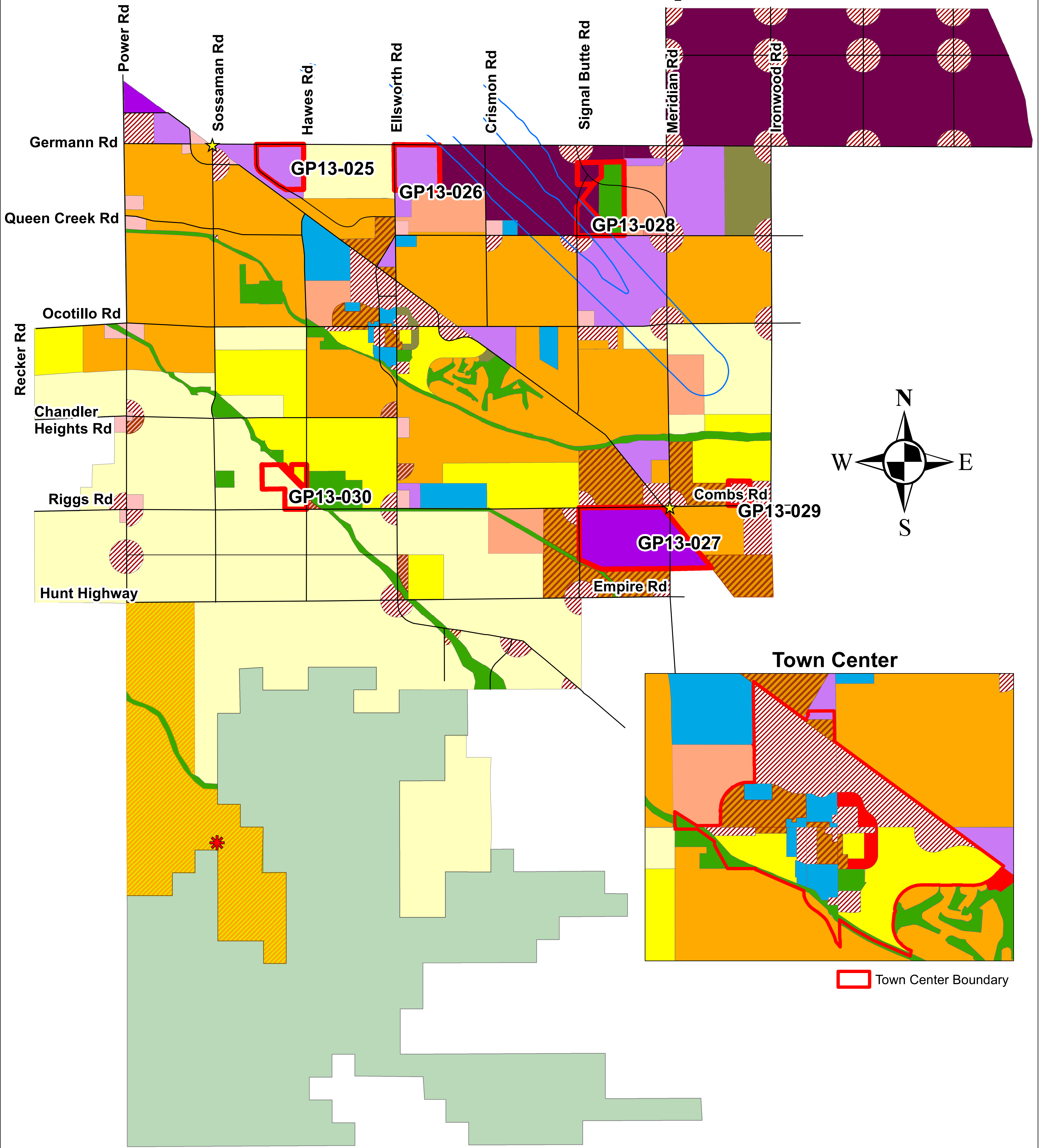


Town of Queen Creek 2008 General Plan Map



General Plan Land Use Legend

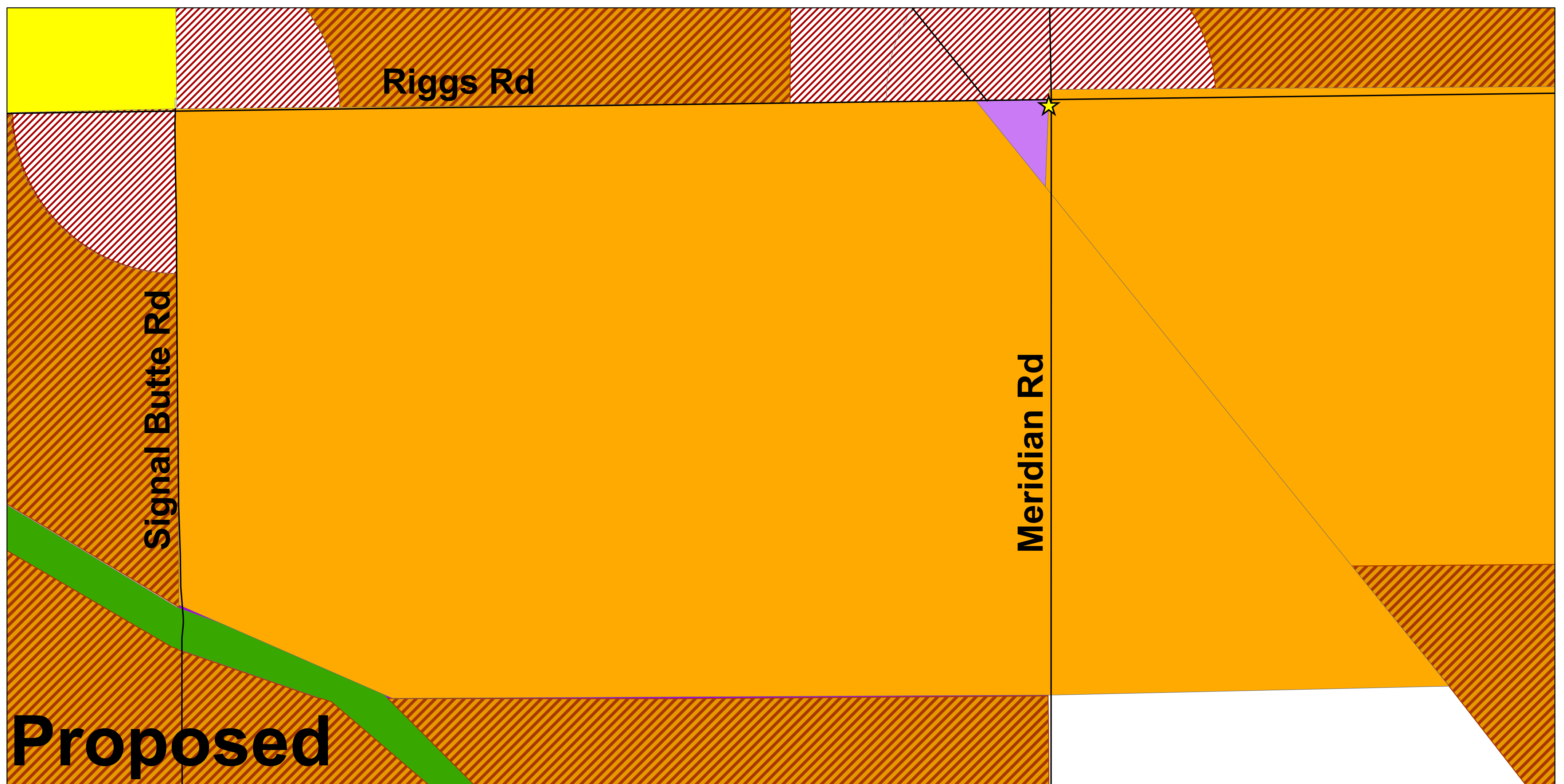
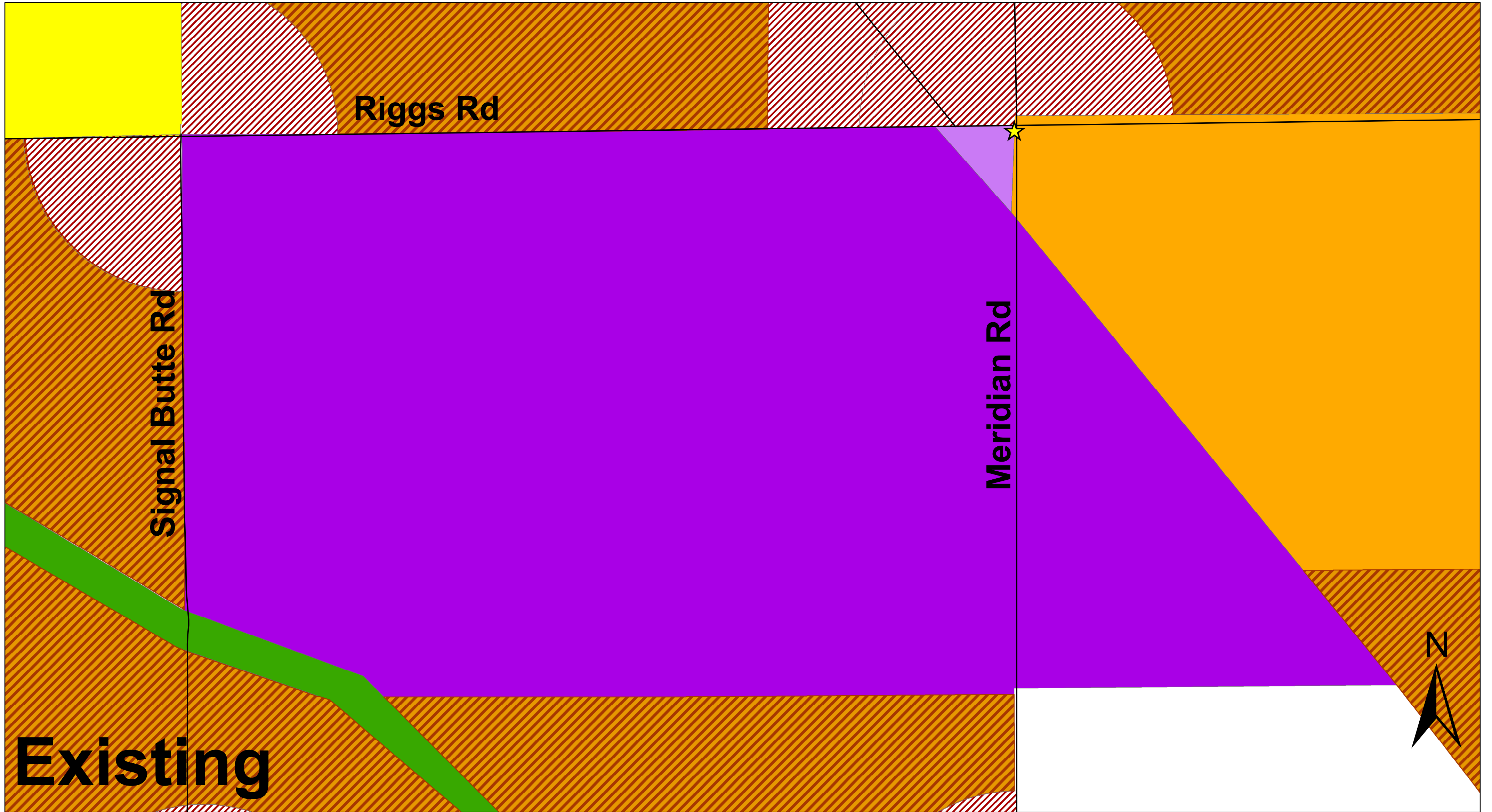
Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	General Plan Amendments 2013
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	
Medium High Density Residential Type B (0-8 DU/AC)	Employment Type A	Noise Contours	

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

All information is believed to be accurate as the date of publication, however is not guaranteed.



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

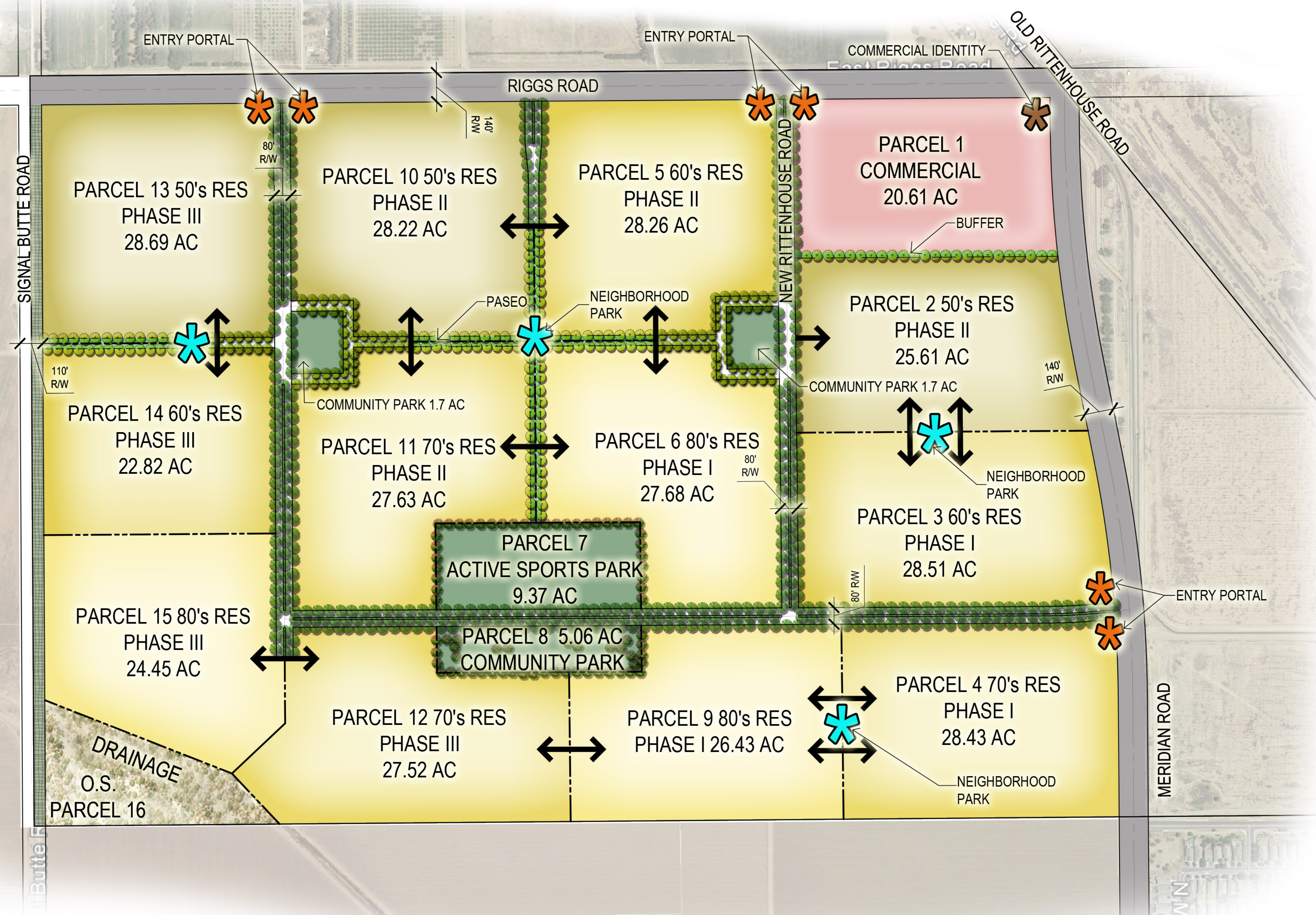
All information is believed to be accurate as the date of publication, however is not guaranteed.
Created by Sidney Urias 480-358-3094



The principle element in this concept is the integrated Park along the entries grand allée. 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	Acreage	Acreage Mix	Quantity	DUI/AC	Lot Mix
Commercial	20.61	5%			
Park	8.51	2%			
Active OS	9.37	2%			
Open Space	3.90	1%			
Paseo	9.38	2%			
Residential					
50's Res	82.52	8%	355	Units	4.30 32%
60's Res	79.59	9%	298	Units	3.75 27%
70's Res	83.58	26%	267	Units	3.20 24%
80's Res	78.56	24%	196	Units	2.50 18%
Subtotal Res	324.25	86%	1,117	Units	3.45 100%
Total	376.02	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

Major General Plan Amendment

MERIDIAN CROSSING

Project Narrative

SEC | SWC of Riggs/Combs and Meridian Roads

Prepared: June 2013

Submitted to:

**TOWN OF QUEEN CREEK
PLANNING DEPARTMENT
22350 South Ellsworth Road
Queen Creek, AZ 85242
480-358-3003**

DEVELOPMENT ADVISORS



IPLAN CONSULTING

Greg Davis
4387 E. Capricorn Place
Chandler, AZ 85249
V: 480-807-5671
E: IplanGD@cox.net

IPLAN CONSULTING

Mario Mangiamela, AICP
4387 E. Capricorn Place
Chandler, AZ 85249
V: 480-313-8144
E: IplanMM@cox.net



EPS GROUP, INC.

Bryan Kitchen, P.E.
2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
V: 480-503-2250
E: bryan.kitchen@epsgroupinc.com

EPS GROUP, INC.

Eric Maceyko, P.E.
2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
V: 480-503-2250
E: eric.maceyko@epsgroupinc.com



D.R. HORTON, INC.

Holly R. James
20410 N. 19th Ave., Suite 100
Phoenix, Arizona 85027
V: 480-483-0006
E: hrjames@drhorton.com



ELLIOTT D. POLLACK & COMPANY

Rick Merritt
7505 E. Sixth Avenue, Suite 100
Scottsdale, AZ 85251
V: 480-423-9200
E: merritt@edpco.com

**MERIDIAN CROSSING
MAJOR GENERAL PLAN AMENDMENT
PROJECT NARRATIVE**

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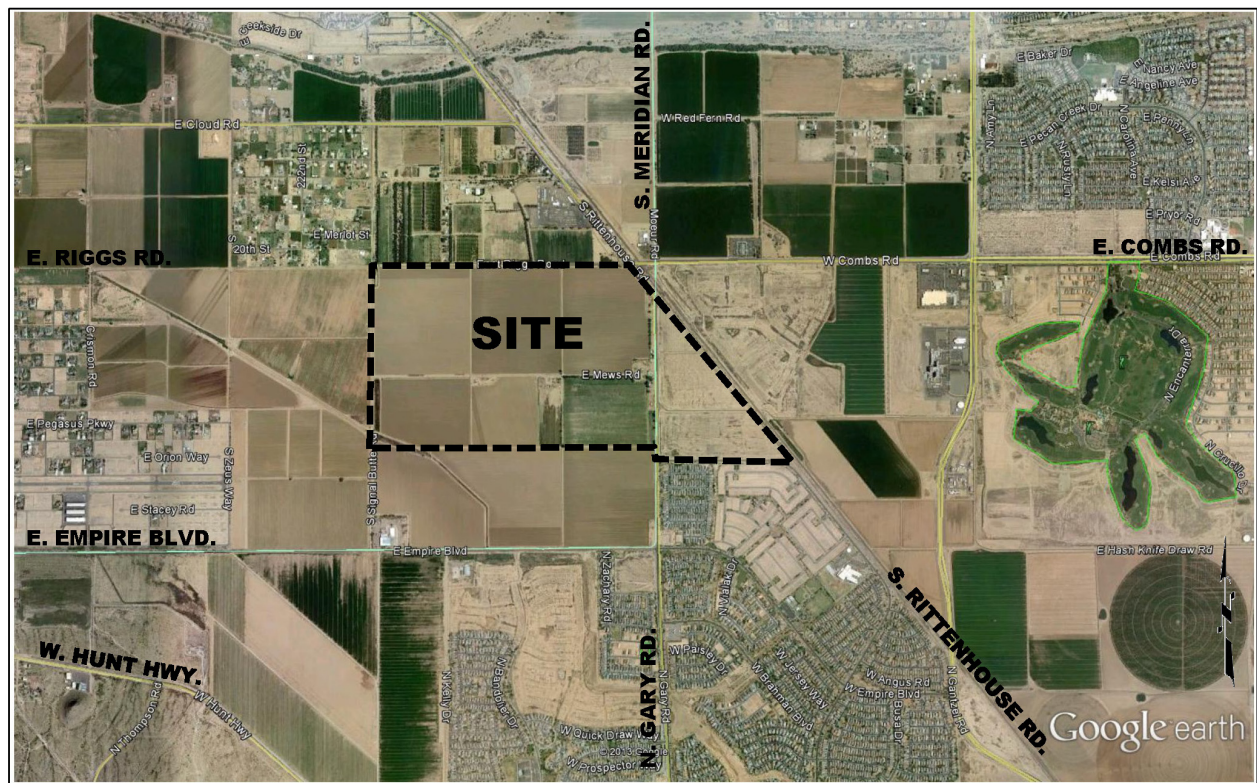
2. REQUEST

Iplan Consulting, on behalf of Westcor/Queen Creek LLC, GemJen Investments Services Inc. and Canyon Oaks Estates LP, is pleased to submit for your consideration an application for a Major General Plan Amendment for an approximate 466-acre (net) property generally located at the southwest and southeast corners of Riggs/Combs and Meridian Roads.

More specifically, this narrative complements a request to amend the 2008 Town of Queen Creek General Plan Land Use Plan by changing approximately 466-acres of Regional Commercial Center (RCC) to the Medium-Density Residential (MDR) (up to 3 dwelling units per acre) land use classification to enable development of Meridian Crossing as more particularly described in this narrative.

Forthcoming applications are anticipated to be submitted to the Town for the required review and action on zoning, site plans and Preliminary Subdivision Plats for the anticipated project.

Site Aerial Photo



Map Source: Google Earth

3. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

The project is bound on the north by Riggs Road and further north by existing agricultural and rural residential uses that are classified for future nonresidential uses on the General Plan Land Use Plan. Rittenhouse Road provides for the eastern project boundary, while the unincorporated

Circle Cross Ranch Planned Area Development lies further east and within the jurisdictional boundaries of Pinal County.

Existing agrarian uses are contiguous to the western project boundary and a large portion of the southern project boundary, whereas the remaining portion of the southern boundary lies contiguous to the Circle Cross Ranch Planned Area Development, which is classified on the Pinal County Comprehensive Plan as Moderate Low Density Residential (1 – 3.5 DU/AC).

The General Plan land use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below:

TABLE 3.101: EXISTING LAND USE TABLE

DIRECTION	GENERAL PLAN LAND USE CATEGORY (2008)	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Regional Commercial Center	R1-43 GR, CR-1, CR-3; PAD (Pinal County)	Agriculture
	Mixed-Use	I-1, R1-35, R1-18, RU-43	Agriculture
<i>North</i>	Commercial	I-1	Agriculture
	Mixed-Use	R1-43	Agriculture
<i>South</i>	Moderate Low Density Residential (1 – 3.5 DU/AC) (Pinal County)	CR-3; PAD	Single Family Residential
	Mixed-Use	CR-3 (Pinal County)	Agriculture
<i>East</i>	Medium Density Residential	CR-3; PAD (Pinal County)	Single Family Residential
	Mixed-Use	R1-43	Agriculture
<i>West</i>	Commercial	R1-43	Agriculture

4. GENERAL PLAN

4.1 GENERAL PLAN LAND USE PLAN AMENDMENT

Queen Creek’s 2008 General Plan Land Use Plan classifies the entire property at the southwest and southeast corners of Riggs/Combs and Meridian Roads as Regional Commercial Center (RCC), which land use classification is intended to encourage master planned developments combining a variety residential, commercial, office, medical facilities, and similar activities intended to service a regional market. This land use classification also requires a minimum size of 200-acres to support larger scale uses and uses with intensities greater than other commercial and employment areas within the Town and may include regional malls, auto malls, higher density residential, medical campuses and similar uses. This land use classification generally supports a corresponding zoning of

Planned Area Development (PAD) Overlay, with C-3 (Regional Commercial Center) as the applicable base zoning designation.

While multiple ownerships have continually farmed this property over the years, a variety of Town of Queen Creek General Plan land use classifications have provided long-range visions for the project area. According to Town records, General Plan land use classifications have incrementally shifted from Very Low Density Residential to Commercial and Employment; and, then to the existing land use classification of Regional Community Commercial (RCC). The primary impetus of this existing RCC land use classification was based on multiple variables including existing and projected demographics, jobs, regional retail business models, existing and planned commercial within the trade zone, availability of infrastructure and capital. This project area was envisioned to provide for a regional trade area and would have included retail, services, entertainment, employment, higher density residential components, as well as institutional uses such as a regional hospital.

Diligent land use planning is a long-term process that typically contains multiple steps to help ensure a land use is fiscally responsible, as well as a benefit to the community in terms of short- and long-term sustainability and compatibility; however, responsible land use planning should also maintain flexibility in policy. Flexibility in land use planning and policy making decisions is critical to accommodate for a diverse set of variables including changes to global, national or regional economics, as well as influences of shifting population growth areas, natural resources and environmental conditions, advancements in technology, availability of capital resources, modifications to infrastructure, change of government policies and modifications to land use patterns.

Although the Town of Queen Creek and the current property ownership enthusiastically shared a common, forward vision for this property as a regional commercial center over the years, a multitude of influences have rendered this geographic location as unfeasible. While the current ownership/development group is not overly elated about the reality of these findings, it must nevertheless be considered that maintaining the current land use classification of RCC on the properties only provides an inherent disadvantage to the Town and to the region as these properties will not be developed as initially envisioned – now, or in the future. Below is a summary of findings that combined, have rendered the RCC land use as unrealistic for these properties:

- **Infrastructure:** The lack of existing sufficient utilities, the lack of a cohesive local transportation network, and the deficiency of a regional transportation network, such as a freeway, render these properties as unsustainable for an RCC development.
- **Economics:** Realized and dramatic impacts concerning the new economy and corresponding changes in financial lending practices, combined with a shift in purchasing trends towards discount retail type uses and on-line purchases, have all significantly and negatively impacted the abilities for regional commercial developers to adequately fund and build sustainable projects at a regional scale.
- **Population Growth Patterns | Demographics:** While population growth in this area slowed over the last few years, growth is again increasing for the trade area; however, relatively low residential densities of these growth patterns cannot financially sustain the previously envisioned regional use at this location.

- Land Use Patterns:
 - Institutional: Development of a regional hospital (Banner Ironwood) within one-mile of the project area has discouraged competing development of the previously anticipated regional hospital within this project site.
 - Commercial: While successful growth of retail uses around the Ironwood and Combs street intersection in Pinal County and within the Queen Creek Town Center area are a significant benefit for the community, this type and location of economic growth dramatically impairs the ability of the ownership group to secure uses previous envisioned for this site. It should also be noted that any successful attempts to secure regional uses at this project site might have a detrimental effect on the long term vitality and sustainability of the Town Center due to its relatively close geographic proximity and competition for market share.

As a result of these undesirable findings, the ownership group and development advisors has been diligently analyzing the property location in effort to determine the most compatible and sustainable land use for the Town and region as a whole. Although a multitude of different uses have been analyzed to responsibly plan this property for the long term, we believe that the most compatible and sustainable use for this property is Medium-Density Residential (MDR) (up to 3 dwelling units per acre). These findings are effectively based on: a) the need to provide an appropriate land use to meet the community’s needs with significant consideration given to compatibility within this geographical area; b) prevailing land use patterns of the area and the corresponding need to ensure compatibility; c) the need for additional population growth to fiscally support existing and anticipated Town services and infrastructure; d) the need for additional population growth to sustain the existing and planned commercial uses for the trade area; and, e) the necessity to supplement the population growth in effort to attract desired employment related uses in the Town.

Further, the requested General Plan Amendment will substantially increase the opportunity for private infrastructure investment by supporting desirable, sustainable, and marketable land uses either now, or in the long-term.

4.2 CONSISTENCY WITH GENERAL PLAN

Additionally, the proposed General Plan Land Use Plan amendment contains several notable features that respond to the 2008 General Plan vision by:

- Providing compatible land use relationships with the surrounding area.
- Protecting residential neighborhoods from intrusion of more intensive land uses through appropriate buffering.
- Incorporating transition of land uses within both the Queen Creek planning area and adjacent lands to ensure compatibility.
- Providing a diversity of housing opportunities within the Town.

- Encouraging residential developments that will provide attainable housing to accommodate an expanded local and regional employment base.
- Encouraging master planned communities that provide a mixture of housing types, lot sizes, and open space and trails.
- Providing connections to the parks, trails, and open spaces as identified in the Parks, Trails, and Open Space Element.
- Providing opportunities for pedestrian and bicycle circulation, equestrian trails and other alternatives to automobile travel, as identified in the Parks, Trails, and Open Space Element.
- Increasing the Town's sales tax base.
- Will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the Town as a whole.

4.3 ECONOMIC AND FISCAL ANALYSIS OF LAND USE CHANGE

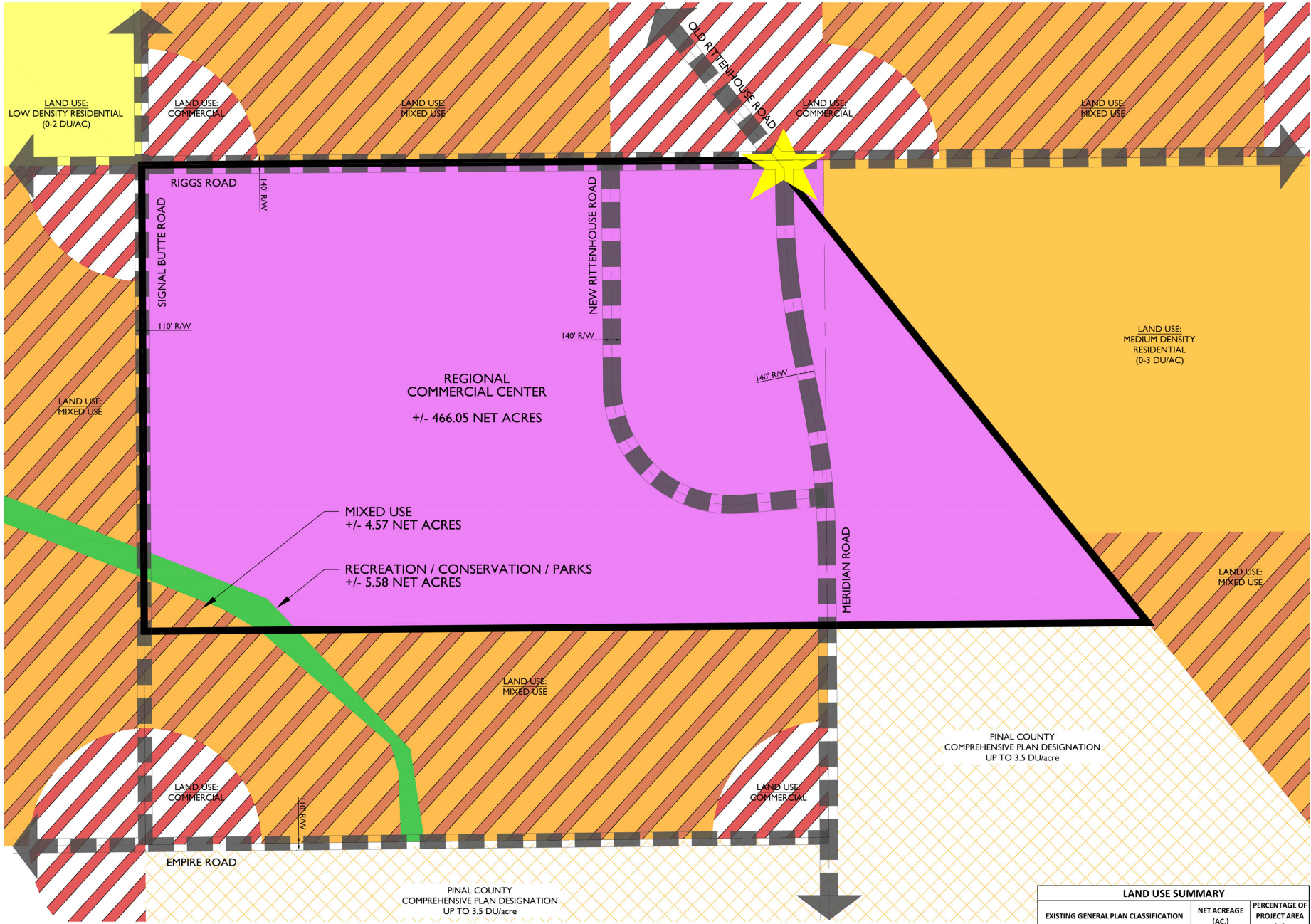
The total fiscal impact from development of Meridian Crossing under the proposed General Plan amendment is estimated at \$15.5 million in revenue over a ten-year period, with the Town collecting nearly \$5.5 million in tax revenue from construction and construction related activity from the project. At complete build out of the project, it is estimated that the Town of Queen Creek will collect over \$2.4 million in ongoing tax revenue. These annual fiscal impacts have the most direct affect on the Town, as these anticipated revenues ensure financial health of the Town through capture of continual sales tax, lease tax, and property tax.

While the Town only requires analysis of the fiscal impacts concerning the proposed amendment, the corresponding Economic & Fiscal Impact of Proposed Meridian Crossing Residential Master Planned Community, Queen Creek, Arizona focused on both the economic and fiscal impacts of the proposed project construction, and the ongoing operations once construction is complete. This study analyzed the potential build-out of both scenarios without regard for feasibility of the land uses or timing of development.

QUEEN CREEK GENERAL PLAN LAND USE PLAN - 2008 (EXISTING)

GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

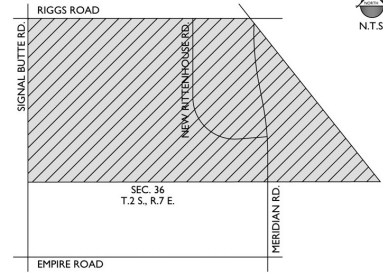
A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXISTING GENERAL PLAN DESIGNATION

LAND USE SUMMARY		
EXISTING GENERAL PLAN CLASSIFICATION	NET ACREAGE (AC.)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	466.05	98%
MIXED USE	4.57	1%
RECREATION / CONSERVATION / PARKS	5.58	1%
TOTAL	476.20	100%

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER: WESTCORK/QUEEN CREEK LLC; GEMJEN INVESTMENTS SERVICES INC.; G/L LANDMARK LAND INVESTMENTS 4915 E BASELINE ROAD, SUITE 105 GILBERT, AZ 85234 TEL: (480)-818-2000 CONTACT: JASON BARNEY

CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON

PROJECT DATA

A.P.N. 304-92-019L; 019G; 018W; 019W; 019X; 019K; AND 237

EXISTING GENERAL PLAN: REGIONAL COMMERCIAL CENTER

PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)

LAND USE LEGEND

- LOW DENSITY RESIDENTIAL (0-2 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)
- MIXED USE
- COMMERCIAL
- REGIONAL COMMERCIAL CENTER
- RECREATION / CONSERVATION / PARKS
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY
- FUTURE INTERSECTION MODIFICATION



eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone: (480) 503-2250 Fax: (480) 503-2258

MERIDIAN CROSSING
QUEEN CREEK, AZ
GENERAL PLAN EXHIBIT

Project: MERIDIAN CROSSING

Revisions:

No.	Description

Designer: APH
Drawn by: APH

Preliminary
Not For
Construction
Or
Recording

Job No.
13-169

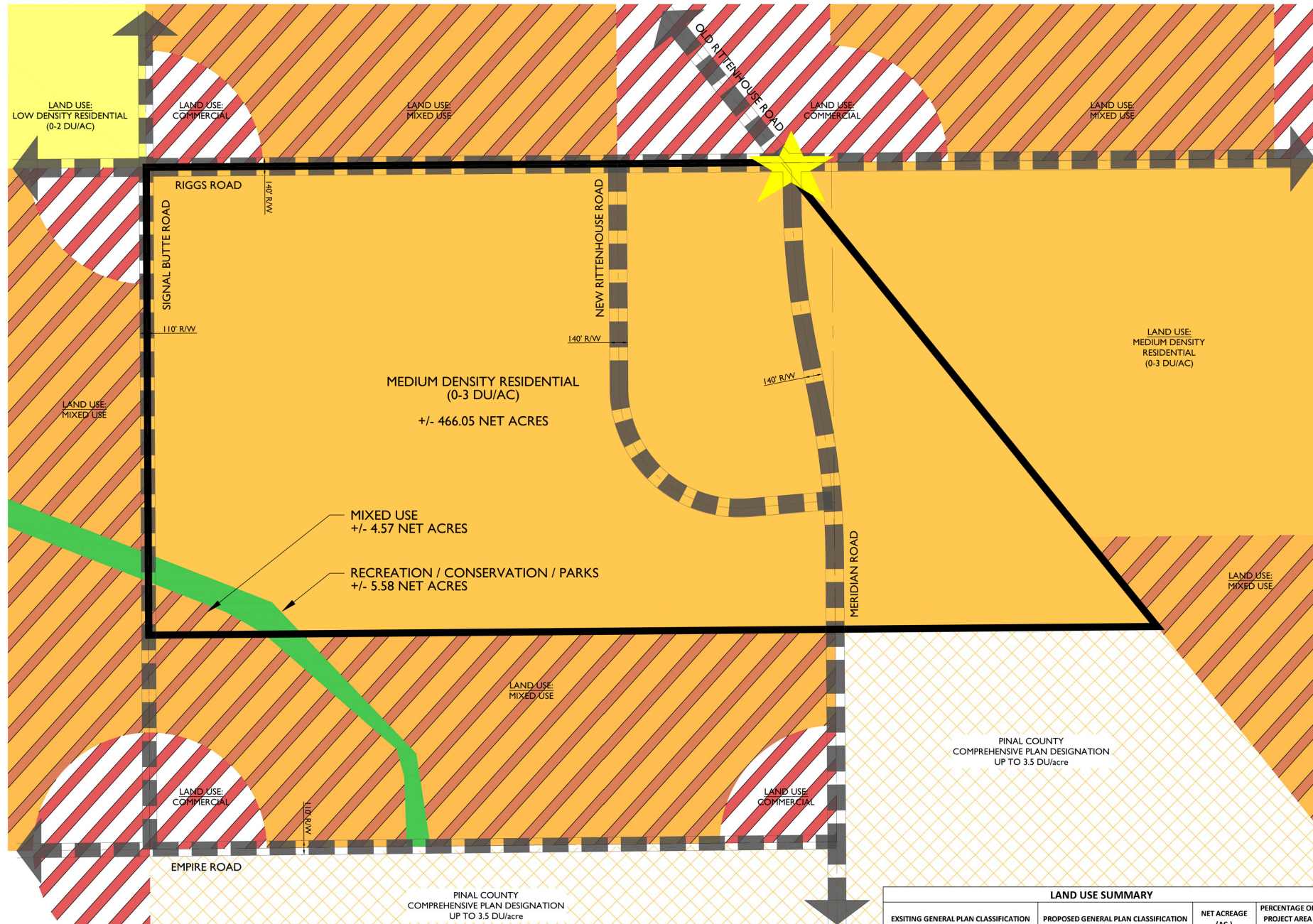
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of 1

QUEEN CREEK GENERAL PLAN LAND USE PLAN (PROPOSED)

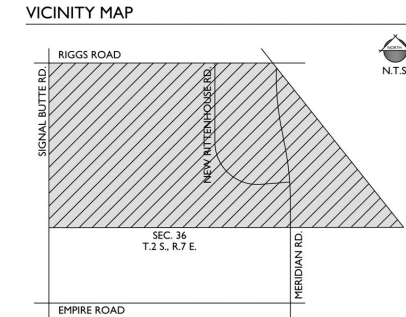
GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

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 ACREAGE (AC.)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)	466.05	98%
MIXED USE	NO CHANGE	4.57	1%
RECREATION / CONSERVATION / PARKS	NO CHANGE	5.58	1%
TOTAL		476.2	100%



PROJECT TEAM

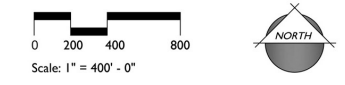
PROPERTY OWNER: WESTCORKQUEEN CREEK LLC; GEMJEN INVESTMENTS SERVICES INC; c/o LANDMARK LAND INVESTMENTS 4915 E. BASELINE ROAD, SUITE 105 GILBERT, AZ 85234 TEL: (480)-818-2000 CONTACT: JASON BARNEY

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A.P.N. 304-92-019L; 019G; 018W; 019W; 019X; 019K; AND 237
 EXISTING GENERAL PLAN: REGIONAL COMMERCIAL CENTER
 PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)

- LAND USE LEGEND**
- LOW DENSITY RESIDENTIAL (0-2 DU/AC)
 - MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)
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 - REGIONAL COMMERCIAL CENTER
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 - ARTERIAL ROADWAY
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eps group, Inc.
 Engineers, Planners & Surveyors
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MERIDIAN CROSSING
 QUEEN CREEK, AZ
GENERAL PLAN EXHIBIT

Project: _____

Revisions:

No.	Description

DESIGNER: APH
 DRAWN BY: APH

Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
13-169

GPA

Sheet No.
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 of 1

5. FINDINGS OF FACT

The following are responses to the four required Findings of Fact identified in the Town's General Plan application. Per the suggested format, the required Findings of Facts are listed below with a response for each:

- A. *Whether the development pattern contained in the Land Use Plan provides appropriate optional sites for the use proposed in the amendment.*

The Town's General Plan Land Use Plan may contain other sites for the residential densities proposed; however, the impetus of this request is to re-purpose the property for a viable and sustainable land use through establishment of a compatible use and appropriate intensity of use for the area.

Although location of the existing Regional Commercial Center (RCC) land use classification for the property is consistent with the established vision of the Queen Creek General Plan, a multitude of influences such as shifting population growth areas, financial lending practices under the new economy, lack of regional infrastructure within close proximity to the site and modifications to land use patterns, contribute to the unrealistic regional commercial use of the property.

The Medium-Density Residential (MDR) (up to 3 dwelling units per acre) land use classification provides for an appropriate land use to meet the community's needs with significant consideration given to compatibility with prevailing land use patterns within this geographical area. While the surrounding properties are largely classified as Mixed-Use, existing and proposed built form to the east of the property exhibits residential densities in the range of approximately 3.5 dwelling units per acre. It is also understood that a large portion of the properties adjacent to the west and south project boundaries were re-classified by the Town in response to a need to provide compatible land uses with, and appropriate land use transitioning from, the existing RCC classification of this site. Prior General Plan Land Use Plan classification for those properties to the south and west was residential.

- B. *That the amendment constitutes an overall improvement to the Queen Creek General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.*

The proposed amendment does not exclusively benefit a particular landowner at a particular point in time, but conversely constitutes an overall improvement to the Queen Creek General Plan as it will incorporate additional locations for Medium-Density Residential (MDR) (up to 3 dwelling units per acre) land uses for the geographical area; and provide an improved balance of viable and sustainable land uses for the Town. Additionally, the proposed Land Use Plan amendment, when implemented, will facilitate private capital investment for roadway and other infrastructure improvements that will significantly benefit the area as a whole.

The requested amendment is in fact a detrimental to the existing ownership group as a result of the significant deviation between regional commercial land values to those values for residential land. The current ownership group is not overly pleased with the fact that

the enthusiastically shared vision with the Town for a regional commercial center will not occur at this location; however, maintaining the RCC land use classification on this property does not benefit the Queen Creek community or geographical area.

C. *That the amendment will not adversely impact the community as a whole or a portion of the community by:*

1. *Significantly altering acceptable existing land use patterns.*

The proposed Land Use Plan amendment will not adversely affect the community as a whole by significantly altering land use patterns. The proposed amendment adheres to the goals and policies specified in the Queen Creek General Plan by: providing compatible land use relationships with the surrounding area; protecting residential neighborhoods from intrusion of more intensive land uses through appropriate buffering; incorporating transition of land uses within both the Queen Creek planning area and adjacent lands to ensure compatibility; providing a diversity of housing opportunities within the Town; and encouraging master planned communities that provide a mixture of housing types, lot sizes, and open space and trails.

2. *Requiring larger and more expensive improvements to roads, sewer or water systems than are needed to support the prevailing land uses and which, therefore may negatively impact development of other lands.*

The proposed amendment will not have an adverse impact on the Town's infrastructure; conversely, it will facilitate the dedication and improvement of Riggs and Meridian Roads, and it will provide necessary water and sewer infrastructure in the immediate area to serve as a catalyst for development of other, adjacent properties. As the project develops, necessary and required dedications and infrastructure improvements will benefit the Town as a whole. The net effects to the Town are lower direct costs, dramatically improved services, and increased tax revenues.

3. *Adversely impacting existing uses due to increased traffic on existing systems.*

The proposed amendment will not have an adverse impact on the Town's existing land uses, as development of the site will facilitate adjacent roadway dedications and improvements resulting in improved vehicular circulation for the area. As identified in the corresponding Trip Generation Memorandum, Riggs and Meridian Roads are the primary, adjacent streets serving Meridian Crossing. The current land use for the project area is anticipated to generate approximately 127,515 vehicles per weekday, based on development of the site at its highest intensity of use; whereas the proposed land use is anticipated to generate approximately 13,595 vehicles per weekday at the highest intensity of use.

The proposed land use amendment will ultimately assist in alleviating vehicular traffic congestion in other parts of the Town and region by facilitating private improvements to adjacent roadways, which will enable more efficient transportation corridors for use by all residents of the community and surrounding areas.

The planned arterial level street system will serve adequate to accommodate the projected traffic volumes.

4. *Affecting the livability of the area or the health and safety of the residents.*

The proposed residential use of the property will not adversely affect the livability of the area or affect the health or safety of the residents. Conversely, provision of residential development in this area, including its associated trails, parks, and open space areas, will provide the means to help promote healthy lifestyles for the residents of the development, as well as maintain a healthy sustainable community. Provision of the Medium Density Residential land use within close proximity to existing and anticipated commercial and service areas will also serve to substantially increase the livability of the area for Queen Creek residents by possibly reducing automobile emissions due to shorter travel distances. Livability of the area will further be increased through, at a minimum, development of the site in compliance with the Town's livability test of aesthetics and low light impact guidelines.

D. *Amendment is consistent with the overall intent of the General Plan.*

The proposed General Plan amendment to the Queen Creek Land Use Plan is consistent with the vision and fosters the overall intent, goals and policies of the General Plan as it: provides a greater balance of land uses in appropriate locations to assist in diversifying and creating a more sustainable economy for the Town and resultant increase in tax base; provides compatible land use relationships with the surrounding area; provides opportunities for attainable housing for certain sectors of the market; provides opportunities for connections to parks, trails, and open spaces; and, will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the Town as a whole.

6. PUBLIC UTILITIES AND SERVICES

Utilities and services will be provided as follows:

- Water: Town of Queen Creek; Johnson Utilities
- Sewer: Town of Queen Creek
- Electric: Salt River Project
- Gas: City of Mesa
- Telecommunications: Cox Communications; CenturyLink
- Police: Maricopa County Sheriff; Pinal County Sheriff
- Fire: Town of Queen Creek
- School: Queen Creek Unified School District; JO Combs Unified School District

6.1 WATER

Potable water is to be provided by the Town of Queen Creek for that portion of the property situated west of Meridian Road; and, by Johnson Utilities for that portion of the property situated east of Meridian Road. Preliminary discussions with the Town indicate that existing water lines near the project boundaries can be extended with the development to serve the project adequately.

Preliminary analysis has also been performed to determine the net resulting change in water demand from the existing land use on the General Plan Land Use Plan to that of the proposed General Plan amendment. The anticipated gross decrease in water demand with the proposed General Plan Amendment is 0.38 MGD (million gallons per day), based on the average day water demand (based on 100 Gallons per Capita per Day).

The proposed water system improvements will be designed and developed in accordance with Town of Queen Creek and Maricopa County Environmental Services Department requirements.

6.2 WASTEWATER

The Town of Queen Creek is currently sending roughly 1 million gallons per day (MGD) average daily flow (ADF) of sewer flows to the Greenfield Water Reclamation Plant (GWRP). The Town of Queen Creek retains ownership to 4 MGD ADF of treatment capacity in the GWRP Phase II facilities, while also maintaining the first right of refusal to another 4 MGD, for a total of 8 MGD when the plant expands to its ultimate capacity.

An Inter-Governmental Agreement (between the Town of Queen Creek, Town of Gilbert and City of Mesa) allows for negotiation of capacity ownership among the three municipalities to allow flexibility of future growth (General Plan Amendments Wastewater Impact Study, PBS&J, Sept. 2006).

The anticipated gross increase in wastewater generation with the proposed General Plan amendment is 0.06 MGD (average daily flow plus Dry Weather Peaked Flow) (based on 75 Gallons per Capita per Day, a 2.7 Dry Weather Peaking Factor).

Existing off-site infrastructure is adequate to serve the proposed wastewater flows. According to preliminary indications from the Town of Queen Creek, the sewer method for Meridian Crossing will be dependent upon the time of project development. Currently, existing and planned wastewater lines have been designed to handle the anticipated peak flows as a result of the proposed amendment. It also appears from preliminary research that the GWRP facility will also be able to handle anticipated flows generated from the proposed land use changes. Additionally, treatment capacity efforts will be coordinated by the Town of Queen Creek in the future to ensure adequate capacity.

The project will install utility improvements to adequately connect to existing infrastructure improvements. Meridian Crossing is committed to working with the Town to determine the overall system needs to provide sewer service for this proposed General Plan Amendment.

6.3 SCHOOLS

Efforts will be coordinated with both the Queen Creek and JO Combs Unified School Districts throughout the entitlement process to ensure that adequate educational facilities are provided for.

7. PHASING | DEVELOPMENT SCHEDULE

It is anticipated that the project will be developed in multiple phases. The necessary on- and off-site improvements will be designed for review by the Town during the Preliminary Plat and Site Plan level of land use entitlements.

8. PUBLIC PARTICIPATION

At least one neighborhood meeting will be conducted prior to Planning and Zoning Commission consideration of this request in which adjacent property owners and owner's association representatives within at least 1,200 feet of the property will be notified. This citizen participation plan adheres to provisions required by the Town of Queen Creek and any provisions set forth in Arizona Revised Statutes.

It is also anticipated that this Major amendment request, along with others that may be submitted to the Town, will be subject to a series of Town sponsored open house and neighborhood meetings to receive public input.

The development team for Meridian Crossing is committed to continuing public outreach throughout the entitlement process for the project.

9. CONCLUSION

Meridian Crossing offers the unique opportunity to infuse a viable, compatible and sustainable land use for the area, while also establishing the necessary framework to facilitate desirable infrastructure improvements. We respectfully request approval of the General Plan amendment request as proposed.

Economic & Fiscal Impact of Proposed Meridian Crossing Residential Master Planned Community Queen Creek, Arizona



Prepared for:
D.R. Horton, Inc.
June 2013

Prepared by:



Elliott D. Pollack & Company
7505 East 6th Avenue, Suite 100
Scottsdale, Arizona 85251

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Executive Summary

Elliott D. Pollack and Company has been retained to perform an economic and fiscal impact study of the proposed Meridian Crossing residential community in Queen Creek, Arizona. The site, located near Meridian and Rittenhouse roads encompasses 500 acres and would host 1,243 units with varying lot sizes.

Economic and Fiscal Impact Analysis

This economic and fiscal impact study focuses on the economic and fiscal impacts derived from (a) construction of the project and (b) ongoing fiscal impact of the project for the Town of Queen Creek. Economic impact analysis examines the regional implications of an activity in terms of output, earnings, and employment. Fiscal impact analysis evaluates the public revenues created by the project. A full description of the methodology and modeling inputs is included in the body of this report.

Fiscal Impacts

The construction of the proposed 1,243 single family units would create significant tax revenues for the Town of Queen Creek during the construction phase and after completion of the project. Queen Creek would collect nearly \$5.5 million in tax revenue from construction and construction-related activity from the project. Additional fiscal benefits would accrue to the State of Arizona and Maricopa County as well.

As the units in the residential community are sold and occupied, the residents living in the units would create additional tax revenue for the Town of Queen Creek. Over \$2.4 million in ongoing tax revenue would be collected by the Town each year at build-out of Meridian Crossing. State shared revenues collected by the Town due to the increase in population would be the largest revenue source followed by property taxes and sales taxes from retail spending of residents in Queen Creek shopping centers.

Annual Fiscal Impact at Buildout Meridian Crossing Town of Queen Creek (2013 Dollars)			
Resident Spending Sales Tax	State Shared Revenues	Property Tax	Total Annual Revenues
\$548,300	\$1,254,300	\$625,400	\$2,428,000
1/ The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. All of the above figures are representative of the major revenue sources for the Town.			
Source: EDPCo; IMPLAN; AZ Department of Revenue; AZ Tax Research Association			



In total over ten years, including the construction of the homes and the on-going revenue generated by the project, approximately \$15.5 million in revenue will be generated to the Town of Queen Creek.

Economic Impacts

The direct economic impact from construction of the proposed residential community is based on over \$105.7 million in estimated hard costs for construction. The project would generate 828 direct person years of employment during the construction phase and an estimated \$56.2 million in direct wages. Another 681 indirect and induced jobs would be created in the local economy. Altogether, the project would create approximately 1,508 person years of employment, \$91.6 million in wages, and over \$200.7 million in economic activity during the construction timeframe. These impacts would gradually diminish as construction is completed.

Economic Impact of Construction Meridian Crossing Greater Phoenix (2013 Dollars)			
Impact Type	Person Years of Employment	Wages	Economic Output
Direct	828	\$56,200,000	\$105,700,000
Indirect	220	\$13,800,000	\$33,400,000
Induced	461	\$21,600,000	\$61,600,000
Total	1,508	\$91,600,000	\$200,700,000

1/ The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures.

Source: Elliott D. Pollack & Company; IMPLAN



1.0 Introduction

Elliott D. Pollack and Company has been retained to perform an economic and fiscal impact study of the proposed Meridian Crossing residential community in Queen Creek, Arizona. The site, located near Meridian and Rittenhouse roads encompasses 500 acres and would host 1,243 units with varying lot sizes.

The economic and fiscal impact portion of the study focuses on the impacts of the following:

1. Construction of subdivision infrastructure along with construction of the 1,243 single family homes.
2. The economic and fiscal impact from the residents of Meridian Crossing once construction is completed.

Economic impact analysis examines the regional implications of an activity in terms of three basic measures: output, earnings, and job creation. Fiscal impact analysis evaluates the public revenues and costs created by a particular activity. In a fiscal impact analysis, the primary revenue sources of a city, county, or state government are analyzed to determine how the activity may financially affect them.

This study prepared by Elliott D. Pollack and Company is subject to the following considerations and limiting conditions.

- It is our understanding this study is for the client's due diligence and other planning purposes. Neither our report, nor its contents, nor any of our work were intended to be included and, therefore, may not be referred to or quoted in whole or in part, in any registration statement, prospectus, public filing, private offering memorandum, or loan agreement without our prior written approval.
- The reported economic and fiscal impact findings outlined in this report represent the considered judgment of Elliott D. Pollack and Company based on the assumptions, analyses, and methodologies described in the report.
- Except as specifically stated to the contrary, this study will not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- This study has not evaluated the feasibility or marketability of the site for planned uses.



- All estimates regarding unit mix, construction cost, and sales prices were provided by D.R. Horton. This data has been reviewed and verified to determine its reasonableness and applicability to the proposed project. Data is current as of June 2013.
- This economic and fiscal impact study evaluates the potential “gross impacts” of the project on various governmental jurisdictions. The term “gross impacts” as used in this study refers to the total revenue, jobs and economic output that will be generated by the project.
- This analysis does not consider the costs associated with providing services to the project. Such analysis is beyond the scope of this study. In addition, the analysis is based on the current tax structure and rates imposed by the affected municipalities. Changes in those rates would alter the findings of this study. All dollar amounts are stated in 2013 dollars and, unless indicated, do not take into account the effects of inflation.
- The analysis outlined in this study is based on currently available information and estimates and assumptions about long-term future trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this market study are those that are believed to be significant to the projections of future results.

The following section will describe the assumptions and methodologies used to estimate the economic and fiscal impact of the proposed Meridian Crossings in Queen Creek, Arizona. Section 3.0 will describe the impact of construction on the local economy. Section 4.0 outlines the effect of the residents on the Town of Queen Creek at project completion.



2.0 Methodology & Assumptions

2.1 Project Assumptions

The assumptions used to estimate the economic and fiscal impacts of the construction and operations of the proposed Meridian Crossings project in Queen Creek have been collected from a variety of sources. The preliminary site plan was provided by D.R. Horton and Iplan Consulting, which illustrates 1,030 units on the 415 acre site for an overall density of 2.5 units per acre. Thereafter, an additional property was added to the project – an 85 acre tract located between Meridian Road and the Southern Pacific Railroad line, just east of the 415 acre property. This latter property is assumed to be built out at a similar density of 2.5 units per acre. In total, Meridian Crossing is assumed to total 1,243 units on 500 acres.

The assumptions for development of the property were provided by D.R. Horton, including average lot size, number of units, construction costs, expected absorption, average unit sizes and expected sales prices. The following preliminary plan shows the 415 acre site and the location of the 85 acres on the east side of Meridian Road.



As initially conceived, the proposed 500 acre development would contain 1,243 residential units that would sell for an average of \$300,000 each. Total construction costs for subdivision infrastructure improvements and construction of the homes are estimated at nearly \$171.0



million. The average household income for prospective residents of Meridian Crossing is based on 30% of the income devoted to the mortgage payment. Household income was then used to estimate annual taxable spending of residents based on the U. S. Consumer Expenditure Survey. To calculate the increase in population to the Town of Queen Creek, a ratio of 3.0 persons per household was used.

The following table contains a summary of the primary assumptions of the study.

Project Assumptions Meridian Crossing	
Acres	500
Units	1,243
Average dwelling units per acre	2.5
Average unit size	2,800
Average sales price per unit	\$300,000
Total value of construction	\$170,851,000
Average household income	\$75,000
Person per household	3.0
Per capita State shared revenues	\$343

Source: DR Horton; EDPCo

2.2 Economic Impact Methodology

Economic impact analysis examines the economic implications of an activity in terms of output, earnings, and employment. For this study, the analysis focuses on the jobs and corresponding output and wages that are created during construction.

The different types of economic impacts are known as direct, indirect, and induced, according to the manner in which the impacts are generated. For instance, direct employment consists of permanent jobs held by the project employees. Indirect employment is those jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings). Finally, the spending of the wages and salaries of the direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the county. These secondary effects were captured in the analysis conducted in this study.

Multipliers have been developed to estimate the indirect and induced impacts of various direct economic activities. The Minnesota IMPLAN Group developed the multipliers used in this study. The economic impact is categorized into three types of impacts:



- (1) Employment Impact – the total wage, salary and self-employed jobs in a region. Jobs include both part time and full time workers.
- (2) Earnings Impact – the personal income, earnings or wages, of the direct, indirect and induced employees. Earnings include total wage and salary payments as well as benefits of health and life insurance, retirement payments and any other non-cash compensation.
- (3) Economic Output – the economic output relates to the gross receipts for goods or services generated by the project’s operations.

Economic impacts are by their nature regional in character. The direct impact of job creation will be primarily concentrated in the Town of Queen Creek, however much of the impact will be felt throughout all of Greater Phoenix. All dollar figures, unless otherwise stated, are expressed in 2013 dollars.

2.3 Fiscal Impact Methodology

Fiscal impact analysis quantifies the public revenues associated with a particular economic activity. The primary revenue sources of local, county, and state governments (i.e. taxes) are analyzed to determine how an activity may affect the various jurisdictions. This report will evaluate the impact of the proposed residential project on the Town of Queen Creek.

The fiscal impact figures cited in this report have been generated from information provided by a variety of sources including the U.S. Bureau of the Census, the U.S. Department of Labor, the Internal Revenue Service, Maricopa County, the state of Arizona, the Arizona Tax Research Association, and the U.S. Consumer Expenditure Survey. Unless otherwise stated, all dollar values are expressed in 2013 dollars.

Fiscal impacts are categorized by type in this study, similar to the economic impact analysis. The major sources of revenue generation for governmental entities are related to construction of the project and ongoing impact from the residents.

Construction impacts relate to the revenues generated from development of the project and include the state and local sales taxes levied on construction materials. In addition, the Town of Queen Creek will benefit from the spending of construction workers within Town limits.

Once the project is completed, the ongoing fiscal impacts of the residents will be creating revenue for the Town. For Queen Creek, revenues will be generated through sales tax, property tax, and State shared revenue.

The following is a description of the applicable revenue sources that will be considered for this analysis.

- Speculative Builders Sales Tax
The cities and towns in Arizona levy a sales tax on the sales price of new homes. That tax is calculated under the assumption that 65% of the sales price is related to



construction materials with the remaining 35% devoted to labor. The sales tax rate is then applied to the 65% materials figure.

The sales tax on construction materials is a one-time collection by the governmental entity. Construction sales tax is generated during any new building construction as well as from improvements. Queen Creek has a construction sales tax rate of 4.25%.

- Sales Tax

The state, counties, and incorporated cities and towns charge sales tax on retail goods and services. The sales tax rate for the Town of Queen Creek is 2.25%. These tax rates are applied to the estimated taxable spending of the residents. A 25% leakage rate was used for sales that will take place outside of the Town limits.

- Property Taxes

Property taxes will be collected on the homes in the development. The taxable value for the residences is based on the sales value. Dwelling units are considered residential property and assessed at a 10% rate. The 2012 Town of Queen Creek property tax rate was 1.95 per \$100 of assessed value. Though rates may change from year to year, the property tax rate is held static for this analysis.

- State Shared Revenues

Each city or town in Arizona receives a portion of State revenues from four different sources - State sales tax, State income tax, vehicle license tax (VLT) and highway user revenue fund (HURF) tax. The formulas for allocating these revenues are primarily based on population.

The above tax categories represent the largest sources of revenues that will be generated to the Town of Queen Creek. This analysis considers gross tax collections and does not differentiate among dedicated purposes or uses of such gross tax collections.



3.0 Impact of Construction

This section of the report outlines the economic and fiscal impact of the development of the site and construction of the proposed single family residential units. Construction phase impacts are generally short-term effects related to onsite and offsite construction employment and other supporting industries. Construction of the residential homes in Meridian Crossing will take place over an estimated nine years based on the sale of 12 units per month. The long-term ongoing consequences of the development project are the operational phase impacts that are described in Section 4.0.

3.1 Economic Impact of Construction

The total construction cost of the residential development is currently estimated to be over \$105.7 million including site infrastructure and new home construction. The economic impacts are expressed over the entire duration of the construction. The project would generate 828 direct person years of employment during the construction phase. Person years of employment are the aggregate of each construction job that is recreated year after year throughout the construction time period. To derive the respective annual averages, employment, wages, and economic output can be divided by the expected number of years it may take to complete the development. Approximately \$56.2 million in direct wages would be generated based on total construction activity.

Another 681 indirect and induced person years of employment would be created in the local economy. Wages for these indirect and induced employees would total nearly \$35.4 million. Altogether, the project would create approximately 1,508 person years of employment during the construction timeframe, would generate \$91.6 million in wages and over \$200.7 million in economic activity. These impacts would conclude as construction is completed.

Economic Impact of Construction Meridian Crossing Greater Phoenix (2013 Dollars)			
Impact Type	Person Years of Employment	Wages	Economic Output
Direct	828	\$56,200,000	\$105,700,000
Indirect	220	\$13,800,000	\$33,400,000
Induced	461	\$21,600,000	\$61,600,000
Total	1,508	\$91,600,000	\$200,700,000
1/ The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. Source: Elliott D. Pollack & Company; IMPLAN			



3.2 Fiscal Impact of Construction

The construction of single family homes at the Meridian Crossings site would create significant tax revenues the Town of Queen Creek. The cities and towns in Arizona levy a sales tax on the sales price of new homes. That tax is calculated under the assumption that 65% of the sales price is related to construction materials with the remaining 35% devoted to labor. The sales tax rate is then applied to the 65% materials figure.

The following table outlines the fiscal impact of the construction on the Town of Queen Creek. Revenues have been defined in this analysis as either primary or secondary, depending on their source and how the dollars flow through the economy into Town tax accounts. For instance, construction sales taxes are straightforward calculations based on the cost of construction. These revenues are described in this study as primary revenues. Secondary revenues, on the other hand, flow from the wages of those direct, indirect and induced employees who are supported by the construction. Revenue projections are based on typical wages of the employees working in the project, their spending patterns, and projections of where construction employees might live.

Primary revenues generated to the Town from the construction sales tax and use tax would total \$5.5 million over the projected seven-year construction period. In addition, the Town would benefit from the spending of construction workers within Town limits. Sales tax collections for the Town were estimated at an additional \$15,700 for the entire construction period. Other secondary revenues include property taxes and State shared revenues. In total, the Town of Queen Creek would expect to collect an estimated \$5.5 million in tax revenue from the construction and construction-related activity.

Fiscal Impact of Construction Meridian Crossing Town of Queen Creek (2013 Dollars)					
Impact Type	Primary Revenues	Secondary Revenues			Total Revenues
	Speculative Builders Sales Tax	Employee Spending Sales Tax	Resident Property Tax	State Shared Revenues	
Direct	\$5,453,700	\$9,200	\$5,600	\$2,000	\$5,470,500
Indirect	N/A	\$2,300	\$1,500	\$300	\$4,100
Induced	N/A	\$4,200	\$3,100	\$500	\$7,800
Total Revenues	\$5,453,700	\$15,700	\$10,200	\$2,800	\$5,482,400

1/ The figures are intended only as a general guideline as to how the City could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona and City

Source: Elliott D. Pollack & Company; IMPLAN; Arizona Department of Revenue; Arizona Tax Research Association



4.0 Impact of Ongoing Residential Operations

Once construction is completed, the impact of the residents of Meridian Crossing would begin to create tax revenue. The development would generate property taxes and the residents occupying the homes would be spending their disposable income within the local area. The increase in the population of Queen Creek would also generate an increase in state shared revenue.

The following table shows the estimated ongoing tax revenue that the Town of Queen Creek would collect from Meridian Crossing at build-out. In total, \$2.4 million would be collected each year by the Town upon completion of the project. State shared revenues would be the largest revenue source, but significant monies would be collected from resident spending in the local economy and property taxes. Sales tax collections from the residents of the proposed project are based on estimated household taxable spending. However, given that residents would also shop in neighboring cities, a retail leakage rate of 25% was used for the Town sales revenue estimate (Queen Creek would capture 75% of all resident spending). This estimate may be slightly optimistic. However, as retail development in the Town grows with the population, Queen Creek will capture a larger, growing share of retail sales over time.

Annual Fiscal Impact at Buildout Meridian Crossing Town of Queen Creek (2013 Dollars)			
Resident Spending Sales Tax	State Shared Revenues	Property Tax	Total Annual Revenues
\$548,300	\$1,254,300	\$625,400	\$2,428,000
<p>1/ The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. All of the above figures are representative of the major revenue sources for the Town.</p> <p>Source: EDPCo; IMPLAN; AZ Department of Revenue; AZ Tax Research Association</p>			

The ten-year fiscal impact of the proposed residential development is shown on the following table. The analysis assumes Meridian Crossing will sell out in seven years, with peak sales hitting 250 units per year for years three, four and five. State shared revenues will not be fully accounted for until the next census is completed, however, the following table provides an estimate of such revenues. Overall, the project will generate \$15.5 million to the Town of Queen Creek over a ten year period.



10-Year Fiscal Impact Meridian Crossing Town of Queen Creek (2013 Dollars)											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Home Sales	91	144	250	250	250	150	108	-	-	-	1,243
Primary Revenues											
Speculative Builders Tax	\$399,265	\$631,804	\$1,096,883	\$1,096,883	\$1,096,883	\$658,130	\$473,853	\$0	\$0	\$0	\$5,453,700
Sales Tax	--	\$40,141	\$103,661	\$213,938	\$324,216	\$434,494	\$500,660	\$548,300	\$548,300	\$548,300	\$3,262,010
Property Tax	--	\$45,786	\$118,237	\$244,022	\$369,806	\$495,591	\$571,061	\$625,400	\$625,400	\$625,400	\$3,720,702
State shared Revenues	--	\$91,827	\$237,136	\$489,409	\$741,682	\$993,955	\$1,145,318	\$1,254,300	\$1,254,300	\$1,254,300	\$7,462,227
Secondary Revenues											
Employee Sales Tax	\$1,149	\$1,819	\$3,158	\$3,158	\$3,158	\$1,895	\$1,364	\$0	\$0	\$0	\$15,700
Residential Property Tax	\$747	\$1,182	\$2,051	\$2,051	\$2,051	\$1,231	\$886	\$0	\$0	\$0	\$10,200
State Shared Revenues	\$205	\$324	\$563	\$563	\$563	\$338	\$243	\$0	\$0	\$0	\$2,800
Total	\$401,366	\$812,883	\$464,807	\$953,142	\$1,441,476	\$1,927,502	\$2,219,533	\$2,428,000	\$2,428,000	\$2,428,000	\$15,504,709
<p><small>1/ The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. All of the above figures are representative of the major revenue sources for the City. The figures are intended only as a general guideline as to how the City could be impacted by the project. The above figures are based on the current economic structure and tax rates of the City.</small></p> <p><small>Source: Elliott D. Pollack & Company; IMPLAN; Arizona Department of Revenue; Arizona Tax Research Association</small></p>											



12 June 2013

TO: Bill Birdwell, Town of Queen Creek

FROM: Eric R. Maceyko, P.E., PTOE, Traffic Engineer

RE: Meridian Crossing (EPS Group Project #13-169)
Meridian Road and Riggs Road
Trip Generation Memorandum for General Plan Amendment



Expires: 6/30/2014

Introduction

D.R. Horton intends to amend the land uses currently shown in the Town of Queen Creek General Plan for approximately 476 acres generally located on the southwest corner of the Meridian Road alignment and Riggs Road. A portion of land east of Meridian Road is also included. The current General Plan includes Regional Commercial Center land uses. The proposed amended land use is single-family residential.

Results

Table 1 provides the anticipated weekday trip generation for the proposed site during the day and peak hours of traffic.

Table 1: Total Trip Generation - Proposed Site

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Residential	6,798	6,797	13,595	304	803	1,107	900	528	1,428

Table 2 provides a comparison of the total trip generation. There is an overall decrease in daily, and morning and evening peak hour traffic for the proposed site compared to the existing General Plan land uses.

Table 2: Trip Generation Comparison

TIME PERIOD	PROPOSED	EXISTING	COMPARISON
WEEKDAY			
Day	13,595	127,515	-113,920
AM Peak Hour	1,107	7,014	-5,907
PM Peak Hour	1,428	12,134	-10,706

Analysis

Figure 1 provides an aerial photograph of the property vicinity and the adjacent streets. **Figure 2** provides the proposed amended land uses for the site.

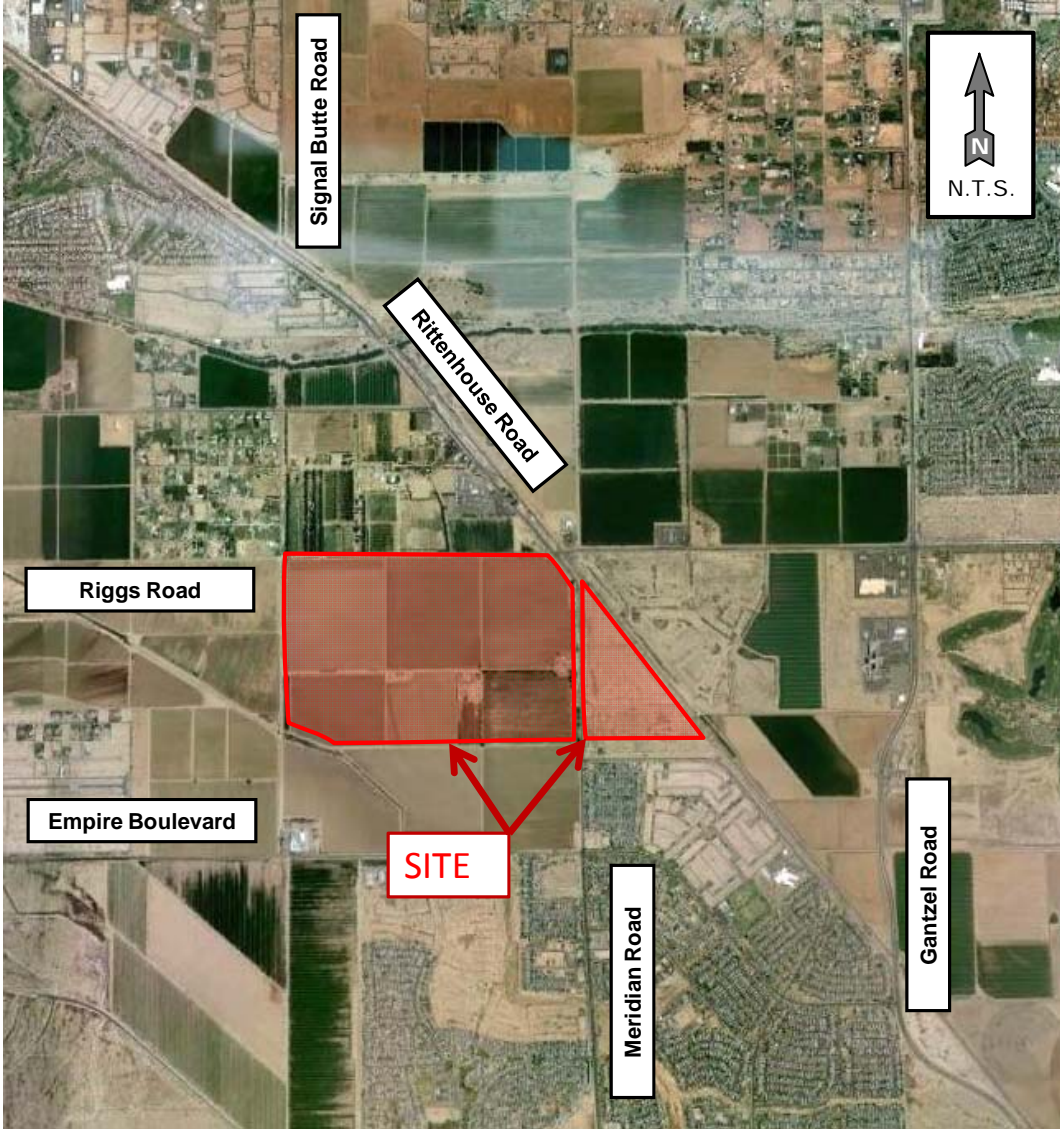


Figure 1: Vicinity Map

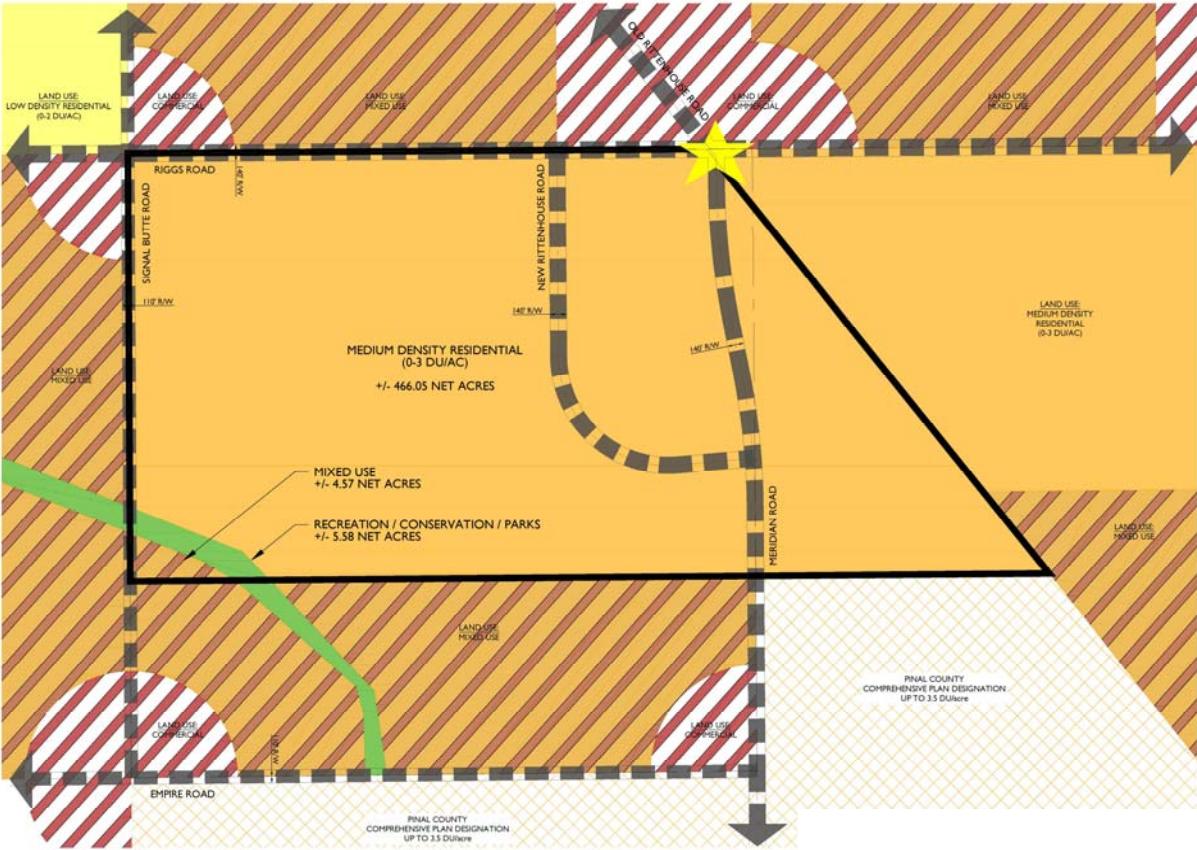


Figure 2: Proposed Land Use Plan

Existing General Plan – Trip Generation

The current General Plan designates the entire 476 acres for the Regional Commercial Center land use. A Regional Commercial Center can contain a variety of different land uses, including residential, commercial, office, and medical facilities. The actual mix of land uses for the existing site designated in the General Plan is unknown. It is unlikely that the entire 476 acres would be developed with a single land use. For the purposes of this analysis, the land use mix was distributed evenly among the 476 acre site utilizing the most common uses identified in the General Plan:

- Apartments – 119 acres with 16 dwelling units per acre, or 1,904 dwelling units
- Office – 119 acres with 1,296,000 square feet of gross floor area
- Medical Office – 119 acres with 1,296,000 square feet of gross floor area
- Retail – 119 acres with 1,296,000 square feet of gross floor area

The Gross Floor Area was estimated by applying a floor-to-area ratio of 0.25 to the total area.

The estimated trip generation was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, published in 2012. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 172 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. *Trip Generation* provides sufficient data for this analysis.

For the Regional Commercial Center land uses, there are several applicable ITE Land Use Codes available: ITE Land Use Code 220, Apartment; ITE Land Use Code 710, General Office Building; ITE Land Use Code 720, Medical-Dental Office Building; and ITE Land Use Code 820, Shopping Center. The independent variables of 1,000 Square Feet of Gross Floor Area and Dwelling Units were utilized. Both equations and average rates are also provided for several of the land uses in *Trip Generation*. Both methods were calculated separately, where applicable, for each Land Use Code and time period. The largest volumes considering both calculation methods were utilized for each Land Use Code.

Attachment A provides the complete results of these calculations. **Table 3** summarizes the estimated trip generation for the existing General Plan.

Table 3: Total Trip Generation – Existing General Plan

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Apartments	4,748	4,748	9,496	146	582	728	575	310	885
Office	4,796	4,795	9,591	1,768	241	2,009	328	1,603	1,931
Medical Office	26,389	26,389	52,778	2,355	626	2,981	1,256	3,228	4,484
Retail	27,825	27,825	55,650	791	505	1,296	2,369	2,465	4,834
Total	63,758	63,757	127,515	5,060	1,954	7,014	4,528	7,606	12,134

Proposed Site – Trip Generation

Trip Generation was also utilized to estimate the trips generated by the proposed land use. The proposed land use for the site is single-family residential. Both parcels of land east and west of Meridian Road have a planned density of 3.0 dwelling units per acre. For the approximate 476 acre site, this results in a total of 1,428 dwelling units.

For the proposed site, the most applicable reference is ITE Land Use Code 210, Single-Family Detached Housing. The independent variables of Acres and Dwelling Units were utilized. Both equations and average rates are also provided in *Trip Generation*. Both methods were calculated separately for each time period. The largest volumes considering both calculation methods and independent variables were utilized for each Land Use Code.

Attachment B provides the complete results of these calculations. **Table 4** summarizes the estimated trip generation for the proposed site.

Table 4: Total Trip Generation – Proposed Site

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Residential	6,798	6,797	13,595	304	803	1,107	900	528	1,428

Proposed Site – Trip Distribution

Trip distribution is the direction the generated traffic utilizes to enter and exit the site. The preliminary site plan was examined to determine the most likely routes to be used by the proposed site traffic beyond the boundary of the site. **Table 5** summarizes the anticipated trip distribution percentages.

Table 5: Trip Distribution Percentages

Roadway	Trip Distribution (%)	Weekday Daily		
		Entering	Exiting	Total
Rittenhouse Road, North of Riggs Road	80%	5,438	5,438	10,876
Meridian Road, South of Riggs Road	10%	680	680	1,360
Riggs Road, East of Meridan Road	10%	680	680	1,360
TOTAL	100%	6,798	6,797	13,595

The preliminary site plan was also examined to determine the most likely routes to be used by the proposed site traffic within the boundary of the site. **Table 6** summarizes the anticipated trip distribution percentages on the road segments immediately adjacent to the site.

Table 6: Proposed Site Trip Distribution – Adjacent Roadways

Roadway	Trip Distribution (%)	Weekday Daily		
		Entering	Exiting	Total
Meridian Road, Adjacent to Site	40%	2,719	2,719	5,438
Riggs Road, Adjacent to Site	60%	4,079	4,078	8,157
TOTAL	100%	6,798	6,797	13,595

Please contact me at (480) 503-2250, extension 125, if you have any questions or would like to discuss this memorandum.

Attachments

- A. Existing General Plan Trip Generation
- B. Proposed Site Trip Generation

ATTACHMENT A
EXISTING GENERAL PLAN TRIP GENERATION

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	APARTMENT - 220			
INDEPENDENT VARIABLE	DWELLING UNITS			
SIZE	1,428			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	88			
AVERAGE SIZE	210			
MINIMUM RATE	1.27	907	907	1,814
AVERAGE RATE	6.65	4,748	4,748	9,496
MAXIMUM RATE	12.50	8,925	8,925	17,850
STANDARD DEVIATION	3.07			
EQUATION: T = 6.06 * (X) + 123.56	R ² = 0.87	4,389	4,388	8,777
LARGEST OF AVERAGE OR EQUATION		4,748	4,748	9,496
AM PEAK HOUR ADJACENT STREET		20%	80%	
NUMBER OF STUDIES	78			
AVERAGE SIZE	235			
MINIMUM RATE	0.10	29	114	143
AVERAGE RATE	0.51	146	582	728
MAXIMUM RATE	1.02	291	1,166	1,457
STANDARD DEVIATION	0.73			
EQUATION: T = 0.49 * (X) + 3.73	R ² = 0.83	141	562	703
LARGEST OF AVERAGE OR EQUATION		146	582	728
AM PEAK HOUR GENERATOR		29%	71%	
NUMBER OF STUDIES	83			
AVERAGE SIZE	230			
MINIMUM RATE	0.10	41	102	143
AVERAGE RATE	0.55	228	557	785
MAXIMUM RATE	1.08	447	1,095	1,542
STANDARD DEVIATION	0.76			
EQUATION: T = 0.54 * (X) + 2.45	R ² = 0.82	224	550	774
LARGEST OF AVERAGE OR EQUATION		228	557	785
PM PEAK HOUR ADJACENT STREET		65%	35%	
NUMBER OF STUDIES	90			
AVERAGE SIZE	233			
MINIMUM RATE	0.10	93	50	143
AVERAGE RATE	0.62	575	310	885
MAXIMUM RATE	1.64	1,522	820	2,342
STANDARD DEVIATION	0.82			
EQUATION: T = 0.55 * (X) + 17.65	R ² = 0.77	522	281	803
LARGEST OF AVERAGE OR EQUATION		575	310	885
PM PEAK HOUR GENERATOR		61%	39%	
NUMBER OF STUDIES	85			
AVERAGE SIZE	229			
MINIMUM RATE	0.10	87	56	143
AVERAGE RATE	0.67	584	373	957
MAXIMUM RATE	1.64	1,429	913	2,342
STANDARD DEVIATION	0.85			
EQUATION: T = 0.60 * (X) + 14.91	R ² = 0.80	532	340	872
LARGEST OF AVERAGE OR EQUATION		584	373	957

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	APARTMENT - 220			
INDEPENDENT VARIABLE	DWELLING UNITS			
SIZE	1,428			
	RATE	TRIPS		
		ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	15			
AVERAGE SIZE	175			
MINIMUM RATE	2.84	2,028	2,028	4,056
AVERAGE RATE	6.39	4,563	4,562	9,125
MAXIMUM RATE	8.40	5,998	5,997	11,995
STANDARD DEVIATION	2.99			
EQUATION: $T = 7.85 * (X) + 256.19$	$R^2 = 0.85$	5,733	5,733	11,466
LARGEST OF AVERAGE OR EQUATION		5,733	5,733	11,466
PEAK HOUR GENERATOR		50%	50%	
NUMBER OF STUDIES	14			
AVERAGE SIZE	178			
MINIMUM RATE	0.26	186	185	371
AVERAGE RATE	0.52	372	371	743
MAXIMUM RATE	1.05	750	749	1,499
STANDARD DEVIATION	0.74			
EQUATION: $T = 0.41 * (X) + 19.23$	$R^2 = 0.56$	303	302	605
LARGEST OF AVERAGE OR EQUATION		372	371	743
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	14			
AVERAGE SIZE	182			
MINIMUM RATE	3.21	2,292	2,292	4,584
AVERAGE RATE	5.86	4,184	4,184	8,368
MAXIMUM RATE	7.53	5,377	5,376	10,753
STANDARD DEVIATION	2.73			
EQUATION: $T = 6.42 * (X) - 101.12$	$R^2 = 0.82$	4,534	4,533	9,067
LARGEST OF AVERAGE OR EQUATION		4,534	4,533	9,067
PEAK HOUR GENERATOR		50%	50%	
NUMBER OF STUDIES	13			
AVERAGE SIZE	186			
MINIMUM RATE	0.26	186	185	371
AVERAGE RATE	0.51	364	364	728
MAXIMUM RATE	1.43	1,021	1,021	2,042
STANDARD DEVIATION	0.75			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		364	364	728

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	GENERAL OFFICE BUILDING - 710			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	218			
AVERAGE SIZE	222			
MINIMUM RATE	0.60	389	389	778
AVERAGE RATE	1.56	1,011	1,011	2,022
MAXIMUM RATE	5.98	3,875	3,875	7,750
STANDARD DEVIATION	6.13			
EQUATION: LN (T) = 0.77 * LN(X) + 3.65	R ² = 0.80	4,796	4,795	9,591
LARGEST OF AVERAGE OR EQUATION		4,796	4,795	9,591
AM PEAK HOUR ADJACENT STREET		88%	12%	
NUMBER OF STUDIES	217			
AVERAGE SIZE	223			
MINIMUM RATE	0.60	685	93	778
AVERAGE RATE	1.55	1,768	241	2,009
MAXIMUM RATE	5.98	6,820	930	7,750
STANDARD DEVIATION	1.39			
EQUATION: LN (T) = 0.80 * LN(X) + 1.55	R ² = 0.83	1,281	175	1,456
LARGEST OF AVERAGE OR EQUATION		1,768	241	2,009
AM PEAK HOUR GENERATOR		NA	NA	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	NA	NA	NA
AVERAGE RATE	NA	NA	NA	NA
MAXIMUM RATE	NA	NA	NA	NA
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		NA	NA	NA
PM PEAK HOUR ADJACENT STREET		17%	83%	
NUMBER OF STUDIES	235			
AVERAGE SIZE	216			
MINIMUM RATE	0.49	108	527	635
AVERAGE RATE	1.49	328	1,603	1,931
MAXIMUM RATE	6.39	1,408	6,873	8,281
STANDARD DEVIATION	1.37			
EQUATION: T = 1.12 * (X) + 78.81	R ² = 0.82	260	1,270	1,530
LARGEST OF AVERAGE OR EQUATION		328	1,603	1,931
PM PEAK HOUR GENERATOR		NA	NA	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	NA	NA	NA
AVERAGE RATE	NA	NA	NA	NA
MAXIMUM RATE	NA	NA	NA	NA
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		NA	NA	NA

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	GENERAL OFFICE BUILDING - 710			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
		TRIPS		
	RATE	ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	17			
AVERAGE SIZE	78			
MINIMUM RATE	0.59	383	382	765
AVERAGE RATE	2.37	1,536	1,536	3,072
MAXIMUM RATE	14.67	9,506	9,506	19,012
STANDARD DEVIATION	2.08			
EQUATION: $T = 2.14 * (X) + 18.47$	$R^2 = 0.66$	1,396	1,396	2,792
LARGEST OF AVERAGE OR EQUATION		1,536	1,536	3,072
PEAK HOUR GENERATOR		54%	46%	
NUMBER OF STUDIES	10			
AVERAGE SIZE	97			
MINIMUM RATE	0.16	112	95	207
AVERAGE RATE	0.41	287	244	531
MAXIMUM RATE	1.57	1,099	936	2,035
STANDARD DEVIATION	0.68			
EQUATION: $LN(T) = 0.81 * LN(X) - 0.12$	$R^2 = 0.59$	159	136	295
LARGEST OF AVERAGE OR EQUATION		287	244	531
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	17			
AVERAGE SIZE	78			
MINIMUM RATE	0.19	123	123	246
AVERAGE RATE	0.98	635	635	1,270
MAXIMUM RATE	7.33	4,750	4,750	9,500
STANDARD DEVIATION	1.29			
EQUATION: $LN(T) = 0.86 * LN(X) + 0.31$	$R^2 = 0.50$	324	324	648
LARGEST OF AVERAGE OR EQUATION		635	635	1,270
PEAK HOUR GENERATOR		58%	42%	
NUMBER OF STUDIES	10			
AVERAGE SIZE	97			
MINIMUM RATE	0.06	45	33	78
AVERAGE RATE	0.14	105	76	181
MAXIMUM RATE	0.37	278	202	480
STANDARD DEVIATION	0.38			
EQUATION: $LN(T) = 0.61 * LN(X) - 0.23$	$R^2 = 0.56$	37	26	63
LARGEST OF AVERAGE OR EQUATION		105	76	181

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	MEDICAL-DENTAL OFFICE BUILDING - 720			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	10			
AVERAGE SIZE	45			
MINIMUM RATE	23.16	15,008	15,007	30,015
AVERAGE RATE	36.13	23,412	23,412	46,824
MAXIMUM RATE	50.51	32,731	32,730	65,461
STANDARD DEVIATION	10.18			
EQUATION: $T = 40.89 * (X) - 214.97$	$R^2 = 0.90$	26,389	26,389	52,778
LARGEST OF AVERAGE OR EQUATION		26,389	26,389	52,778
AM PEAK HOUR ADJACENT STREET		79%	21%	
NUMBER OF STUDIES	23			
AVERAGE SIZE	43			
MINIMUM RATE	0.85	871	231	1,102
AVERAGE RATE	2.30	2,355	626	2,981
MAXIMUM RATE	4.79	4,904	1,304	6,208
STANDARD DEVIATION	1.88			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		2,355	626	2,981
AM PEAK HOUR GENERATOR		67%	33%	
NUMBER OF STUDIES	17			
AVERAGE SIZE	41			
MINIMUM RATE	1.21	1,051	517	1,568
AVERAGE RATE	3.50	3,039	1,497	4,536
MAXIMUM RATE	7.49	6,504	3,203	9,707
STANDARD DEVIATION	2.35			
EQUATION: $T = 3.42 * (X) + 3.38$	$R^2 = 0.83$	3,034	1,494	4,528
LARGEST OF AVERAGE OR EQUATION		3,039	1,497	4,536
PM PEAK HOUR ADJACENT STREET		28%	72%	
NUMBER OF STUDIES	43			
AVERAGE SIZE	31			
MINIMUM RATE	0.97	352	905	1,257
AVERAGE RATE	3.46	1,256	3,228	4,484
MAXIMUM RATE	8.86	3,215	8,268	11,483
STANDARD DEVIATION	2.47			
EQUATION: $LN(T) = 0.90 * LN(X) + 1.53$	$R^2 = 0.77$	753	1,936	2,689
LARGEST OF AVERAGE OR EQUATION		1,256	3,228	4,484
PM PEAK HOUR GENERATOR		39%	61%	
NUMBER OF STUDIES	22			
AVERAGE SIZE	33			
MINIMUM RATE	2.21	1,117	1,747	2,864
AVERAGE RATE	4.27	2,158	3,376	5,534
MAXIMUM RATE	7.60	3,842	6,008	9,850
STANDARD DEVIATION	2.50			
EQUATION: NOT PROVIDED	NA	NA	NA	5,742
LARGEST OF AVERAGE OR EQUATION		2,158	3,376	5,534

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	MEDICAL-DENTAL OFFICE BUILDING - 720			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
		TRIPS		
	RATE	ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	5			
AVERAGE SIZE	44			
MINIMUM RATE	1.10	713	713	1,426
AVERAGE RATE	8.96	5,806	5,806	11,612
MAXIMUM RATE	21.93	14,211	14,210	28,421
STANDARD DEVIATION	9.17			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		5,806	5,806	11,612
PEAK HOUR GENERATOR		57%	43%	
NUMBER OF STUDIES	3			
AVERAGE SIZE	28			
MINIMUM RATE	3.08	2,275	1,717	3,992
AVERAGE RATE	3.63	2,681	2,023	4,704
MAXIMUM RATE	4.02	2,970	2,240	5,210
STANDARD DEVIATION	1.93			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		2,681	2,023	4,704
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	4			
AVERAGE SIZE	49			
MINIMUM RATE	0.71	460	460	920
AVERAGE RATE	1.55	1,005	1,004	2,009
MAXIMUM RATE	5.11	3,312	3,311	6,623
STANDARD DEVIATION	1.80			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		1,005	1,004	2,009
PEAK HOUR GENERATOR		52%	48%	
NUMBER OF STUDIES	2			
AVERAGE SIZE	34			
MINIMUM RATE	0.28	189	174	363
AVERAGE RATE	0.40	269	249	518
MAXIMUM RATE	0.63	424	392	816
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		269	249	518

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	SHOPPING CENTER - 820			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	302			
AVERAGE SIZE	328			
MINIMUM RATE	12.50	8,100	8,100	16,200
AVERAGE RATE	42.94	27,825	27,825	55,650
MAXIMUM RATE	270.89	175,537	175,536	351,073
STANDARD DEVIATION	21.38			
EQUATION: LN (T) = 0.65 * LN(X) + 5.83	R ² = 0.78	17,952	17,951	35,903
LARGEST OF AVERAGE OR EQUATION		27,825	27,825	55,650
AM PEAK HOUR ADJACENT STREET		61%	39%	
NUMBER OF STUDIES	101			
AVERAGE SIZE	296			
MINIMUM RATE	0.10	79	51	130
AVERAGE RATE	1.00	791	505	1,296
MAXIMUM RATE	9.05	7,155	4,574	11,729
STANDARD DEVIATION	1.38			
EQUATION: LN (T) = 0.59 * LN(X) + 2.32	R ² = 0.52	426	272	698
LARGEST OF AVERAGE OR EQUATION		791	505	1,296
AM PEAK HOUR GENERATOR		NA	NA	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	NA	NA	NA
AVERAGE RATE	NA	NA	NA	NA
MAXIMUM RATE	NA	NA	NA	NA
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		NA	NA	NA
PM PEAK HOUR ADJACENT STREET		49%	51%	
NUMBER OF STUDIES	412			
AVERAGE SIZE	379			
MINIMUM RATE	0.68	432	449	881
AVERAGE RATE	3.73	2,369	2,465	4,834
MAXIMUM RATE	29.27	18,588	19,346	37,934
STANDARD DEVIATION	2.74			
EQUATION: LN (T) = 0.67 * LN(X) + 3.37	R ² = 0.81	1,735	1,805	3,540
LARGEST OF AVERAGE OR EQUATION		2,369	2,465	4,834
PM PEAK HOUR GENERATOR		NA	NA	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	NA	NA	NA
AVERAGE RATE	NA	NA	NA	NA
MAXIMUM RATE	NA	NA	NA	NA
STANDARD DEVIATION	NA			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		NA	NA	NA

PROJECT	MERIDIAN CROSSING - EXISTING GENERAL PLAN			
PARCEL	REGIONAL COMMERCIAL CENTER			
ITE LAND USE CATEGORY AND CODE	SHOPPING CENTER - 820			
INDEPENDENT VARIABLE	1,000 SQUARE FEET			
SIZE	1,296			
	RATE	TRIPS		
		ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	123			
AVERAGE SIZE	450			
MINIMUM RATE	16.70	10,822	10,821	21,643
AVERAGE RATE	49.97	32,381	32,380	64,761
MAXIMUM RATE	227.50	147,420	147,420	294,840
STANDARD DEVIATION	22.62			
EQUATION: $\text{LN}(T) = 0.63 * \text{LN}(X) + 6.23$	$R^2 = 0.82$	23,204	23,204	46,408
LARGEST OF AVERAGE OR EQUATION		32,381	32,380	64,761
PEAK HOUR GENERATOR		52%	48%	
NUMBER OF STUDIES	127			
AVERAGE SIZE	450			
MINIMUM RATE	1.46	984	908	1,892
AVERAGE RATE	4.89	3,295	3,042	6,337
MAXIMUM RATE	18.32	12,346	11,397	23,743
STANDARD DEVIATION	3.10			
EQUATION: $\text{LN}(T) = 0.65 * \text{LN}(X) + 3.76$	$R^2 = 0.83$	2,356	2,174	4,530
LARGEST OF AVERAGE OR EQUATION		3,295	3,042	6,337
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	77			
AVERAGE SIZE	439			
MINIMUM RATE	4.15	2,689	2,689	5,378
AVERAGE RATE	25.24	16,356	16,355	32,711
MAXIMUM RATE	148.15	96,001	96,001	192,002
STANDARD DEVIATION	17.23			
EQUATION: $T = 15.63 * (X) + 4214.46$	$R^2 = 0.52$	12,236	12,235	24,471
LARGEST OF AVERAGE OR EQUATION		16,356	16,355	32,711
PEAK HOUR GENERATOR		49%	51%	
NUMBER OF STUDIES	39			
AVERAGE SIZE	369			
MINIMUM RATE	0.39	247	258	505
AVERAGE RATE	3.12	1,982	2,062	4,044
MAXIMUM RATE	12.40	7,874	8,196	16,070
STANDARD DEVIATION	2.78			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		1,982	2,062	4,044

ATTACHMENT B
PROPOSED SITE TRIP GENERATION

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	MAXIMUM OF DWELLING UNITS AND ACRES			
SIZE	1428 DWELLING UNITS, 476 ACRES			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY				
MINIMUM RATE		3,078	3,077	6,155
AVERAGE RATE		6,798	6,797	13,595
MAXIMUM RATE		20,216	20,215	40,431
STANDARD DEVIATION				
EQUATION		6,062	6,062	12,124
LARGEST OF AVERAGE OR EQUATION		6,798	6,797	13,595
AM PEAK HOUR ADJACENT STREET				
MINIMUM RATE		118	353	471
AVERAGE RATE		304	803	1,107
MAXIMUM RATE		972	2,431	3,403
STANDARD DEVIATION				
EQUATION		252	757	1,009
LARGEST OF AVERAGE OR EQUATION		304	803	1,107
AM PEAK HOUR GENERATOR				
MINIMUM RATE		122	349	471
AVERAGE RATE		515	814	1,329
MAXIMUM RATE		1,631	2,399	4,030
STANDARD DEVIATION				
EQUATION		282	749	1,031
LARGEST OF AVERAGE OR EQUATION		515	814	1,329
PM PEAK HOUR ADJACENT STREET				
MINIMUM RATE		378	222	600
AVERAGE RATE		900	528	1,428
MAXIMUM RATE		3,264	1,682	4,946
STANDARD DEVIATION				
EQUATION		725	425	1,150
LARGEST OF AVERAGE OR EQUATION		900	528	1,428
PM PEAK HOUR GENERATOR				
MINIMUM RATE		384	216	600
AVERAGE RATE		932	525	1,457
MAXIMUM RATE		3,264	1,682	4,946
STANDARD DEVIATION				
EQUATION		710	400	1,110
LARGEST OF AVERAGE OR EQUATION		932	525	1,457

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	MAXIMUM OF DWELLING UNITS AND ACRES			
SIZE	1428 DWELLING UNITS, 476 ACRES			
		TRIPS		
	RATE	ENTERING	EXITING	SUM
SATURDAY DAILY				
MINIMUM RATE		3,799	3,798	7,597
AVERAGE RATE		7,383	7,383	14,766
MAXIMUM RATE		22,132	22,131	44,263
STANDARD DEVIATION				
EQUATION		6,018	6,017	12,035
LARGEST OF AVERAGE OR EQUATION		7,383	7,383	14,766
PEAK HOUR GENERATOR				
MINIMUM RATE		357	357	714
AVERAGE RATE		764	664	1,428
MAXIMUM RATE		2,426	2,067	4,493
STANDARD DEVIATION				
EQUATION		640	640	1,280
LARGEST OF AVERAGE OR EQUATION		764	664	1,428
SUNDAY DAILY				
MINIMUM RATE		3,385	3,384	6,769
AVERAGE RATE		6,431	6,431	12,862
MAXIMUM RATE		17,124	17,124	34,248
STANDARD DEVIATION				
EQUATION		6,162	6,161	12,323
LARGEST OF AVERAGE OR EQUATION		6,431	6,431	12,862
PEAK HOUR GENERATOR				
MINIMUM RATE		416	369	785
AVERAGE RATE		651	621	1,272
MAXIMUM RATE		1,792	1,792	3,584
STANDARD DEVIATION				
EQUATION		537	476	1,013
LARGEST OF AVERAGE OR EQUATION		651	621	1,272

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	DWELLING UNITS			
SIZE	1,428			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	355			
AVERAGE SIZE	198			
MINIMUM RATE	4.31	3,078	3,077	6,155
AVERAGE RATE	9.52	6,798	6,797	13,595
MAXIMUM RATE	21.85	15,601	15,601	31,202
STANDARD DEVIATION	3.70			
EQUATION: $\text{LN}(T) = 0.92 * \text{LN}(X) + 2.72$	$R^2 = 0.95$	6,062	6,062	12,124
LARGEST OF AVERAGE OR EQUATION		6,798	6,797	13,595
AM PEAK HOUR ADJACENT STREET		25%	75%	
NUMBER OF STUDIES	292			
AVERAGE SIZE	194			
MINIMUM RATE	0.33	118	353	471
AVERAGE RATE	0.75	268	803	1,071
MAXIMUM RATE	2.27	811	2,431	3,242
STANDARD DEVIATION	0.90			
EQUATION: $T = 0.70 * (X) + 9.74$	$R^2 = 0.89$	252	757	1,009
LARGEST OF AVERAGE OR EQUATION		268	803	1,071
AM PEAK HOUR GENERATOR		26%	74%	
NUMBER OF STUDIES	343			
AVERAGE SIZE	180			
MINIMUM RATE	0.33	122	349	471
AVERAGE RATE	0.77	286	814	1,100
MAXIMUM RATE	2.27	843	2,399	3,242
STANDARD DEVIATION	0.89			
EQUATION: $T = 0.70 * (X) + 12.12$	$R^2 = 0.89$	263	749	1,012
LARGEST OF AVERAGE OR EQUATION		286	814	1,100
PM PEAK HOUR ADJACENT STREET		63%	37%	
NUMBER OF STUDIES	321			
AVERAGE SIZE	207			
MINIMUM RATE	0.42	378	222	600
AVERAGE RATE	1.00	900	528	1,428
MAXIMUM RATE	2.98	2,681	1,574	4,255
STANDARD DEVIATION	1.05			
EQUATION: $\text{LN}(T) = 0.90 * \text{LN}(X) + 0.51$	$R^2 = 0.91$	725	425	1,150
LARGEST OF AVERAGE OR EQUATION		900	528	1,428
PM PEAK HOUR GENERATOR		64%	36%	
NUMBER OF STUDIES	362			
AVERAGE SIZE	174			
MINIMUM RATE	0.42	384	216	600
AVERAGE RATE	1.02	932	525	1,457
MAXIMUM RATE	2.98	2,723	1,532	4,255
STANDARD DEVIATION	1.05			
EQUATION: $\text{LN}(T) = 0.88 * \text{LN}(X) + 0.62$	$R^2 = 0.91$	710	400	1,110
LARGEST OF AVERAGE OR EQUATION		932	525	1,457

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	DWELLING UNITS			
SIZE	1,428			
	RATE	TRIPS		
		ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	77			
AVERAGE SIZE	215			
MINIMUM RATE	5.32	3,799	3,798	7,597
AVERAGE RATE	9.91	7,076	7,075	14,151
MAXIMUM RATE	15.25	10,889	10,888	21,777
STANDARD DEVIATION	3.72			
EQUATION: $LN(T) = 0.93 * LN(X) + 2.64$	$R^2 = 0.92$	6,018	6,017	12,035
LARGEST OF AVERAGE OR EQUATION		7,076	7,075	14,151
PEAK HOUR GENERATOR		50%	50%	
NUMBER OF STUDIES	54			
AVERAGE SIZE	215			
MINIMUM RATE	0.50	357	357	714
AVERAGE RATE	0.93	664	664	1,328
MAXIMUM RATE	1.75	1,250	1,249	2,499
STANDARD DEVIATION	0.99			
EQUATION: $T = 0.89 * (X) + 8.77$	$R^2 = 0.91$	640	640	1,280
LARGEST OF AVERAGE OR EQUATION		664	664	1,328
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	73			
AVERAGE SIZE	218			
MINIMUM RATE	4.74	3,385	3,384	6,769
AVERAGE RATE	8.62	6,155	6,154	12,309
MAXIMUM RATE	12.31	8,790	8,789	17,579
STANDARD DEVIATION	3.36			
EQUATION: $T = 8.63 * (X) - 0.63$	$R^2 = 0.93$	6,162	6,161	12,323
LARGEST OF AVERAGE OR EQUATION		6,162	6,161	12,323
PEAK HOUR GENERATOR		53%	47%	
NUMBER OF STUDIES	53			
AVERAGE SIZE	212			
MINIMUM RATE	0.55	416	369	785
AVERAGE RATE	0.86	651	577	1,228
MAXIMUM RATE	1.48	1,120	993	2,113
STANDARD DEVIATION	0.95			
EQUATION: $LN(T) = 0.91 * LN(X) + 0.31$	$R^2 = 0.88$	537	476	1,013
LARGEST OF AVERAGE OR EQUATION		651	577	1,228

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	ACRES			
SIZE	476			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	144			
AVERAGE SIZE	70			
MINIMUM RATE	3.17	755	754	1,509
AVERAGE RATE	26.04	6,198	6,197	12,395
MAXIMUM RATE	84.94	20,216	20,215	40,431
STANDARD DEVIATION	19.62			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		6,198	6,197	12,395
AM PEAK HOUR ADJACENT STREET		31%	69%	
NUMBER OF STUDIES	123			
AVERAGE SIZE	71			
MINIMUM RATE	0.28	41	92	133
AVERAGE RATE	2.06	304	677	981
MAXIMUM RATE	6.59	972	2,165	3,137
STANDARD DEVIATION	1.97			
EQUATION: $\text{LN}(T) = 0.77 * \text{LN}(X) + 1.58$	$R^2 = 0.90$	174	386	560
LARGEST OF AVERAGE OR EQUATION		304	677	981
AM PEAK HOUR GENERATOR		52%	48%	
NUMBER OF STUDIES	132			
AVERAGE SIZE	69			
MINIMUM RATE	0.28	69	64	133
AVERAGE RATE	2.08	515	475	990
MAXIMUM RATE	6.59	1,631	1,506	3,137
STANDARD DEVIATION	1.99			
EQUATION: $\text{LN}(T) = 0.76 * \text{LN}(X) + 1.61$	$R^2 = 0.55$	282	260	542
LARGEST OF AVERAGE OR EQUATION		515	475	990
PM PEAK HOUR ADJACENT STREET		66%	34%	
NUMBER OF STUDIES	124			
AVERAGE SIZE	70			
MINIMUM RATE	0.36	113	58	171
AVERAGE RATE	2.74	861	443	1,304
MAXIMUM RATE	10.39	3,264	1,682	4,946
STANDARD DEVIATION	2.65			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		861	443	1,304
PM PEAK HOUR GENERATOR		66%	34%	
NUMBER OF STUDIES	132			
AVERAGE SIZE	69			
MINIMUM RATE	0.36	113	58	171
AVERAGE RATE	2.73	857	442	1,299
MAXIMUM RATE	10.39	3,264	1,682	4,946
STANDARD DEVIATION	2.64			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		857	442	1,299

PROJECT	MERIDIAN CROSSING - GENERAL PLAN AMENDMENT			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY - 210			
INDEPENDENT VARIABLE	ACRES			
SIZE	476			
		TRIPS		
	RATE	ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	37			
AVERAGE SIZE	75			
MINIMUM RATE	3.69	878	878	1,756
AVERAGE RATE	31.02	7,383	7,383	14,766
MAXIMUM RATE	92.99	22,132	22,131	44,263
STANDARD DEVIATION	24.43			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		7,383	7,383	14,766
PEAK HOUR GENERATOR		54%	46%	
NUMBER OF STUDIES	15			
AVERAGE SIZE	101			
MINIMUM RATE	0.46	118	101	219
AVERAGE RATE	2.97	764	650	1,414
MAXIMUM RATE	9.44	2,426	2,067	4,493
STANDARD DEVIATION	3.20			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		764	650	1,414
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	33			
AVERAGE SIZE	80			
MINIMUM RATE	3.24	771	771	1,542
AVERAGE RATE	27.02	6,431	6,431	12,862
MAXIMUM RATE	71.95	17,124	17,124	34,248
STANDARD DEVIATION	19.90			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		6,431	6,431	12,862
PEAK HOUR GENERATOR		50%	50%	
NUMBER OF STUDIES	14			
AVERAGE SIZE	103			
MINIMUM RATE	0.40	95	95	190
AVERAGE RATE	2.61	621	621	1,242
MAXIMUM RATE	7.53	1,792	1,792	3,584
STANDARD DEVIATION	2.86			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		621	621	1,242



ALTERNATIVE D


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



PRELIMINARY ROADWAY DESIGN DATA

DESIGN SPEED (MPH)	RADIUS (FT)	SUPERELEVATION (FT/FT)
① 85	1,190	0.0400
② 55	1,780	0.0400
③ 55	1,190	0.0400
④ 55	1,190	0.0400
⑤ 55	1,190	0.0400
⑥ 55	1,190	0.0400
⑦ 35	371	0.0400
⑧ 35	371	0.0400

LEGEND

 AT GRADE UPRR CROSSING

TYLININTERNATIONAL

AUGUST 2012

8/22/2012

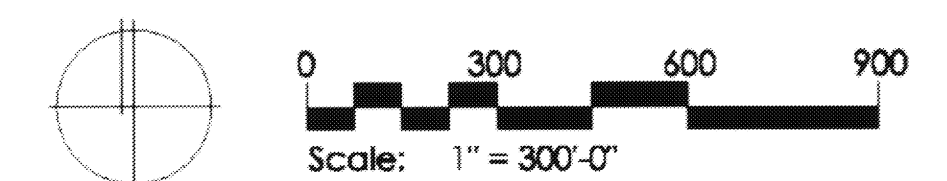
C:\p\m\m\02\DCR & SA for Meridian\Task\TT275\Design\Roadway\Workshop\TT275_ON_DOT\DOT_CONCEPTUAL_MERIDIAN\MC 04.dwg





MERIDIAN CROSSING

CONCEPTUAL LAND USE PLAN 'A'





Meridian Crossing | Major General Plan Amendment
GP13-027

Neighborhood Meeting Summary

Monday, September 23, 2013: 7:00 PM – 7:20 PM

Queen Creek Library; Edward Abbey Conference Room: 21802 S. Ellsworth Rd., Queen Creek,
Arizona 85142

Barney Farms | Development Representatives:

Property Owner Representative / Meeting Facilitator: Jason Barney, Westcor/Queen Creek LLC

Property Owner Representative: Jack Rasor, WDP Partners, Westcor/Queen Creek LLC

Land Use Entitlement Representative: Greg Davis, Iplan Consulting, Chandler, AZ

Land Use Entitlement Representative / Meeting Recorder: Mario Mangiamele, AICP, Iplan Consulting, Chandler, AZ

Neighborhood Attendees:

{ See attached sign-in sheet – 1 page }

Town of Queen Creek Representative:

None.

Purpose:

Objective of the neighborhood meeting was to present the major General Plan amendment request to the community in effort to obtain feedback on the proposed amendment to the Town of Queen Creek General Plan Land Use Map. The amendment proposes to change approximately 466-acres of Regional Commercial Center (RCC) to the Medium-Density Residential (MDR) (up to 3 dwelling units per acre) land use classification to enable development of Meridian Crossing. The property is generally located at the southwest and southeast corners of Riggs/Combs and Meridian Roads.

This neighborhood meeting is the first meeting to be conducted with adjacent property owners and owners associations, and is in compliance with the public participation provisions for the Town of Queen Creek's General Plan amendment process.

All questions and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a **red color typeface**.

Presentation Summary:

- Mr. Jason Barney welcomed attendees outlined the purpose of the neighborhood meeting. In lieu of the formal presentation, informal dialogue was conducted with attendees regarding the pending General Plan amendment request due to the relatively small meeting attendance.

- Mr. Barney explained that the General Plan amendment will continue to proceed through a series of public hearings, which hearings will provide additional opportunities for public input.
- Mr. Barney inquired if there were any specific questions the team could answer or concerns that the team should take note of.

{ All responses are those of Mr. Barney, unless otherwise noted. }

1. *I appreciate the meeting invite. Commercial development is always a concern of everybody in the area because the existing traffic is a mess. I'd rather see residential here.*

Response: Thank you for your comments.

2. *I think if you are going to have commercial at the intersection corner (reference made to southwest corner of Riggs/Combs and Meridian Roads), it would be beneficial to have some type of pedestrian friendly intersection and uses that tie into the existing agritainment uses of the area. You should also take into account the context of the area as it relates to views of the project from this intersection (a reference example was made to the views of the major arterial intersections within Morrison Ranch).*

Response: Mr. Barney and Mr. Rasor both responded that the team can certainly look at a design theme and uses to tie into the exiting uses (reference made to uses at the northwest and northeast corners Riggs/Combs and Meridian Roads.).

- Mr. Jason Barney thanked the neighbors for attending. Some of the meeting attendees proceeded forward to review and discuss the General Plan exhibits and adjacent uses. These discussions were not recorded.
- Neighborhood meeting concluded at approximately 7:20 p.m.

END

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

Mario Mangiamele

11-18-2013

Signature

Date

Mario Mangiamele, AICP

11-18-2013

Name (printed)

Date

Attachments:

- Notice of Neighborhood Meeting, dated September 7, 2013.
- Meridian Crossing Neighborhood Meeting Attendance Sign-In Sheet, dated September 23, 2013 (1 - page).
- Meridian Crossing General Plan Exhibit – Existing Land Use Designation.
- Meridian Crossing General Plan Exhibit – Proposed Land Use Designation.



NOTICE OF NEIGHBORHOOD MEETING

September 07, 2013

Dear Neighbor,

You are cordially invited to attend an informal meeting to introduce a land use proposal by Westcor/Queen Creek LLC, Gemjen Investments Services Inc and Canyon Oaks Estates LP for their property generally located at the southwest and southeast corners of Riggs/Combs and Meridian Roads. A request for the approximate 466-acre parcel, currently being farmed, has recently been submitted to the Town of Queen Creek for purposes of a Major General Plan amendment. As part of the development process, we are seeking your valuable input on the proposal.

More specifically, the request is for a Major General Plan amendment to change the Town of Queen Creek General Plan Land Use Map classifications from Regional Commercial Center (RCC) to the Medium-Density Residential (MDR) (up to 3 dwelling units per acre) to enable development of Meridian Crossing. Reduced size copies of the existing General Plan Land Use Map and proposed General Plan Land Use Map are included with this letter, while full size drawings will be presented at the neighborhood meeting.

The neighborhood meeting will be held as follows:

Monday, September 23, 2013 at 7:00 PM
Queen Creek Library; Edward Abbey Conference Room
21802 S. Ellsworth Road
Queen Creek, Arizona 85142

You are being notified of this proposal as Maricopa County or Pinal County Assessor's records identify that you are a property owner within approximately 1,200-feet of the project area.

Subsequent to the neighborhood meeting, along with the benefit of your input, the General Plan Amendment request will be brought before the Planning and Zoning Commission for review and a recommendation to the Town Council. Although it is anticipated that this General Plan Amendment will be heard by Planning Commission in October and November 2013, the final time and date will be determined by the Town's Planning Department. Additionally, the Town of Queen Creek is scheduling public open house meetings for discussion of all General Plan Amendments – please contact Town for dates and times. These meetings will provide an additional opportunity for public input relative to the proposed development.

If you have questions or comments at any time throughout the process, please feel free to contact me at 480-313-8144 or IplanMM@cox.net. You may also contact Mr. Wayne Balmer at the Town of Queen Creek Planning Department at 480-358-3095 for further information.

We look forward to meeting with you to further discuss this project.

On behalf of the property ownership,

Mario Mangiamiele

Mario Mangiamiele, AICP
Iplan Consulting

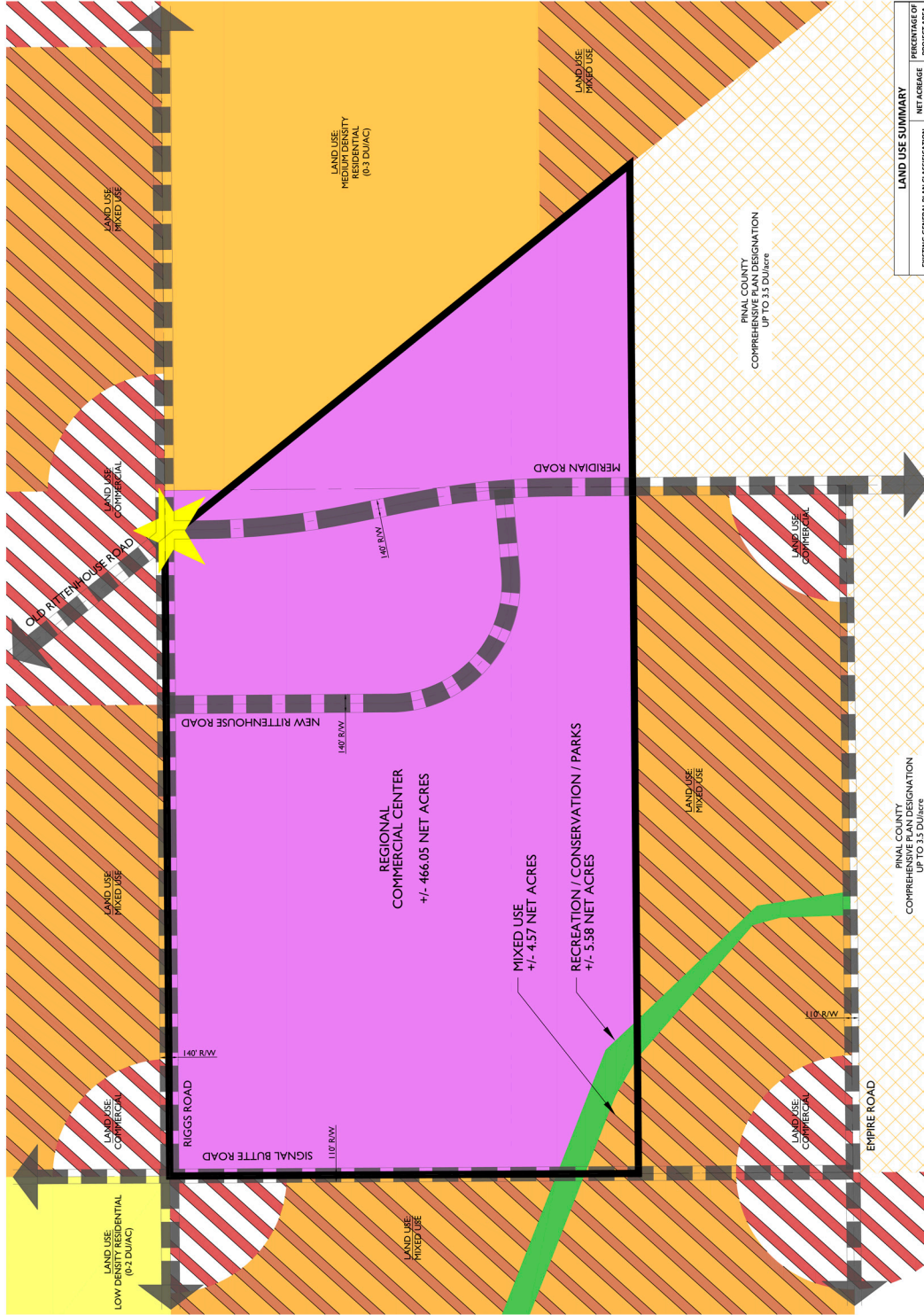
Attachments: Existing General Plan Designation – General Plan Exhibit for Meridian Crossing
Proposed General Plan Designation – General Plan Exhibit for Meridian Crossing

Iplan Consulting | Planning and Entitlements
4387 E. Capricorn Place, Chandler, AZ 85249

V: 480-313-8144
E: IplanMM@cox.net

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

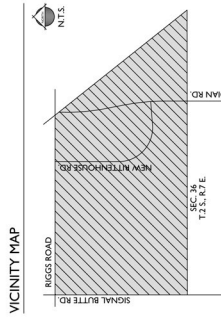


LAND USE SUMMARY		
EXISTING GENERAL PLAN CLASSIFICATION	NET ACREAGE (JAC)	PERCENTAGE OF PROJECT AREA (IN)
REGIONAL COMMERCIAL CENTER	466.05	98%
MIXED USE	4.57	1%
RECREATION / CONSERVATION / PARKS	5.58	1%
TOTAL	476.20	100%

EXISTING GENERAL PLAN DESIGNATION

MARICOPA COUNTY
COMPREHENSIVE PLAN DESIGNATION
UP TO 3.5 DU/acre

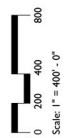
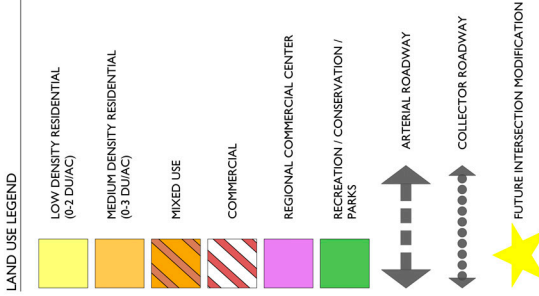
MARICOPA COUNTY
COMPREHENSIVE PLAN DESIGNATION
UP TO 3.5 DU/acre



PROJECT TEAM
 PROPERTY OWNER:
 WESTCOUNTRY CREEK LLC, SUITE 101
 650 N. CENTRAL AVENUE, SUITE 101
 85010 PHOENIX, AZ 85010
 TEL: (480) 503-2250
 FAX: (480) 503-2250
 CONTACT: JOSH HANNON

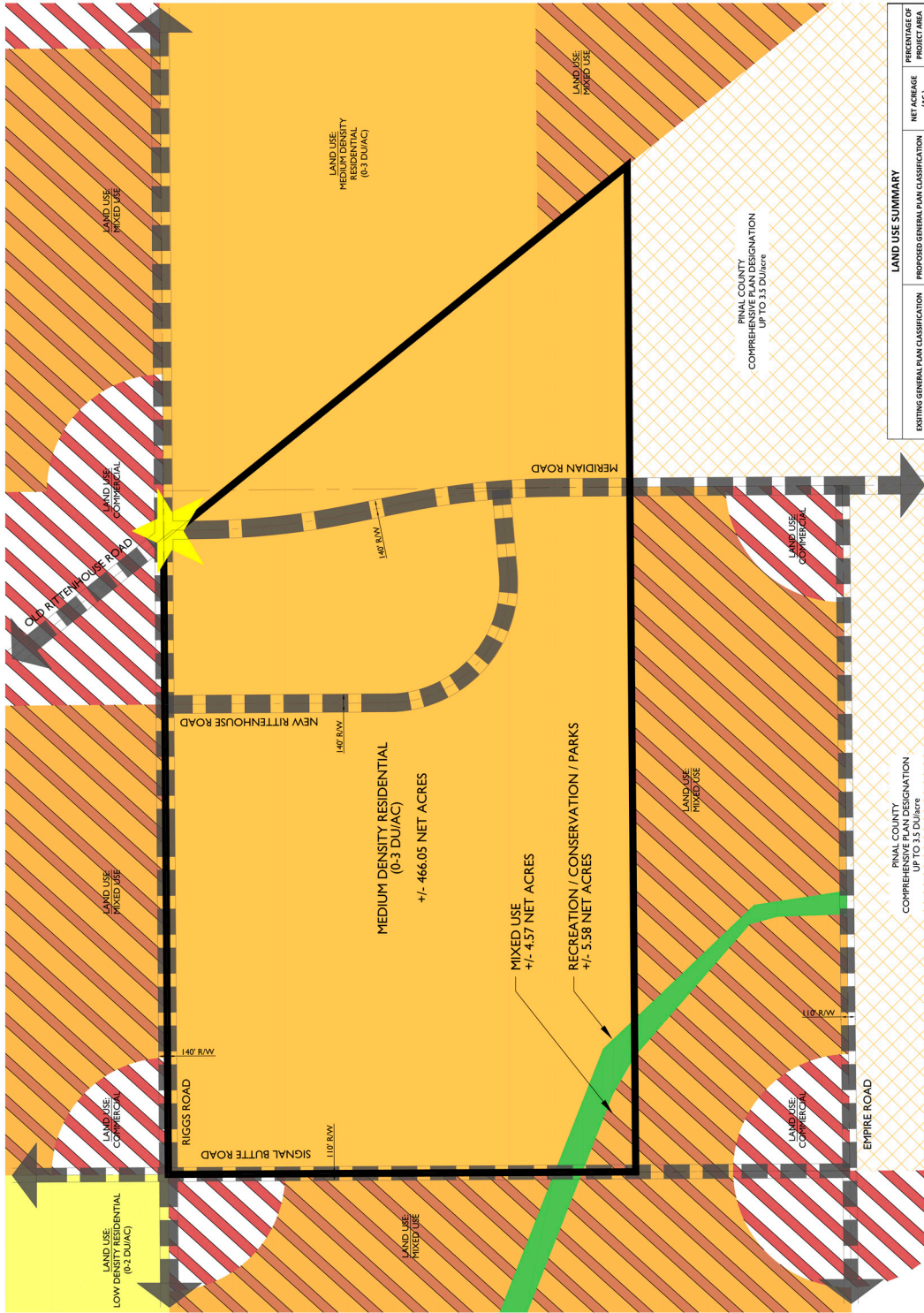
CONSULTANT:
 EPS GROUP, INC.
 650 N. CENTRAL AVENUE, SUITE 101
 85010 PHOENIX, AZ 85010
 TEL: (480) 503-2250
 FAX: (480) 503-2250
 CONTACT: JOSH HANNON

PROJECT DATA
 APN: 304202810 (95.018%); 0180K (89%); 019K
 019% AND 237
 019% AND 237
 019% AND 237
 PROPOSED GENERAL PLAN: REGIONAL COMMERCIAL CENTER
 PROPOSED GENERAL PLAN: RESIDENTIAL (0-3 DU/JAC)



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 CLASSIFICATION	PROPOSED GENERAL PLAN CLASSIFICATION	NET ACREAGE (AC)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)	466.05	98%
MIXED USE	NO CHANGE	4.57	1%
RECREATION / CONSERVATION / PARKS	NO CHANGE	5.58	1%
TOTAL		476.2	100%

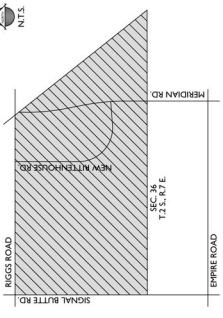
PROPOSED GENERAL PLAN DESIGNATION

MARICOPA COUNTY
COMPREHENSIVE PLAN DESIGNATION
UP TO 3.5 DU/acre

MARICOPA COUNTY
COMPREHENSIVE PLAN DESIGNATION
UP TO 3.5 DU/acre

MARICOPA COUNTY
COMPREHENSIVE PLAN DESIGNATION
UP TO 3.5 DU/acre

VICINITY MAP



PROJECT TEAM

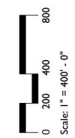
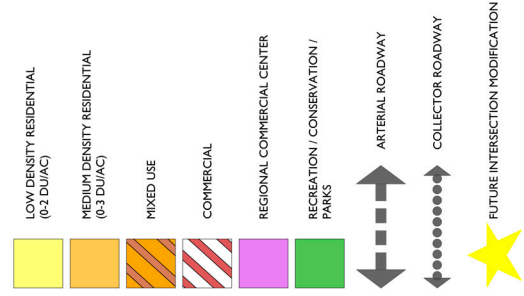
PROPERTY OWNER:
WESTCORKEN CREEK LLC, SUITE 101
3600 W. GILBERT ROAD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2250
CONTACT: JOSH HANNON

CONSULTANT:
EPS GROUP, INC.
3500 W. GILBERT ROAD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2250
CONTACT: JOSH HANNON

PROJECT DATA

APN: 304-008-10-000, 0180K, 0180K, 0180K, 0180K
EXISTING GENERAL PLAN: REGIONAL COMMERCIAL CENTER
PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)

LAND USE LEGEND



Project: Meridian Crossing
Time Started: 7:00pm

Meeting Date: 9/23/13
Time Ended: 7:20

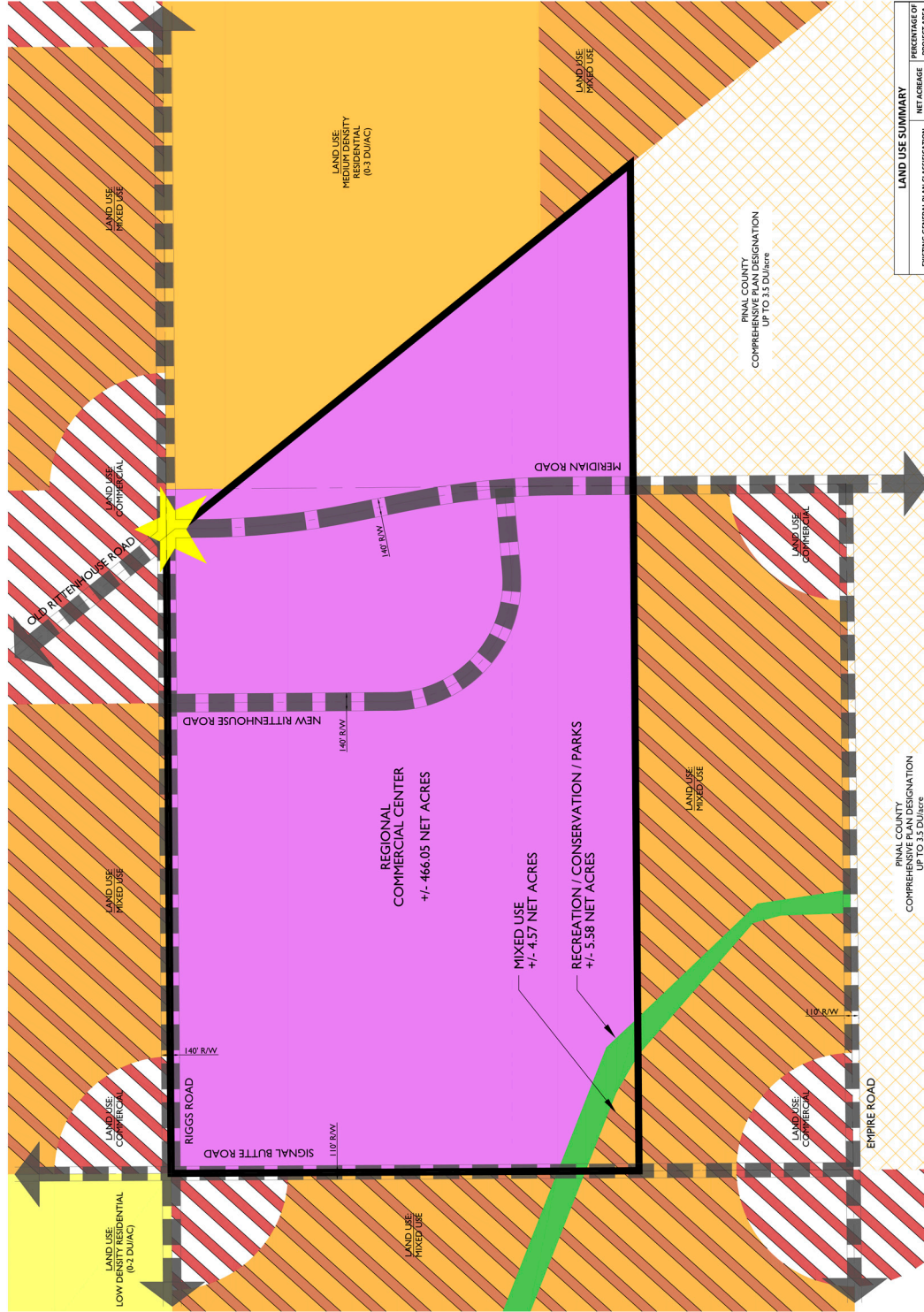
Location: QC Library

ATTENDANCE SIGN-IN

NAME - (please print)	ADDRESS	ZIP	EMAIL
PERRY RA	Queen Creek Olive Mill		perryra@gmail.com
Stacy Bembell	Canyon		
Jack Risor	W 25th St		

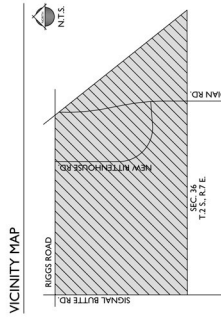
GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

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



LAND USE SUMMARY		
EXISTING GENERAL PLAN CLASSIFICATION	NET ACREAGE (JAC)	PERCENTAGE OF PROJECT AREA (IN)
REGIONAL COMMERCIAL CENTER	466.05	98%
MIXED USE	4.57	1%
RECREATION / CONSERVATION / PARKS	5.58	1%
TOTAL	476.20	100%

EXISTING GENERAL PLAN DESIGNATION
MARICOPA COUNTY
UP TO 3.5 DU/acre

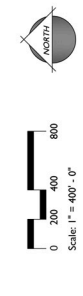


PROJECT TEAM
 PROPERTY OWNER:
 WESTCOUNTRY CREEK LLC,
 6500 W. WILLOW BLVD., SUITE 101
 MESA, AZ 85210
 TEL: (480) 503-2250
 FAX: (480) 503-2250
 CONTACT: JOSH HANNON
 CONSULTANT:
 EPS GROUP, INC.,
 6500 W. WILLOW BLVD., SUITE 105
 MESA, AZ 85210
 TEL: (480) 503-2250
 CONTACT: JOSH HANNON

PROJECT DATA
 APN: 304202810 (95.018%); 0180K (89%); 0180K (89%)
 019% AND 237
 019% AND 237
 019% AND 237
 PROPOSED GENERAL PLAN: REGIONAL COMMERCIAL CENTER
 PROPOSED GENERAL PLAN: RESIDENTIAL (0-3 DU/JAC)

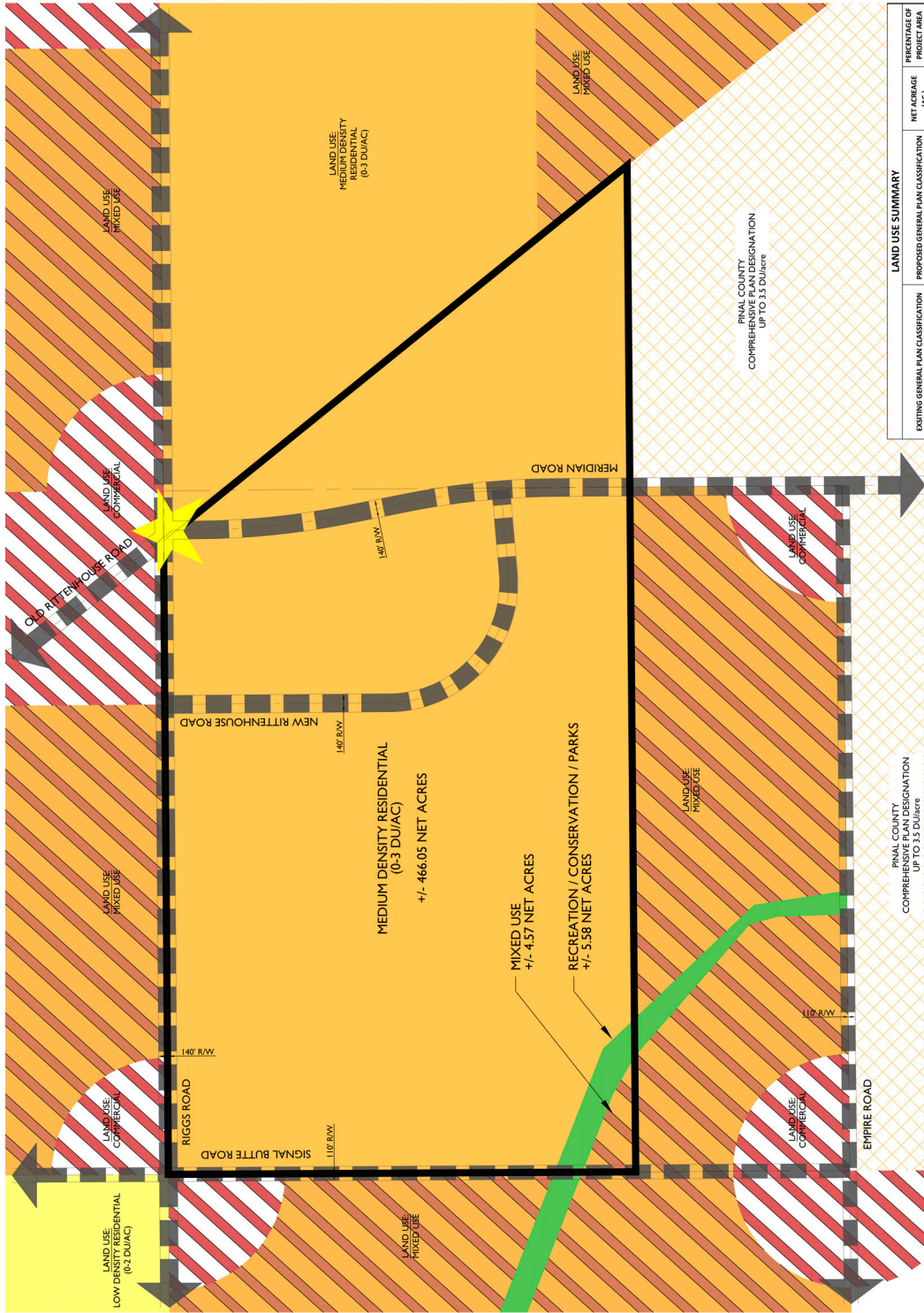
LAND USE LEGEND

- LOW DENSITY RESIDENTIAL (0-2 DU/JAC)
- MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)
- MIXED USE
- COMMERCIAL
- REGIONAL COMMERCIAL CENTER
- RECREATION / CONSERVATION / PARKS
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY
- FUTURE INTERSECTION MODIFICATION



GENERAL PLAN EXHIBIT FOR MERIDIAN CROSSING

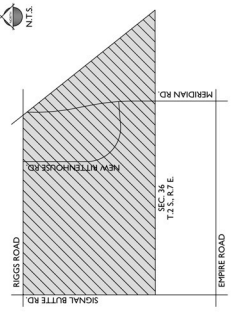
A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



EXISTING GENERAL PLAN CLASSIFICATION	PROPOSED GENERAL PLAN CLASSIFICATION	NET ACREAGE (AC)	PERCENTAGE OF PROJECT AREA (%)
REGIONAL COMMERCIAL CENTER	MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)	466.05	98%
MIXED USE	NO CHANGE	4.57	1%
RECREATION / CONSERVATION / PARKS	NO CHANGE	5.58	1%
TOTAL		476.2	100%

PROPOSED GENERAL PLAN DESIGNATION

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
WESTCORKRIVER CREEK LLC,
1000 WESTCORKRIVER CREEK, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2250

CONSULTANT:
EPS GROUP, INC.
500 LANDMARK LAND INVESTMENTS
4015 E. BAZZ ROAD, SUITE 105
MESA, AZ 85210
TEL: (480) 818-2000
CONTACT: JASON BANNERY

PROJECT DATA

APN: 304202810 (90.08%); 01806 (8.96%); 01806 (8.96%)
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)
PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)

LAND USE LEGEND

- LOW DENSITY RESIDENTIAL (0-2 DU/JAC)
- MEDIUM DENSITY RESIDENTIAL (0-3 DU/JAC)
- MIXED USE
- COMMERCIAL
- REGIONAL COMMERCIAL CENTER
- RECREATION / CONSERVATION / PARKS
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY
- FUTURE INTERSECTION MODIFICATION



2013 GENERAL PLAN AMENDMENT OPEN HOUSE PUBLIC COMMENTS

Below are the highlights from the comments received at the Open Houses held on August 28 and September 25, 2013 to discuss the Major General Plan Amendments proposed for 2013.

+Positive comments

- Negative comments

*Mentioned multiple times

The majority of the comments received were regarding Sonoqui Creek Village (GP13-030). Included is a table reflecting the main categories of concern to the residents. Generally they do not support the project, and are concerned with decreased property values, increased traffic flow, increased noise levels, and losing scenic views.

GP13-025, La Jara Farms:

- + Proposed GPA housing density is very low density.
- Properties are close the airport & has a potential to take away from Queen Creek's tax revenues
- + The existing General Plan is balanced

GP13-026, Estates at Queen Creek Station.

- + Proposed GPA housing density is very low density.
- Properties are close the airport & has a potential to take away from Queen Creek's tax revenues
- + Proposed GPA density is too high when changing employment to housing
- + Resident's neighborhood is not directly impacted by this project, just the Town
- + Existing GP does have balance and clusters
- Increased density to residential
- +/- Placement of employment & commercial areas vs. residential was well thought out & should be honored over time

GP13-027, Meridian Crossings

NO COMMENTS RECEIVED

GP13-028, Barney Farms:

- Proposed density to too high** (lot sizes, street widths, set-backs, and drive way lengths)
- Impact property/home values
- Close the airport & flight path

- Existing Plan is good overall, maintains property values
- Proximity of proposed new residential to CMC Steel could be an issue

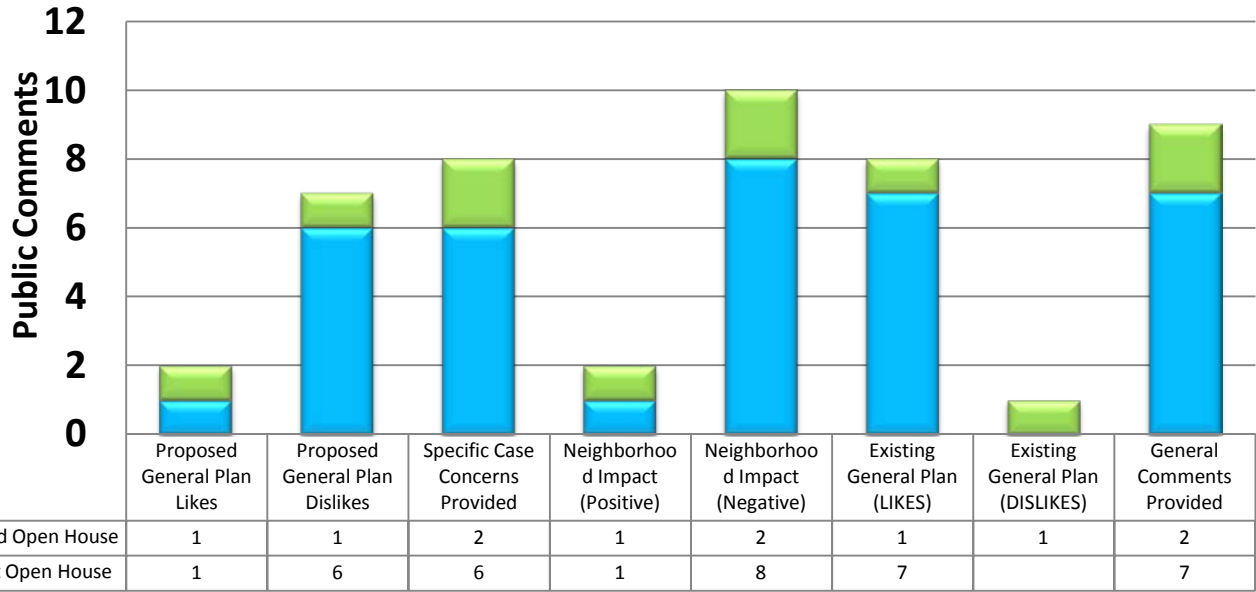
GP13-029, The Vineyards

NO COMMENTS RECEIVED

GP13-030, Sonoqui Creek Village

- Multiple residents expressed that they are not in favor*****
- + Supports land development as approved in the previous housing plan
- Decrease property/home values*****
- Increased traffic flow*****
- Increased noise levels*
- Concerned about safety for families*
- Concerned about local wildlife
- Opposed to (2) story homes****
- Concerned with losing scenic views*****
- Concerned Town's sense of a "Rural Community" will be lost* **
- Lot sizes*
- Track homes being integrated into custom lots
- + Existing GP has low density** transitions to higher density, and accommodates friendly equestrian areas
- + Economic Development
- + Existing GPA matches the surrounding area, it's more cohesive
- Proposed GPA density is too high* **
- Increased density to residential is too high**
- +/- Placement of employment & commercial areas vs. residential was well thought out & should be honored over time
- Attorneys representing this project suggest that there is no market for larger custom home lots
- Comments/concerns are not being heard or addressed
- Too much residential, not enough commercial
- Need to generate revenue for the Town

Public Comments Received Regarding Sonoqui Creek Village GP13-030



Meridian Crossing

2013 General Plan Amendment Proposal

History

- 2002: Partnership with Westcor (Macerich) formed to pursue “San Tan Village” style regional commercial project.
 - Fundamental concern was that with no freeway, limited transportation grid, and the low density character of Queen Creek, a regional mall may not be viable.
 - However, because of the success of Chandler Fashion Center, momentum from San Tan Village, logical spacing, and overall strength of retail at the time, the decision was made to press forward in spite of site disadvantages.
- 2004: “Regional Commercial” general plan designation created and approved for Meridian Crossing site.
- 2007: San Tan Village Regional Shopping Center opens.
 - Sales volumes have still not reached anticipated opening volumes.
- 2008: Market crash, extreme changes to the retail market.
- 2013: With regional commercial no longer viable, change course to single family master planned community.
- 2013: Harkins Theater locates in Queen Creek Town Center.
 - Great news for Town Center. Eliminates an essential anchor for a regional mall.

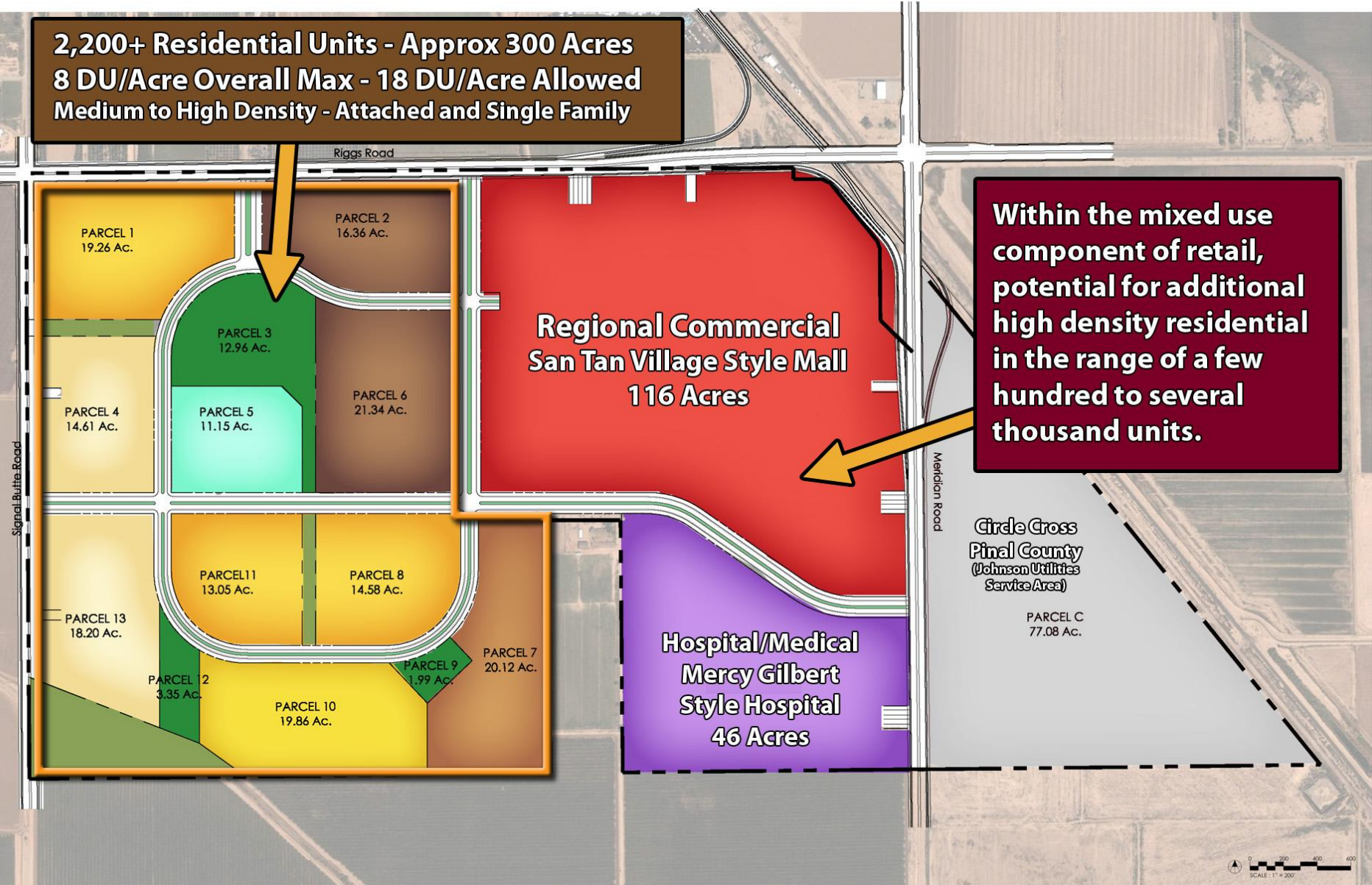
Original Plan:

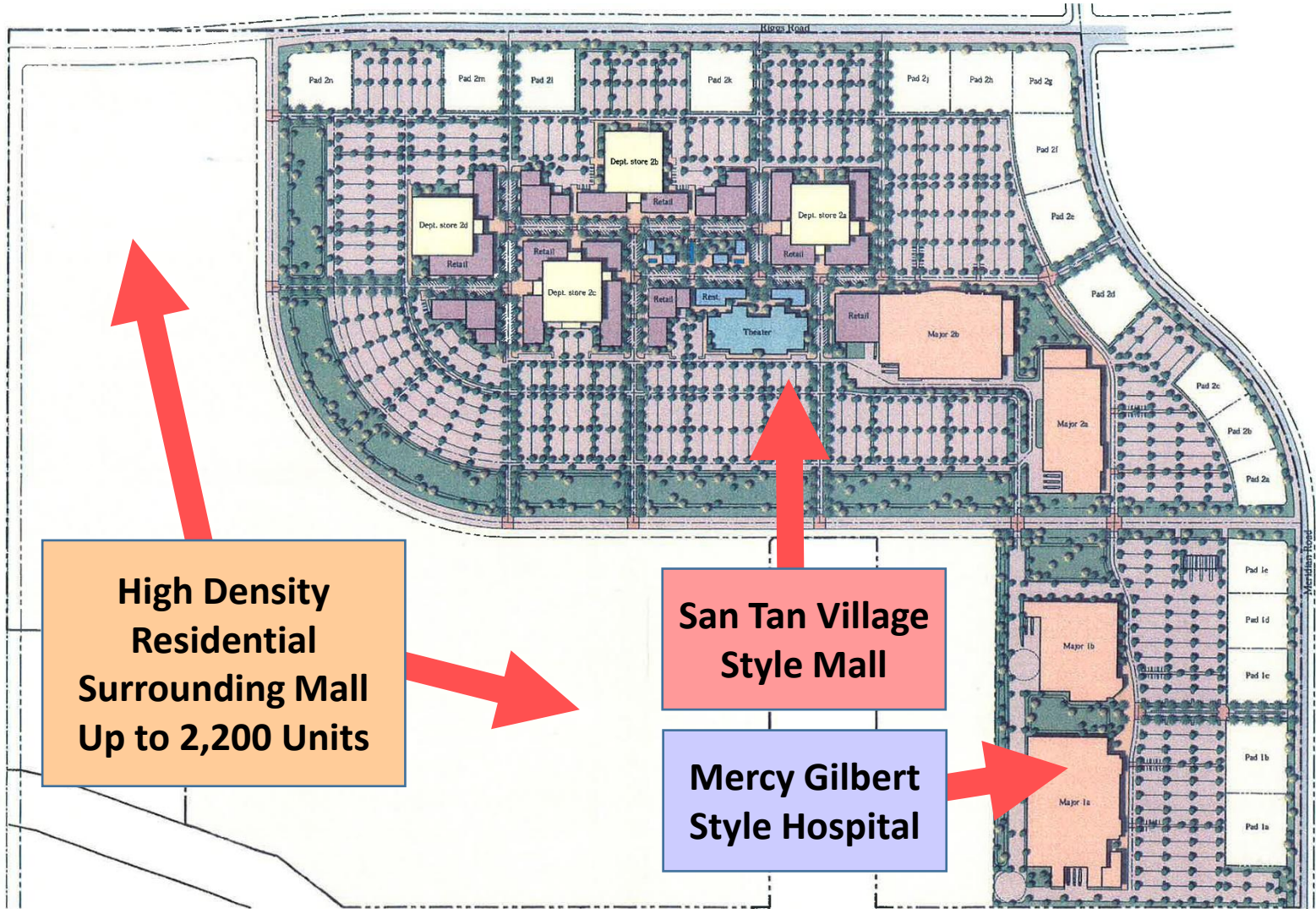
Regional Commercial, Mixed-Used, High Density Residential

- ***High Intensity Urban Center***
- 116 Acres Retail
 - San Tan Village style mall
- 46 Acres Hospital
 - Mercy Gilbert style hospital, Catholic Healthcare West
- Predominant employment uses in and around hospital.
 - Original Meridian Crossing plan was not to be a major employment center.
- Approximately 300 Acres Medium to High Density Single Family and Attached Residential
 - Up to 2,200 Attached or Single Family Residential Units
 - 18 units per acre highest allowed density
 - 8 units per acre maximum overall
 - High intensity, high density concept designed to support proximity to regional mall and hospital.
- Mixed-use component within retail could generate significant additional high density residential.
- ***Total residential units could exceed 3,000***

2,200+ Residential Units - Approx 300 Acres
8 DU/Acre Overall Max - 18 DU/Acre Allowed
Medium to High Density - Attached and Single Family

Within the mixed use component of retail, potential for additional high density residential in the range of a few hundred to several thousand units.





High Density Residential Surrounding Mall Up to 2,200 Units

San Tan Village Style Mall

Mercy Gilbert Style Hospital

Meridian Crossing – 2003 Retail and Hospital (Concept Plan)

Things Have Changed

- Online retail has significantly impacted brick and mortar stores.
 - Currently 5% of sales, anticipated to reach 10% in 5 years.
- Only 5-6 regional malls are planned in the entire US over the next 3-5 years.
 - 1990's and 2000's saw several per year open.
 - 15-20 years before another regional mall is built in the SE valley.
- Big box anchor stores (Dillard's, Macy's, etc.) no longer expanding, especially outside of core urban areas.
 - Previous to the crash, a regional mall had up to 8 big box anchors to compete for. That is now down to 2 (Dillard's and Macy's).
 - No new big box anchor stores anticipated in the valley for the next 25 years.
 - Major consolidation in each segment (i.e. electronics, books, pets, etc.).
 - Previously 2-3 choices per segment, now just one.
 - Major store brands now closed: Borders, Blockbuster, KB Toys, Circuit City, Anchor Blue, etc.
 - On the limited new builds, square footage for big box power center tenants like Best Buy, Sporting Goods, and Home Depot are being decreased up to a quarter of their traditional footprint.
- 2009-2011, most retail has dropped 30%+.
 - Most properties have yet to reach 2007 volumes.
 - Sales volumes dropped to 2001-2002 levels.
- The previously proposed Catholic Healthcare Hospital abandoned due to Banner Ironwood a mile east.
- Queen Creek build-out population and overall density not reaching original expectations.

What About Town Center?

- Under previous market conditions, Meridian Crossing and Town Center could comfortably co-exist.
- Under new market conditions, retail at Meridian Crossing and Town Center would put competitive strain on each other that would not have been a concern previously.
- Retail sales tax is essential to Queen Creek long term fiscal sustainability. Nurturing critical retail assets is the most essential area of focus for long term fiscal sustainability.
- In response to new market conditions, Queen Creek should focus on making Town Center as strong and viable as possible.
- New plan would eliminate potentially harmful competition for Town Center and instead bring it much needed rooftops.

New Plan Concept

- Medium density single family residential.
- Up to 3 units per acre, around 1,000 to 1,200 total units.
- Far fewer units than old plan.
- Far less density and intensity than old plan.
- More in line with Queen Creek's trade mark character, lower density, and neighborhood feel than a high intensity urban center.
- Close collaboration with neighboring Olive Mill and Schnepf Farms to build on existing unique "destinational" theming and character qualities.
 - Unique parks and outdoor living spaces.
 - Unique trails, landscaping, and entry monumentation.
 - Unique architectural and streetscape guidelines.
 - At 476 acres, this is an opportunity for large scale cohesive neighborhood master planning.
- 20 acre neighborhood retail corner.

The principle element in this concept is the integrated Park along the entries grand allee. 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 timeless designed green spaces connect the walking trails to the parks through each neighborhood.

Site Data - Summary

Description	Acreage	Acreage Mix	Quantity	DU/AC	Lot Mix
Commercial	20.61	5%			
Park	8.51	2%			
Active OS	9.37	2%			
Open-Space	3.90	1%			
Paseo	9.38	2%			
Residential					
50's Res	82.52	8%	355	Units	4.30 32%
60's Res	79.59	9%	298	Units	3.75 27%
70's Res	83.58	26%	267	Units	3.20 24%
80's Res	78.56	24%	196	Units	2.50 18%
Subtotal Res	324.25	86%	1,117	Units	3.45 100%
Total	376.02	100%			



Parking at Park



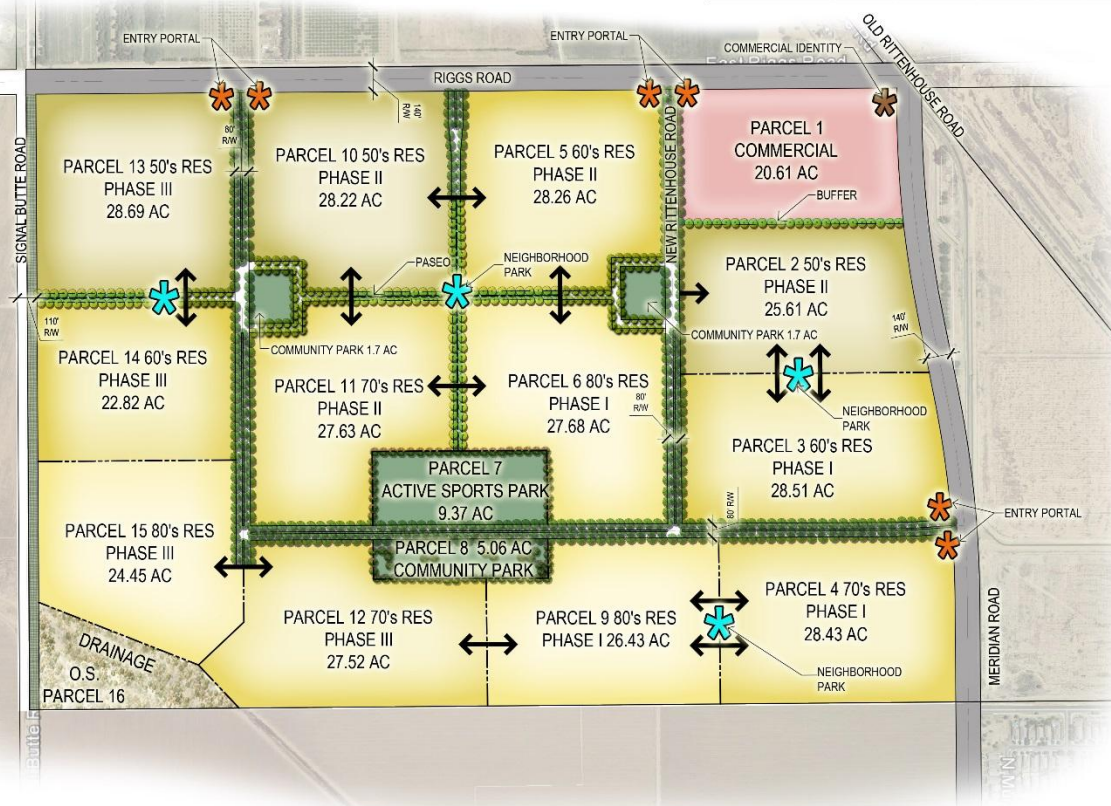
Community Picnic/Farmer's Market



Park Portal

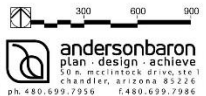


Multi-Functional Open Space



MERIDIAN CROSSING

plan scale 1:300
date: 09.17.13



CONCEPT 2

Meridian Crossing – Land Plan Based on 2013 Proposed General Plan

Meridian Crossing Land Use Comparison

	Land Use Under Current General Plan	Land Use Under 2013 Proposed General Plan
Employment	45 Acres <ul style="list-style-type: none"> Part of or supporting the hospital. 	0 Acres <ul style="list-style-type: none"> Employment is no longer viable with Banner hospital a mile away and no regional commercial to support non-medical employment.
Retail	116 Acres <ul style="list-style-type: none"> San Tan Village style mall. 	20 Acres Neighborhood Commercial <ul style="list-style-type: none"> Regional commercial no longer viable with changes to retail market compounded by lack of freeways. Dillard's style big boxes no longer locating in non-urban locations.
Residential	Approximately 300 Acres <ul style="list-style-type: none"> Up to 2,200+ units including very high density, attached, multi-family, etc. Up to 18 DU/Acre 8 DU/Acre Max Overall Additional units potential in mixed-use area for over 3,000 units total. 	457 Acres <ul style="list-style-type: none"> About 3 DU/Acre single family detached Approximately 1,000 to 1,200 SFD Units planned <ul style="list-style-type: none"> 1,000 to 2,000 unit reduction. Dramatic reduction in residential density and intensity. Dramatic change in character more in line with the trademark Queen Creek style community.

** All of the above land uses are all bundled in the single land use category of Regional Commercial (RC).*

Conclusion and Benefits

- Regional retail no longer viable at this location.
- Re-focus retail and sales tax efforts on Town Center.
- New residential community brings shoppers and added viability for Town Center and sales tax revenue for Queen Creek.
- Major reduction in residential unit count.
- Major change in character to lower density, lower intensity, more typical of the trademark Queen Creek style community.
- Carefully designed to tie into neighboring Queen Creek destinations: Schnepf Farms and Olive Mill.



**MINUTES
SPECIAL SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
December 5, 2013
7:00 PM**

1. **Call to Order:** The meeting was called to order at 7:06 p.m.
2. **Roll Call** (one or more members of the Commission may participate by telephone)

Commissioners present: Chair Ingram, Vice-Chair Arrington, Nichols, Robinson, Matheson, Sossaman
Commissioners absent: Turley
3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

None
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

A. Discussion and Possible Action on the November 13, 2013 Minutes

Motion to approve the Consent Agenda as presented

**1st: Sossaman
2nd: Arrington
VOTE: Unanimous**

ITEM FOR DISCUSSION:

Mr. Anaradian stated the Proposed 2013 General Plan Cases that are being considered at this meeting will go before Council for their consideration on December 18, 2013. They are legally required by State Statute to have a hearing by December 31, 2013. If the Planning Commission chooses to take more time for their deliberations; The Town Manager and the Council have already laid out a contingency plan in which they could possibly take a final action on these cases February 5, 2014. If the Planning Commission chooses to make a recommendation during tonight's meeting, Council could consider their recommendation on December 18, 2013. Mr. Anaradian stated that the contingency plan is being discussed in case it is decided that more time is needed to consider the Financial Impact Analysis that was submitted.

Mr. Balmer stated that the Town is required by law to update their General Plan at least once every 10-years. He provided background on how the Town plans for future uses and what factors influence the Town's decisions.

- 1989 Town was incorporated
- 1990 first General Plan was created
- 1996 Plan was amended
- 2002 Plan included a hotel development and an employment area near Meridian and Gary
- 2008 State Land was included in the Plan; plans for proposed freeways; included rail lined access areas; transition from the Sonoqui Wash

The Town's Planning Area is 70 square miles, and Incorporated Town's limits are less than 40 square miles. Areas outside the Town's limits are in Pinal and Maricopa Counties; in order for the Town to have jurisdiction over the areas outside the Town, the Town would need to annex those areas.

Mr. Balmer stated that General Plans start with goals, missions and the community's vision. Those elements are then all combined in order to create a plan to determine where the land uses, roads, and public facilities should be. The results are then shown on a Land Use Map that is adopted by the citizens as part of the General Plan. All Amendments are proposed changes to the Land Use Map that are reflected in the Town's goals.

In order for an applicant to make changes to the General Plan, they must show that the proposed changes are consistent with intent of the General Plan, and the goals that were set by the citizens and Council when the plan was established.

Mr. Balmer stated that by State Law, Council has to take an action by the end of the year. The action does not have to be to approve or deny the case; the action can also be to continue the case. All the Proposed General Plan Amendments are scheduled to go before the Council on December 18, 2013.

- A. Discussion on GP13-025, La Jara Farms.** The applicant is Lindsay Schube; on behalf of VIP Homes. Request to modify the General Plan for 140.76 acres at the SWC of Hawes Road & Germann Road, from Employment Type A to Very Low Density Residential (up to 1 du/ac). Current Zoning is R1-43, Single Family Residential.

Mr. Balmer stated that Mr. Burningham will provide an overview of the proposed project and that the applicant has also filed a zoning case that will be processed apart from this application.

Mr. Burningham stated the property is located at the southwest corner of Hawes Road and Germann Road and is 140 acres. The property is currently designated Employment Type A. When the prior General Plans were adopted in 2002 and 2008, the property was designated for "Employment" use given its proximity to the Union Pacific Railroad. Since then, the subdivision has been developed for residential use. The applicant is requesting the Employment Type A land use designation be replaced with Very Low Density Residential (up to 1 dwelling unit per acre) to reflect the current use of the property.

Mr. Burningham stated in 2005 the Council approved the La Jara Farms subdivision which approved 96 1-acre lots. Adding that it is important to note this property had existing R1-43 (single-family residential) zoning.

- The La Jara Farms subdivision was recorded in 2 phases.
- Phase 1 is currently under construction with 49 lots.
- Phase 2 has been approved for 47 lots.

- Applicant recently filed an additional request for rezoning of 75 acres of this property (Phase 2) from R1-43 to R1-18 (in order to allow 83 lots).

Staff is recommending approval of this General Plan Amendment case, as described in the staff report.

Ms. Lindsay Schube, from the Law Firm of Whitney Morris; on behalf of VIP Homes stated this case is fairly simple based on the land use designation for employment with an approved final plat. Currently construction is underway in Phase I: The streets, utilities, and landscaping are being installed, a school has been constructed, and a monument sign has been installed. The applicant stated that staff is in support of this case and has asked that this case be approved.

No public comment.

Motion to approve GP13-025, La Jara Farms

1st: Matheson

2nd: Sossaman

VOTE: Unanimous

- B. Discussion on GP13-026, Estates at Queen Creek Station.** The applicant is Ralph Pew on behalf of RSF Property, L.L.C and RSF Queen Creek Property, L.L.C. The request is to modify the General Plan for 156 acres at the Southeast corner of Ellsworth and Germann Rd., from Employment Type A to Low Density Residential (up to 2 du/ac). Current Zoning: R1-43, Single Family Residential.

Mr. Balmer provided a brief overview of the project and stated that staff has found this case is not consistent with the General Plan Goals. Issues associated with the project are: The property is designated Employment Type A; and the reduction of available employment area within the community.

Mr. Balmer stated staff does not support this project. Staff has encouraged all the applicants to be a part of the Town's 2014 General Plan update process in order to evaluate the changes more comprehensively instead of case by case; and to retain or change as commercial and employment in these areas.

Staff recommends denial of this project.

Mr. Ralph Pew, on behalf of RSF Property, L.L.C and RSF Queen Creek Property, L.L.C., gave a brief presentation and requested that this case be continued to a meeting in January 2014. Mr. Pew stated that a continuance will allow time to:

- Reflect and review the TischlerBise study to determine how the findings in the report impact this project.
- Additional time to consider staff's recommendation included in the staff report and the suggestion to include this project as part of the Town's Update to the General Plan.
- Allow further discussions to take place with the neighbors of the Ellsworth Mini-Farms.

Mr. Pew stated that if a continuance is given to a Special Planning & Zoning Meeting in January that will allow everyone involved more time to review all of the details for this case and how it impacts this area.

No public comment.

Commissioner Nichols does acknowledge the issues for this project and agrees more time is needed to address the outstanding issues. Commissioner Robinson stated he was in support of staff's recommendation to deny this case. He agrees there are significant reasons why this area should remain designated as employment, stating there is currently a 10-year inventory of one acre lots available for residential and cautioned that careful consideration should be given when making decisions to switch land uses from employment to residential.

Motion to continue GP13-027, Estates at Queen Station to a Special Planning & Zoning Commission Meeting on January 22, 2014 at 7:00 p.m.

1st: Sossaman

2nd: Ingram

VOTE: 5-1

Aye- Ingram, Arrington, Nichols, Matheson, Sossaman

Nay- Robinson

MOTION PASSED

- C. **Discussion on GP13-027, Meridian Crossings Applicant.** The applicant is Mario Mangiamele on behalf of Westcor/Queen Creek L.L.C. Request: The request is to rezone 466 acres west of the Railroad Tracks on the South Side of Riggs Rd., from Regional Commercial to Medium Density Residential (up to 3 units to the acre). Current Zoning: The land is not located within Town Limits.

Mr. Balmer stated the current General Plan Land Use is for a regional employment center with more of a commercial use. This property is not located in the Town; it is under the jurisdiction of Maricopa County. Staff does not support this project based on the following issues:

- Lack of infrastructure available in this area. How will streets and utilities be extended to reach these properties?
- The need to construct Riggs Road and reconstruct the intersection on the northeast corner of this site where Riggs, Combs, Rittenhouse, Meridian and Gary Roads will meet in the future.
- Initial design of the intersection has been completed as shown on the Alternative D design; however, final design and funding for the project are still years away.
- The design and eventual construction of both Riggs and the intersection are complicated by the multiple issues involved and the multiple agencies involved in the design and eventual construction of the project.
- This property is currently under the jurisdiction of Maricopa County, but will need to be annexed in order to obtain access to the Town's water and wastewater systems prior to development of the property.
- Streets and intersections need to be designed and constructed to provide access to these areas. The Town needs to work with Pinal County, Maricopa County and the Railroad in order to design where the roads will be and how they will link up the private roads with the new interchange, and determine how they will be funded.
- The concept plan submitted by applicant is over the density allowed for this area.

Staff recommends that this project not be approved at this time, and that the applicant consider revisiting this project at a later time as part of the Town's 2014 General Plan update process.

Mr. Greg Davis on behalf of Jason Barney and Westcor/Queen Creek L.L.C., requested that this case be continued to the January Planning & Zoning Commission Meeting.

Commissioner Sossaman asked if any decisions have been made regarding the alignment of the roadways. Mr. Jason Barney responded that he has been in recent discussions with the MCDOT and expressed some certainty that the alignment will occur, no specific dates were given for this project.

Commissioner Nichols asked how much of the previous concept for this site was associated with the previously proposed hospital project. Mr. Barney responded that this site was never envisioned by the developer as an employment center, it was envisioned as a retail employment center with high density housing, with a hospital and related uses. This is not a good site for employment, it is too far away from the freeway system, and an employment center is not feasible in this area. Commissioner Nichols asked how many acres were previously designated as employment areas. Mr. Barney stated a very small amount, less than 10 acres.

No public comment.

Motion to continue GP13-027, Meridian Crossings to a Special Planning & Zoning Commission Meeting on January 22, 2014 at 7:00 p.m.

1st: Sossaman

2nd: Nichols

VOTE: Unanimous

- D. Discussion on GP13-028, Barney Farms.** The applicant is Mario Mangiamiele; on behalf of Dane Chaffee, Ken Barney, Newell Barney, Gail Barney, and Pamela Barney. The request is to rezone 241 acres at the NEC of Signal Butte and Queen Creek Rd., from Employment Type B and Recreation/Conservation to Mixed Use and Medium High Density Residential (up to 8 du/ac). Current Zoning: I-1, Heavy Industrial.

Mr. Balmer stated the Town is located on the south side of the Phoenix-Mesa Gateway Airport and is affected by the aircraft approaching and departing the airport; adding that the Town's exposure to the noise generated by the airport is greater than what Mesa or Gilbert experience. That has resulted in a significant amount of acreage being designated for future employment (non-single family residential use) by the Town.

Mr. Balmer stated as the area surrounding the airport continues to grow, alternative compatible land uses will enter the area, and that the total amount of area designated for employment uses will be modified over time as the area continues to grow and the economy matures. The applicant had sold the Town a park site (the former East Park), then traded the property for an alternative location when it became clear that it was in mutual best interests to relocate the park. The park is currently designated Recreation/Open Space in the General Plan, but now that the property is in private hands, it needs to be given an alternative designation. The applicant has proposed the new designation be High Density Residential (up to 8 du/ac).

Mr. Balmer stated the AOZ II is a key issue in this request, as all the property proposed to change in this request is located within the AOZ II, and has been defined in the Part 150 Study. Adding that there are some residential areas in Gilbert that have been approved prior to the Part 150 Study being completed in 2000, that have since

been developed. Mr. Balmer asked whether a significant amount of residential developments should be approved within the AOZ II, even with noise attenuation measures being taken.

Mr. Barney stated that he is prepared to give a full presentation if needed, and requested that this case be continued to the January Planning & Zoning Commission Meeting.

Public Comment.

Jane Morris, the Executive Director of the Phoenix-Mesa Gateway Airport, stated that the airport is opposed to all forms of residential development within the AOZ II, and strongly recommending the case be denied. The Airport Authority has submitted an application to the FAA for grant money to update the Part 150 Study. Ms. Morris clarified that possible completion of the update would be April 2016, as it is a public process.

Commissioner Arrington inquired when last Part 150 Study was performed, and what the difference is on the types of aircrafts that currently utilize the airport since the last study was completed. Ms. Morris answered the last study was completed in 2000, and the specific types of aircrafts that utilize the airport were based on the assumptions and forecasts at that time.

Commissioner Arrington inquired how close the information included in the Part 150 Study come to the actual operations that take place at the airport. Ms. Morris responded that the airport is currently at the tail end of an economic downturn from 300,000 take-offs and landings to 150,000 annually.

Commissioner Sossaman stated that there is no guarantee that in two-years when the study is updated that it will be in compliance with the proposed uses surrounding the airport, and that is why he is in support of a continuance at this time

Motion to continue GP13-028, Barney Farms to a Special Planning & Zoning Commission Meeting on January 22, 2014 at 7:00 p.m.

1st Robinson

2nd Nichols

Vote: Unanimous

- E. Discussion on GP13-029, The Vineyards.** The applicant is Ralph Pew for Healy Faulkner LLC. The request is to rezone 55 acres west of Ironwood Road at the north side of Combs Rd., from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac). Current Zoning: R1-43, Single Family Residential.

Mr. Balmer stated this project area designated as commercial/mixed use. The Concept Plan submitted by the applicant shows residential with the retention of some commercial. Adding that any outstanding issues that have been expressed by the Homeowners Association would not involve the Town; and those types of issues would need to be addressed separately on a civil matter, not by the Town.

Mr. Balmer stated staff does not believe the applicant has met the Finding of Fact requirement demonstrating this proposed change is consistent with the intent of the General Plan or sufficiently demonstrated that the proposed change is in the best interest of the community. Based on that reason staff has recommended this case be denied.

Ralph Pew, on behalf of Healy Faulkner LLC., and the Hatch Family is requesting that this case be continued to January 22, 2014 Planning & Zoning Commission Meeting. Stated that this case is very important to the Town and it is important how this project is viewed. Mr. Pew added that this corner is significant to the Town, and that additional time should be given to consider the issues that affect this property. Mr. Pew stated that neighbors from Pinal County that own land to the north of this project are present. Mr. Pew stated that they are aware of the Deed Restriction issue brought up by the homeowners association, and have started ongoing dialogue to address those issues as a civil matter.

Public Comment

Roxanne Taylor, resident of San Tan Valley stated that she does not have anything to add to what has already been presented and marked down that she is opposed to this case.

Commissioner Nichols asked what annexed portion of this area is limited as to what the Town has control over, asking staff to clarify if it was the north half of Combs Road. Mr. Balmer stated that the road itself is not within the Town's jurisdiction, adding that the Town has made an agreement with Pinal County to maintain the road until such time when it is annexed. Commissioner Nichols asked which portions of this project are located in Pinal County and whether or not the County has provided any feedback to the Town. Mr. Balmer answered that the only portion of this project located within the Town is on the west side near Meridian, the portions of the project area located in Pinal County are: the north side, the south side, and across Vineyard. Mr. Balmer stated to date no comments or feedback had been received from Pinal County.

Motion to continue GP13-029, The Vineyards to a Special Planning & Zoning Commission Meeting on January 22, 2014 at 7:00 p.m.

1st Sossaman

2nd Arrington

Vote: Unanimous

- F. **Discussion on GP13-030, Sonoqui Creek Village.** Applicant is Ralph Pew; on behalf of KEMF Hawes & Riggs, L.L.C. The request is to rezone 107 acres at the Northwest corner of Hawes and Riggs Roads, from Very Low Density Residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac). Current Zoning: R1-35, Single Family Residential.

Mr. Balmer provided an overview of the proposed project. He stated that the existing Concept Plan was approved in 2006. To date three neighborhood meetings have been held and many neighbors have expressed opposition and are present at the meeting. The Sonoqui Wash has been used as the dividing line in this area between Very Low Density Residential (up to 1 du/ac) to the south and Low Density Residential (up to 2 du/ac) to the north since the General Plan was first approved in 1990. This was done in order to recognize the equestrian areas and large lot developments located south of the Wash and provide a clear demarcation for future growth.

Mr. Balmer stated the property proposed for change in this request is the last larger vacant properties in this area south of the Sonoqui Wash. The zoning was changed in 2006 at the request of the property owner to allow a subdivision of R1-35 lots (35,000 s.f. +), consistent with other projects to the west, the overall density for the project would remain within the Very Low Density Residential (up to 1 du/ac) classification when the open space

areas are included. This property is the last large undeveloped property in the area southwest of Sonoqui Wash in this area.

Mr. Balmer stated all other properties to the south and west have already been developed and are consistent with the existing General Plan density of less than one dwelling unit per acre.

Staff is recommending denial, and does not believe the applicant has met the Finding of Fact requirement demonstrating this proposed change is consistent with the intent of the General Plan or sufficiently demonstrated that the proposed change is in the best interest of the community.

Staff recommends the applicant and the neighbors both participate in the Town's update to the entire General Plan scheduled to begin in 2014 and that this proposed land use change be evaluated as part of that larger discussion.

The applicant Ralph Pew; on behalf of KEMF Hawes & Riggs, L.L.C., and owner Jeff Garret requested that this case be continued to January 22, 2014 Planning & Zoning Commission meeting. By postponing this meeting it will provide additional time for the applicant to continue working with the neighbors and attempt to be responsive.

Commissioner Robinson asked what properties on the north side have been approved. Mr. Pew responded that the properties to the north have already been approved, and there is an existing subdivision.

Commissioner Robinson asked if they can they reach the 1-dwelling unit per acre requirement in the project design. Mr. Pew answered that they hope to slightly increase the lot size in the design, but until all the design issues are worked out, they are unable to confirm whether or not they will be able to meet all of the design criteria or not.

Public Comment

Chris Narancic, Queen Creek resident expressed opposition of this project. He would like to the Commission to understand where all of the neighborhood concerns are coming from. He stated that Sonoqui Creek Ranch, Phase III plan originally had included a Phase 4-A & 4-B. Since the design of Phase III, the developer has gone bankrupt. At the time when the residents moved in and purchased their properties the neighborhood bylaws indicated what the phased development for this area would be. When Garret came in and started outlining his new plan for the neighborhood development, a lot of concerns were raised as it proposed an increase in the density, proposing to break up the consistency in the neighborhood.

Mr. Narancic noted that everything south of the wash originally designed to be very low density, and the neighborhoods bylaws do outline what the properties are supposed to look like when they are developed. Adding that what is currently being presented is different from what was originally proposed.

Commissioner Sossaman asked if any of the original plans included 2-story homes. Mr. Narancic answered that none of the existing homes are 2-stories, as they are restricted.

Tammy Koon, Queen Creek resident expressed opposition of this project. She stated that Ralph Pew has been working with the residents, and feels that no resolution has been reached. She asked that the Commission not continue the case; she would like it to be denied.

Bill Smith, Queen Creek resident expressed opposition of this project. He stated that he is concerned with changing the General Plan. He feels that there is currently an abundant inventory available for development of smaller size lots in the community that are already properly zoned, outside of the Sonoqui Wash neighborhood.

Joyce Riggs, Queen Creek resident expressed opposition of this project. She stated that she is unable to attend the January meeting and would like the Commission to deny the case tonight.

Commissioner Nichols stated that he was in favor of continuing the case, but not for the same reasons as the previous cases. Commissioner Nichols would like the applicant to work closer with the residents to try and come closer to a compromise, not based on the Fiscal Study information.

Motion to continue GP13-030, Sonoqui Creek Village to a Special Planning & Zoning Commission Meeting on January 22, 2014 at 7:00 p.m.

1st Sossaman

2nd Robinson

Vote: 5-1

Aye- Ingram, Nichols, Matheson, Sossaman, Robinson

Nay- Arrington

MOTION PASSED

ADMINISTRATIVE ITEMS

5. **Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.
6. **Adjournment Motion to Adjourn 8:43p**

1st Ingram

2nd Sossaman

Vote: Unanimous

PLANNING AND ZONING COMMISSION



Steve Ingram, Chair

Attest:



Amy Morales-Olea, Planning Assistant

I, Amy Morales-Olea, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the December 5, 2013, Special Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Amy Morales-Olea

Passed and approved on January 8, 2013