS SOUTH 27°54'34" WEST, THROUGH A CENTRAL ANGLE OF 08°50'50", AN ARC LENGTH OF 293.39 FEET;

THENCE NORTH 18°47'22" EAST, 42.12 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE NORTHERLY ALONG SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1,000.63 FEET, THE CENTER OF WHICH BEARS NORTH 71°12'49" WEST, THROUGH A CENTRAL ANGLE OF 19°12'52", AN ARC LENGTH OF 335.56 FEET;

THENCE NORTH 89°54'09" EAST, 129.81 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY ALONG SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 775.00 FEET, THE CENTER OF WHICH BEARS SOUTH 00°05'51" EAST, THROUGH A CENTRAL ANGLE OF 12°16'05", AN ARC LENGTH OF 165.94 FEET;

THENCE NORTH 12°10'13" EAST, 50.00 FEET;

THENCE SOUTH 89°50'59" EAST, 386.80 FEET;

THENCE SOUTH 62°05'26" EAST, 325.40 FEET;

THENCE NORTH 47°36'09" EAST, 404.67 FEET, TO SAID NORTH-SOUTH MID-SECTION LINE OF SAID SECTION;

THENCE ALONG SAID NORTH-SOUTH MID-SECTION LINE, NORTH 00°27'02" WEST, 143.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 2,399,999 SQUARE FEET OR 55.096 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PARCEL K – PINAL COUNTY

A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19, A 1/2-INCH REBAR WITH NO IDENTIFICATION, FROM WHICH THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 EAST, A 3-INCH GENERAL LAND OFFICE BRASS CAP IN HANDHOLE, BEARS NORTH 00°32'35" WEST, 2,482.63 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 19, NORTH 00°32'35" WEST, 60.85 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING, NORTH 00°32'35" WEST, 220.40 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°49'52" EAST, 381.68 FEET;

THENCE SOUTH 00°10'08" EAST, 5.00 FEET;

THENCE NORTH 89°49'52" EAST, 1,310.06 FEET;

THENCE SOUTH 00°10'08" EAST, 100.00 FEET;

THENCE NORTH 89°47'51" EAST, 340.17 FEET;

THENCE SOUTH 00°12'09" EAST, 176.21 FEET;

THENCE SOUTH 00°12'35" EAST, 2,118.51 FEET;

THENCE SOUTH 89°27'26" WEST, 896.46 FEET TO A POINT OF NON TANGENT CURVATURE;

THENCE NORTHERLY ALONG SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 425.00 FEET, THE CENTER OF WHICH BEARS SOUTH 83°59'58" WEST, THROUGH A CENTRAL ANGLE OF 03°16'56", AN ARC LENGTH OF 24.35 FEET;

THENCE SOUTH 84°54'42" WEST, 304.79 FEET;

THENCE SOUTH 89°27'26" WEST, 812.42 FEET TO A POINT OF NON TANGENT CURVATURE;

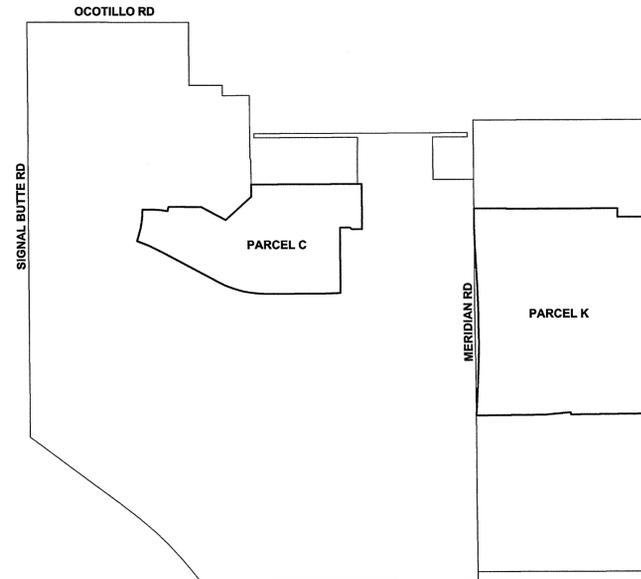
THENCE NORTHERLY ALONG SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 5,000.00 FEET, THE CENTER OF WHICH BEARS SOUTH 88°53'06" EAST, THROUGH A CENTRAL ANGLE OF 02°48'36", AN ARC LENGTH OF 245.22 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY ALONG SAID REVERSE CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 08°56'09", AN ARC LENGTH OF 1,559.60 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY ALONG SAID REVERSE CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 5,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°28'03", AN ARC LENGTH OF 389.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,766,899 SQUARE FEET OR 109.433 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.



R1-9 STANDARDS	
DEVELOPMENT STANDARDS	STANDARDS FOR R1-9
MINIMUM LOT SIZE	12,600 sq. ft.*
LOT WIDTH MINIMUM	90'
LOT WIDTH MAXIMUM	NONE
LOT DEPTH MINIMUM	140'*
LOT DEPTH MAXIMUM	NONE
BUILDING HEIGHT MAXIMUM	30'
FRONT SETBACK MINIMUM	20' TO LIVING AREA OR FRONT FACING GARAGE, 15' TO COVERED PORCH OR SIDE ENTRY GARAGE
FRONT SETBACK MAXIMUM	30'
SIDE SETBACK MINIMUM	5'; 15' TOTAL
BUILDING SEPARATION	10'
REAR SETBACK MINIMUM	25', 20' FOR COVERED PATIO
COVERED PATIO AREA MINIMUM	180 sq. ft. REAR
LOT COVERAGE MAXIMUM	40%
FRONT FACING GARAGE PERCENTAGE MAXIMUM	40%

* EXCEPT TO ACCOMMODATE CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCRACHES INTO THE TYPICAL LOT DEPTH.

R1-7 STANDARDS	
DEVELOPMENT STANDARDS	STANDARDS FOR R1-7
MINIMUM LOT SIZE	8,400 sq. ft.*
LOT WIDTH MINIMUM	70'
LOT WIDTH MAXIMUM	NONE
LOT DEPTH MINIMUM	120'*
LOT DEPTH MAXIMUM	NONE
BUILDING HEIGHT MAXIMUM	30'
FRONT SETBACK MINIMUM	20' TO FRONT FACING GARAGE; 15' TO LIVING AREA, COVERED PORCH OR SIDE ENTRY GARAGE
FRONT SETBACK MAXIMUM	30'
SIDE SETBACK MINIMUM	5'; 15' TOTAL
BUILDING SEPARATION	10'
REAR SETBACK MINIMUM	25', 20' FOR COVERED PATIO
COVERED PATIO AREA MINIMUM	180 sq. ft. REAR
LOT COVERAGE MAXIMUM	50% 1-STORY 40% 2-STORY
FRONT FACING GARAGE PERCENTAGE MAXIMUM	40%

PROPOSED MODIFICATIONS IN **BOLD**
* EXCEPT TO ACCOMMODATE CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCRACHES INTO THE TYPICAL LOT DEPTH.

R1-5 STANDARDS	
DEVELOPMENT STANDARDS	STANDARDS FOR R1-5
MINIMUM LOT SIZE	6,900 sq. ft.*
LOT WIDTH MINIMUM	60'
LOT WIDTH MAXIMUM	NONE
LOT DEPTH MINIMUM	115'*
LOT DEPTH MAXIMUM	NONE
BUILDING HEIGHT MAXIMUM	30'
FRONT SETBACK MINIMUM	20' TO FRONT FACING GARAGE; 15' FOR SIDE ENTRY GARAGE OR LIVING AREA 10' FOR COVERED PORCH
FRONT SETBACK MAXIMUM	30'
SIDE SETBACK MINIMUM	5'
BUILDING SEPARATION	10'
REAR SETBACK MINIMUM	20', 15' FOR SINGLE STORY HOMES OR COVERED PATIO
COVERED PATIO AREA MINIMUM	180 sq. ft. FRONT AND REAR
LOT COVERAGE MAXIMUM	55% 1-STORY 50% 2-STORY
FRONT FACING GARAGE PERCENTAGE MAXIMUM	45%

* EXCEPT TO ACCOMMODATE CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCRACHES INTO THE TYPICAL LOT DEPTH.

R1-4 STANDARDS	
DEVELOPMENT STANDARDS	STANDARDS FOR R1-4
MINIMUM LOT SIZE	5,500 sq. ft.*
LOT WIDTH MINIMUM	55'
LOT WIDTH MAXIMUM	NONE
LOT DEPTH MINIMUM	100'*
LOT DEPTH MAXIMUM	NONE
BUILDING HEIGHT MAXIMUM	30'
FRONT SETBACK MINIMUM	20' TO FRONT FACING GARAGE; 15' FOR SIDE ENTRY GARAGE OR LIVING AREA 10' FOR COVERED PORCH
FRONT SETBACK MAXIMUM	30'
SIDE SETBACK MINIMUM	5'
BUILDING SEPARATION	10'
REAR SETBACK MINIMUM	15', 10' FOR SINGLE STORY HOMES OR COVERED PATIO
COVERED PATIO AREA MINIMUM	180 sq. ft. FRONT AND REAR
LOT COVERAGE MAXIMUM	60% 1-STORY 50% 2-STORY
FRONT FACING GARAGE PERCENTAGE MAXIMUM	45%

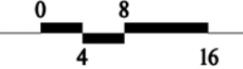
* EXCEPT TO ACCOMMODATE CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCRACHES INTO THE TYPICAL LOT DEPTH.



Conceptual Street Scene - 40% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona




William Lyon Homes, Inc.
8800 E. Chaparral Rd, Ste. 260
Scottsdale, AZ 85250 (480) 850-3721

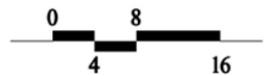
Design &
1033
Planning
PH: 949.230.4537



Conceptual Street Scene - 50% Lot Coverage

Queen Creek - 55' Wide Product

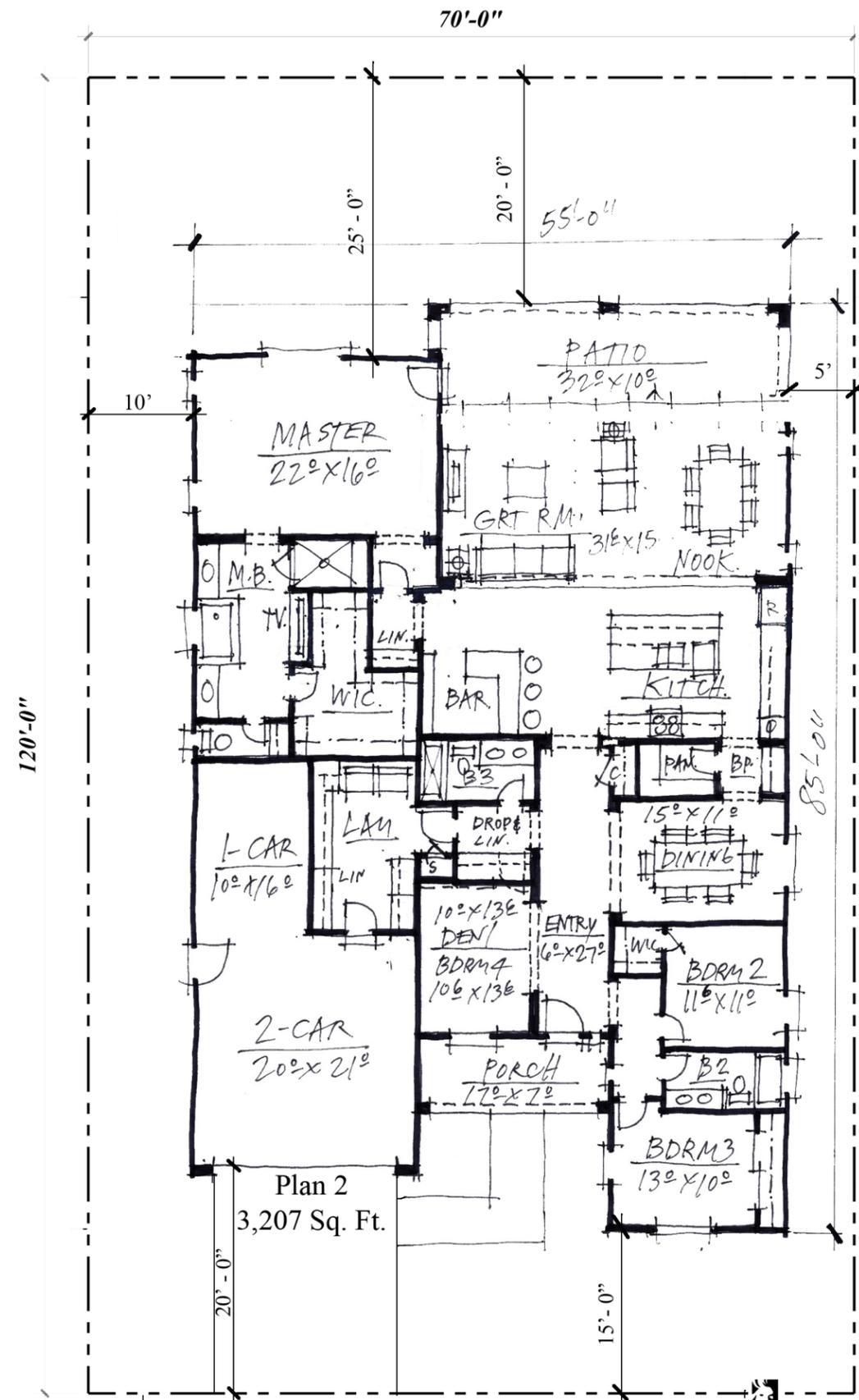
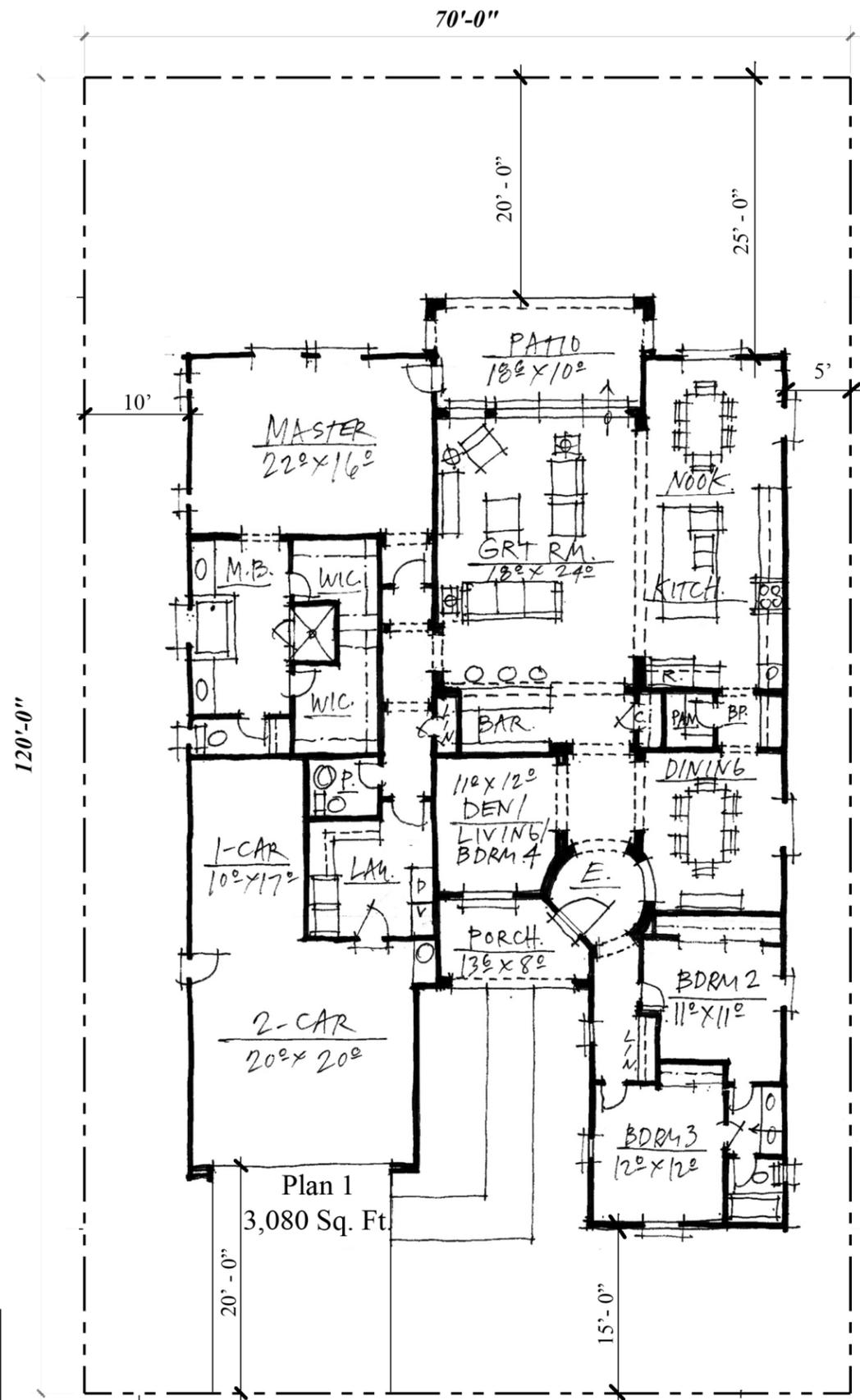
Queen Creek, Arizona




William Lyon Homes, Inc.
8800 E. Chaparral Rd, Ste. 260
Scottsdale, AZ 85250 (480) 850-3721

Design &
1033
Planning
PH: 949.230.4537

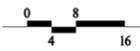
PROJECT NO. 201300XX
11-01-2013

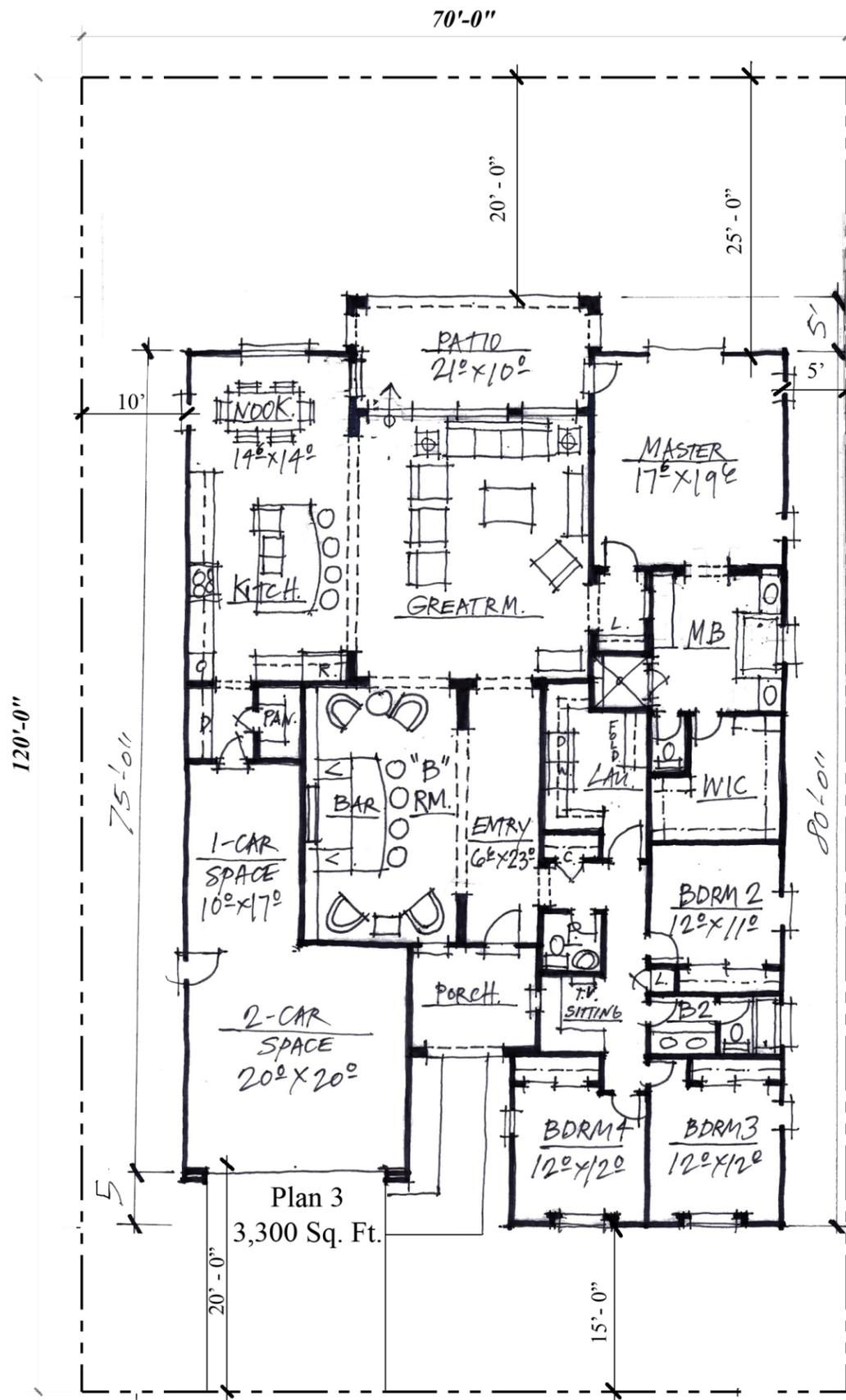


Queen Creek 70 x 120 Lot

Queen Creek, Arizona

William Lyon Homes, Inc.
8800 E. Chaparral Rd, Ste. 260
Scottsdale, AZ 85250 (480) 850-3721

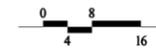




Queen Creek 70 x 120 Lot

Queen Creek, Arizona

William Lyon Homes, Inc.
 8800 E. Chaparral Rd, Ste. 280
 Scottsdale, AZ 85250 (480) 850-3721



DESIGN &
ID331
 PLANNING
 PH: 949.230.4537



Church Farm PAD Amendment
R1-7 Lot Coverage Increase (Single-story only)

Neighborhood Meeting Summary
Monday, December 23, 2013: 6:00 PM – 6:32 PM
Queen Creek Library, 21802 South Ellsworth Road, Queen Creek, AZ 85242

Brooks Farms | Development Representatives:

Project Engineer: Charlie Caldwell, William Lyon Homes, Scottsdale, AZ
Meeting Facilitator: Greg Davis, Iplan Consulting, Chandler, AZ
Meeting Recorder: Andre Ryan Wozniak, Iplan Consulting, Chandler, AZ

Neighborhood Attendees:

[see attached sign-in sheet – 1 page]

Town of Queen Creek Representative:

Brett Burningham, AICP

Purpose:

Objective of the neighborhood meeting was to present the Planned Area Development (PAD) Amendment proposal to the community in effort to obtain feedback on the request. The request involves the Church Farm Master Planned community comprised of approximately 830 net acres at the SEC of Ocotillo and Signal Butte Roads. Of the zoning designations of R1-4, R1-5, R1-7, and R1-9, the request only involves the R1-7 lots to increase from 40%/45% lot coverage to 50%/55% lot coverage for single-story homes.

This neighborhood meeting is the first meeting to be held with neighbors after the official submittal. This meeting was conducted to gain feedback from neighbors and to comply with the public participation provisions for the Town of Queen Creek's subdivision and zoning process.

All questions and comments are numbered. Responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

Presentation Summary

- Mr. Greg Davis welcomed attendees, introduced himself, and the reason notifications were sent
- Mr. Davis oriented attendees to the project of Church Farm and gave a quick overview of the entire design of the master planned community and its history.

- Mr. Davis then introduced the request, stating that it involved R1-7 zoning located in two parcels of the overall project. He clarified what R1-7 zoning indicates in general terms, while explaining that R1-7 lots in Church Farm's PAD define the standard lot as 70 feet by 120 feet.
- Mr. Davis introduced William Lyon Homes' concern with the lot coverage restraints of the lots given the smaller lots offering nearly the same buildable envelope. This was demonstrated with a figure (see attachments) that shows the proposed housing product sizes that fit on the different zoned lots, from smallest to biggest. Smaller lots would support the same sized homes as the R1-7 lots due to the lot coverage restrictions, therefore creating less incentive for people to spend money on the larger lots if it will not offer a larger home. Therefore, if the lot coverage didn't change, William Lyon Home anticipates the R1-7 lots will sell far less single-story homes in the R1-7 zoning when the same sized homes are offered in R1-5 zoning for less money.
- Mr. Davis framed this problem as having consequences for both the sales of lots in the R1-7 lots as well as it not promoting the optimal community that would host a disproportionate amount of two-story homes.
- Mr. Davis explained how the proposed PAD Amendment remedies the home size dilemma. By increasing the lot coverage from 40% to 50% (maintaining the 5% bonus). The lot coverage was explained as the building footprint under roof, therefore a two-story home with twice the square footage can be built with the same lot coverage. By making this change to the R1-7 lots will bring the community into a typical housing transition of home size as buyers compare offerings offered on different sized lots.
- Mr. Davis emphasized that everything else about Church Farm and the R1-7 lots will remain the same with no additional lots added. The difference anticipated will be in how the community is built out and how it will look with the probability of far fewer two-story homes will be sought.
- Mr. Davis then invited questions.

[All responses are those of Mr. Davis unless otherwise noted]

1. When you say R1-7, does that mean 7 homes per acre?

No. The R stands for residential, the 1 represents 1 home per lot, and the 7 indicates a minimum 7,000 square foot lot size. The overall project is 2.9 units per acre. None of that is proposed to change.

2. So the lot sizes aren't changing, just the size of the houses to be built on those lots?

Correct. And that only applies to the single-story home. That is all that is being proposed to change.

3. Are you saying that in those areas there will only be single-story homes?

No. I understand it is not an easy concept. William Lyon desires to build both two- and single-story homes. But, due to the lot coverage restrictions our single-story homes would stop around 2,900 square feet (on the R1-7 lots). That same sized home can be built for cheaper on a smaller lot and we think people will buy the cheaper home with the same square footage. Therefore, we don't anticipate that we would be able to sell many single-story homes on those lots given those choices. That is the issue for us. We propose to increase the lot coverage to increase the single-story home so that we can offer more home on the larger lot. Buyers will maintain the choice to have either single- or two-story home. But with the increased lot coverage, we can narrow the gap between the square footage between those choices making the single-story homes more attractive to buyers. We don't want to create the circumstance where the community is built with all two-story homes.

4. Looking at your plan, do all the pale colored lots indicate where all the larger homes will go?

The request is specific to the R1-7 lots. But yes, the colors range from a orange to a pale color tan as the lots get larger.

5. So larger lots equate to larger homes. Is that correct?

Typically, yes. More area on the lot typically allows for a larger home. Our request reflects that idea.

6. The plan would have the same number of lots.

Absolutely. When we design a community, we don't always design the home products at the same time. In this instance, when we went to design the product, we realized we should have thought about that.

7. My concern is the number of lots. To go to all single-story homes wouldn't bother me.

That is why we think this request will be accepted by the community, because it will result in more, larger single-story homes.

[Charlie Caldwell] That is especially true given the arguments coming from folks saying that mostly two-story homes would be sold coming out of the recession. That is due to the fact that you can get more bang for your buck with the two-story, etc. But, what we have seen is that people still desire single-story homes. This request helps not pin us into a corner and allows us to offer people attractively-sized single-story homes.

[Greg Davis] But due to Queen Creek requirements, we have to go through the rezoning process to have this request approved. That requires notices, holding this meeting, a Planning and Zoning hearing, and a Town Council hearing.

8. So it will remain the same zoning and same letters?

Nothing on this map will change. The pre-plat will not change. The only thing that changes is within the table that defines the lot coverage that would change from the 40% to the new 50%.

[Ryan Wozniak] However, the setbacks will not change. The distances between the homes stay the same and the lot coverage of the two-story home stays the same.

9. The 150 foot retention area to the east, between our community and this community. Is that going to change at all?

There are no changes proposed. Stays exactly how it is currently approved.

10. On the south side, is that the wash there? And what are you planning to do along the wash?

Yes. The wash will be dedicated to the Town, but we will conduct a stabilization along the bank on the north end adjacent to our property.

[Charlie Caldwell] That prevents erosion.

[Greg Davis] We also have another park, or equestrian node that we will be building and dedicating to the Town. It offers parking lot for horse trailers so that people can access the trail. Then there will also be a multi-use trail along the top edge of the wash, not paved but compacted, hard surfaces.

So it will have a staging area?

That's really what it is. There will be a cool-down or warm-up area.

[Charlie Caldwell] Plus a small arena and restrooms.

11. When you are done building this subdivision, does the Town expect to complete the wash trails up to that point?

[Charlie Caldwell] I haven't heard anything. Typically, when you develop along a wash, you improve the side nearest your subdivision. Everything else, I don't know.

12. I know initially there was talk about one-acre horse property that was to be built in there, but that has been nixed, correct?

Yes. That was an initial concept back in 2004. But that changed in 2007, and then again in 2012. We have had a lot of meetings over the years, I don't know if you have been a part of them.

I just moved in in 2012.

We can give you any exhibits we have so that you can learn more about the project.

13. The back of my house, we will still have a 75 foot buffer between the homes? Correct?

There is a 50-foot landscape buffer. It's always been 50 foot.

[Charlie Caldwell] At one point we had a 50 foot road back there. Would you like that back?

No. I still have houses behind me, but I'll only see about two.

[Greg Davis] And with this proposal, there will be a greater chance of them being single-story.

[Charlie Caldwell] We can't guarantee single-story. We let people choose their lot and their house.

14. How will they finish off the road there? (pointing to the north side western edge of northeast portion along 228th) Will there be curbing or anything?

[Charlie Caldwell] That is County land. What you see is what you get. We won't be improving the road or landscape one way or another. We won't touch anything within the Right-of-Way, which does include some dirt before the edge of the road. We will be building a fence along the property line there.

15. How will this effect irrigation?

[Charlie Caldwell] It won't effect anyone's irrigation off our site. We will abandon all irrigation on our site. It won't hurt anybody else.

16. Are you still going to build in A, B, C... in that order?

[Charlie Caldwell] We are right now. We will be moving across the north end. This is all a prediction. If things sell differently, things could change as we react to the market.

17. What's happening to Meridian Road?

[Charlie Caldwell] Nothing right this second. But as we build along there we will be building a three lane road that holds up to traffic. Some improvements will be temporary for left hand turns at the signal until the other side becomes developed.

What about the south end? I am concerned about people driving crazily across the wash.

[Charlie Caldwell] When we get done with the improvements in the wash, it will be very difficult to get across onto the road. The bridge will come later in the future with a CIP project. That will be up to the Town. It will be three lanes northbound, an island,

and another three lanes southbound.

[Greg Davis] Meridian Road is a road of regional significance. It will carry traffic from Hunt Highway, cuts over to Signal Butte, and connects to the new freeway. That is the plans for it, ultimately. It will be a big road without much traffic on it for a while.

- With no further questions, Mr. Davis gave an overview of the schedule for upcoming public hearing dates of:
 - January 8th for the Planning Commission where a recommendation will be made to the Town Council.
 - February 5th for the Town Council meeting for the final decision.
- Mr. Davis encouraged people to contact him with further questions, attend future public meetings, and stay informed through the various means available. He concluded that the proposal would be maintained at the 10% lot coverage increase, only. Any future requests would require another notice and more public process.
- Mr. Davis apologized for the odd date of the meeting being the so close to Christmas, but due to timeline requirements, it had to be done. And with that the meeting concluded at 6:32 PM.

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.



12/26/13

Signature

Date

Andre Ryan Wozniak

12/26/13

Name (printed)

Date

Attachments:

- Church Farm – Neighborhood Meeting Attendance Sign-In Sheet
- Church Farm Community Plan
- Lot Size and Product Matrices and Street scene comparison

Project: Church Farm – PAD Amendment (R1-7 Lot Cover)

Date: December 23, 2013

Meeting Location: City of Glendale – Desert Mirage Golf Course – Pro Shop, 8710 W Maryland Ave, Glendale, AZ 85305

Time Begin: 6:00 PM

End: 6:32 PM

Church Farm PAD Amendment Neighborhood Meeting Attendance Sign-In

NAME – (please print)	ADDRESS	EMAIL / PHONE
John Kirchner	22829 E. Muñoz St.	jtkirchner48@gmail.com 480-987-9793 602-561-5369
MARK WICKIZER	22809 E. McCowan Ct	MARK.WICKSTEGMAN.COM
Jeremy Schwartz	1187 W Vade Palmas	Schwartz25@hotmail.com 480-389-9171
Brett Burningham	Town of Queen Creek Planning	480-358-3097

CONCEPTUAL DEVELOPMENT PLAN



	under 2,000 sf				2,000 - 2,999 sf				3,000 - 4,500 sf						
55X100 (45'Wide) Single/Two Garage	1300 Single 2 FrL	1500 Single 2 FrL	1700 Single 2 FrL	1900 Single 2 FrL	2100 Two 2 FrL	2300 Two 2 FrL									
55X110 (45'Wide) Single/Two Garage					2064 Single 2 FrL	2267 Single 2 FrL	2579 Single 2 FrL		3131 Two 3 Split		3893 Two 3 Tand				
60X115 (50'Wide) Single/Two Garage							2569 Single 3 Tand	2703 Single 3 Tand	2785 Single 3 Tand	2801 Single 3 Tand	2899 Single 3 Tand	2905 Single 3 Tand			
70X120 (55'Wide) Single/Two Garage					Current achievable range @ 40% / 45% 2500 - 2900sf					3600 Two 3/4	4000 Two 3/4	4500 Two 3/4			
90X140 (70'Wide) Single/Two Garage										3100 Single 4	3400 Single 4	3600 Single 4	3800 Single 4	4000 Single 4	4060 Single 4

	under 2,000 sf				2,000 - 2,999 sf				3,000 - 4,500 sf						
55X100 (45'Wide) Single/Two Garage	1300 Single 2 FrL	1500 Single 2 FrL	1700 Single 2 FrL	1900 Single 2 FrL	2100 Two 2 FrL	2300 Two 2 FrL									
55X110 (45'Wide) Single/Two Garage					2064 Single 2 FrL	2267 Single 2 FrL	2579 Single 2 FrL		3131 Two 3 Split		3893 Two 3 Tand				
60X115 (50'Wide) Single/Two Garage							2569 Single 3 Tand	2703 Single 3 Tand	2785 Single 3 Tand	2801 Single 3 Tand	2899 Single 3 Tand	2905 Single 3 Tand			
70X120 (55'Wide) Single/Two Garage										3000 Single 3Tan/Spl	3150 Single 3Tan/Spl	3300 Single 3Tan/Spl	3600 Two 3/4	4000 Two 3/4	4500 Two 3/4
90X140 (70'Wide) Single/Two Garage										3100 Single 4	3400 Single 4	3600 Single 4	3800 Single 4	4000 Single 4	4060 Single 4

Only possible with proposed R1-7 lot cover of 50% (Single Story ONLY)



Conceptual Street Scene - 40% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona

William Lyon Homes, Inc.
 2889 E. Chaparral Rd. Ste. 209
 Gilbert, AZ 85235 (480) 850-0721



PROJECT NO. 2013R05X
 11-01-2013



Conceptual Street Scene - 50% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona

William Lyon Homes, Inc.
 2889 E. Chaparral Rd. Ste. 209
 Gilbert, AZ 85235 (480) 850-0721



PROJECT NO. 2013R05X
 11-01-2013