Requesting Department:

Development Services

TAB Q

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **JOHN KROSS, TOWN MANAGER**

FROM: **BRETT BURNINGHAM, PRINCIPAL PLANNER**

RE: **PUBLIC HEARING AND POSSIBLE ACTION ON MAJOR GENERAL PLAN AMENDMENT GP13-030 (SONOQUI CREEK VILLAGE),** A request by Ralph Pew on behalf of KEMF Hawes & Riggs, LLC to amend the General Plan Land Use Map for 107 acres at the northwest corner of Hawes and Riggs Roads from Very Low Density Residential (up to 1 dwelling per acre) to Low Density Residential (up to 2 dwellings per acre).

DATE: **FEBRUARY 5, 2014**

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning Commission recommended a *Continuance to the March 12, 2014 Planning Commission Meeting* for GP13-030, "Sonoqui Creek Village" at its special meeting on January 22, 2014 with a vote of 6 to 0 (Commissioner Robinson was absent).

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation to continue this case to until after the March 12, 2014 Planning Commission Meeting. The recommended Council date for this continuance is April 2, 2014.

PROPOSED MOTION

Move to Continue GP13-030 "Sonoqui Creek Village" to the April 2, 2014 Council meeting.

RELEVANT GENERAL PLAN AND COUNCIL GOALS

General Plan Land Use Element Goals and Policies:

- **Goal 1: Maintain the Town's unique community character**

- Policy 1a: Protect and promote the Town's history, location, amenities and development potential to develop a unique, attractive, desirable and economically sustainable community.
- Policy 1b: Maintain and strengthen the ambiance and character of the Town's equestrian and low-density areas as development occurs in their surrounding areas.
- Policy 1f: Ensure that new public and private projects reflect the Town's historic character in their design and appearance.

- **Goal 2: Effectively manage the Town's growth**
  - Policy 2: Coordinate the Town's efforts with the private sector to provide the additional infrastructure when and where needed to accommodate new development.

- **Goal 3: Develop superior neighborhoods**
  - Policy 3a: Recognize and maintain the unique character of the Town's low density equestrian areas in the density, design and construction of both the public and private projects planned in areas where these neighborhoods exist.
  - Policy 3b: Provide a diversity of housing opportunities within the Town ranging from lower density residential areas in the desert foothills and equestrian neighborhoods to higher density housing in master planned communities in the Town Center and near future shopping and employment areas.
  - Policy 3d: Ensure compatibility between new projects and existing neighborhoods by providing appropriate transitional treatments when:
    a. New residential subdivisions are adjacent to existing residential areas; and
    b. New development contains lots adjacent to an open space, a non-residential land use or an arterial street.

Growth Areas Element Goals and Policies

- **Goal 4: Evaluate new development requests in the San Tan Foothills south of Hunt/Empire roads and the equestrian areas southwest of the Sonoqui Wash for compatibility with the existing and planned character of the area.**
  - Additional development in the Town's traditional equestrian areas south of the Sonoqui Wash should reflect an equestrian theme complementary with the established character of the area.

Economic Development Element Goals and Policies

- **Economic Development Goal 3: Create a distinctive economic development identity and character for the Town.**
  - Policy 3c: Promote the Town's equestrian areas as a unique Lifestyle (particularly as other areas of the southeast valley are converted to alternative uses) to attract additional investment from the equestrian and estate community.

SUMMARY

This request involves a proposed change from Very Low Density Residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac) on 107 acres at the northwest corner of Hawes and Riggs Roads. The property was rezoned from R1-43 to R1-35 in 2006 in conjunction with the approval of the 93 lot Broadlands Estates at Riggs Road subdivision. However, the subdivision was never built.

The applicant is requesting the property be redesignated Low Density Residential (up to 2 du/ac) in order to replan the property. An updated concept plan has been recently completed by the applicant showing 122 lots, with an overall density of approximately 1.18 dwelling units per acre. The concept plan shows larger lots (22,100 s.f.) on the perimeter and smaller lots (18,000 s.f.) on the interior. The minimum lot size on the update concept plan is 18,000 s.f. (see attachment).

HISTORY

September 20, 2006:	Town Council approved Ordinance 368-06 for RZ04-06 and SD06-006 rezoning the property from R1-43 to R1-35 for Broadlands Estates at Riggs Road.
September 2, 2008:	Current General Plan was adopted.
August 28, 2013:	Staff conducted an Open House to receive public comments on the proposed Major General Plan amendments for 2013.
September 25, 2013:	Staff conducted a second Open House to receive public comments on the proposed Major General Plan amendments for 2013.
May 29, September 23 and October 8, 2013:	The applicant conducted three neighborhood meetings to discuss this General Plan amendment and the future rezoning request, should the amendment be approved.
October 15, 2013	Planning and Zoning Commission conducts the first Public Hearing on the 2013 proposed Major General Plan amendments.
December 4, 2013	The Town Council and Planning Commission hold a joint Work Study Session on the 2013 proposed Major General Plan amendments.

December 5, 2013	Planning and Zoning Commission conducts the second Public Hearing on the 2013 proposed Major General Plan amendments. The Commission voted 6-0 to continue the case for further consideration at a special meeting to be held on January 22, 2014.
December 18, 2013	The Town Council conducts a Public Hearing to Introduce the 2013 proposed Major General Plan amendments.
January 22, 2014	The Planning Commission voted 6-0 to continue the case for further consideration to the March 12, 2014 Planning Commission meeting.

PUBLIC OUTREACH

Planning staff conducted community wide Open Houses on August 28, 2013 and September 25, 2013 to present the request to the public. Survey forms were distributed at each meeting to solicit comments from those present. The Planning and Zoning Commission also conducted a special meeting on October 15 to introduce the General Plan amendments for this year.

Information on the request has also been posted on the Town of Queen Creek website. Public hearing signs were posted on the property, letters sent to property owners within 1,200 feet of the site, an insert was placed in the Town's November 2013 Utility Bill, and a public hearing notice was advertised in the Gilbert Edition of the Arizona Republic. A summary of the comments received to date is attached.

On October 15, 2013 the Planning and Zoning Commission conducted the first Public Hearing for the Major General Plan amendments proposed for 2013, which included this case. On December 5, 2013 the Commission also held a second Public Hearing. The Town Council then conducted a Public Hearing to introduce the 2013 proposed Major General Plan amendments on December 18, 2013. Additionally, at the January 22, 2014 Planning Commission meeting the Commission voted 6-0 to continue the case for further consideration to the March 12, 2014 Planning Commission meeting.

In addition to the Town's outreach efforts, the applicant also conducted three neighborhood meetings on May 29, September 23 and October 8, 2013. Copies of the meeting minutes are attached. The applicant will provide an update on additional neighborhood meetings that have recently taken place.

DISCUSSION

The Very Low Density Residential (0-1 du/ac) General Plan land use designation was intended to provide a smooth density transition from the existing and future large-lot residential areas and equestrian neighborhoods to the higher density residential districts. Since the Town approved its first General Plan in 1990 the Sonoqui Wash has

been used as the dividing line in this area between Very Low Density Residential (0-1 du/ac) land use designation to the south and Low Density Residential (0-2 du/ac) land use designation to the north.

The subject property is the last large vacant land 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 developments to the west, in that 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.

The applicant has submitted a Fiscal Impact Analysis indicating the property would require approximately 7 years to complete given the current land use designation, as compared with approximately 3 years for the project now proposed by the applicant.

In addition to the public comments reflected in the applicant's neighborhood meeting minutes, and comments received at the Town's open houses and hearings, staff has also received several emails from adjacent property owners in opposition to the request, as well as a petition in protest. Copies of the emails and petitions are attached.

ANALYSIS

This property is the last large undeveloped property in the area southwest of Sonoqui Wash in this area. All other properties to the south and west have been developed consistent with the existing General Plan density of less than one dwelling unit per acre. A portion of the applicant's property is within the Sonoqui Wash channel and would be transferred to the Town for incorporation into the Town's trail system. The applicant's property also includes 17 acres on the north side of Sonoqui Wash which is currently designated Low Density Residential (up to 1 du/ac). This property is not proposed for change or included in this General Plan amendment request.

A summary of the surrounding area is provided below.

Surrounding Zoning and Land Uses	
North:	Sonoqui Wash and single family homes designated Very Low Density Residential (up to 1 du/ac) and Low Density Residential (up to 2 du/ac), zoned R1-35 and R1-43.
South:	Single family homes, designated Very Low Density Residential (up to 1 du/ac), zoned Rural 43 in Maricopa County.
East:	Vacant property and the Horseshoe Park and Equestrian Center designated Office/Service (O-S) and Open Space (O-S), zoned R1-43.
West:	Single family homes, designated Very Low Density Residential (up to 1 DU/AC), zoned R1-35.

The updated preliminary concept plan that was recently submitted by the applicant shows a total of 122 lots with a gross density of approximately 1.18 dwellings per acre. The concept plan shows larger lots (22,100 s.f.) around the perimeter, with smaller lots (minimum of 18,000 s.f.) near the center. The revised concept plan also shows the portion of Sonoqui Wash which crosses this property would be dedicated to the Town for incorporation into Town's trail system as part of the future subdivision.

The traffic, utility and economic studies submitted by the applicant reflect the following:

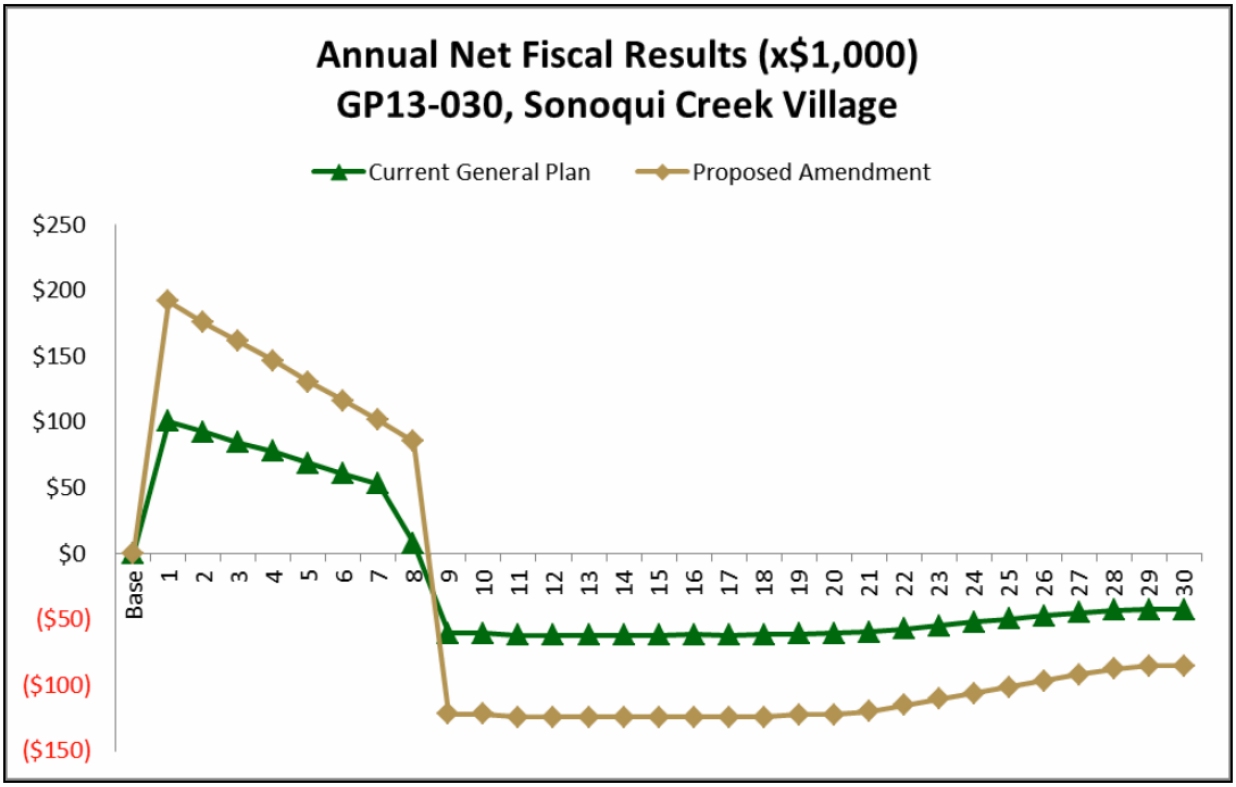
- The Town's water and wastewater systems will be adequate to accommodate the anticipated demand from the proposed project once the appropriate line extensions have been constructed.

- The additional traffic volume created by the proposed development can be accommodated on Hawes and Riggs Roads with the construction of the future street improvements adjacent to the property.

- The fiscal impact analysis submitted by the applicant indicates the project would generate positive initial revenues to the Town due to construction related sales taxes and development impact fees, but starting in 2017 the project would require annual expenditures exceeding revenue by $14,300. When considering sales taxes paid by the future residents are included, the analysis indicates the project would generate a positive return of $39,000 per year. This is actually an improvement over the potential revenues generated by the current project, due to the greater number of homes to be constructed and sales taxes paid.

- The Town's Draft Fiscal Impact Analysis of General Plan Amendment Application (dated November 22, 2013), prepared by TischlerBise indicates the project would generate positive initial revenues to the Town due to construction related sales taxes and development impact fees. Both development scenarios generate net deficits on an annual basis after construction is complete. Net deficits for the Current General Plan land use designation are less than the proposed amendment. By year 30, net deficits are generated at approximately $43,000 for the current General Plan and $86,000 for the proposed amendment.

Figure 9: Annual Net Results - – Development Scenario: GP13-030, Sonoqui Creek Village



(graphic taken from Draft – TischlerBise Fiscal Impact Analysis Report, Queen Creek, Arizona)

Planning Commission

This case was scheduled for the January 22, 2014 Special Planning Commission Meeting. At the Commission meeting, there were five citizens who spoke about this case. The residents included: Mr. Scott Soave, Mr. Steve Deangelo, Ms. Pam Swicegood, Mr. Chris Narancic and Mr. Ron Hutt. Ms. Swicegood and Mr. Hutt spoke in opposition to the case, Mr. Soave and Mr. D'Angelo indicated that they were in support of the continuance so that they could continue their dialogue with the developer. Mr. Narancic spoke in favor of the project.

The Planning Commission recommended that this case be Continued to the March 12, 2013 Planning Commission Meeting with a vote of 6 to 0 (Commissioner Robinson was absent).

GENERAL PLAN AMENDMENT FINDING OF FACT

General Plan Amendment Finding of Fact Analysis:

By State law and the Town's zoning requirements, an applicant is required to demonstrate a "finding of fact" that their proposed project meets certain "tests" to be considered for

approval. Nine factors, or findings of fact, established in the Zoning Ordinance, are to be used in evaluating a General Plan amendment request.

Of these nine criteria, the applicant for a General Plan amendment is asked to provide a written response to the first four. The applicant's proposed findings of fact are contained in the project narrative and shown below, along with the staff's comments on each item.

1. **Whether the development pattern contained in the future land use plan provides appropriate optional sites for the uses proposed in the amendment.**

   Applicant Response - Table 1 labeled "Queen Creek Future Land Use Plan" in the Town's General Plan is provided below:

Table 1
Queen Creek Future Land Use Plan

Land Use Designation	Acreage	Percent
San Tan Mountain Regional Park	10,296	24%
RC-Recreation/Conservation	1,244	3%
VLDR-Very Low Density Residential	9,798	22%
LDR-Low Density Residential	1,902	4%
Master Planned Community (San Tan Foothills)	2,167	5%
MDR-Medium Density Residential	6,864	16%
Medium-High Density Residential Type A	48	0%
Medium-High Density Residential Type B	241	1%
Higher Density Residential	621	1%
Office/Services	89	0%
NC-Neighborhood Commercial	233	1%
CC-Community Commercial	209	0%
Commercial Services	1,268	3%
Mixed Use	1,008	2%
TC-Town Center	561	1%
Regional Center	53	0%
RCC-Regional Commercial	503	1%
EMP A-Employment A	1,232	3%
EMP B-Employment B	1,312	3%
Employment	3,630	8%
P/Q-Public/Quasi-Public	421	2%
Total Planning Area[1]	**43,700**	**100**

Source: The Planning Center, 2008.

Of all the single-family residential General Plan land use categories in the Town, the Low Density Residential ("LDR") accounts for the smallest amount of acreage throughout the Town. Only 4% of the acreage within the Town is planned for LDR development while Very Low Density Residential ("VLDR") accounts for 22% and Medium Density Residential ("MDR") 16% of the Town's total acreage. In effect, this allocation of land uses encourages residential development at either the highest single-family densities or the lowest densities as projected in the General Plan. It is the Owner's position (as illustrated in the VLDR acreage absorption matrix below)

that, in today's residential development environment, the MDR areas will develop rapidly, the VLDR areas are extremely slow to develop and more acreage designated LDR would provide for greater diversity in housing product within the Town and create the opportunity for new residents in Queen Creek to purchase homes that are on lots larger than the MDR zoning categories and less than the typical acre lot development in the VLDR designations.

As illustrated in the chart below, a significant amount of VLDR acreage in the vicinity of this proposed GPA was platted for 339 residential lots between 1998 and 2013. As of the date of this application, 168 out of the 339, or nearly half, of the residential lots remain vacant. The absorption of the surrounding acreage has averaged 10.69 dwelling units per year. At this absorption rate, over fifteen years of vacant lot inventory is available in the surrounding area. The General Plan Land Use change from VLDR to LDR is minor. In fact, this Amendment affects less than 1% of the total VLDR acreage in the General Plan and only increases the LDR category by 4.7%.

Subdivision Plat Study Summary for Hawes & Riggs GPA (Years 1998-2005)

# of Subdivision Plats	Total # of Lots	# of Vacant Lots	Lot Size Ranges
5	219	123	18,000 to 40,000 sq. ft.
3	72	19	32,000 sq. ft. to 1 acre
2	48	26	1 acre
Total: 10	339	168	

Subdivision Plat Study Summary for Hawes & Riggs GPA (Years 1998-2005) (Cont'd)

Improved Lots			
# of Subdivisions	# of Developed Lots	Years	Lots Sold per Year
10	171	16	10.68

Vacant Lots			
# of Subdivisions	# of Vacant Lots	Lots Sold per Year	Years until vacant lots are improved
10	168	10.68	15.7

While VLDR land uses are appropriate and necessary within a community, it is even more appropriate to provide the public with a balance of residential options. It is appropriate to decrease the extremely high proportion of VLDR acreage in the Town and "bridge" the gap between the MDR and VLDR land use designations, thereby providing a transition and more residential options via the LDR land use designation. The importance of the transition between the MDR and VLDR as mentioned above is accentuated by the fact that selling acre lot custom home sites adjacent to the

decommissioned landfill and the Horseshoe Park Equestrian Center will be extremely difficult. This amendment will increase the acreage absorption in the area thereby allowing a one-time impact and other fees to the Town as well as providing fiscal benefits and opportunities (at a much earlier time) for increased sales tax revenue as these residents spend discretionary income in the Town Center and other commercial areas.

Land use compatibility between VLDR and LDR land uses can be easily and appropriately adapted so that 30,000 to 40,000 square foot lots in the VLDR areas can coexist harmoniously with residents living on 18,000 to 22,000 square foot lots in the LDR category. The Applicant has included with this application a conceptual lot layout for this Amendment area demonstrating a quality subdivision design integrated in an area at the intersection of two arterial roadways, bounded by the Sonoqui Wash and VLDR development to the west. As indicated earlier in this Narrative, the Owner intends to file, during the process of this Amendment, a rezoning application consistent with the proposed LDR land use category.

Staff Comment – The Very Low Density Residential land use designation was intended to provide a smooth density transition from the existing and future large-lot residential areas and equestrian neighborhoods to the higher density residential districts. The Sonoqui Wash has been used in the General Plan as a dividing line between higher density to the north and lower density to the south.

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

Applicant Response - The Amendment constitutes an overall improvement to the Town's General Plan by encouraging an appropriate balance between VLDR and LDR land uses within the Town as well as a transition from MDR to VLDR land use designations.

A key community benefit of the Amendment is to ensure sensible and sustainable land use transitions across the Town. We believe the proposed LDR is the appropriate land use for this site as it transitions from the higher intensity uses such as the adjacent Hawes Road, the decommissioned land fill, the Horseshoe Park Equestrian Center, as well as the many MDR neighborhoods to the north and east, to the lower intensity residential areas to the west and south. Furthermore, this site's location being less than 3 miles from the Town Center warrants a higher density to help promote the commercial success of the community. Unfortunately, the existing VLDR land use has been and will continue to be difficult to implement due to the aforementioned higher intensity uses to the east and north. There are numerous locations in south Queen Creek that are better suited to develop a project of larger lot custom lots/homes that do not have the detriment of an adjacent decommissioned landfill or the potential traffic generated by a nearby Horseshoe

Park and Equestrian Center. For these reasons, we believe the community will substantially benefit from the more sensible and sustainable LDR land use category.

The Amendment also promotes an increase in the diversity of housing product and quality of ultimate housing design and provides the short-term and long-term economic benefits summarized in the fiscal analysis submitted with this application. In addition, this Amendment is consistent with the overall intent of the General Plan as outlined in Subparagraph 4 below. The Owner acknowledges that approval of this Amendment will benefit the Owner at this particular point in time; however, this benefit to the Owner is not the sole purpose of the Amendment. All proposed Major GPAs are filed with the intent to improve or assist the owner of the property subject to the Major GPA to increase the economic viability or absorption of the real estate. The important point here is that this Amendment also provides important benefits to the Town and future residents that would enjoy living in the proposed Sonoqui Creek Village and participating in the ambiance and quality of life environment of the Town of Queen Creek and its amenities.

Staff comment – The current land use designation is located south of the Sonoqui Wash, and was intended to provide for Very Low Density Residential (up to 1 du/ac) development that would be consistent with other existing and proposed uses in the area focused on larger lot development and equestrian activities. The Sonoqui Wash has been used in the General Plan as a dividing line between higher density to the north and lower density to the south.

3. The degree to which the amendment will impact the community as a whole or a portion of the community by:

a. Significantly altering acceptable existing land use patterns.

Applicant Response - The approval of this Amendment will not significantly alter land use patterns in the area because the application is for a modest increase in density and a one category increase in General Plan residential land use intensity. This area of the Town north of Riggs Road and south of the Sonoqui Wash is comprised of predominantly VLDR land uses and this LDR land use across the street from land designated for office/service uses and the existing Horseshoe Park and the decommissioned land fill does not create an disruption in acceptable land use patterns and is consistent with residential densities along the Sonoqui Wash.

Staff Comment - The subject property (and the surrounding residential areas to the west) were designated as Very Low Density Residential (up to 1 du/ac), since the Town's inception. Adjacent properties to the west have been developed under this designation, and this property was rezoned in 2006 to allow a use consistent with the others in the area, which is still an option available for the future use of the property. The site's location adjacent to the Sonoqui Wash also offers the option of linking future equestrian uses on this property with the equestrian trail in the wash providing access to the Horseshoe Park and Equestrian Center.

b. Requiring larger and more expensive improvements to roads, sewer, or water systems that are needed to support the prevailing land uses in which, therefore, may negatively impact development of other lands. The Commission and/or Town Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be felt.

Applicant Response - As indicated in the traffic statement submitted with this application, the proposed increased residential density will not have a significant or adverse impact on existing roadways and levels of service in the vicinity. No improvements to roadways other than the typical half-street improvements are necessitated. Water and sewer systems are adequate in this area to service these utility needs to residents in the Sonoqui Creek Village project. Discussions with the Town of Queen Creek Water and Utility Department indicate that The Town has adequate capacity within its existing water and sewer infrastructure to accommodate the increase in density with this project without adversely impacting future development within the General Plan. Sewer will be extended from the properties northwestern boundary, west along Cloud Road to Sossaman Road providing service to additional residents beyond this project which are currently on septic systems. This extension has the ability to raise additional revenue for the town.

Staff Comment – Staff agrees with the applicant, with the understanding that both Riggs and Sossaman Roads will be improved as part of the future subdivision of this property.

c. Adversely impacting existing uses due to increased traffic on existing systems.

Applicant Response - As summarized in the traffic statement, access to the southeastern portion of Sonoqui Creek Village is from Riggs Road while access to the northwestern portion of the Queen Creek Villages is from 196th Street and Jeanna Lane. Because of the low density nature of this Amendment, the incremental increase in traffic will not require additional improvements to Riggs Road nor to 196th Street north of Riggs Road. However, consistent with acceptable development requirements, the developer of Sonoqui Creek Village will be required to improve the east half of 196th Street adjacent to the project's western boundary.

Staff Comment – While the project will create additional traffic on Jeanna Lane and Riggs Road as a result of this proposed change, the increase should not adversely affect the future level of service designation for either street. As part of the future consideration of a rezoning request and subdivision plat, should the request be

approved, it would be expected that both Riggs and Hawes Roads would be widened by the developer as part of the construction of the new project.

d. Affecting the livability of the area or the health and safety of the residents.

Applicant Response - Approval of this Amendment and the ultimate development of a single family residential community in the Low Density Residential category will not affect adversely the health and safety of residents in the area nor will it create a burden on existing residents and alter the livability of their existing very low density residential lifestyle. The fact that Sonoqui Creek Village develops at a density slightly higher than existing development to its west, does not alter the condition of livability in the area because the proposed density for Sonoqui Creek Village is approximately 1.57 dwelling units per acre. Both the Sonoqui Creek Village and the existing residential uses would be considered low density development in a general sense and inherently compatible with one another.

Staff Comment –The surrounding projects to the west and north all contain lots of 30,000 square feet or larger, while the majority of the lots shown on this concept plan are proposed to range from approximately 18,000 to 22,100 square feet.

4. That the amendment is consistent with the overall intent of the General Plan.

Applicant Response - In the General Plan and Land Use section of this narrative, the Owner specifically identifies several of the visions, goals and policies of the Town's General Plan that are implemented by and consistent with this Amendment.

Staff Comment – The Town has used the Sonoqui Wash as the dividing line in this area between higher density to the north and lower density to the south. The intent of the Plan is to regain the low density and equestrian character of the area adjacent to the wash in that the Town's trail system provides an equestrian trail within the wash. This goal is reflected in the Land Use Goals and Policies described above, as well as in the Vision to "Keep Queen Creek Unique" described in the plan.

The remaining five criteria are evaluated by the Planning and Zoning Commission and Town Council when the application is considered:

5. Whether there was an error in the original General Plan adopted that the Council failed to take into account then existing facts, projects or trends that were reasonably foreseeable to exist in the future.

6. Whether events subsequent to the General Plan adoption have invalidated the Council's original premises and finding made upon plan adoption.

7. Whether any or all of the Council's original premises and findings regarding the General Plan adoption were mistaken.

8. **Whether events subsequent to the General Plan adoption have changed the character or condition of the area so as to make the application acceptable.**

9. **The extent to which the benefits of the Plan amendment outweigh any of the impacts identified in Subsections One (1) through Eight (8) hereto.**

STAFF CONCLUSION

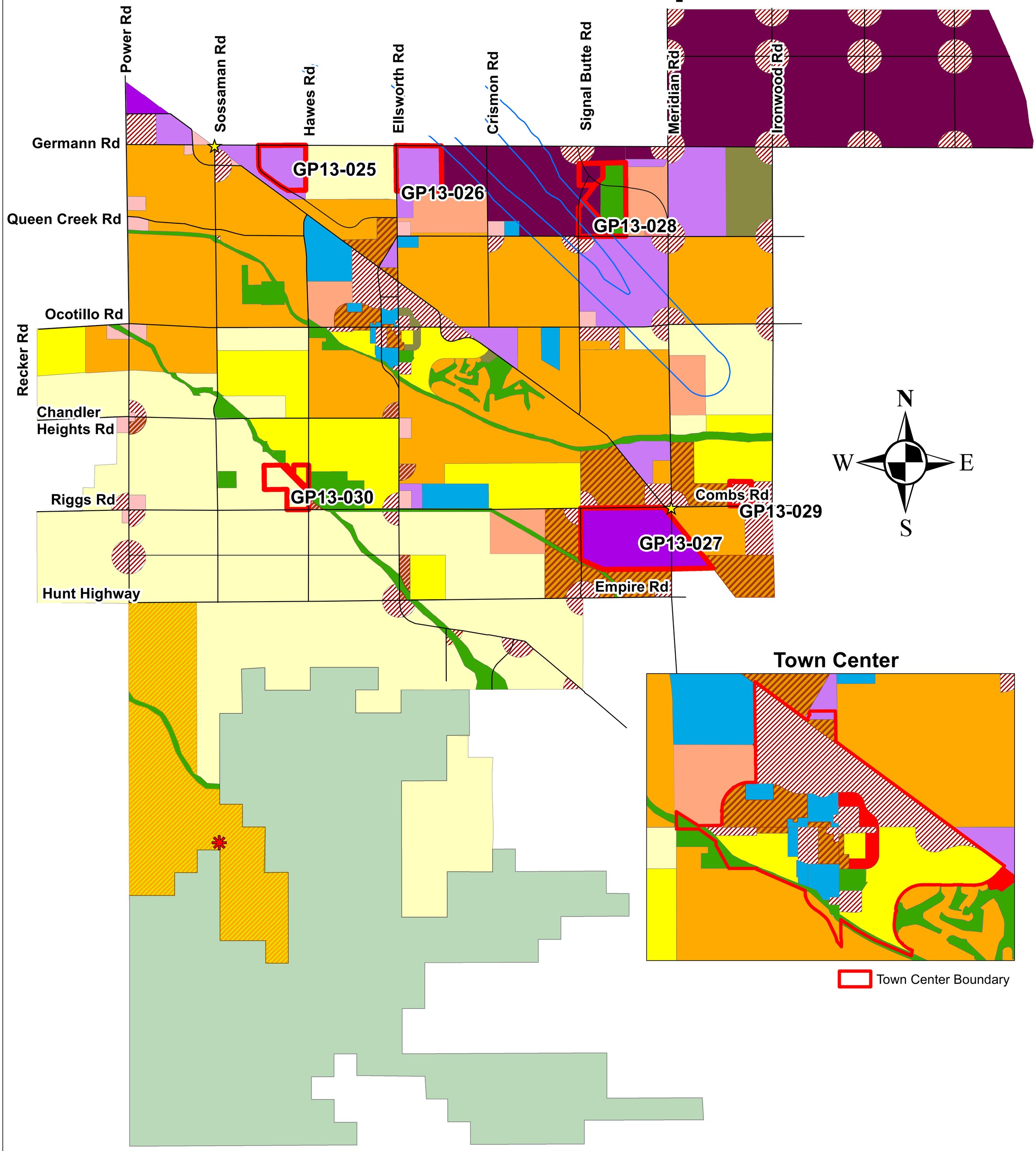
The Sonoqui Wash has been used as the dividing line between Very Low Density Residential (up to 1 du/ac) to the south and Low Density Residential (up to 2 du/ac) to the north in this area since the Town completed its first General Plan in 1990. This division was intended to demark the more rural and equestrian areas to the south from the higher density residential areas to the north.

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.

ATTACHMENTS

1. Existing General Plan Map
2. Existing classification and proposed change
3. Applicant Concept Plan
4. Applicant Narrative
5. Fiscal Impact Analysis
6. Traffic Report
7. Applicant neighborhood meeting minutes
8. Neighborhood petition in opposition
9. Comments received at the Town's Open Houses and other public comments
10. Mike Hare email
11. Battles email
12. Naranic email and presentation
13. Applicant Planning Commission Presentation
14. Special Session Planning & Zoning Commission Minutes December 5, 2013
15. Updated Sonoqui Creek Village Concept Plan
16. Continuance Request from Ralph Pew

Town of Queen Creek
2008 General Plan Map



General Plan Land Use Legend

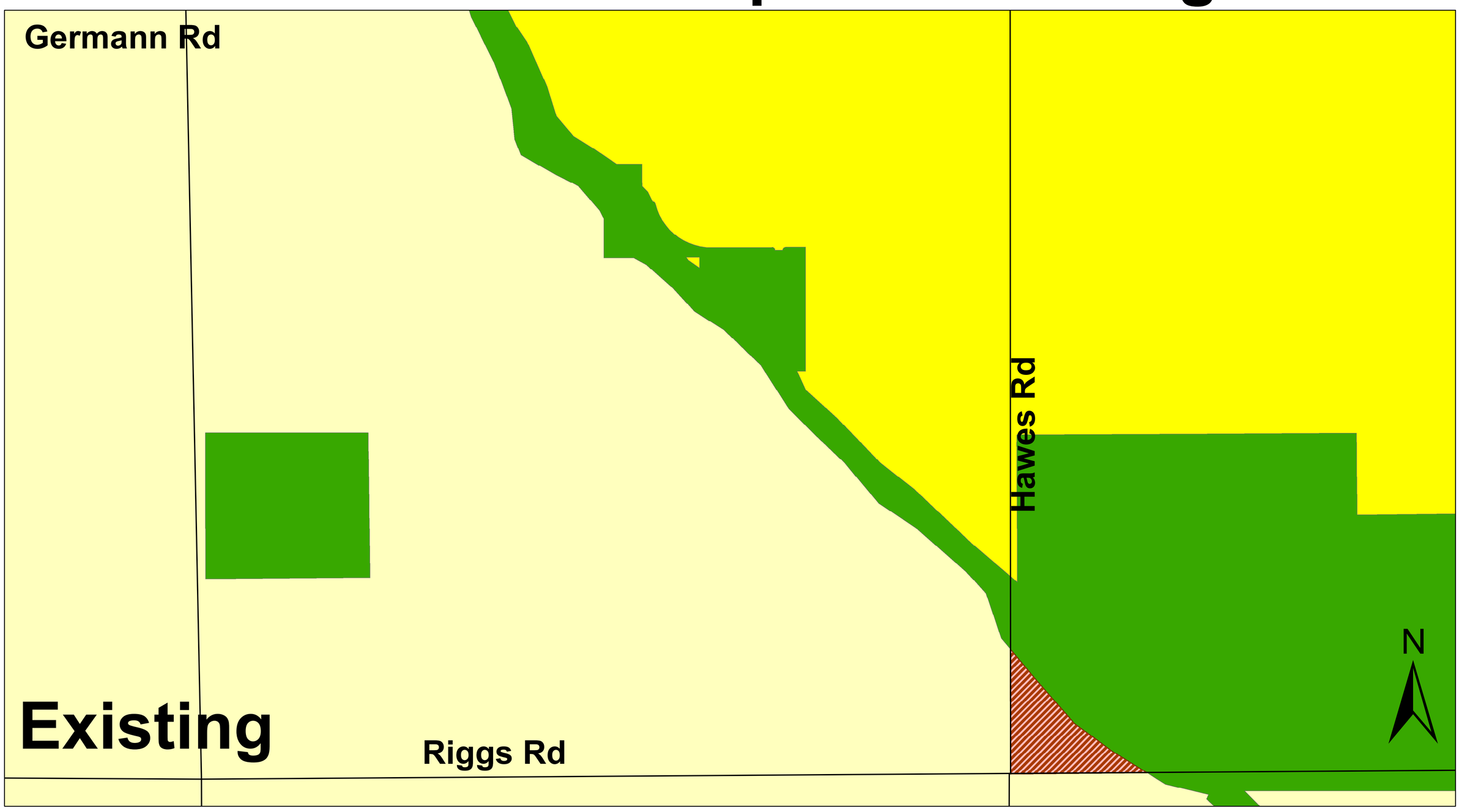
- Very Low Density Residential (0-1 DU/AC)
- Low Density Residential (0-2 DU/AC)
- Medium Density Residential (0-3 DU/AC)
- Master Planned Community (0-1.8 DU/AC)
- Medium High Density Residential Type A (0-5 DU/AC)
- Medium High Density Residential Type B (0-8 DU/AC)
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Office/Services
- Commercial
- Employment Type A
- Employment Type B
- Public/Quasi-Public
- Open Space
- Regional Commercial Center
- San Tan Regional Park
- Noise Contours
- Future Intersection Modification
- Resort / Tourism / Entertainment
- General Plan Amendments 2013

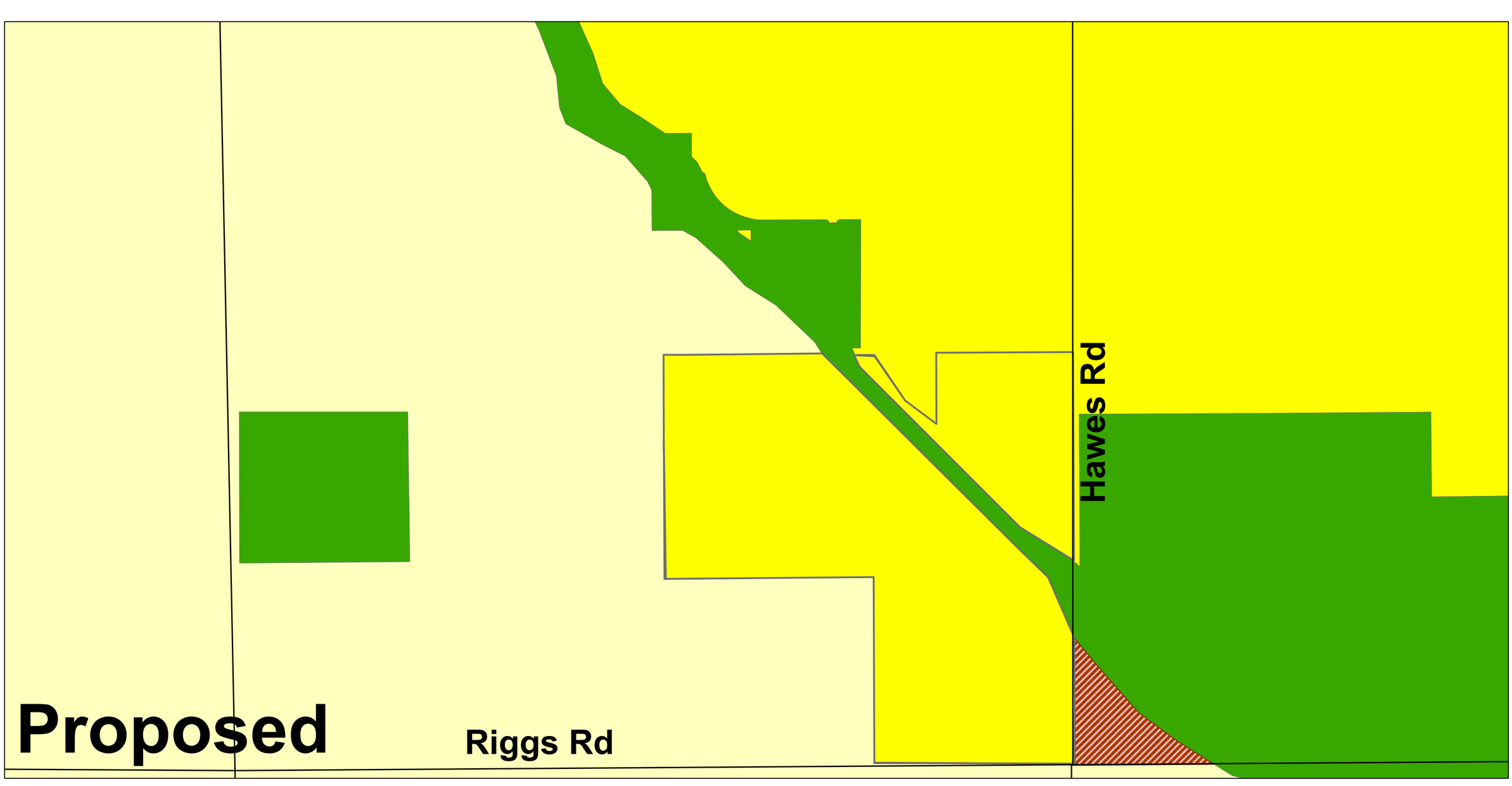
Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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

TOWN OF QUEEN CREEK ARIZONA

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





General Plan Land Use Legend

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

TOWN OF QUEEN CREEK ARIZONA

LEGEND

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

* SINGLE STORY HOMES ONLY

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	107.44 AC
NET SITE AREA	103.11 AC
TOTAL LOTS	140
DENSITY (DU/NET AC)	1.36
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE (NET)	20.22 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	53 %
120 x 150 (18,000 SQ FT)	39	28 %
130 x 170 (22,100 SQ FT)	26	19 %
TOTAL	140	100 %

0 75 150 300

Scale: 1" = 150'-0"

NORTH

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Illustrative Master Plan

L-1.01A
10.02.2013

EPS GROUP

Major General Plan Amendment

For 107+/- acres known as Sonoqui Creek Village
NWC of Riggs and Hawes Roads

Narrative

Submitted by:

Pew & Lake, PLC
W. Ralph Pew
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

Submitted on Behalf of:

Owner: KEMF Hawes & Riggs, LLC.
C/O Garrett Development Corporation
6991 East Camelback Road, Suite B-297
Scottsdale, AZ 85251

Submitted to:
The Town of Queen Creek
22350 South Ellsworth Road
Queen Creek, AZ 85242

Prepared: June 12, 2013

SONOQUI CREEK VILLAGE
Major General Plan Amendment Narrative

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REQUEST

Pew & Lake, on behalf of KEMF Hawes & Riggs, LLC ("Owner") is pleased to submit to the Town of Queen Creek ("Town"), an application for a Major General Plan Amendment for approximately 107+/- acres of land at the northwest corner of Riggs and Hawes Road, for a project known as Sonoqui Creek Village, referred to as the "Amendment" throughout this narrative.

OVERVIEW

The Amendment proposes to change the Town's General Plan for approximately 107+/- acres, generally located at the northwest corner of Riggs and Hawes Road, from Very Low Density Residential (VLDR) to Low Density Residential (LDR). Approval of this Amendment will provide for the development of a single-family residential subdivision that, in concept, contains 169 lots yielding a density of approximately 1.57 DU/AC.

The following table illustrates both the existing and proposed Land Use Designations discussed in this proposal.

Table 1. Existing and Proposed Land Uses

Existing General Plan Use	Acreage	Proposed General Plan Land Use	Acreage
Very Low Residential (VLDR) 0-1 DU/AC	107.44	Low Density Residential (LDR) 1-2 DU/AC	107.44
Total Amended Acreage	107.44		107.44
Percentage of Acreage			100%

REVIEW OF GENERAL PLAN LAND USE ELEMENT GOAL AND POLICIES

The proposed Amendment is consistent with the intent, policies, and goals in the Town's General Plan as identified below:

Maintaining the Town's unique character by:

- Protecting the Town's development potential and enhancing economic sustainability by providing residential lot sizes that reduce the ratio of public service costs to revenue generation as compared to the existing lot sizes. The proposed amendment will also promote the Town's high quality design standards through the increased level of quality proposed as part of the corresponding Rezoning/Preliminary Plat for the property {Land Use Element Goals and Policies: Goal 1, Policy 1a}.

- Incorporating the Sonoqui Wash in private development adjacent to the wash {Land Use Element Goals and Policies: Goal 1, Policy 1h}.

Effectively managing the Town's growth by:

- Promoting land development in an area where infrastructure already exists {Land Use Element Goals and Policies: Goal 2, Policy 2b & 2d}.

Developing superior residential neighborhoods by:

- Providing a diversity of housing opportunities within the Town through incorporation of various lot sizes and corresponding home sizes {Land Use Element Goals and Policies: Goal 3, Policy 3b}.
- Incorporating trails and paths for pedestrian and non-motorized access that provide connectivity to the Town's residential areas and activity centers {Land Use Element Goals and Policies: Goal 3, Policy 3c}.
- Providing compatible land use relationships with the surrounding area by providing appropriate transition treatments such as larger lots and open space buffer areas {Land Use Element Goals and Policies: Goal 3, Policy 3d}.
- Incorporating traffic calming techniques that discourage through traffic by designing a looped street system {Land Use Element Goals and Policies: Goal 3, Policy 3e}.
- Incorporating open space adjacency and connectivity to the Sonoqui Wash as a design element. {Land Use Element Goals and Policies: Goal 3, Policy 3f}.

In summary, this Amendment is consistent with various elements of the vision, goals and policies outlined in the General Plan.

GENERAL PLAN LAND USE IMPLEMENTATION

With the approval of this Amendment, the Owner will be processing a request for rezoning/PAD for this parcel. This rezoning request will represent the implementation of this Amendment and will provide a detailed depiction of how the proposed LDR land use designation can be developed. The rezoning request will provide further opportunities for input from the neighbors regarding this project.

RELATIONSHIP TO SURROUNDING PROPERTIES

This site is bound on the south by Riggs Road, on the east by Hawes Road, on the north by the Sonoqui Wash and on the west by the Country Park Estates, Sonoqui Creek Ranch and San Tan Vistas subdivisions.

The table below illustrates the adjacent land uses and corresponding zoning districts.

Table 2. Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	LDR	R1-35	Residential
South	VLDR	County RU-43	Residential
East	Office and P/Q	P/Q	Public- Horseshoe Park/ Decommissioned Landfill
West	VLDR	R1-35	Residential

The Amendment will provide a land use designation that is both compatible and complementary with surrounding uses. The new designation will provide a logical transition from the VLDR designated properties to the south and west, to the LDR use to the north, and the decommissioned landfill, office and Horseshoe Park to the east.

PUBLIC UTILITIES AND SERVICES

Public Utilities and Services will be provided as follows:

Water: Town of Queen Creek
Sewer : Town of Queen Creek
Electric: Salt River Project
Gas: Southwest Gas
Cable : Cox Communications
Telephone: Century Link
Police: Maricopa county Sheriff
Fire: Town of Queen Creek
School: Queen Creek Unified School District

PUBLIC PARTICIPATION

Prior to filing this application, the Owner held a neighborhood meeting on May 29, 2013 regarding this request. Notification of the meeting was sent to property owners within 1200' feet of the proposed site. 21 neighbors attended the meeting. Questions posed to the applicant concerned primarily: interest in maintaining the VLDR land use designation, lot size, density, traffic, access to the Sonoqui Wash, and the size and nature of the

homes which will eventually be built on the site. A complete set of minutes will be provided to the neighbors and staff when available.

FINDINGS OF FACT

The Town's General Plan Application process instructs the Owner to respond to four (4) Findings of Fact concerning the approval of a General Plan Amendment application. The four (4) Findings are listed below with the Owner's response:

1) The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use proposed in the amendment.

   Table 1 labeled "Queen Creek Future Land Use Plan" in the Town's General Plan is provided below:

Table 1
Queen Creek Future Land Use Plan

Land Use Designation	Acreage	Percent
San Tan Mountain Regional Park	10,296	24%
RC-Recreation/Conservation	1,244	3%
VLDR-Very Low Density Residential	9,798	22%
LDR-Low Density Residential	1,902	4%
Master Planned Community (San Tan Foothills)	2,167	5%
MDR-Medium Density Residential	6,864	16%
Medium-High Density Residential Type A	48	0%
Medium-High Density Residential Type B	241	1%
Higher Density Residential	621	1%
Office/Services	89	0%
NC-Neighborhood Commercial	233	1%
CC-Community Commercial	209	0%
Commercial Services	1,268	3%
Mixed Use	1,008	2%
TC-Town Center	561	1%
Regional Center	53	0%
RCC-Regional Commercial	503	1%
EMP A-Employment A	1,232	3%
EMP B-Employment B	1,312	3%
Employment	3,630	8%
P/Q-Public/Quasi-Public	421	2%
Total Planning Area[1]	**43,700**	**100**

Source: The Planning Center, 2008.

Of all the single-family residential General Plan land use categories in the Town, the Low Density Residential ("LDR") accounts for the smallest amount of acreage throughout the Town. Only 4% of the acreage within the Town is planned for LDR development while Very Low Density Residential ("VLDR") accounts for 22% and Medium Density Residential ("MDR") 16% of the Town's total acreage. In effect, this allocation of land uses encourages residential development at either the highest single-family densities or the lowest densities as projected in the General Plan. It is the Owner's position (as illustrated in the VLDR acreage absorption matrix below) that, in today's residential development environment, the MDR areas will develop rapidly, the VLDR areas are extremely slow to develop and more acreage designated LDR would provide for greater diversity in housing product within the Town and create the opportunity for new residents in Queen Creek to purchase homes that are on lots larger than the MDR zoning categories and less than the typical acre lot development in the VLDR designations.

As illustrated in the chart below, a significant amount of VLDR acreage in the vicinity of this proposed GPA was platted for 339 residential lots between 1998 and 2013. As of the date of this application, 168 out of the 339, or nearly half, of the residential lots remain vacant. The absorption of the surrounding acreage has averaged 10.69 dwelling units per year. At this absorption rate, over fifteen years of vacant lot inventory is available in the surrounding area. The General Plan Land Use change from VLDR to LDR is minor. In fact, this Amendment affects less than 1% of the total VLDR acreage in the General Plan and only increases the LDR category by 4.7%.

Subdivision Plat Study Summary for Hawes & Riggs GPA (Years 1998-2005)

# of Subdivision Plats	Total # of Lots	# of Vacant Lots	Lot Size Ranges
5	219	123	18,000 to 40,000 sq. ft.
3	72	19	32,000 sq. ft. to 1 acre
2	48	26	1 acre
Total: 10	**339**	**168**	

Subdivision Plat Study Summary for Hawes & Riggs GPA (Years 1998-2005) (Cont'd)

Improved Lots			
# of Subdivisions	# of Developed Lots	Years	Lots Sold per Year
10	171	16	10.68

Vacant Lots			
# of Subdivisions	# of Vacant Lots	Lots Sold per Year	Years until vacant lots are improved
10	168	10.68	15.7

While VLDR land uses are appropriate and necessary within a community, it is even more appropriate to provide the public with a balance of residential options. It is appropriate to decrease the extremely high proportion of VLDR acreage in the Town and "bridge" the gap between the MDR and VLDR land use designations, thereby providing a transition and more residential options via the LDR land use designation. The importance of the transition between the MDR and VLDR as mentioned above is accentuated by the fact that selling acre lot custom home sites adjacent to the decommissioned landfill and the Horseshoe event facility will be extremely difficult. This amendment will increase the acreage absorption in the area thereby allowing a one-time impact and other fees to the Town as well as providing fiscal benefits and opportunities (at a much earlier time) for increased sales tax revenue as these residents spend discretionary income in the Town Center and other commercial areas.

Land use compatibility between VLDR and LDR land uses can be easily and appropriately adapted so that 30,000 to 40,000 square foot lots in the VLDR areas can coexist harmoniously with residents living on 12,000 to 20,000 square foot lots in the LDR category. The Applicant has included with this application a conceptual lot layout for this Amendment area demonstrating a quality subdivision design integrated in an area at the intersection of two arterial roadways, bounded by the Sonoqui Wash and VLDR development to the west. As indicated earlier in this Narrative, the Owner intends to file, during the process of this Amendment, a rezoning application consistent with the proposed LDR land use category.

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

The Amendment constitutes an overall improvement to the Town's General Plan by encouraging an appropriate balance between VLDR and LDR land uses within the Town as well as a transition from MDR to VLDR land use designations.

A key community benefit of the Amendment is to ensure sensible and sustainable land use transitions across the Town. We believe the proposed LDR is the appropriate land use for this site as it transitions from the higher intensity uses such as the adjacent Hawes Road, the decommissioned land fill, the Horseshoe Park Equestrian Center, as well as the many MDR neighborhoods to the north and east, to the lower intensity residential areas to the west and south. Furthermore, this site's location being less than 3 miles from the Town Center warrants a higher density to help promote the commercial success of the community. Unfortunately, the existing VLDR land use has been and will continue to be difficult to implement due to the aforementioned higher intensity uses to the east and north. There are numerous locations in south Queen Creek that are better suited to develop a project of larger lot custom lots/homes that do not have the detriment of an adjacent decommissioned landfill or the potential traffic generated by a nearby nationally recognized equestrian event arena. For these reasons, we believe the community will substantially benefit from the more sensible and sustainable LDR land use category.

The Amendment also promotes an increase in the diversity of housing product and quality of ultimate housing design and provides the short-term and long-term economic benefits summarized in the fiscal analysis submitted with this application. In addition, this Amendment is consistent with the overall intent of the General Plan as outlined in Subparagraph 4 below. The Owner acknowledges that approval of this Amendment will benefit the Owner at this particular point in time; however, this benefit to the Owner is not the sole purpose of the Amendment. All proposed Major GPAs are filed with the intent to improve or assist the owner of the property subject to the Major GPA to increase the economic viability or absorption of the real estate. The important point here is that this Amendment also provides important benefits to the Town and future residents that would enjoy living in the proposed Sonoqui Creek Village and participating in the ambiance and quality of life environment of the Town of Queen Creek and its amenities.

3) That the amendment will not adversely impact the community as a whole or a portion of the community by:

   i. Significantly altering acceptable existing land use patterns.

The approval of this Amendment will not significantly alter land use patterns in the area because the application is for a modest increase in density and a one category increase in General Plan Residential land use intensity. This area of the Town north of Riggs and south of the Sonoqui Wash is comprised of predominantly VLDR land uses and this LDR land use across the street from land designated for office/service uses and the existing Horseshoe Park and the decommissioned land fill does not create an disruption in acceptable land use patterns and is consistent with residential densities along the Sonoqui Wash.

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

As indicated in the traffic statement submitted with this application, the proposed increased residential density will not have a significant or adverse impact on existing roadways and levels of service in the vicinity. No improvements to Roadways other than the typical half-street improvements described in (3) iii below are necessitated. Water and sewer systems are adequate in this area to service these utility needs to residents in the Sonoqui Creek Village project. Discussions with the Town of Queen Creek Water and Utility Department indicate that The Town has adequate capacity within its existing water and sewer infrastructure to accommodate the increase in density with this project without adversely impacting future development within the General Plan. Sewer will be extended from the properties northwestern boundary, west along Cloud Road to Sossaman Road providing service to additional residents beyond this project which are currently on septic systems. This extension has the ability to raise additional revenue for the town.

iii. Adversely impacting existing uses due to increased traffic on existing systems.

As summarized in the traffic statement, access to the southeastern portion of Sonoqui Creek Village is from Riggs Road while access to the northwestern portion of the Queen Creek Villages is from 196th Street and Jeanna Lane. Because of the low density nature of this Amendment, the incremental increase in traffic will not require additional improvements to Riggs Road nor to 196th Street north of Riggs Road. However, consistent with acceptable development requirements, the developer of Sonoqui Creek Village will be required to improve the east half of 196th Street adjacent to the project's western boundary.

iv. Affecting the livability of the area or the health and safety of the residents.

Approval of this Amendment and the ultimate development of a single family residential community in the Low Density Residential category will not affect adversely the health and safety of residents in the area nor will it create a burden on existing residents and alter the livability of their existing very low density residential lifestyle. The fact that Sonoqui Creek Village develops at a density slightly higher than existing development to its west, does not alter the condition of livability in the area because the proposed density for Sonoqui Creek Village is approximately 1.57 dwelling units per acre. Both the Sonoqui Creek Village and the existing residential uses would be considered low density development in a general sense and inherently compatible with one another.

4) That the amendment is consistent with the overall intent of the General Plan.

In the General Plan and Land Use section of this narrative, the Owner specifically identifies several of the visions, goals and policies of the Town's General Plan that are implemented by and consistent with this Amendment.

EXECUTIVE SUMMARY

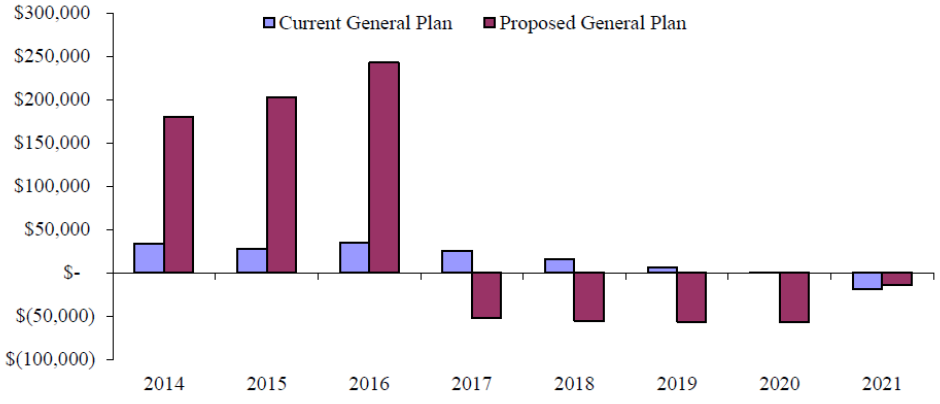
This analysis demonstrates the potential socioeconomic and fiscal impacts of the proposed General Plan Amendment for Sonoqui Creek Village on the Town of Queen Creek. This 89.32 acre property is located at the northwest corner of Hawes Road and Riggs Road. The proposal for the Sonoqui Creek Village property involves changing the land use from Very Low Density Residential (Current Scenario), to Low Density Residential (Proposed Scenario). Impact results include the General Fund, Transportation and Emergency Services Funds.

The impact calculation for the current and proposed land uses for Sonoqui Creek Village reveals that the proposed low density alternative would have an annual net impact in 2021 of about ($14,300) on the Town's operations and maintenance budget, with expenditures exceeding revenues by 4 percent.[1] This can be compared to an annual net impact under the current very low density land use of ($19,600) in 2021, with expenditures exceeding revenues by about 10 percent. The development timeline would also be longer under the current scenario versus the alternative scenario, resulting in a smaller positive net present value impact to the Town of $116,000 versus $388,000.

It is typical given the local tax structure in Arizona that residential land uses in isolation do not create positive net fiscal impacts. However, under both the current and proposed uses the small negative annual impact is more than offset by the retail demand created by households. Average annual income for these households would be about $93,000 for the low density alternative and $104,000 for the very low density alternative, based on projected housing prices. Typical consumer expenditure patterns for purchases indicate that about 20 percent of household income at this level is spent on purchases made within the local trade area at these income levels.[2] The households in this development would generate about $40,000 in annual sales tax revenues from local purchases under the current scenario, and $79,000 in annual sales tax revenues under the proposed scenario, resulting in a $39,000 positive difference under the proposed scenario. A sizeable portion of these sales tax revenues would likely be captured by businesses in the Town Center, given the proximity of this development. These additional sales tax revenues would outweigh the cost of providing municipal services to these households. However, these sales tax revenues are not included in the impacts shown here since the land use based model used for this analysis attributes all retail sales to commercial development.

Finally, the project would generate close to $2.3 million in total impact fees under the low density scenario versus only $760,000 under the very low density scenario, resulting in a $1.5 million positive difference under the proposed scenario.[3] While impact fee funds are not included in this analysis, these one-time revenues would provide funding for infrastructure that would result in an investment in the community that would not only benefit this property but also surrounding properties.

FIGURE 1
Annual Net Impact of Proposed General Plan Ammendment
Sonoqui Creek Village



Executive Summary

Introduction

KEMF Hawes & Riggs, LLC is planning a single-family residential development, named Sonoqui Creek Village, in the Town of Queen Creek, Arizona. It is located on the northwest corner of Hawes Road and Riggs Road. There are 169 single-family dwelling units proposed on approximately 106 acres.

Results

The proposed development is anticipated to generate the following traffic volumes:

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Weekday	1,380	1,380	2,760	68	150	218	191	99	290
Saturday	1,644	1,644	3,288	-	-	-	170	145	315

The traffic conditions with the proposed site at the intersection of Hawes Road / Riggs Road do not warrant a traffic signal. This intersection should be monitored to determine if and when a traffic signal may be appropriate.

There are no locations that meet the warranting criteria for the installation of right-turn deceleration lanes.

Recommendations without Proposed Development

The existing lane configuration and traffic control is depicted in **Figure 1**. No improvements are recommended for existing traffic conditions.

Recommendations with Proposed Development

Figure 2 depicts the recommended lane configuration and traffic control at the study intersections and accesses. No improvements are recommended for 2015 with the proposed development traffic conditions.

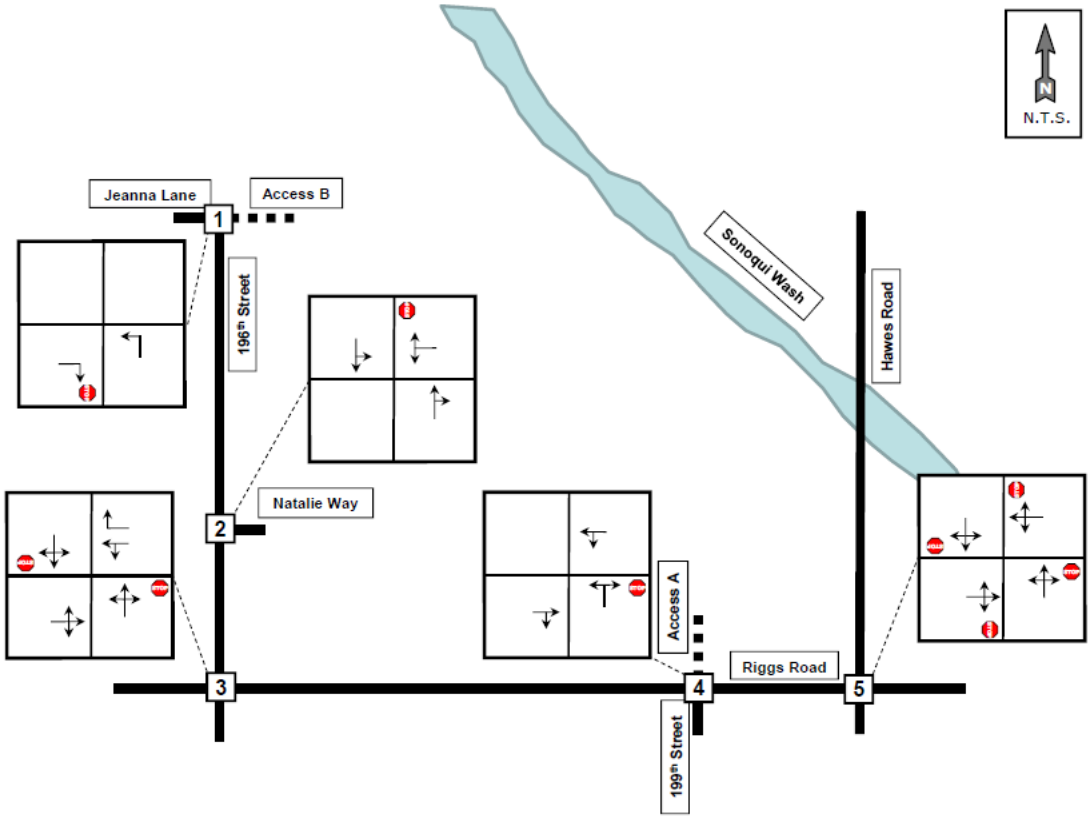


Figure 1: Existing Lane Configuration and Traffic Control

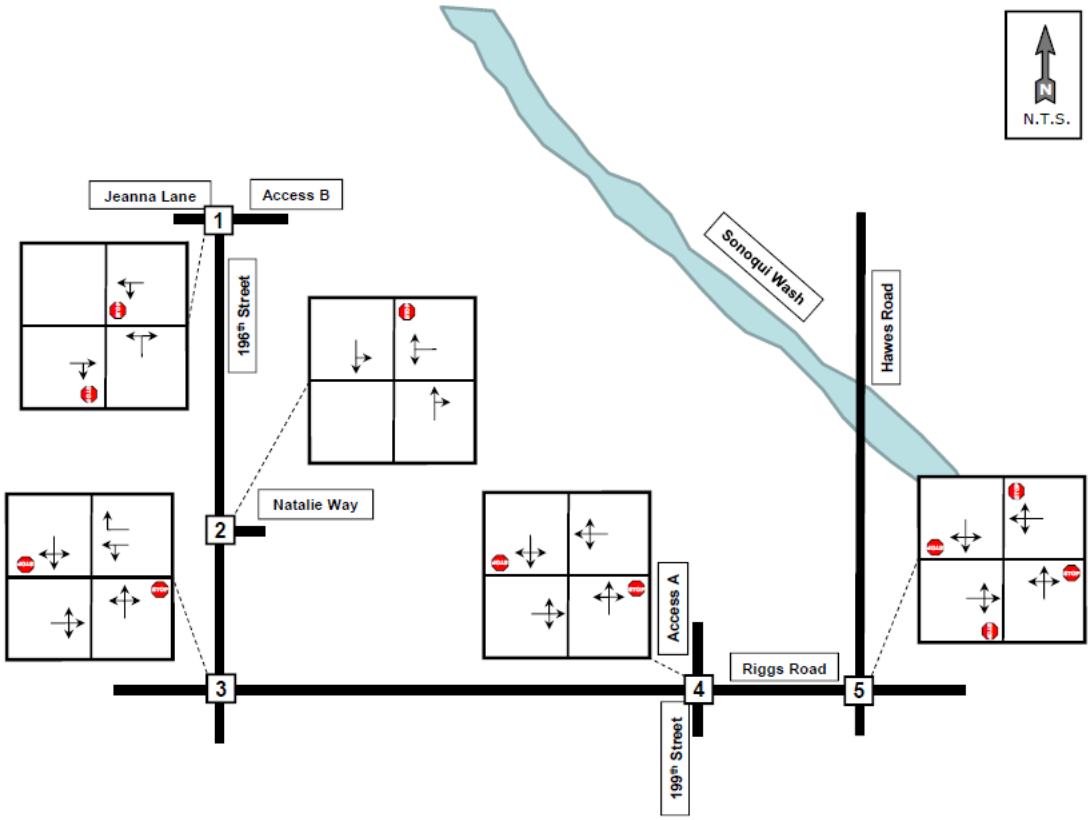


Figure 2: Recommended Lane Configuration and Traffic Control with Site

SONOQUI CREEK VILLAGE

QUEEN CREEK, ARIZONA

Vision Book

Submitted: September 23, 2013

Owner:
KEMF Hawes & Riggs, LLC
C/O Garrett Development Corporation
6991 E. Camelback Road
Scottsdale, Arizona 85251

Land Planner, Civil Engineer,
Landscape Architect:
EPS Group, Inc.
2045 S. Vineyard Avenue, Suite 101
Mesa, Arizona 85210
480.503.2250

EPS GROUP

Project Data

- Request: Major General Plan Amendment from Very Low Density Residential (VLDR) to Low density Residential (LDR)
- Total Project Acreage: 124.43
- General Plan Acreage : 107.44 acres
- This is not Sonoqui Creek Ranch, Phase 4.
- This is not subject to Sonoqui Creek Ranch CC&R's
- We want to protect property values in the area.

DESIGN OBJECTIVE & PRINCIPLES for SONOQUI CREEK VILLAGE

Design Objective

Design an identifiable community that complements the surrounding rural character of Queen Creek, protects the property values for the existing communities, and creates an environment that people will enjoy and will call home!

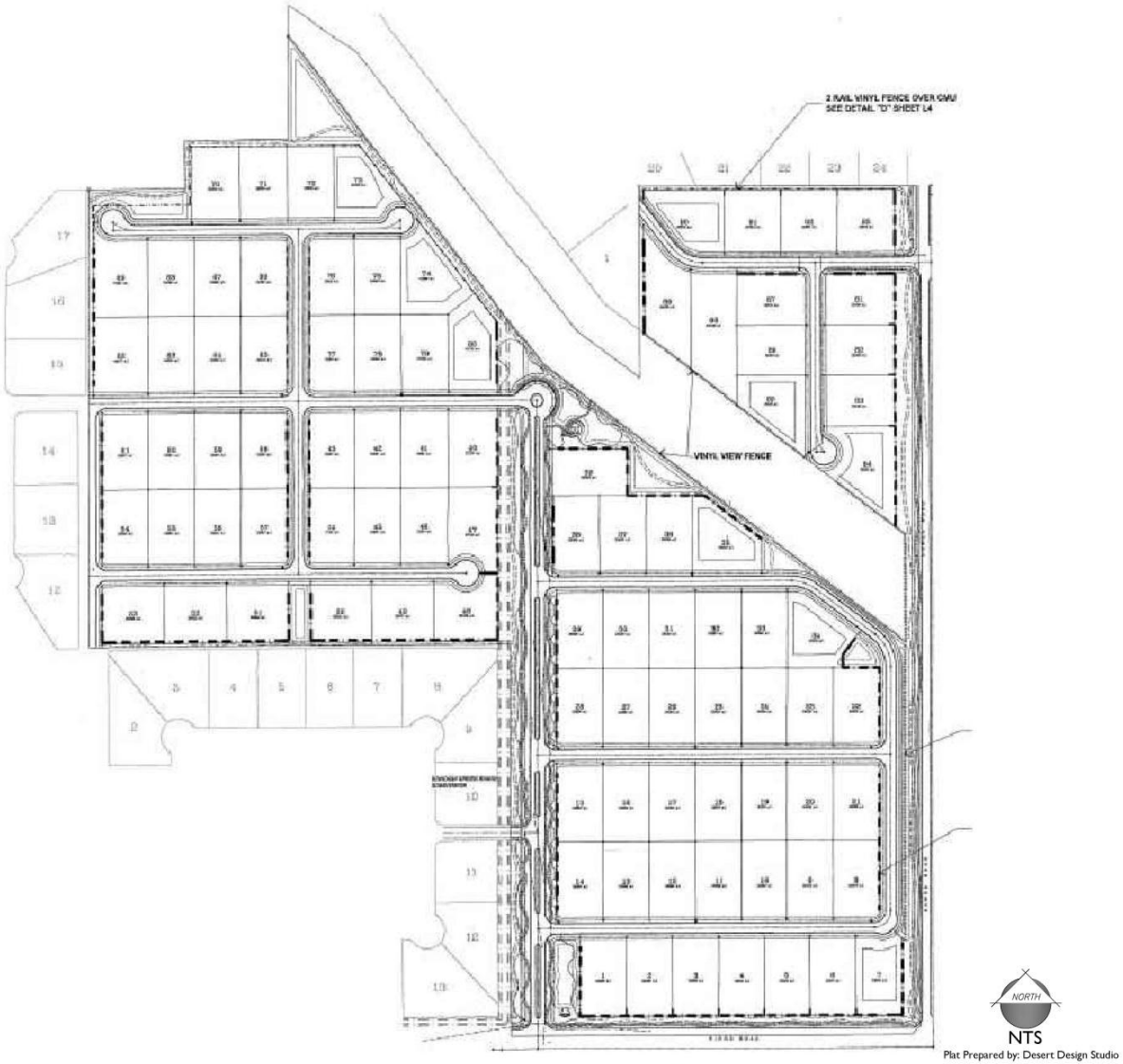
Design Principles

- Deliver a project that follows the principles of the Town of Queen Creek rural character and that complements the surrounding communities.
- Provide connectivity through the community with a pedestrian network of trails and tree-lined streets that link internal open space amenity areas, to the Sonoqui Wash Trail System and adjacent neighborhoods.
- Create a landscape that reflects the local rural character through enhanced lush, green and colorful plantings, which are welcoming for residents, visitors and surrounding communities.
- Ensure a one-story product type on the western, southwestern and northern boundaries of the project.
- Create a community that reflects a rural character by developing a rustic-modern Ranch style development and provides a lush, welcoming sense of arrival, walkable tree-lined boulevards, a selection of unique higher end homes, connectivity to adjacent trails, open space amenity areas and a sense of place that residents and the surrounding communities can be proud of.

To distill the essence of this project and the design direction, we chose these six words or phrases to guide the process:

1. Rural
2. Ranch
3. Rustic-Modern
4. Walkable
5. Tree-Lined Streets
6. Connectivity

Current Zoning



Plat Prepared by: Desert Design Studio

The Previous Plan

198 Lots

173@12600 sf.

25@18000 sf.

OWNER

KEMF HAWES & RIGGS, LLC
C/O GARRETT DEVELOPMENT CORP.
6991 EAST CAMELBACK ROAD,
SUITE B-297
SCOTTSDALE, AZ 85251

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	124.43 AC
NET SITE AREA	118.60 AC
TOTAL LOTS	198
DENSITY (DU/GROSS AC)	1.59
TOTAL OPEN SPACE	37.04 ACRES (29.7%)
SONOQUI WASH ACRES	17.53 ACRES (47.3%)

LOT TYPE	LOTS	% OF TOT
90 X 140 (12,600 SQ FT)	173	87 %
120 X 150 (18,000 SQ FT)	25	13 %
TOTAL	198	100 %

LEGEND

AMENITY AREA

SONOQUI WASH TRAIL CONNECTION

150 0 150 300

ILLUSTRATIVE MASTER PLAN
BROADLAND ESTATES
QUEEN CREEK, ARIZONA
PROJECT NO. 13-082 / 04-03-2013

Iplan Consulting

eps group, Inc.
Engineers, Planners & Surveyors

The New Plan

183 Lots

94@ 11,700 sf.

59@14,000 sf.

30@ 22,100

LEGEND

1. MAIN ENTRY / ENTRY GROVE
2. PRAIRIE PARK
3. OAK PARK
4. RANCH PARK
5. SONOQUI CREEK VILLAGE PARK
6. TRAIL ACCESS TO SONOQUI WASH
7. STRUCTURED PLAY AREA
8. ROUNDABOUT WITH SPECIMEN OAK TREES
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14. SECONDARY ENTRY
15. 30'-0" SETBACK
16. 25'-0" SETBACK
17. 75'-0" SETBACK

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	124.43 AC
NET SITE AREA	118.60 AC
TOTAL LOTS	185
DENSITY (DU/GROSS AC)	1.72
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE	21.13 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	96	52 %
100 x 140 (14,000 SQ FT)	59	32 %
130 x 170 (22,100 SQ FT)	30	16 %
TOTAL	185	100 %

0 75 150 300
Scale: 1" = 150'-0"
NORTH

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Illustrative Master Plan

L-1.01B
09.23.2013

EPS GROUP

The General Plan Amendment Area

158 Lots

75@11,700 sf

59@14,000 sf

24@22,100 sf

LEGEND

1. MAIN ENTRY / ENTRY GROVE
2. PRAIRIE PARK
3. OAK PARK
4. RANCH PARK
5. SONOQUI CREEK VILLAGE PARK
6. TRAIL ACCESS TO SONOQUI WASH
7. STRUCTURED PLAY AREA
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17. 75'-0" SETBACK

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	107.44 AC
NET SITE AREA	103.11 AC
TOTAL LOTS	158
DENSITY (DU/GROSS AC)	1.47
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE	17.86 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	49 %
100 x 140 (14,000 SQ FT)	59	36 %
130 x 170 (22,100 SQ FT)	24	15 %
TOTAL	158	100 %

0 75 150 300
Scale: 1" = 150'-0"
NORTH

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

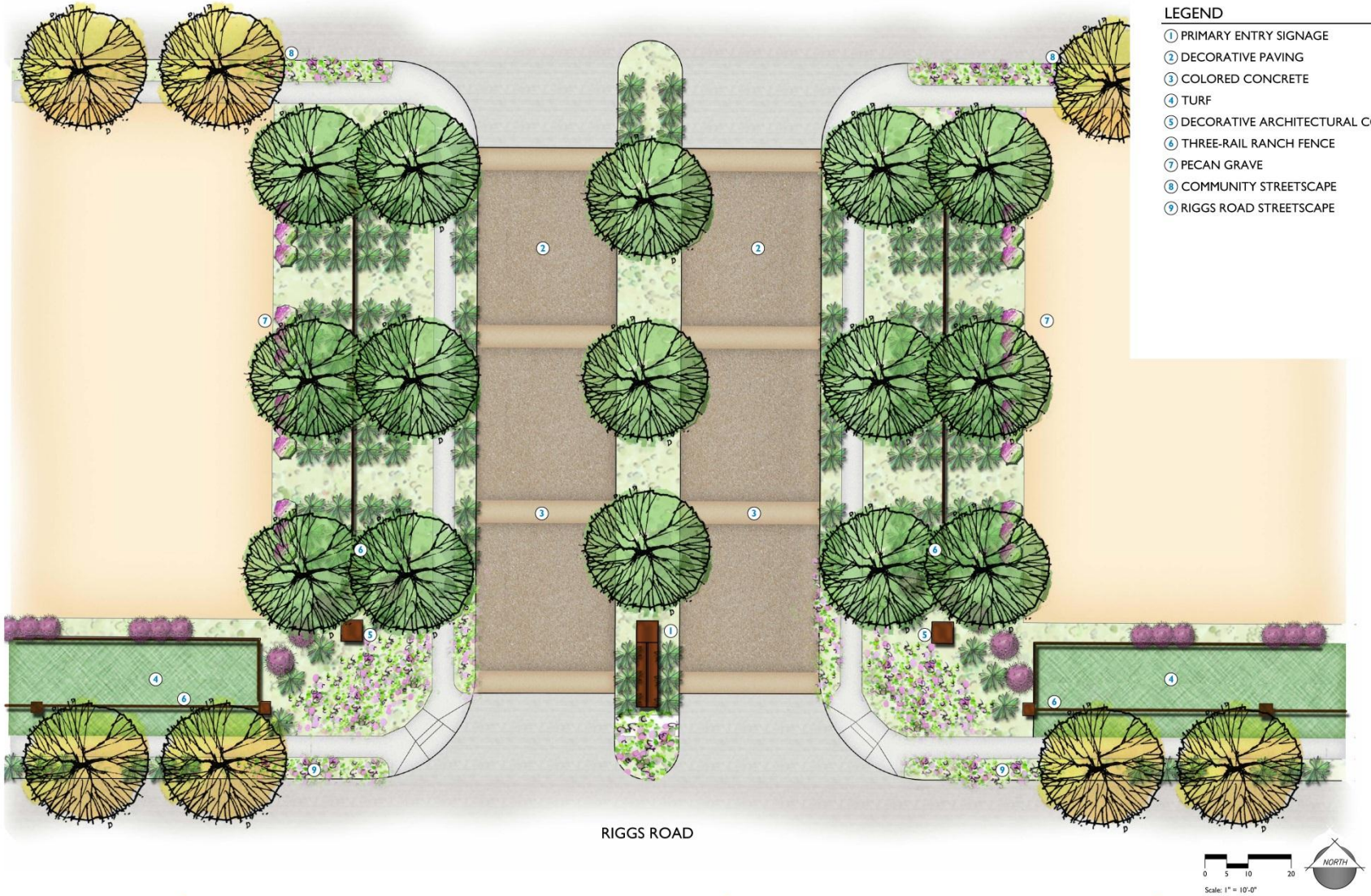
Sonoqui Creek Village

Queen Creek, Arizona

Illustrative Master Plan

L-1.01A
09.23.2013

EPS GROUP



13-082

Garrett Development Corp | Sonoqui Creek Village | Queen Creek, Arizona | Main Entry Illustrative Plan

L-1.03
08.30.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Main Entry Illustrative Perspective

L-1.02
09.23.2013

EPS GROUP

0' 10' 20' 40'
Scale: 1" = 20' - 0"

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Typical Streetscape Section

L-1.05
09.23.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

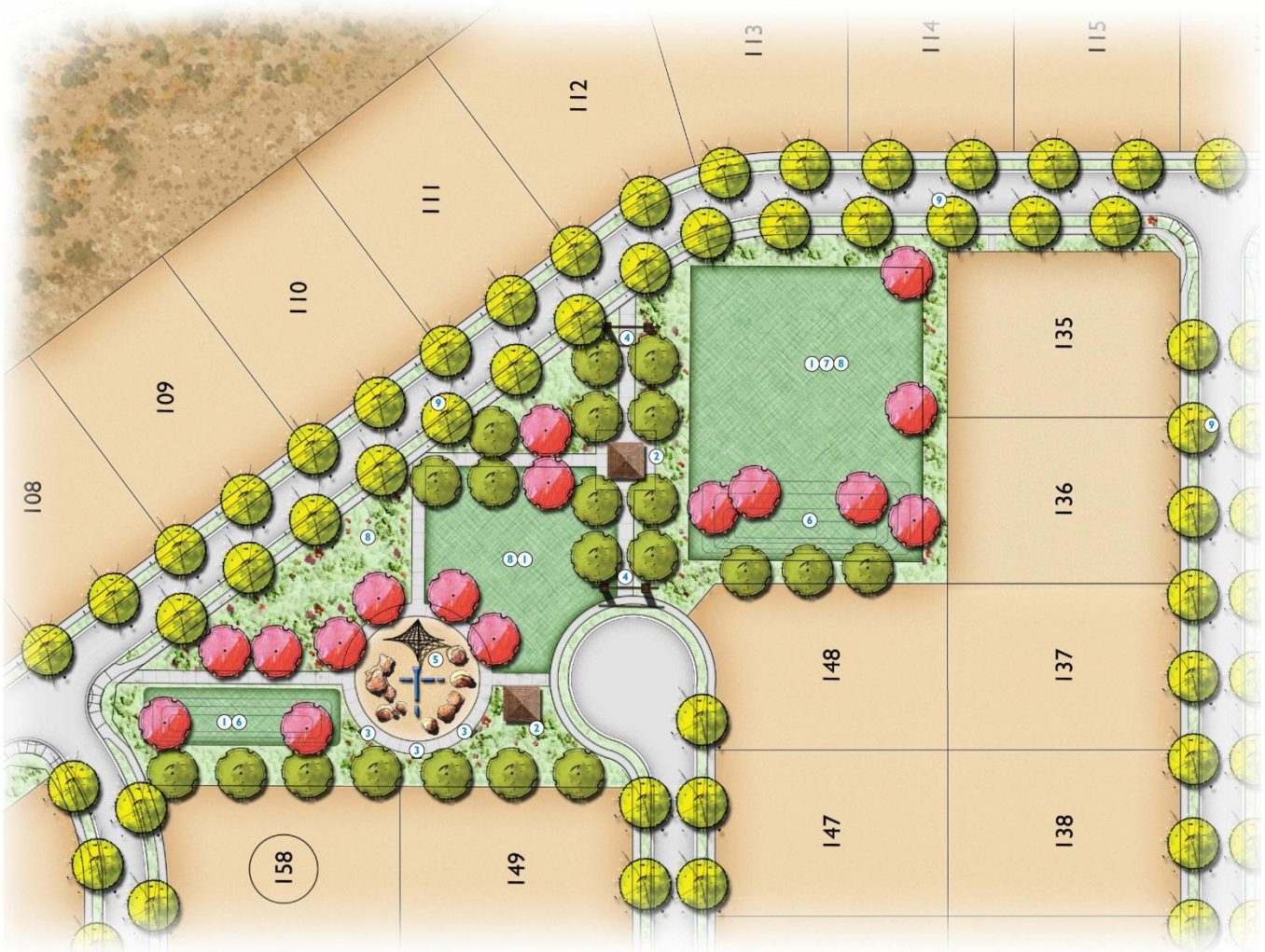
Sonoqui Creek Village

Queen Creek, Arizona

Typical Streetscape Illustrative Perspective

L-1.04
09.23.2013

EPS GROUP



TREE LEGEND

- Bauhinia purpurea — Purple Orchid Tree
- Carya illinoinensis — Pecan Tree
- Fraxinus velutina — Arizona Ash
- Pisctacia chinensis — Chinese Pistache
- Populus fremontii — Western Cottonwood
- Pyrus kawakamii — Evergreen Pear
- Quercus virginiana 'Heritage' — 'Heritage' Live Oak

KEYNOTE LEGEND

1. TURF AREA
2. RAMADA (20' X 20')
3. DECORATIVE BENCHES
4. RANCH ARCHITECTURAL GATEWAY
5. FREEPLAY AREA
6. ROLLING TURFED HILL
7. ACTIVE RECREATIONAL PLAY AREA
8. RETENTION AREA
9. THEMED STREET TREES

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Ranch Park Illustrative Plan

L-1.07
09.23.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

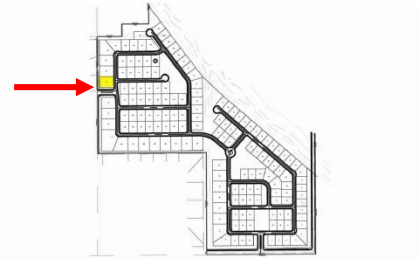
Sonoqui Creek Village

Queen Creek, Arizona

Ranch Park Illustrative Perspective

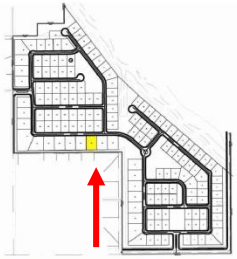
L-1.06
09.23.2013

EPS GROUP



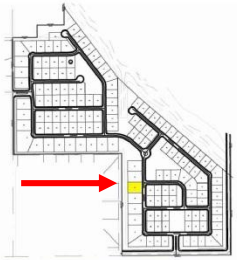
LOT EXAMPLE 1

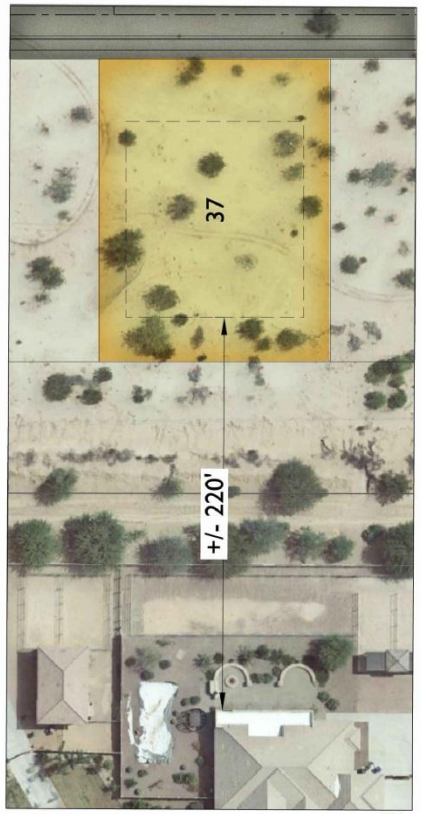
NTS



LOT EXAMPLE 2

NTS





LOT EXAMPLE 3

NTS

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Adjacent Lot Setback Exhibit

L-4.02
09.23.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

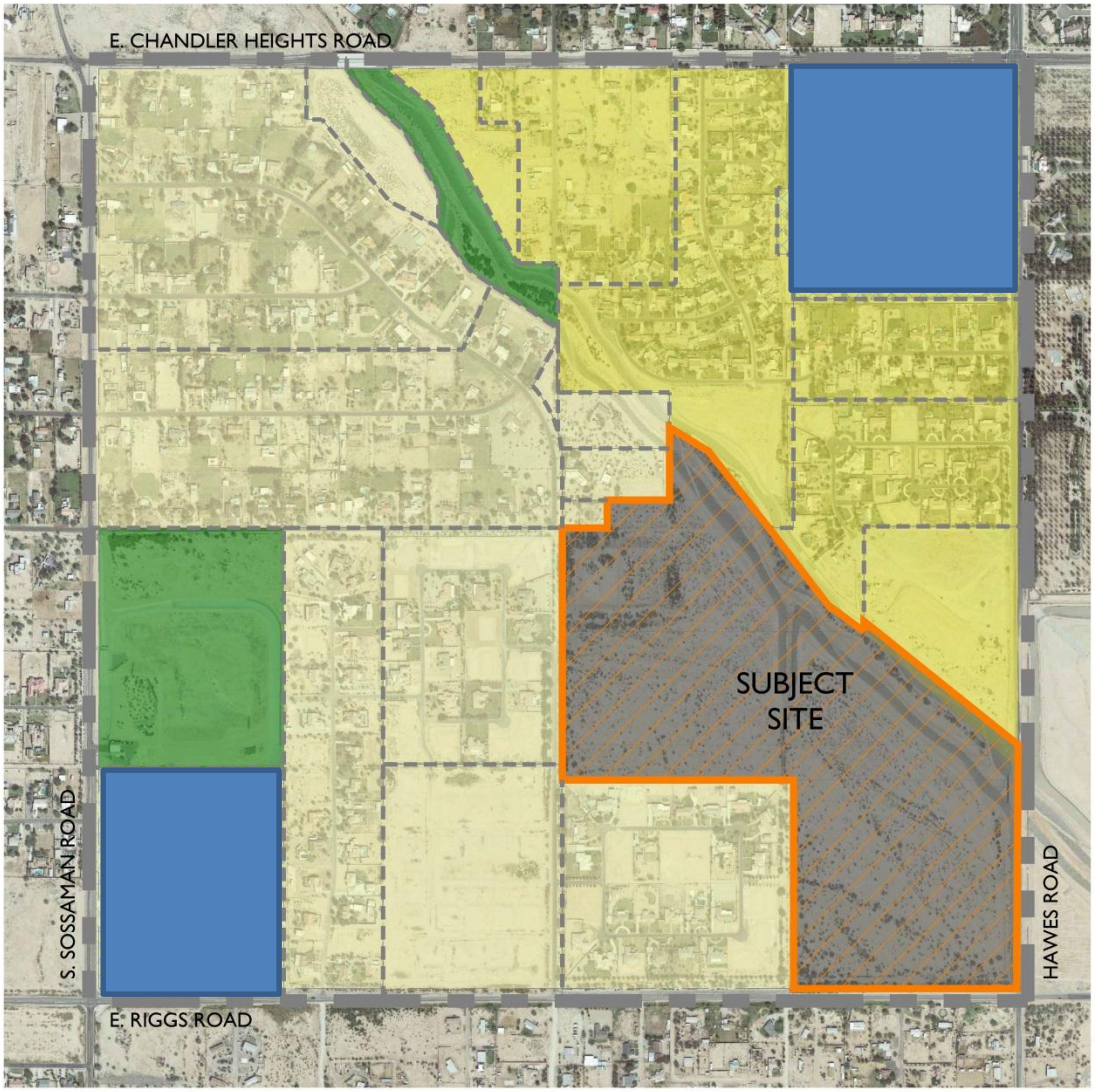
Sonoqui Creek Village

Queen Creek, Arizona

Neighbor's View Illustrative Perspective

L-4.03
09.23.2013

EPS GROUP



2008 GENERAL PLAN

MODIFIED IN 2011 BY RESOLUTIONS
813-09, 814-09 & 824-10

ALL INFORMATION IS BELIEVED TO BE ACCURATE AS OF THE DATE OF PUBLICATION, HOWEVER IT IS NOT GUARANTEED.

COMPLETE SECTION = 640 ACRES

EXISTING GENERAL PLAN
(ALLOWABLE DENSITY)

RECREATION / CONSERVATION / PARKS =
+/- 65 ACRES
TOTAL ALLOWABLE LOTS: 0

VERY LOW DENSITY RESIDENTIAL (0-1 DU/AC) =
+/- 388 ACRES (NOT INCLUDING SCHOOL SITE)
TOTAL ALLOWABLE LOTS: 388

LOW DENSITY RESIDENTIAL (1-2 DU/AC) =
+/- 116 ACRES (NOT INCLUDING SCHOOL)
TOTAL ALLOWABLE LOTS: 232

SCHOOLS = +/- 71 ACRES

TOTAL LOTS ALLOWED = 620 LOTS

ACTUAL LOTS INCLUDING PROPOSED SUBJECT SITE AND REMAINING VACANT PROPERTY = 513

PROPOSED GENERAL PLAN AMENDMENT WITH SUBJECT SITE

513 PROPOSED LOTS
- 620 ALLOWABLE LOTS
=107 UNITS LESS THAN ALLOWABLE UNDER CURRENT GENERAL PLAN

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Current General Plan Designation Density

L-GP
09.23.2013

EPS GROUP

Upcoming Public Meetings

- September 25, 2013: 2nd Public Open House
- October 15, 2013: First Planning Commission Hearing
- November 5, 2013: Second Planning Commission Hearing
- November 20, 2013: Town Council Introduction
- December 4, 2013: Town Council

Check Town of Queen Creek website for times and locations

Sonoqui Creek Village

NWC of Hawes & Riggs
Queen Creek, Arizona
Minutes of Neighborhood Meeting
September 23, 2013
Queen Creek Public Library- Zane Grey Room

Public Notification Area:

a. Property owners within 1,200 feet from the site.
b. All registered neighborhood associations within one mile of the project.
c. Homeowners Associations within one half mile of the project.
d. Addresses were obtained using the Maricopa County Assessor's parcel information.

The meeting began at 6:00. There were 17 members of the public in attendance, along with the applicant, Ralph Pew, and four members of the development team.

Neighborhood Attendees:
[see attached sign-in sheet(s)]

Presentation Summary:

• Mr. Ralph Pew introduced this as the second neighborhood meeting to be held on this proposal for a General Plan Amendment, and noted that it was one of six proposed General Plan Amendments in the Town's General Plan Amendment cycle this year.

• Mr. Pew gave a brief overview of comments that were addressed from the first neighborhood meeting, as well as stating the objective of this meeting is to gain further comment on the progress of the plan's reconfigurations.

• Using the attached PowerPoint presentation, Mr. Pew reviewed the new plan, highlighted the wash as the boundary that divides the property and the request for a General Plan Amendment, noting that only the 107 acres to the southwest of the wash is under consideration for the new designation of Low Density from Very Low Density.

• Mr. Pew wanted to address questions and comments that were left open-ended as of the last neighborhood meeting, first concerning the suggestion that the property of the current proposal was once intended to be phase 4 of the existing subdivision that exists around the site today. Mr. Pew assured the neighbors that thorough research indicates that property has no record, or previous record, that it was intended to be phase 4 of anything – no deed restrictions or HOA obligations are tied to the land.

• Mr. Pew then addressed the suggestion that there exists a deed restriction on the property that would specify lots be a minimum size, and clarified that such restrictions, or covenants, don't exist. He made clear that lacking of a restrictions from a land title does not resolve issues of designating new land use.

• Mr. Pew clarified that part of the 107 acres under consideration is privately owned land in the wash, an amenity, that will be dedicated to the Town as part of this project. Mr. Pew mentioned that this is an integral part of the wash system that serves the Town's interests.

• Mr. Pew highlighted the enhanced designed and landscaping that is envisioned for the project. Mr. Pew stated that these features will serve to maintain the property values in the area, which addresses the concern that neighbors have voiced that indicates that this proposal would be detrimental to neighboring property values. He also explained that the land values are as important to the development of the project as it is to the neighbors.

• Mr. Pew described the theme of the project to have a rural character, although not having 35,000 s.f. lots as those to the west. Mr. Pew explained the trails and open space areas that would enhance the project and also serve as buffer space to neighbors. He also contrasted the trails and open space option proposed with the plat previously recorded that called for a road that would run along the back of the properties to the west.

• Mr. Pew then addressed the desire to limit housing heights to single-story. He explained a number of lots that would be restricted to single-story in the future rezoning case that would follow if the General Plan Amendment is passed.

• Mr. Pew described the circulation of the piece as preliminarily planned to the northeast, suggesting that their interpretation from what was desired the first neighborhood meeting was to have the road not connect to the existing subdivision. He also suggested that connectivity could be provided if neighbors prefer. He also explained the northern row of lots are of the larger 22,000 s.f. and would be limited to single-story.

• Mr. Pew then described the circulation and lot sizes proposed in the area southwest of the wash, including the larger homes that transition to the larger neighbor lots, as well as buffer space. Mr. Pew described those lots as having a minimum of 22,000 s.f. and also abiding to the single-story restriction.

Neighbor comments are in boldface, responses are in italics.

1. To the north, the northwest corner... are you allowing 2-story along that northern edge where there are some smaller lots?

> *We hadn't considered that, but it something we can consider. We'll make a note of it and give it some thought if that is important.*

2. It's nice that you put that 75 foot buffer there between Sonoqui Creek Ranch that is existing and this new development, but what about the buffer to the other parts? What kind of buffer are you offering elsewhere?

There exists a 25 foot buffer, this side 30 foot buffers here, and the reason this 75 foot is larger is because it also serves as drainage. There are buffers, but they are not all of the same size.

3. Does the buffer include the equestrian trail that exists there now, or is that in addition to? An additional 25 feet buffer? Or is it property line to property line?

If there is an equestrian trail is on your property, we won't affect that. This 25 feet would be beyond that area.

4. Is there not a buffer for the homes in the northeast side to the north of it?

No. That buffer was never planned for, even in the existing plan previously recorded. The road actually was planned to continue through as well. We thought these properties were always to back to each other.

5. Along that train of thought, you're stressing the fact that it is a separate entity and it is not connected to the preexisting subdivisions, so why do you want it to butt-up against the existing development? If you want to keep it separate, then keep it separate. Put buffers.

We have provided buffers in this plan which we think are nice buffers with nicely landscaped areas. We also made these lots significantly larger than we had before. That was what we thought provided balance to that area.

6. Those perimeter lots are larger than your previous plan?

Yes. Allow me to get those numbers on the screen. This was the plan we looked at 6weeks ago at our first meeting. It was 198 lots, most of those lots were 12,600 s.f. and the 25 perimeter lots were 18,000 s.f. What we have done now, the new plan has 183 lots. 94 of the lots are 11,700 s.f. which are internal to the site. Then you have 59 of then that are 14,000 s.f. which also internal to the site. Then 30 lots that are 22,000 s.f. along the edge.

7. How does the math work out to go from a 1 per acre to a 2 per acre? There's some kind of empty space thing going on, right? So the dead space counts for density.

It's not dead space to us, it's open space. If you do the math on this, all these lots add up to about 52% of the project. That is all the land that is occupied by lots. The dwellings per acre is 1.47, almost 1.5. The land here that is occupied by lots and houses is 52% of the property, roughly. The balance of it is open space as landscaping, entry monumentation, recreation features and parks, and the Sonoqui Wash. All of which we own.

8. My preference is, seeing that you're butting up against my property, that I would ask for as much open space around the development rather than within the development. So as neighbors I would love to see the development "over there" and still have my space and you guys can crowd those in together and live close and love to be close, and that's cool. But don't make it open in the middle and crowd your neighbors at the edge so that we have to see the stuff that we don't have to see right now.

We will consider your suggestion to convert some of that open space out to the edge of the existing neighborhood.

9. But, the plan I remember seeing before, I don't remember seeing any open space for a ramada, or space for kids to play in – other than streets. I didn't see anything. With this, at least I am seeing some space for kids. This would be an area where you could find a lot of kids. And you need to give them a place to play.

Yes, many people will be delighted with 14,000 s.f. lots and they will view their yard as very usable. I know that is hard to believe for you folks out here who see that as a different lifestyle. I got it. We believe these areas are well allocated and well designed and create yards and open space that are attractive.

10. I would suggest that you don't allow any 2-story anywhere around the perimeter at all. Don't allow it anywhere near the perimeter and give yourself more space along the perimeter. Then crowd in to the center with some ramadas for the kids and you'll be better off with the existing neighborhoods to support your project.

We will make this not: single-story along all the perimeters. No two-stories anywhere is a tough order. Not to stoke that fire, but your neighbor could build a two-story home tomorrow.

11. I'm more concerned about the west 196th Street. How are you going to provide enough capacity to all the cars that are going to be traveling through there? That is not a large street. You can't widen it, because it has trails. There is no way to make it bigger. There is no other exit for the northwest part of this development. Is that correct?

Let me show you. The main entrance to the subdivision would be directly connected to Riggs. There is connectivity from this part of the site (northwest) to that main entry. The other access point is here (to the west of the northwest portion). For reference, the plan that is approved still provides that same (westernly) access, and there is the access point here (to the south) that penetrates this neighborhood. This is the approved plan. Our thought was to get rid of this road (that exists on the previous plat where open space is proposed) and provide access another way. We'll dedicate land and widen this road (196th Street) where it is adjacent to our property. That would be about 24 feet more of dedication and improvements.

12. The zoning hasn't been passed yet, has it?

No. Zoning has not been approved yet by the Town Council.

13. I don't live exactly adjacent to that property, but I'm right across Riggs. And I've been there before any of it was there. My preference would be to keep the lots as big as possible. If there is a vote, or something, that I can do that is the way I'm going to vote. What I want to do is keep Queen Creek with large one-acre, rural atmosphere that I moved out here for back in 1999. I would rather have someone cut it up into five acres and do some ranching on there.

That's not going to happen.

14. Why do you want to change it? If it is already approved to do the other, why bother?

That is a really good question. It's because in our mind the market for that sized lot has not been good over the years. We did the statistics on this, starting 16 years ago all the acre-lot subdivisions – including 35,00 s.f. lots and above – in this vicinity include 339 that size approved in this area. Today, 16 years later there are still 168 of them that remain undeveloped. That tells us that there is not a huge market for them nor a significant demand. Otherwise they would have been purchased and built, but they don't sell. We are hoping to change it because we don't think that it is the best use for the land, and frankly a unified development with the design standards that we are proposing are going to create a wonderful project here and protect the values.

15. Are either one of you going to be living there?

No.

16. You look at it from totally a different perspective. We don't look at the bottom line. We look at it in terms of how we live.

Yes, we do have different perspectives.

17. The reason the Town is going to support this is because they will get more tax dollars from more lots.

Actually, the Town does not have a significant property tax, it's very small. There is no significant property tax. The Town views residential units as a cost, not as an income-generating source. The Town protects employment and commercial uses.

18. If we show up at the Town Council hearing, they are going to want our well-being looked after, rather than 160 more houses or whatever. So they will say stick with 80-some lots. And we'll go "Great!"

They are going to listen to you as neighbors.

19. So you're going to have 163 votes before we even get there, is that what you are saying? No. Those are just vacant lots that aren't even approved yet. It is a political process. You all know your influence there. We're simply trying to propose something here that we think is good for the area. You may think it is better to have larger lots that lay undeveloped and not improved without unified landscape themes and don't have nice entries. You may like that.

20. That is why we moved to Queen Creek, because we didn't want the uniformity.

That may be the case, I'm getting that.

21. We don't want cracker box neighborhoods anymore.

Alright.

22. Are you saying that our subdivisions don't live up to those standards?

I didn't say that. I said if you take this 107 acres and create some unified design guidelines and unified landscaping and entry features with inviting avenues to come in with meaningful open spaces and trail systems, you will create a sustainable community that people are going to want to live in. That is all we are talking about.

23. How does high density improve the value of my property. I have a 4.5 acre horse property with a roping arena, and I'm going to be bordered by high-density development. Explain to me how this development improves the value of my horse property.

My answer to you, which isn't worth a whole lot on the concept of value, is that if you have a 4.5 acre property with horse privileges the value of that is significantly different, and valued differently than these homes, or even your neighbor's homes. That is an unusual property with very few comps for it.

True, but the equestrian nature of this part of Queen Creek, as defined by the General Plan, is that this should stay a low density area with a rural character that is to be preserved on this side of Town. Take industry and high-density to the other parts of Town. This part of Town, for however long it takes to sell the lots, is to remain low density and rural in nature with equestrian parks and that is the nature of Queen Creek. Let's have development in these areas, and keep very low density in this area. Now you want to change the plan. The neighbors here are asking, "Why should we change the plan?" We should keep Queen Creek with the low density because that is the nature of the plan. Now you want to drop high-density in one of the last remaining places of low density, and yes, they're selling slow. OK, so what?

24. There's a beautiful story about a place, in Phoenix, that kept development out and they kept acreage. It's called Paradise Valley. It was on the outskirts of town.

Yes, but property taxes in Paradise Valley are huge. You would need property taxes way more than what they are now.

25. Couple things. I agree with everybody that we all moved out here to get away from the typical east valley suburban neighborhood, so we don't like the idea of that getting so close to us when we bought it knowing it was zoned to be different. My perspective is that if they were all the 22,100 sq ft lots, I would like it. When I was looking, I was looking for about that size lot and it is almost impossible to find. From a development standpoint, I would think there would be a great market for that. And, by doing all 22,100 lots, you'll cut down on the car density on that road on 196th Street. There's no light at Riggs there.

You hit on an interesting point. One project in Gilbert, a builder wants to keep 20,000 s.f. lots because he thinks there is a unique niche for that. The advantage to those is that you can build a large 1-story home on those and it doesn't take up the entire lot. You get the best of both worlds with that. But that market really doesn't exist from a marketing standpoint. That is why we ended up at out proposed lot size. It seems as though we are proposing what we believe is a very high quality project, you still, no matter how nice we make it, you rather have the larger lots.

26. You go into any of these older communities and the 4 houses per acres is blight. They're gone. The only reason people are moving back into town for are for larger lots. The 4 per acre are long gone. People can't wait to get out of there.

This project is not four lots per acre. The overall project is 1.5 units per acre. We have 50 acres of open space. That is a significant amount. It seems that nobody cares about, but it is important to us.

27. Don't you think the density matters to us more than to you as a developer? In summation, we're not saying we don't want anything built there. We knew eventually it would be developed. What we are saying is that the densities are not conducive to our lifestyles and why we moved there. Even half acre lots throughout that property is a conducive to our property. But 11,000 sf, looking out my back patio is not what we moved here for. The larger acreages you are offering
make up 12%. You can mention all the open space and grass and this and that. That means nothing to us. We're talking about the number of houses per acre. You can call it 1.5 per acre, but realistically it is not. 12% of your lots are large property.

That is the issue, you want similar lots to what you have in your neighborhood and no matter how many times we do the math, in your mind you believe we are at four to the acre. Simply because there are a few homes there about that size. Overall, we are adding 1-half of a home per acre to the site. That is all we are doing. Nobody in this audience is giving us credit for dedicating to the Town the Sonoqui Wash which is 20-some acres and an

important amenity that we own today. We will also dedicate new roads. We get no credit for those areas.

Mr. Pew then took a break from comments to show the exhibits to the neighbors to better explain the vision for the amenities and the design of the subdivision as envisioned. It included the street scape, detached sidewalk, landscaping, ranges of home sizes, required quality, parks, ramadas, play areas, retention basins, etc. Mr. Pew highlighted that the request was still considered Low Density by the Town's own General Plan. The exhibits also included how the lots would be experienced as proposed, with setbacks and distances between homes at different places throughout the plan.

28. Part of the concern about traffic is that you only have two access points. If you had an access point on Hawes road that would relieve a lot of that concern.

When we presented the circulation plan to the traffic engineer, and we had a traffic study done – it's available if you want to bore yourself and read it – all the studies indicate, although you may believe a monumental number of vehicles would be coming into your life everyday, the conclusion is that no additional roadway improvements are needed by the additional traffic that would come from this residential community. We can ask her about the Hawes access point. The issues will probably be, the proximity to the wash crossing. But we'll find out.

29. In the northeast section, the triangle, there is not a buffer. Is that correct. There won't be a hiking or equestrian trail between them?

No. The reason we didn't think of that as a trail system is that it doesn't go anywhere, and secondly this area was never intended to have a buffer. It's different than the situation to the south. There we saw the need for the buffer, to the north, we didn't. We can look at the possibility of a buffer, but I don't know about a trail, because it doesn't go anywhere. We will take a look at the recorded documents to see if there is a trail on your property. If there is, we can't disturb it.

30. Our neighborhood (north of the northeast corner) was supposed to have two access points. But because the land was not being developed, we were forced to put signs up that say "No Outlet." Since we haven't had it, we like it the way it is now because it is quieter.

We can stick with this plan, if that is what is desired. Ultimately, it is the Town engineer that can make us do it differently. The fire department can tell us to make the two access points.

31. Is the open area going to be accessible to bicycles and horses?

We'll look into it.

32. We moved from Seattle. We looked all over, could have gone anywhere and we chose Queen Creek because of the lot size and openness. We love to see horses and livestock. It's very different. Different than our other home in Seattle. That is why we purchased here. I love the feel, my dogs are able to run, and everything about it. That is why we put our money into Queen Creek, and not other smaller communities. So to change that, and we asked if around us would stay this size, and it was. That is what sold us. By going in and putting in smaller lot subdivision completely erases the great plan we had and the reason why we built a home in Queen Creek.

If I understand you correctly, lifestyle, lot size, and openness are important to you, and you would like these lots to stay with the approved 35,000 s.f. lots.

33. I don't think it necessarily needs to be 35,000 s.f. to be identical to what we have, but 12,000 s.f. lots are too small for the area. We are surrounded by big houses, big lots. You're on what was supposed to be Sonoqui Wash Phase 4 and 5. The original developer had planned to have the 35,000 s.f. lots there too. Even if you went down to 22,100 s.f. like the other gentleman was aying, and no smaller than that, you would get more approval here.

I get it, the look and the feel. OK.

34. You seem real knowledgeable, and Josh, beautiful pictures, and the owner seems to know what he is doing. I just don't understand why we can't create a sustainable community that can benefit the neighbors and the area with the 22,000 sf lots? You can do it. I know you can figure it out. You've got the tools. Give us a proposal like that.

We are listening to you.

35. We want single story homes.

I understand you want single-story all the way through. Don't kick me out of there, but are you willing to commit to keep all your houses single-story? It is an interesting question. I haven't read the CC&R's in your area, but it's really about height. You can have a 30 ft. tall building and meet Queen Creek's standards and that could be all one floor and have a tall ceiling. That would be single-story. So, it's really height we are talking about here.

36. I like this sidewalk. We don't have a sidewalk. That means kids walk in the streets. One thing is this common area (between the sidewalk and the street) takes away from the property size. If you took that and put the tree into the lot, you would have more room for more house. My other part is, that once you have an HOA – which stinks, no offense, you're going to have really high fees. Ours is $171 quarterly. And for what? We have no common area, really. So if you are going to have more of this beautiful common area and all that stuff, you guys will have to pay a lot more in fees.

Yes, our buyers will be paying an HOA fee.

37. I would like to have no access for this subdivision to 196th Street at all. It will bring more traffic and speed bumps, with cars rattling over speed bumps with people having to hear that. Speed bumps are a pain.

The way I understand it, you want this property owner, who has full access to this street to not have access to that street.

38. South on 196th Street there are acre lots, which we like. Now we hear about sidewalks and more things like block walls, which we are not thrilled about. Plus we don't like the increase in traffic.

I would encourage you all to look at the traffic study. We paid the traffic engineers to do it, we didn't hire the Town. We hired a private engineering firm. The traffic numbers aren't what you all think they are.

40. That is why I stand by the comment for the 22,000 s.f. lots. I think there is a market for that and it doesn't diminish the reason why we all live here.

I understand what you are saying. You are posing a rational argument.

41. I see a beautiful development, and we're not belittling that. We researched and we search. We knew this was to say very low density when we bought. And so it is a change for us.

That is the best response. I totally understand that. Change is scary. You don't know exactly how it will turn out.

42. What neighborhood should we go look at to have a comparison to what you are doing with this neighborhood?

Victoria. Certain parcels within Seville would be similar.

43. I appreciate your efforts. It looks nice. I see the buffers and this and that. But you'll have to allow us to be emotional, it is emotional for us. We have been out here for a long time and we moved down here for the large lots. We are not trying to attack you and say you're in the wrong and you're taking from us, it just a change to what we knew would be here.

I think that is a good way to put it. I don't want to force-feed it, I don't want to bully. I want what goes here to be something everybody is proud of. Not everyone gets to live on a one-acre lot. And just because someone lives on a 15,000 s.f. lot doesn't mean they are any lesser of a person or they are going to have different morals or ethics. All we are really doing is taking the back yards of the one-acres and putting them together in open space so that people like me can walk their kids to and we all play there and not only in my back yard.

44. Let's get it straight. Nobody here is saying that if you live on a 15,000 s.f. lot that you are lesser of a person than we are. This is about us choosing to buy one-acre lots and this is the lifestyle that we wanted. There's nothing wrong with living in a typical subdivision if that is what you have chosen to do. But, that is not what we decided to do and this is where we have come for that difference. This is what we are expecting, and that is what we chose.

The one-acre lifestyle isn't for all, and we certainly don't want to take anything away from you, we want to propose an alternative to the area.

45. You did do research. We appreciate that. Bottom line is it doesn't fly. You've heard good points tonight.

46. You've done a lot of research. Have you talked to the folks at the Pecans at all? Because I think the proposal to meet in the middle would get you into a market that sells pretty well over there in the $500,000 to $700,000 range which would be good value-builders for our properties. That seems to be a good compromise. What is your research telling you about that economy?

The Pecans went through a bankruptcy also. It does have some 22,000 s.f. lots in it like you are suggesting. It also has some of the larger homes you see in there are the result of lots combined together. A guy named Jeff Blandford bought that out of bankruptcy at values that you don't want the retail market to start paying you. That is the type of activity, in my opinion, harm the values of one-acre lots. That deal went through for something like $90,000 a lot. If that were to continue, it would undermine the value of everyone's property in the area.

47. There's very little change from the last proposal to this one. All you did is add more green. You didn't enlarge the properties. There is still a majority of 12,000 s.f. properties. Adding more grass is not our issue.

48. You've got 93 lot approved now and you want to take that to 183 lots. You're probably talking about a difference of 270 to 500-some trips per day. Everyone here has told you about the same thing. We're not opposed to development. We don't want the small lot density. That is the bottom line. We came out here, were comforted by the Town's plan approved many years ago. I didn't want to live in a Johnson Ranch. I have to police that area. Its a dump. You can provide parks and open space, great. But we bought large lots so that our kids could play in a large yard.

We understand lot size is an issue for you. Please understand that we're not trying to build a Johnson Ranch here.

49. I want to understand, Country Estates is pretty much empty. They were gorgeous and the upper end for our area and million dollar homes. Now we have another subdivision that is matching that model, to our understanding. If they are indeed honor that, I think it would be nice to mirror what we have.

We have tried to sell this as acre lots. The easiest thing to do would be to turn around and sell it with the plan it has to a builder, but I met with every builder in town and nobody wanted to buy them at this size. They want to buy this kind of size.

50. I think that is why I feel you have a viable option with the 22,000 sf lots. It's supply and demand. I know how this works. There has been some movement as the economy has come back. We do have a lot of competition, and I understand that concept. I think there is a niche for the 22,000 s.f. lots. Your concept is something that you can go anywhere and find. Although yours may look nicer, and all the stuff. We are trying to stay away from that oncept. If you traded some of the common area for larger lots. That wins two points from our perspective. Larger lots and fewer homes means less traffic.

Lot size is the real issue for you. Although the density is right at 1.5 units per acre, overall, in your mind means nothing because you see 11 and 14,000 s.f. lots there. The way we live and breathe everyday as developers is different. We think of it as 1.5 du/ac and when you look at it, all you see is lot size. Then you add up the lot sizes until you get to about an acre.

51. You're increasing the amount of homes and increasing the traffic. You're not keeping it open and rural. We bought for very low density. I would say a majority of people are willing to compromise. And keep the height down.

52. From what I gather from the people here is that most have a problem with that northwest quadrant. Keep those larger lots up there and if you want to do the 12,000 s.f. lots put them down in the southeast which keeps the traffic away. The density up toward that area affects us more. So do larger lot sizes in the northwest quadrant and make sure you keep your perimeter lots large with the buffer and keep them one-story. I don't think that would affect us as much. That should appease some of the people who have already left.

We might not even need two-stories on those lots.

53. I was asking about the economics and if you had considered something like the Pecans for that upper quadrant. If you could make something like that work, I could see that going over really well.

The builder who built The Pecans is a really good builder.

54. That ranch (in the northeast area) has flood lights that really shine brightly. So you may want to design for that.

We will keep that in mind as we move through the design process.

55. With the wash, will there be any need for flood insurance?

No, the Sonoqui Improvements changed that.

The meeting concluded at 7:55 PM.

Attachments:

Sign-in Sheets
PowerPoint Presentation
Exhibits at the Neighborhood Meeting
Neighborhood Meeting Notice Letter

Sonoqui Creek Village

NWC of Hawes & Riggs
Queen Creek, Arizona
Minutes of Third Neighborhood Meeting
October 8, 2013
Queen Creek Public Library- Edward Abbey Room

Notification Area:

a. Property owners who had provided email addresses on the sign-in sheets at the previous neighborhood meetings were invited by email (attached) to the meeting and were encouraged to invite their neighbors and friends interested in this project.

The meeting began at 6:10. There were 12 neighbors in attendance, along with the applicant, Ralph Pew, and three members of the development team.

Neighborhood Attendees:

See attached sign-in sheet.

Presentation Summary:

- Mr. Ralph Pew introduced this as the third neighborhood meeting to be held on this proposal for a General Plan Amendment to change the land use classification on the site from Very Low Density Residential (VLDR) to Low Density Residential (LDR). He also explained that the General Plan Amendment request pertains to only that portion of the property which lies south of the Sonoqui Wash. But for the benefit of the neighbors to the north, the project is also shown including the property north of the wash.

- Using the attached revised site plans, Mr. Pew introduced the new site plan and reviewed the project data: 140 lots on 104 acres, yielding an overall density of 1.36 du/ac. He noted that the homes on the plan indicated with an asterisk (*), would be limited to single-story homes. He also reviewed the different facets of the site plan including the generous landscape buffer dimensions (55' to 90') and open space plans.

- Mr. Pew also reviewed a project matrix (attached) showing how the site data has evolved after each neighborhood meeting. He noted that the lot sizes have increased and the overall density has decreased.

After Mr. Pew's brief presentation, the meeting was opened up to questions and comments from the neighbors. Neighbor comments or questions are in **boldface**, responses are in *italics*.

Question: Will the open space be turf or xeriscape?

It will probably be a combination of turf and xeriscape and must comply with the Town's low water landscape requirements.

Question: When will the fence be designed?

The Town of Queen Creek has specific guidelines regarding fence design and detail. At the design phase of the project, we will be required to submit detailed drawings of the wall that closely follow those guidelines. In the past the Town has suggested either split-rail fencing or a fence using a combination of block and split-rails. We haven't really looked at the wall design at this point.

Comment: I have a split rail fence in my backyard, but I don't want the people behind me to have a split rail fence in their yard, so they would be able to look into my lot.

Comment: But I don't want to look out at a really tall, block wall.

Comment: I prefer the block/ split rail fence combination.

We will look at a few fence options and bring them back to you to get your input.

Question: Will this project have septic tanks or be on the sewer system?

This entire subdivision will be connected to the Town's sewer system. The line will be either an 8" or 10" line and run from southeast to northwest and connect to a line at Cloud Road and continue to Sossaman Road.

Question: Will there be natural gas provided to this area?

We don't know at this point. (A show of hands in the audience revealed that no one has natural gas on their property).

Question: How many home builders will there be in this development?

There will probably be just one, with two different housing product types.

Question: Will you have just a couple of elevations to choose from? Will all of the homes look alike?

The homebuilder that will be building at this site will be building a very high quality product. Most of the builders in this category offer several different floor plans with each plan having several different elevations. This prevents all of the homes in a subdivision

from looking alike. The Town's home design requirements demand diverse and quality elevation concepts.

Question: Will all of the lots without an asterisk be two-story homes?

The homes without an asterisk may be two-story homes, but won't necessarily be two-story. We just wanted to indicate on the plan where there won't be two-story homes.

Question: How will we access the wash from the equestrian trail that runs on the north side of our property (Phase 2 of Sonoqui Creek Ranch)?

We will have to devise a way for you to do that. You can go east, then head north on the Village Trail. Or you could head west, then head north along 196th Street, then head back east along the buffer to the wash. We will devise a way for you to have equestrian access to and from the wash.

Question: What assurances do we have that what you are showing us will be part of the ultimate development? How do we know that you won't sell the property and then someone else will do something different on it?

If this general plan amendment is approved, we will be asking the town to re-zone this property so that the zoning supports the plan we are showing here today. Additionally, we will be submitting an application for a final plat, which is a regulatory document that indicates exactly what must be built on a property. We will have these documents included in the sale to the builder so that they are bound by what we have shown you and what the Town has approved. The plan we are showing you tonight will be included in the General Plan Amendment file and our zoning case will have to be in substantial conformance with this plan.

Question: Will there be storm drains on the property?

We will use retention basins that will be designed to accommodate a 100-year, 2 hour rain event per the Town's engineering standards. We are responsible for retaining and draining all of the water on site.

Comment: When it rains, water comes from the south and floods your property. You need to make sure you plan for that.

We will definitely make sure that all of the drainage issues are engineered to the Town's standards which will ensure that the development of our property will not negatively impact your property.

The meeting adjourned at 7:00.

A few individuals remained to look at the exhibits and ask follow-up questions of Mr. Pew and other members of the development team. Those individual conversations are not part of this record.

Attachments:

Neighborhood Meeting Notice Email
Sign-in Sheet
Revised Site Plans
Project Matrix

Queen Creek Town Council: Deny request by Garrett Development to amend Major General Plan.

Petition by

Resident Sonoqui Creek Ranch

United States

An amendment to the zoning in this area will change Very Low Residential Density to Low Residential Density by adding 198 homes on lots as small as 12,000sq.ft.

To:
Town Council, Town of Queen Creek
Wayne Balmer, Planning Administrator
Laura Catanese, Administrative Assistant
Steve Sossaman, Chair, Planning and Zoning Commission
Steve Ingram, Vice Chair, Planning and Zoning Commission
Gregory Arrington, Commissioner, Planning and Zoning Commission
Alex Matheson, Commissioner, Planning and Zoning Commission
Ryan Nichols, Commissioner, Planning and Zoning Commission
Kyle Robinson, Commissioner, Planning and Zoning Commission
Alan Turley, Commissioner, Planning and Zoning Commission

We, the residents of Queen Creek, respectfully request the Town of Queen Creek to deny and disapprove the proposed amendment submitted by Garrett Development to the Major General Plan for the parcel located on the NW corner of Riggs and Hawes Roads.

We strongly oppose the prospect of having the zoning changed from Very Low Density Residential to Low Density Residential in our community. We value the integrity of the properties we have purchased, mainly due to the larger parcels, horse properties, a "small town" rural environment, the natural desert landscape and the overall quality of life that attracted us to this area of Queen Creek. We strictly do not welcome the congestion, traffic and conversion of our population density that this amendment will undoubtedly create.

We sincerely thank you for your consideration in this very crucial matter.

Sincerely,
[Your name]

Supporters As of June 12, 2013

Reasons for signing

- Harold Evans QUEEN CREEK, AZ

o about 3 hours ago

o Liked 0

we purchased out here to have our horses and room to ride without city-type homes surrounding us.

- Sharon Kalinowski QUEEN CREEK, AZ

o about 4 hours ago

o Liked 0

We moved to Queen Creek 4 years ago. We picked Queen Creek over Gilbert or Chandler because of its quiet surroundings. We looked over the town's general plan and loved it. We were happy to see that larger 1 acre lots with one home would be developed around our home instead of the cluster homes you see everywhere else. We wanted a quiet place where we could see children play, walk our dogs and run. We wanted and have really enjoyed the quiet environment. If Garrett Development is allowed to have the Broadland Estates area rezoned, we will lose everything we moved here for. Please council we do not want this in our neighborhood and are asking you to please, please do not change the zoning by this developer who has no regard for the quality of live we so love in Queen Creek. Thank you.

- Jessica Dahlquist QUEEN CREEK, AZ

o about 5 hours ago

o Liked 0

We moved to Queen Creek from Chandler to live in a SMALL town (rural environment). Too much traffic. I can not even safley ride my horses up and down the road!

- Jane Garcia QUEEN CREEK, AZ

o about 5 hours ago

- Liked 0

maintain equestrian heritage and queen creek reputation for homes on large lots, spacious country living

- Timothy Kempton QUEEN CREEK, AZ

- about 6 hours ago

- Liked 0

rural atmosphere, congestion, property value.

- ana lopez QUEEN CREEK,, AZ

- about 6 hours ago

- Liked 0

We bought our home because of the large lots and the open feeling of the neighborhood. It's what attracted me to this area.

- Richard Walker QUEEN CREEK, AZ

- 5 days ago

- Liked 0

I have lived in QC for the past 7yrs and enjoy the large parcels with the rural living And would hate to see that change. We Love our QC just the way it is. Thx

- Christine Bonngard QUEEN CREEK, AZ

- 6 days ago

- Liked 0

We moved here to be out of the big town feel and into horse property in the country. We purchased this lot with the zoning behind us as one home per acre. This will make it more difficult for the horse owners in this community to find safe areas to ride with all the additional housing and added traffic to the area.

- Erin Bondra QUEEN CREEK, AZ

o 6 days ago

o Liked 0

When we moved out to Queen Creek one of the big draws was that it was the next Scottsdale meaning larger houses, bigger lots, more open spaces, ect.... Having this many houses arranged in such high density completely changes the feel and value of Queen Creek and our existing homes. It would be a shame to stray from the original plan just so this developer can make more money.

- Dennis Bondra QUEEN CREEK, AZ

o 6 days ago

o Liked 0

This proposal is too high density for the housing in this area. This will force too much traffic through the area and combined with the smaller lots will hurt the values of our homes. The lots need to be bigger as originally designed for lower density housing. The open feel of large lots and less housing is what attracted us to build in this area of Queen Creek and we feel it should stay as it was intended.

- Marla Battles QUEEN CREEK, AZ

o 6 days ago

o Liked 0

I live in Sonoqui Creek and this will DIRECTLY affect our home values, traffic density and greatly decrease the desirability and integrity of our subdivision and the surrounding area.

- Brandie DiCosmo QUEEN CREEK, AZ

o 6 days ago

o Liked 0

We moved to Queen Creek for the small town feel, horse property, and being close to horseshoe park. Augmenting the plan for very low density housing south of the Sonoqui wash is in direct opposition to the vision and values of the town of Queen Creek and its residents.

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Brandie DiCosmo	Queen Creek	AZ	85142	United States	6/7/2013	We moved to Queen Creek for the small town feel, horse property, and being close to horseshoe park. Augmenting the plan for very low density housing south of the Sonoqui wash is in direct opposition to the vision and values of the town of Queen Creek and its residents.
Marla Battles	Queen Creek	AZ	85142	United States	6/7/2013	I live in Sonoqui Creek and this will DIRECTLY affect our home values, traffic density and greatly decrease the desirability and integrity of our subdivision and the surrounding area.
Dennis Bondra	Queen Creek	AZ	85142	United States	6/7/2013	This proposal is too high density for the housing in this area. This will force too much traffic through the area and combined with the smaller lots will hurt the values of our homes. The lots need to be bigger as originally designed for lower density housing. The open feel of large lots and less housing is what attracted us to build in this area of Queen Creek and we feel it should stay as it was intended.
Erin Bondra	Queen Creek	AZ	85142	United States	6/7/2013	When we moved out to Queen Creek one of the big draws was that it was the next Scottsdale meaning larger houses, bigger lots, more open spaces, ect.... Having this many houses arranged in such high density completely changes the feel and value of Queen Creek and our existing homes. It would be a shame to stray from the original plan just so this developer can make more money.
Christine Bonngard	Queen Creek	AZ	852142	United States	6/7/2013	We moved here to be out of the big town feel and into horse property in the country. We purchased this lot with the zoning behind us as one home per acre. This will make it more difficult for the horse owners in this community to find safe areas to ride with all the additional housing and added traffic to the area.
Richard Walker	Queen Creek	AZ	85142	United States	6/7/2013	I have lived in QC for the past 7yrs and enjoy the large parcels with the rural living And would hate to see that change. We Love our QC just the way it is. Thx
ana lopez	Queen Creek	AZ	85242	United States	6/12/2013	We bought our home because of the large lots and the open feeling of the neighborhood. It's what attracted me to this area.
Timothy Kempton	Queen Creek	AZ	85142	United States	6/12/2013	rural atmosphere, congestion, property value.
Jane Garcia	Queen Creek	AZ	85142	United States	6/12/2013	maintain equestrian heritage and queen creek reputation for homes on large lots, spacious country living

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Jessica Dahlquist	Queen Creek	AZ	85142	United States	6/12/2013	We moved to Queen Creek from Chandler to live in a SMALL town (rural environment). Too much traffic. I can not even safley ride my horses up and down the road!
Sharon Kalinowski	Queen Creek	AZ	85142	United States	6/12/2013	We moved to Queen Creek 4 years ago. We picked Queen Creek over Gilbert or Chandler because of its quiet surroundings. We looked over the town's general plan and loved it. We were happy to see that larger 1 acre lots with one home would be developed around our home instead of the cluster homes you see everywhere else. We wanted a quiet place where we could see children play, walk our dogs and run. We wanted and have really enjoyed the quiet environment. If Garrett Development is allowed to have the Broadland Estates area rezoned, we will lose everything we moved here for. Please council we do not want this in our neighborhood and are asking you to please, please do not change the zoning by this developer who has no regard for the quality of live we so love in Queen Creek. Thank you.
Harold Evans	Queen Creek	AZ	85142	United States	6/12/2013	we purchased out here to have our horses and room to ride without city-type homes surrounding us.
Bill Smith	Queen Creek	AZ	85142	United States	6/13/2013	The Major General plan was in place and committed to by the town when I purchased the property that I have today. One of the deciding factors was the plan that was in place for the the surrounding area. I moved from queen creek ranchettes to this location and would not have relocated to my current address if the general plan would have been amended to the proposed configuration. I understand that it is not sustainable for the town of queen creek to be zoned very low density 1005. However, the general plan all ready takes this into consideration and there are other areas that are already planed to meet the needs of the community. The developer should be encouraged to seek property in the locations that allow for this density. I feel confident that the voting council members will take into consideration all of the community needs and not just focus on the short term fees this development will generate. Not only is this area one of the few viable locations left relatively close to the town center for higher end very low density homes the entire haws corridor has been developed around this concept. To pull a 180 on this area, when there ar
Christine Kipp	Mesa	AZ	85203	United States	6/13/2013	I am looking to invest in land in the Sonoqui Creek Ranch and this would make 196th St a major road. This area has long been known and loved for its large custom lots and this would destroy the ambiance of the area.

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Pat Peters	Mesa	AZ	85213	United States	6/13/2013	I have family living in the area, and they are saying it would cause to much traffic
Lorraine Kempton	Queen Creek	AZ	85142	United States	6/13/2013	It will negatively effect my property values
Sheila Vohs	Queen Creek	AZ	85142	United States	6/13/2013	I live next to the proposed development and it will ruin my way of life andthe reason I moved to Queen Creek. To have room and not be in a community of cookie cutter houses on top of one another.
Roman Calderon	Chandler	AZ	88224	United States	6/13/2013	I like the small town feel
Jack Blanchard	Queen Creek	AZ	85142	United States	6/13/2013	In addition to what is outlined in the letter, I feel strongly that Queen Creek needs to maintain diversity in regards to housing that is offered. Adding another low density development, as opposed to ultra low density, simply offers more of the same. A community with diverse housing options should be maintained.
JOYCE RIGGS	Queen Creek	AZ	85142	United States	6/13/2013	A number of new developments as well as half finished existing developments are zoned for higher density housing. The area in question was slated to match the existing neighborhoods. A great deal of research and effort was put into the general plan. I feel it is in the best interest of the town to have a variety of housing options. We don't want to end up like Maricopa or San Tan Valley with many houses left vacant due to overbuilding.
Dennis Bondra	chandler	AZ	85226	United States	6/13/2013	I have 3 grandchildren living in the affected area and believe the overcrowding of homes on this parcel will create dangerous situations for my grandchildren due to high traffic volume and lack of any traffic control by the city. Once the developer has reaped his huge profit from this change to the general plan, he will do nothing to help any of the existing residents or new residents. It is a greedy money grab by a seedy developer. If you allow this to happen it shows that you do NOT care for your voters who live next to this parcel.
Jeffrey Smith	Queen Creek	AZ	85142	United States	6/14/2013	I want to keep our neighborhood more like a small town, this is the reason I moved here. Also I am concerned about the density of residence and additional traffic.
Justin Jones	queen creek	AZ	85142	United States	6/14/2013	having this type of proposed development will drastically decrease property values as well as change the this rural community to a much more densely populated area. we moved her to be away from such congestion.

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Darcy Jones	Queen Creek	AZ	85142	United States	6/14/2013	i dont want smaller lots with either smaller homes and 2 story homes in this area. i also am afraid of ~200 homes drastically increasing traffic making this area much less safe for young childern.
Cindy Clites	Queen Creek	AZ	85142	United States	6/14/2013	The biggest reason we moved to Queen Creek (from San Tan Valley...) was that we were tired □ of living on top of each other!!! We need SPACE between us and our neighbor. We also needed a rural area for our family. This will also cause the property values of current residents to go down... It is blatantly wrong for a cooperation to come in and change FOR
Judith Green	Queen Creek	AZ	85412	United States	6/14/2013	We bought here because of the low density. It's very important to a neighborhood. We moved from the San Jose area of CA because it was saturated with cookie cutter housing and that created horrible traffic problems. I do not want to see that happen here. There is a point where quality of life has to mean more than the almighty dollar. I'll pay higher taxes to keep my town special...low density and beautiful. That's what most people long for and will pay a little more for. Why have the Pecan neighborhood and then surround it with "over crowded blight"? Keep this area of Queen Creek as special as it already is. Be smart and use common sense when making this decision...not greed, especially when it comes to this property owner and developer. They won't have to live with the wrong decision. We will!
Olivia Custer	Queen Creek	AZ	85142	United States	6/14/2013	Property Value, Traffic, Quality of neighborhoods, very low density to maintain the quiet and peacefulness of surrounding neighborhoods, country living in queen creek....the list could go on and on. We moved here to get away from neighborhoods like these and traffic.
Patricia Glenn	Queen Creek	AZ	85142	United States	6/14/2013	quality of life and like houses

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Chris Narancic	Queen Creek	AZ	85142	United States	6/15/2013	I am opposed to the rezoning of lots to a higher density pattern as shown in the illustrations provided by Garrett development. The high density designs will reduce home values while disrupting the view of the San Tan mountains our neighborhood currently enjoys since 2 story homes would most likely go up on these proposed smaller lots. This proposal, like many other in-progress construction in Queen Creek, further destroys the rural values that the town prides itself and the reason for which I moved to Queen Creek. Having a higher density neighborhood behind me not only impacts my views, traffic and property values, but ultimately continues to erode the rural values that the town has taken pride in. I encourage the town council to oppose any higher density proposals by Garrett in this land space and to recommend to the developer to keep the previously approved plan from the original developer that keeps these at ~1 acre, single story, low density plots.
Steve Lowe	Queen Creek	AZ	85142	United States	6/15/2013	Owner/Developer attempting to change the approved zoning. We bought here because of the zoning and do not want someone who is solely changing the zoning for financial benefit. He does not, and will not live here and will not have to deal with the aftermath of the change.
jarvis york	queen creek	AZ	85143	United States	6/15/2013	real estate prices going down, added traffic,
Arlene Young	Queen Creek	AZ	85142	United States	6/16/2013	We live in the area, if Garrett Development is interested in building in the parcel in question, then let them go ahead and build Very Low Density and draw strong buyers with attractive packages.
Daniel Ferragame	Queen Creek	AZ	85142	United States	6/16/2013	Reasons described herein.
Dwayne Millner	Queen Creek	AZ	85142	United States	6/17/2013	Moved here for the larger properties and natural landscape.
scott soave	queen creek	AZ	85142	United States	6/17/2013	I live in the adjacent community and this proposed plan would dramatically change our surroundings. I would have not moved to queen creek if this had been the original zoning. The owner of this land purchased this property knowing that it was zoned for very low density lots.
Nongluk Swaneck	Queen Creek	AZ	85142	United States	6/18/2013	I live in the neighborhood.
Andy Cicchillo	Queen creek	AZ	85142	United States	6/18/2013	We moved here specifically because of Queen Creek's general plan. There is no reason to re-zone unless the council is personally profiting from the change

RESIDENTS OF QUEEN CREEK PETITION ------- DENY GARRETT DEVELOPMENT AMENDMENT

Name	City	State	Zip	Country	SignedOn	Comment
Anthony Lorenzo	Queen Creek	AZ	85142	United States	6/22/2013	The original town plan for our area is one of the reasons we moved out here in 2011. This change will increase traffic and congestion.
Charles Morgan	Queen Creek	AZ	85142	United States	6/22/2013	I'm concerned with the density of housing as well as loosing the view of the mountain (reason for purchasing home)
Fay Humpert	Queen Creek	AZ	85142	United States	6/23/2013	I strongly oppose this development. What brought us out here is slowly going away. The developments then were acre lots and that needs to stay that way. We chose our lot with nothing behind us for a reason. We do not want to have 2 or 3 homes to our 1. It is quiet for privacy, safety, and overall the quality of life we chose with a high cost. We look to increase our home value since it crashed and this will not help us at all. I want to see and preserve our wildlife.
Troy Humpert	Queen Creek	AZ	85142	United States	6/24/2013	I strongly oppose this development. I have lived here for 8 years. For the reasons we made the choice, are for all the wrong reason of this major development. In our development we have 23 homes sitting on 1 acre lots. And the Garrett Development wants to put 198 homes on this site would be a huge negative impact in all areas. Our surroundings need to have 1 acre lots to help get this real estate back or at least on an uphill side. I hope to increase the value of my home since the economy crashed. I do not want to look in my back yard and see all those homes take up this beautiful wildlife and mountain preserves. I want to still hear quiet, and have the quality of life with a high cost. The Garrett Development needs to look for another location for a cookie cutter sub division
Jeffrey Humpert	Queen Creek	AZ	85142	United States	6/24/2013	My family moved out here 8 years ago and never looked back. Now that I am older I understand why they made such a great investment to change our lives. I am opposing this new development right in our back yard per say. I want our country life to stay small the way it is now and not let a developer no draw 198 new homes which will create more traffic and negative actions in my neighborhood. Let's keep us the same.

	A	B	C	D	E	F
1	**RESIDENTS OF QUEEN CREEK PETITION - DENY GARRETT DEVELOPMENT AMENDMENT**					
2	Name	City	State	Zip Code	Country	Signed On
3	Brandie DiCosmo	Queen Creek	Arizona	85142	United States	6/7/2013
4	Janet Weske	Queen Creek	Arizona	85152	United States	6/7/2013
5	Paul DiCosmo	Queen Creek	Arizona	85142	United States	6/7/2013
6	Marla Battles	Queen Creek	Arizona	85142	United States	6/7/2013
7	Rian Weske	Queen Creek	Arizona	85142	United States	6/7/2013
8	Dennis Bondra	Queen Creek	Arizona	85142	United States	6/7/2013
9	Marie D'Angelo	Queen Creek	Arizona	85142	United States	6/7/2013
10	Erin Bondra	Queen Creek	Arizona	85142	United States	6/7/2013
11	Steven D'Angelo	Queen Creek	Arizona	85142	United States	6/7/2013
12	Christine Bonngard	Queen Creek	Arizona	852142	United States	6/7/2013
13	Mitchell Battles	Queen Creek	Arizona	85142	United States	6/7/2013
14	Richard Walker	Queen Creek	Arizona	85142	United States	6/7/2013
15	Concerned Citizen	New City	New York	10956-240	United States	6/7/2013
16	Jose Montenegro	Queen Creek	Arizona	85142	United States	6/10/2013
17	josie montenegro	Queen Creek	Arizona	85142	United States	6/10/2013
18	Katie Husband	Fareham	District Of Columbia	PO14 1QD	United States	6/11/2013
19	Carmela Gargiulo	Queen Creek	Arizona	85142	United States	6/11/2013
20	Ana Lopez	Queen Creek,	Arizona	85142	United States	6/12/2013
21	Delana Lopez	Queen Creek	Arizona	85142	United States	6/12/2013
22	Timothy Kempton	Queen Creek	Arizona	85142	United States	6/12/2013
23	Jane Garcia	Queen Creek	Arizona	85142	United States	6/12/2013
24	Jessica Dahlquist	Queen Creek	Arizona	85142	United States	6/12/2013

	A	B	C	D	E	F
1	**RESIDENTS OF QUEEN CREEK** **PETITION - DENY GARRETT DEVELOPMENT AMENDMENT**					
2	Name	City	State	Zip Code	Country	Signed On
25	Jim Dahlquist	Queen Creek	Arizona	85142	United States	6/12/2013
26	Sharon Kalinowski	Queen Creek	Arizona	85142	United States	6/12/2013
27	Harold Evans	Queen Creek	Arizona	85142	United States	6/12/2013
28	Albert Coury	Queen Creek	Arizona	85142	United States	6/12/2013
29	Julie Smith	Queen Creek	Arizona	85142	United States	6/12/2013
30	Greg Coury	Queen Creek	Arizona	85142	United States	6/12/2013
31	Les Mortensen	Queen Creek	Arizona	85142	United States	6/13/2013
32	Brandee Calderon	Queen Creek	Arizona	85142	United States	6/13/2013
33	Alejandro Calderon	Queen Creek	Arizona	85142	United States	6/13/2013
34	Victor Calderon	Queen Creek	Arizona	85142	United States	6/13/2013
35	Leonora Calderon	Queen Creek	Arizona	85142	United States	6/13/2013
36	Brett Sherwood	Queen Creek	Arizona	85142	United States	6/13/2013
37	Jennifer Lopez	Queen creek	Arizona	85142	United States	6/13/2013
38	Steven Lopez	queen creek	Arizona	85142	United States	6/13/2013
39	David Kalinowski	Queen Creek	Arizona	85142	United States	6/13/2013
40	Bill Smith	Queen Creek	Arizona	85142	United States	6/13/2013
41	Lara Smith	Queen Creek	Arizona	85142	United States	6/13/2013
42	Christine Kipp	Mesa	Arizona	85203	United States	6/13/2013
43	Pat Peters	Mesa	Arizona	85213	United States	6/13/2013
44	Lorraine Kempton	Queen Creek	Arizona	85142	United States	6/13/2013
45	Adam Richards	Queen Creek	Arizona	85140	United States	6/13/2013
46	Stefanie Peters	Phoenix	Arizona	85024	United States	6/13/2013

	A	B	C	D	E	F
1	**RESIDENTS OF QUEEN CREEK PETITION - DENY GARRETT DEVELOPMENT AMENDMENT**					
2	Name	City	State	Zip Code	Country	Signed On
47	Michael Richards	Chandler	Arizona	85224	United States	6/13/2013
48	Tammy Cunha	queen creek	Arizona	85142	United States	6/13/2013
49	Bambi Weber	Queen Creek	Arizona	85142	United States	6/13/2013
50	Sheila Vohs	Queen Creek	Arizona	85142	United States	6/13/2013
51	Emily Clark	Queen Creek	Arizona	85142	United States	6/13/2013
52	Paige Otero	Queen Creek	Arizona	85142	United States	6/13/2013
53	Elpidio Carrozzi	Queen Creek	Arizona	85142	United States	6/13/2013
54	Rachel Green	Chandler	Arizona	85225	United States	6/13/2013
55	David Weber	Queen Creek	Arizona	85142	United States	6/13/2013
56	Roman Calderon	Chandler	Arizona	88224	United States	6/13/2013
57	Larry Garner	Queen Creek	Arizona	85142	United States	6/13/2013
58	Jack Blanchard	Queen Creek	Arizona	85142	United States	6/13/2013
59	Chuck Clark	Queen Creek	Arizona	85142	United States	6/13/2013
60	Carrie Card	Queen Creek	Arizona	85142	United States	6/13/2013
61	Sean Card	Queen creek	Arizona	85142	United States	6/13/2013
62	JOYCE RIGGS	Queen Creek	Arizona	85142	United States	6/13/2013
63	Patricia Fields	Chandler	Arizona	85249	United States	6/13/2013
64	Brad Custer	Queen Creek	Arizona	85142	United States	6/13/2013
65	Dennis Bondra	chandler	Arizona	85226	United States	6/13/2013
66	Beth Hesse	Mesa	Arizona	85207	United States	6/13/2013
67	Jeffrey Smith	Queen Creek	Arizona	85142	United States	6/14/2013
68	Gayle Blanchard	Queen Creek	Arizona	85142	United States	6/14/2013

	A	B	C	D	E	F
1	**RESIDENTS OF QUEEN CREEK PETITION - DENY GARRETT DEVELOPMENT AMENDMENT**					
2	Name	City	State	Zip Code	Country	Signed On
69	Justin Jones	queen creek	Arizona	85142	United States	6/14/2013
70	Darcy Jones	Queen Creek	Arizona	85142	United States	6/14/2013
71	Cindy Clites	Queen Creek	Arizona	85142	United States	6/14/2013
72	Judith Green	Queen Creek	Arizona	85412	United States	6/14/2013
73	Olivia Custer	Queen Creek	Arizona	85142	United States	6/14/2013
74	Jenifer Herbert	Queen Creek	Arizona	85142	United States	6/14/2013
75	Patricia Glenn	Queen Creek	Arizona	85142	United States	6/14/2013
76	Troy Chambers	Queen creek	Arizona	85142	United States	6/15/2013
77	Chris Narancic	Queen Creek	Arizona	85142	United States	6/15/2013
78	Stephanie Derivan	Queen Creek	Arizona	85142	United States	6/15/2013
79	Steve Lowe	Queen Creek	Arizona	85142	United States	6/15/2013
80	jarvis york	queen creek	Arizona	85143	United States	6/15/2013
81	Collin Bonngard	Queen Creek	Arizona	85142	United States	6/16/2013
82	Arlene Young	Queen Creek	Arizona	85142	United States	6/16/2013
83	Kim Chambers	Queen creek	Arizona	85142	United States	6/16/2013
84	Daniel Ferragame	Queen Creek	Arizona	85142	United States	6/16/2013
85	Dwayne Millner	Queen Creek	Arizona	85142	United States	6/17/2013
86	Pieter Dijkstra	Queen Creek	Arizona	85142	United States	6/17/2013
87	scott soave	queen creek	Arizona	85142	United States	6/17/2013
88	Nongluk Swaneck	Queen Creek	Arizona	85142	United States	6/18/2013
89	Jennifer Hackelton	Queen Creek	Arizona	85142	United States	6/18/2013
90	Shane Hackelton	Queen Creek	Arizona	85142	United States	6/18/2013

	A	B	C	D	E	F
1	**RESIDENTS OF QUEEN CREEK** **PETITION - DENY GARRETT DEVELOPMENT AMENDMENT**					
2	Name	City	State	Zip Code	Country	Signed On
91	Andy Cicchillo	Queen creek	Arizona	85142	United States	6/18/2013
92	Kurt Nelson	Queen Creek	Arizona	85142	United States	6/20/2013
93	Anthony Lorenzo	Queen Creek	Arizona	85142	United States	6/22/2013
94	Charles Morgan	Queen Creek	Arizona	85142	United States	6/22/2013
95	Fay Humpert	Queen Creek	Arizona	85142	United States	6/23/2013
96	Troy Humpert	Queen Creek	Arizona	85142	United States	6/24/2013
97	Jeffrey Humpert	Queen Creek	Arizona	85142	United States	6/24/2013
98	Cyndi Mullenaux	Queen Creek	Arizona	85142	United States	6/24/2013
99	Michael Shade	Queen Creek	Arizona	85142	United States	6/26/2013
100	Robert Pauley	Queen Creek	Arizona	85142	United States	6/30/2013
101	FRANCISCO DIAZ	Queen Creek	Arizona	85142	United States	7/1/2013
102	Grace Soave	Queen Creek	Arizona	85142	United States	7/10/2013

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

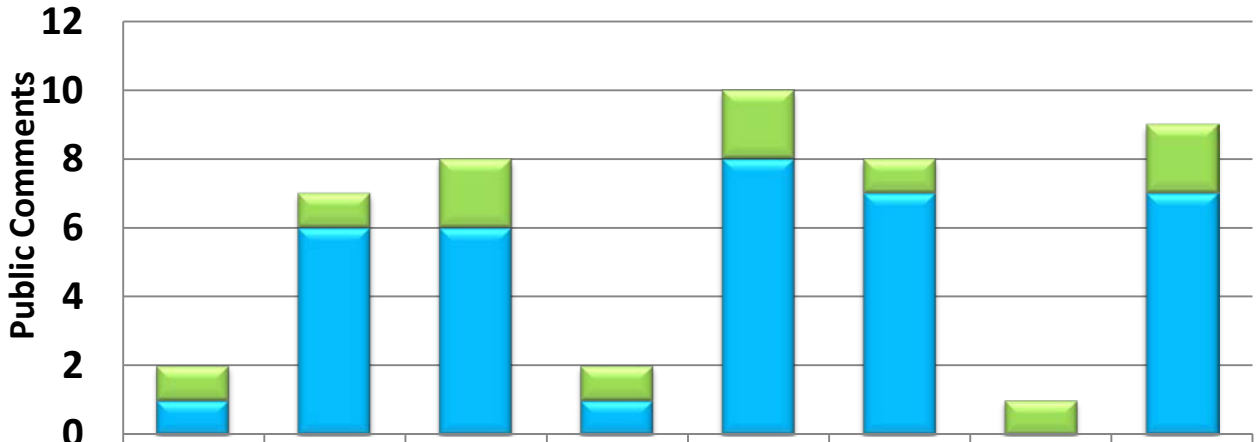
GP13-029, The Vineyards

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



	Proposed General Plan Likes	Proposed General Plan Dislikes	Specific Case Concerns Provided	Neighborhood Impact (Positive)	Neighborhood Impact (Negative)	Existing General Plan (LIKES)	Existing General Plan (DISLIKES)	General Comments Provided
2nd Open House	1	1	2	1	2	1	1	2
1st Open House	1	6	6	1	8	7		7

On Mon, Oct 22, 2012 at 1:54 PM, Mike Hare <mike.hare@cox.net> wrote:

Wayne:

Hope all as well...Since our last discussion, we have been working diligently on a thoughtful land plan for Broadland Estates that we believe provides viable residential densities that promote nearer term development of the Property. We have also had initial discussions with Paul Gardner and his Team regarding potential sewer service to the Property and our engineers are currently determining viability. You may be aware that the Town's long term sewer revenue models identify this Property as being served by a proposed sewer line in East Cloud Road. There is an additional potential tie to the sewer in Hawes Road for the portion of the Property north/east of the Sonoqui Wash. As zoned today at R1-35, the Property lots would be served by septic tanks. The sewer service and residential density as proposed would generate substantial sewer fee revenue, not to mention significant revenues from (a) impact fees, (b) building permit fees and (c) sales & Property taxes. We plan to generate a detailed fiscal impact model as part of the GPA/PAD approval process.

The Town Council approved the Property (a) R-1 35 rezoning with stipulations, (b) preliminary plat and (c) landscape plans on September 20, 2006. The General Plan for the Property is "Very Low Density Residential (0-1 DU/Acre)" for the Property south/west of the Sonoqui Wash and "Low Density Residential (1-2 DU/Acre)" for the Property north/east of the Wash. Surrounding properties include a mix of R1-43, R1-35 and R1-18 as indicated on the attached plan. The proposed Suburban Development Part B PAD classification, including approximately 179 lots (12,000 SF, 15,000 SF and 18,000 SF), will maintain an overall density from 1-2 DU/Acre, consistent with the underlying General Plan approvals for the Property north/east of the Sonoqui Wash ("**Wash**"). The lots have been configured where by the 12,000 SF lots are contiguous to roads and the prior landfill site with a transition to lower density lots toward the existing residential neighborhoods. We believe this promotes diversification of home price and products while simultaneously providing respectful density transitions into the existing neighborhoods.

Our goal is to create an upscale gated community with primary access from 196th streets and multiple points of connectivity to the Sonoqui Wash. You will also note a proposed bridge crossing of the Wash to create connectivity for lots east and west of the Wash. If achievable and designed properly, this bridge feature could create a unique vehicular and pedestrian link for the community and Wash. If the bridge crossing is not viable, access to the lots north/east of the Wash would be provided from Hawes Road.

At your earliest convenience, we would like to participate in a working session with you and your Team to review our proposed plan and determine initial viability of the project from the Town's perspective. We have a relatively short due diligence period on the Property so the sooner the better. Please let me know the earliest available time we can meet and we will adjust our schedules accordingly. In addition, please let me know if you need any additional information regarding the Property.

We look forward to meeting!

All the best Wayne,

Mike

Members of the Planning and Zoning Commission,

I am writing to you in regard to the General Plan Amendment proposed for the Sonoqui Creek Village area located between Hawes and 196th off of Riggs. I have attended 3 meetings regarding this proposed change including the meeting that was just held on Tuesday, October 15 at the Public Library in front of the Planning and Zoning Commission. Unfortunately, I have never attended a town council or board meeting prior to this and was unaware of the protocols regarding speaking at the meeting and missed an opportunity to voice my opinion in front of you.

My husband Jon and I purchased our home at 24936 S 196th Place in Sonoqui Creek Ranch Estates one year ago. Because my husband works for Amazon.com in Seattle, Washington, we retain a residence there, however I spend all of my time here in Queen Creek where the sun is always shining!

Jon and I decided to purchase a home a couple of years ago in a sunny climate and upon much deliberation, we decided on Arizona and the Phoenix area as it's a short flight from Washington and an area we visited numerous times to get a bit of a break from the overcast skies of the Seattle winters. We have no ties to Arizona, no family, and no friends that live here. Because of that, we literally could have chosen to live anywhere in the Phoenix metro area. Our home search took us everywhere, from Scottsdale, to Phoenix, Mesa, Chandler, Gilbert, even Maricopa. However, I could never find what I was looking for. We saw beautiful homes, but they were too close together and if this was to be a place where we wanted to put down roots and retire, I didn't want to live in a tightly grouped subdivision. On one of our numerous home searching trips here, I came across Queen Creek. My agent based out of Scottsdale knew very little about Queen Creek, but I decided to check out the area. Immediately upon arriving, seeing the potential new home and its surrounding rural area, I was sold. There were wide open spaces, horses everywhere, and a wonderful peaceful energy to the town that drew me in. We live in an urban environment in Seattle, so this was just what I needed. The subdivision we were looking at had horse properties which, although I don't own a horse, was appealing because of the size and breathing room between myself and my neighbors. Traffic was low, it was quiet with the occasional sounds of a horse or a cow, and quite frankly, lovely. We checked out the undeveloped areas around our

possible new home, found that they were all slated for 1 acre lots which we knew would mean any new neighbors would be like-minded, and proceeded to purchase our new home.

We have thoroughly enjoyed every minute of our time here. I have relished the quiet and low traffic, the starry skies and the gorgeous views of the mountains. But almost right out of the gate, we are being hit with a developer and his lawyer wanting to change the landscape of my new home for what they like to say "is for the good of the area". At the board meeting last Tuesday, Mr. Pew, the attorney that spoke as a representative for the developer, showed you a bunch of statistics and numbers stating their case. I have now been to 3 meetings that Mr. Pew presided over as he attempted to convince myself and my fellow neighbors that these proposed changes aren't any big deal. He keeps referring to the green space they will add within the proposed new subdivision and how pretty the entrance will be. None of that changes the bottom line of what they are attempting to do to the area around my home.

I know I have lived here for such a short time, but I would like you to hear my perspective as a new home owner in the area. As I mentioned earlier, we could have purchased anywhere. But Queen Creek was UNIQUE. I find it interesting that my fellow neighbor and long time resident, the gentleman that spoke first at the meeting this past Tuesday, read from a town document proclaiming the desire of QC to always remain unique. Amazingly, it was the precise word I used when describing the area to family and friends and why we purchased our home here.

Now, along comes a developer with the intention of changing the fabric of the area I just moved to. And based on the agenda that was handed out at the meeting, there are many developers attempting the same thing, ironically many of which seem to be represented by Mr. Pew. (A perhaps unimportant side note, but one I couldn't help noticing). I know that they are spewing a lot of statistics at you, but I urge you to keep a few important points in mind when deliberating about this issue. First, make no mistake, the main focus of these and every developer is how much money they will be able to line their pockets with. I have dealt with developers before that made promises, did the minimum amount necessary and left without a backward glance. Unless they live in the subdivision, they simply do not

care what effect the changes will have on the good people that live there. Second, the past at least 6-7 years of those statistics have fallen during a MAJOR housing recession in which Arizona was hit extremely hard. The good news is that we are coming out of it. It will take time but with wonderful things happening in this town such as the new theater ,beautiful shopping areas and new eateries, people will naturally be attracted to having that and having room to breathe to boot. Third, we are literally SURROUNDED by higher density housing areas. If that is the type of subdivision someone chooses to live in, there are numerous options already available.

And last but most importantly, if you do vote to change the area's housing density from what is already in the books to the desires of this developer then remember that you are FOREVER changing the landscape of the town of Queen Creek. It will permanently and irreversibly no longer be UNIQUE. And that is something that I hope and pray will not happen. The very reason we put our money into this area and put down roots here will literally be taken from us in our first year. You must ask yourselves if the desires of this developer outweigh maintaining the very foundation of what it means to live in Queen Creek, Arizona.

Thank you for your consideration.

Marla and Jon Battles

24936 S 196th Pl

Queen Creek, AZ 85142

Chris Narancic <chris@narancic.com> Nov 10, 2013(2 days ago)

to Amy, me, SonoquiCreekHOA

Hi Amy & Wayne,
Thanks again for setting up the open house in August and the subsequent communication related to the change of dates for the amendment meetings.

We have had several meetings with Garret Development to discuss our concerns and goals for the land in GP13-030 that was previously owned and planned by the original developer of our Sonoqui Creek Ranch development. The original owner and his associated plot map and Bylaws had provided current as well as prospective Sonoqui Creek residents confidence that the future build out of this property (Phase 4A & Phase 4B) would stay very low density, single story custom homes that are aligned with the rural characteristics defined in the goals of the Town's General Plan.

The original developer had defined a 96 plot plan which greatly contrasts Garret's current proposal of 168. This difference will result in our plot density increasing by 43%, it introduces up to 138 two-story homes that weren't previously allowed, and it adds approximately 164 more cars than what was not originally planned (see attached). The original developer also had stipulations that restricted the plots to single story homes, 3,500 sq. ft. house minimums and spacious setbacks of 40' in the front/back and 20' on the side, which kept the large lot, custom home, character of our community and upheld the goals set forth in the Town's General Plan.

Given the exceptionally low cost at which the developer was able to acquire this distressed land and the opportunity for him to still be extremely profitable with the 96 plot plan, we feel the developer needs to make a better effort to meet the original 96 plot layout, keep the single story home restriction, ensure new homes are custom (no shared home plans) and keep the forth mentioned setbacks.

Several times we have asked the developer to propose an alternative plan that our community can rally behind but in return we have only received minimal changes which doesn't meet any of our requests. For this reason, the residents of Sonoqui Creek Ranch stand united in opposition to GP13-030 and we ask the Town's Planning Staff and the Town Council to reject this proposal and show their support for the established residents in the area who would be adversely impacted by this proposed change.

Please review and add the attached presentation to the record for feedback on GP13-030 in addition to the ones the residents provided at the open house and online.

Thanks,
Chris Narancic / Sonoqui Creek Home Owners

Link to attached document: https://dl.dropboxusercontent.com/u/15809209/GP13-030/Sonoqui_Creek_Village%20Response_v6.pdf

From: Amy Morales [mailto:amy.morales@queencreek.org]
Sent: Thursday, August 29, 2013 11:41 AM
To: chris@narancic.com
Subject: August 28, 2013 GPA Presentation

Hi Chris.

Here is the presentation that you requested from last nights Open House.

Amy Morales-Olea | Development Services |Planning Assistant | Town of Queen Creek | phone: 480-358-3020 | fax: 480-358-3105 | e-mail: amy.morales@queencreek.org |Office Hours: Monday - Thursday, 7AM - 5PM, Town Hall is closed on Fridays

GP13-030; SONOQUI CREEK VILLAGE

Sonoqui Creek **Ranch** Response & Recommendation
11/1/2013

Sonoqui Creek Ranch; History

Queen Creek is a beautiful equestrian town comprised of large lots and custom homes that provides alternative character and appeal when compared to its neighboring cities and towns. The Town's continued focus on very low density zoning and associated rural designs has been consistently reinforced through revised General Plans over the years and have brought an explosion of new residents in the last decade from surrounding areas who want large lots in a unique town.

Many of the town's residents, such as the ones in Sonoqui Creek Ranch, have invested in Queen Creek's vision by purchasing large lots and associated custom homes with the understanding that the Town will continue to follow the ideals set forth in the Towns General Plan. The General Plan has provided consistency in keeping VLDR designators in place as we have seen in each 5 year cycle when the plan is unanimously approved (see following slides).

In fact, in the case of Sonoqui Creek Ranch, the original developer owned the land in question and had approved plot plans for these phases (Phase 4A & Phase 4B) that was included in the HOA governing bylaws. These bylaws helped assure prospective and current home owners of Sonoqui Creek Ranch that their investment in large lots and unique custom homes would stay protected from the introduction of higher density, non-custom, 2-Story homes which would reduce property values. There are many examples in Queen Creek where new higher density developments popped up next to an established large lot custom community which in-turn devalued the home prices and the rural appeal of the established community. Anybody that's familiar with real estate knows that nearby comps,(see following slides) is what drives home values and If nearby homes are smaller, non-custom, 2-story, and look more like a track neighborhoods, they will then in turn drop the value of surrounding homes.

Sonoqui Creek Ranch has enjoyed the added rural and custom appeal that the neighboring Pecan's development has brought forth along the associated increase in property values that we jointly benefit from. Recent meetings with new Pecan residents has brought the same concerns and I suspect you will hear similar opposition from that growing community. Despite the Pecans strengthening our property values, the proposed higher density Sonoqui Creek Villages would erode our home values and community character that has been established in the area..

From a Town perspective, the land in question is at the corner of Riggs which is a main artery for folks to visit Horseshoe park. As we have people visit the towns largest attraction from all over the country, there is no better way to illustrate the towns values and goals listed in the General Plan than choosing to keep the VLDR designation and having large lots with custom homes in place to advertise the greatness of the town of Queen Creek to all its visitors that drive bye. From a community perspective, the land in question borders the Sonoqui Creek Trail. When residents use the trail today, they get a rural look and feel due to the bordering homes being comprised of large lot, single story homes. If the town were to increase the density of these lots it would tarnish the "open space atmosphere" of the trail.

Sonoqui Creek Ranch; Impact

The designator change to LDR will mean an abundance of 2-Story homes which were not allowed in the original plan, therefore increasing 2-Story homes from 0 to a potential of 131 view blocking 2-Story homes. Most of the homes in the Sonoqui Creek Ranch have great views of the San Tan Hills and the surrounding landscapes, 2-Story homes will create partial blockage and overall eye sores of those views. In addition, some bordering homes will loose privacy due to 2-Story homes having line of site over our mandatory and transparent 2-Rail fence backyard borders.

The original development plot plan would have had a total of 96 new lots across the development, this new plan bumps that up to an astounding 168, a 43% increase in homes from the original plan. This will consequently increase car density from 219 to 383 (based on 2.28 Cars Per House National Average) resulting in 164 more cars driving around in a small ~120 acre area, increasing neighborhood noise, traffic, pollution and danger to our children who routinely play outside.

Additionally, the overall character of our neighborhood will change based on doubling the lot density. In our original plan, we have ~0.77 houses per Acre, in the Garret proposed plot plan we would have 1.35 houses per Acre, creating a less desirable congested ambiance vs. the rural equestrian character described in Queen Creeks Master Plan.

We are very disappointed that the suggestions made to Garrett Development in the neighborhood meetings have only resulted in minor changes being rolled into in their plan. They lawyered up and used typical bargaining tactics, start with an extreme ask and then drop to something less radical but extremely favorable to the initiator (Garret Development) and then they act like they are acting in our interest, we aren't falling for it. I ask the town not to be fooled by this tactic as Garret will indicate to you that they have been working with the community and incorporating our asks, which in this case has been only minor revisions and fall way short of the original plot design which is what Sonoqui Creek Ranch residents desire.

Garret Development will make an enormous amount of money on this project even with our 96 lot request. They bought this property in distress for $1.3 million and if Garret were to simply subdivide this into the original 96 dirt lots and sell them for the market price of $150K, they would make over $13 million profit with very little investment. If they develop houses on top of that, they could profit upwards of $30 million on this project, not too bad for an initial $1.3 million investment. For this reason, there should be great motivation for the Developer and the Towns Planning Staff to uphold the original VLDR designation and associated plot plans (Phase 4A & 4B) knowing it doesn't put the developer at financial risk and keeps the Sonoqui Creek Ranch residents happy and their investments protected. This land was originally part of the Sonoqui Creek Ranch master plan which had plot plans approved by residents and its unfortunate the original developer had to forego the property to put our neighborhood in this situation. For this reason we call upon the Towns planning staff and elected city council members to act in the interest of Sonoqui Creek Ranch residents for the forth mentioned reasons and reject the proposal to change the land designation to LDR.

Queen Creek General Plan Supports VLDR

*Supporting Quotes From "**Town of Queen Creek General Plan Update 2008 General Plan"** to keep the current VLDR designation as clearly defined in the General Plan

- *Page 12*;
  - "Complement and accentuate the Town's low density equestrian areas as distinctive elements in the community providing a market niche in the east valley."
- *Page 12*;
  - "Promote the Town's distinctive character as an alternative to that found in surrounding communities."
- *Page 34*;
  - "**Very Low-Density Residential (VLDR)** (Up to 1 dwelling units per acre) This is the lowest density of residential designation and is generally located at the planning boundary periphery south of the Sonoqui Wash and north of Empire Boulevard and includes the San Tan Mountain Foothills and established areas east and west of Ellsworth and south of Ocotillo Road.
- *Page 45;*
  - "The Land Use Plan reflects four basic themes:
    - 1. The southwestern portion of the Town where much of the equestrian and lower density residential development located would continue to retain that character. Residential and public amenities such as multi-use trails and equestrian paths, lower density new development and retention of the lower density and equestrian character of the area and the design of public facilities to be compatible with the area would be continued as development goals.
- *Page 46;*
  - **Goal 1 Maintain of the Town's unique community character**.
    - Policy 1b "Treat the Town's equestrian heritage, equestrian facilities and low density residential neighborhoods as assets to attract additional equestrian investment.
    - Policy 1c "Maintain and strengthen the ambiance and character of the Town's equestrian and low-density areas as development occurs in their surrounding areas"
    - Policy 1g "Incorporate use of the Sonoqui and Queen Creek Washes as community recreational and open space assets in development plans for both public and private projects adjacent to these washes."
- *Page 48;*
  - **Goal 3: Develop superior residential neighborhoods**
    - Policy 3a "Recognize and maintain the unique character of the Town's low density equestrian areas in the density, design and construction of both public and private projects planned in areas where these neighborhoods exist.."
- *Page 65;*
  - **GOAL 6 Evaluate new development requests in the San Tan Foothills south of Hunt/Empire roads and the equestrian areas southwest of the Sonoqui Wash for compatibility with the existing and planned character of the area.**
    - Policy 6B "Additional development in the Town's traditional equestrian areas south of the Sonoqui Wash should reflect an equestrian theme complementary with the established character of the area."

http://www.queencreek.org/home/showdocument?id=2424

Original Sonoqui Creek Bylaws

(Same Bylaws would have overseen Phase 4a /Phase 4b Expansion)

**Below are the bylaws that would have governed the Phase4A and Phase 4B development which would have comprised of 96 lots on the land acquired by Garret Development.*

Page 127, Governing Docs,

"SONOQUI CREEK RANCH MASTER HOMEOWNERS ASSOCIATION
SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
APPLICABLE ONLY TO SONOQUI CREEK RANCH PHASE I
DBA COUNTRY PARK ESTATES PHASE I and COUNTRY PARK ESTATES PHASE II"

ARTICLE 3

SUPPLIMENTAL PERMIITED USES AND RESTRICTIONS

- S3.2 All dwelling unit shall be **single story** at grade level. Basements are allowed.
- S3.3 Minimum Livable Area: The following single-family residences constructed of the

Subdivisions Listed above shall have the following minimum livable area set forth:

- (a) Sonoqui Creek Ranch Phase I dba Country Park Estates Phase I
  - a minimum width of at least eighty (80) feet and shall contain a minimum livable area of **3,500** square feet on grade level OR as may be amended by the Board of Directors.
- (b) Country Park Estates dba Country Park Estates Phase 11
  - a minimum width of at least eighty five (85) feet and shall contain a minimum livable area of**; 4.000** square feet on grade level OR as may be amended by the Board of Directors.

ORIGNAL vs. NEW PLOT PLAN

Original *Sonoqui Creek Ranch Plot Plan (Phase 4A & 4B)*

96 Lots

Proposed *Sonoqui Creek Villages Plot Plan (Equivalent to Phase 4A & 4B)*

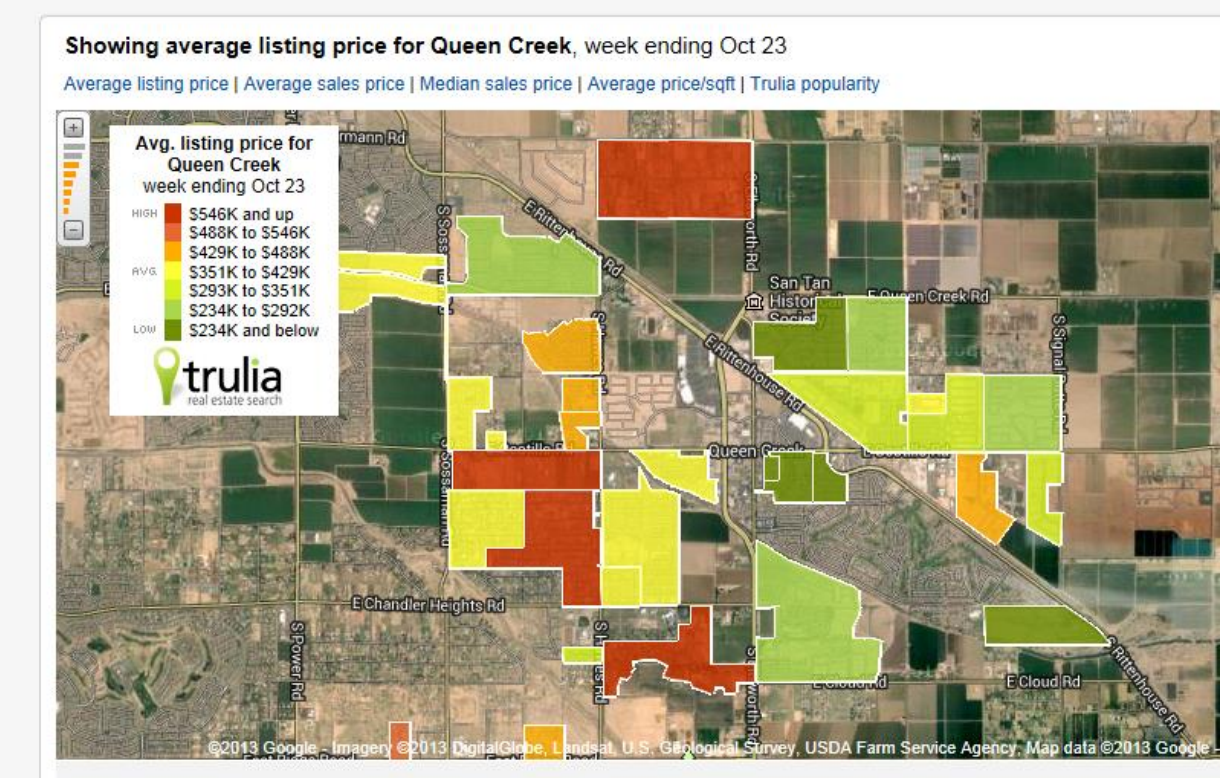
168 Lots

	Original Plan
Lot Sizes	139 x 230 (31,510 sf)
Total Lots	96
Acreage	124.43
Density Per Acre	0.77
Potential # of 2 Story Homes	0
Additional Cars In Development	219
Developers Cost Per Dirt Lot *(Based on $1.310,000 Cost for 111 acres)*	$13,645.83
Developers Revenue On 96 Lots *(Based on ~$400,000 sale price)*	$37,090,000

	New/Current Proposed Plan
Lot Sizes	90 x 140 (12,600 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)
Total Lots	168
Acreage	124.43
Density Per Acre	1.35
Potential # of 2 Story Homes	131
Additional Cars In Development	383
Developers Cost Per Dirt Lot *(Based on $1.310,000 Cost for 111 acres)*	$7,797.62
Developers Revenue On 168 Lots *(Based on ~$400,000 sale price)*	$65,890,000

Heat Maps

**Using Trulia.com, you can compare Sonoqui Creek Ranch values with equivalent neighborhoods who have higher density developments adjacent to them. The result is those comparable neighborhoods have an average value that's considerably less than Sonoqui Creek Ranch despite same lot and home sizes.*



http://www.trulia.com/home_prices/Arizona/Queen_Creek-heat_map/

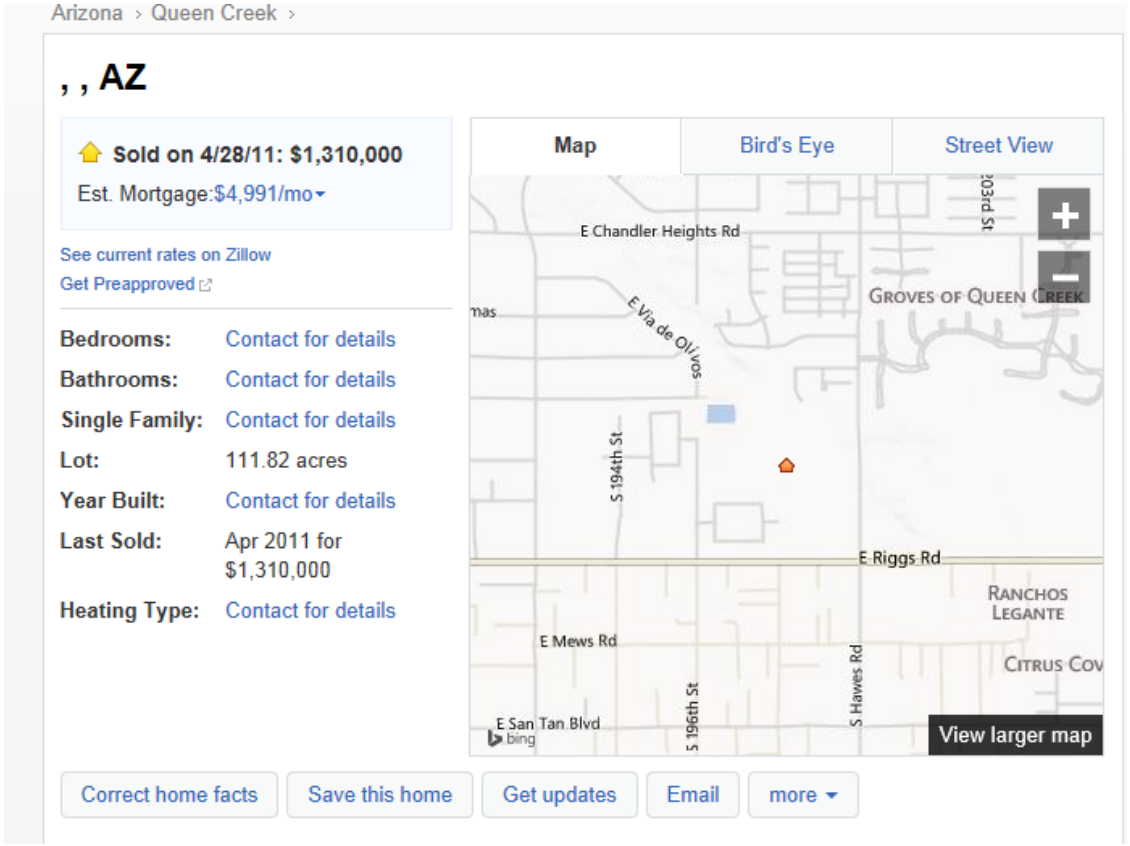
PROPOSED CHANGES

Expanded by Sonoqui Creek Ranch Residents

Site Plan Comparison's (General Plan Amendment Area Only)				
	Original Plan	1st Proposed Plan	2nd Proposed Plan	New Proposed Plan
Lot Sizes	139 x 230 (31,510 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)
Total Lots	**82**	169	158	140
Acerage	**107.44**	107.44	107.44	107.44
Density	**0.763216679**	1.57	1.47	1.3
Potential # of 2 Story Homes	**0**	169	158	109
Additional Cars In Development	**186.96**	385.32	360.24	319.2
Site Plan Comparison's (Site As a Whole)				
	Original Plan	1st Proposed Plan	2nd Proposed Plan	New Proposed Plan
Lot Sizes	139 x 230 (31,510 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)	90 x 140 (12,600 sf) 120 x 150 (18,000 sf) 130 x 170 (22,100 sf)
Total Lots	**96**	198	185	168
Acerage	**124.43**	124.43	124.43	124.43
Density	**0.771518123**	1.59	1.49	1.35
Potential # of 2 Story Homes	**0**	198	185	131
Additional Cars In Development	**218.88**	451.44	421.8	383.04
Developers Cost Per Dirt Lot ($1.310,000 Cost Divided By Total Dirt Lots)	$13,645.83	$6,616.16	$7,081.08	$7,797.62
Developer Profit Per Dirt Lot ($150k per lot sale price)	$136,354.17	$143,383.84	$142,918.92	$142,202.38
Developers Revenue Per Scenario (based on ~$400,000 sale price of lots and associated houses)	$37,090,000.00	$77,890,000.00	$72,690,000.00	$65,890,000.00

« Orignal : Matrix - Site Plan Comparaisons (10-3-13).pdf »
Original data provided by Garret, Updated with initial land plot information and added 2-story , cars and cost projections.

Developer Purchase Price; Zillow



**Zillow indicates*
Garret acquiring the land in question for $1,3 Million, which is extremely low and will be highly profitable for Garret no matter the plot densities

- http://www.zillow.com/homedetails/AZ/109619094_zpid/

Developer Purchase Price; Deed

AFFIDAVIT OF PROPERTY VA 20 Document

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
Primary Parcel: 304-90-001Q - _____
BOOK MAP PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒
How many parcels, other than the Primary Parcel, are included in this sale? 9
Please list the additional parcels below (no more than four):
(1) 304-90-001S (3) 304-90-001K
(2) 304-90-001U (4) 304-90-001H

2. SELLER'S NAME AND ADDRESS:
Johnson Bank
8700 N. Gainey Center Dr., Ste. 100
Scottsdale, AZ 85258

3. (a) BUYER'S NAME AND ADDRESS:
KEMF Hawes & Riggs, LLC
2001 East Colter Street
Phoenix, AZ 85016

(b) Are the Buyer and Seller related: Yes _____ No x
If yes, state relationship:

4. ADDRESS OF PROPERTY:
Agricultural land generally located at NEC of 196th St and Riggs
Queen Creek, AZ

5. MAIL TAX BILL TO:
KEMF Hawes & Riggs, LLC
2001 East Colter Street
Phoenix, AZ 85016

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
a ☐ Vacant Land
b ☐ Single Family Residence
c. ☐ Condo or Townhouse
d ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g ☒ Agricultural
h ☐ Mobile or Manufactured Home
i. ☐ Other Use, Specify:

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d,** or **h** in Item 6

9. ***FOR OFF***
(a) County of 47
(b) Docket & Le
(c) Date of Re
(d) Fee / Recording Number:
Validation Codes:
(e) ASSESSOR: _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____-_____-_____-____
Use Code: **Full Cash Value: $**

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box)**:
a. ☐ Warranty Deed
b. ☒ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d ☐ Contract or Agreement
e ☐ Quit Claim Deed
f. ☐ Other

11. **SALE PRICE:** **1,310,000.00** **00**

12. DATE OF SALE (Numeric Digits): 04/2011
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0.00 **00**

14. METHOD OF FINANCING:
a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from Financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:

15. PERSONAL PROPERTY *(see reverse side for definition):*
(a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes_____ Nox_____

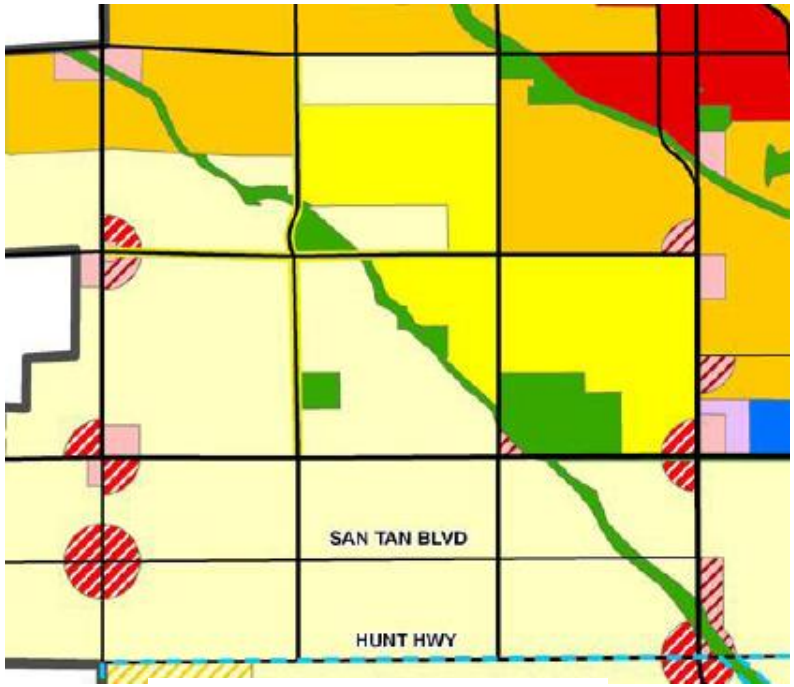
(b) If Yes, provide the dollar amount of the Personal Property:
$ 0.00 **00** **AND**
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is

**The Deed on record by Maricopa Country Assessor confirms the Zillow sale prices which indicates Garret acquiring the land in question for $1,3 Million, which is extremely low and will be highly profitable for Garret no matter the plot densities.*

- http://recorder.maricopa.gov/recdocdata/UnofficialDocs.aspx?rec=20110361362&pg=1&cls=SalesAffidavit&suf=&pages=4

Queen Creek General Plan

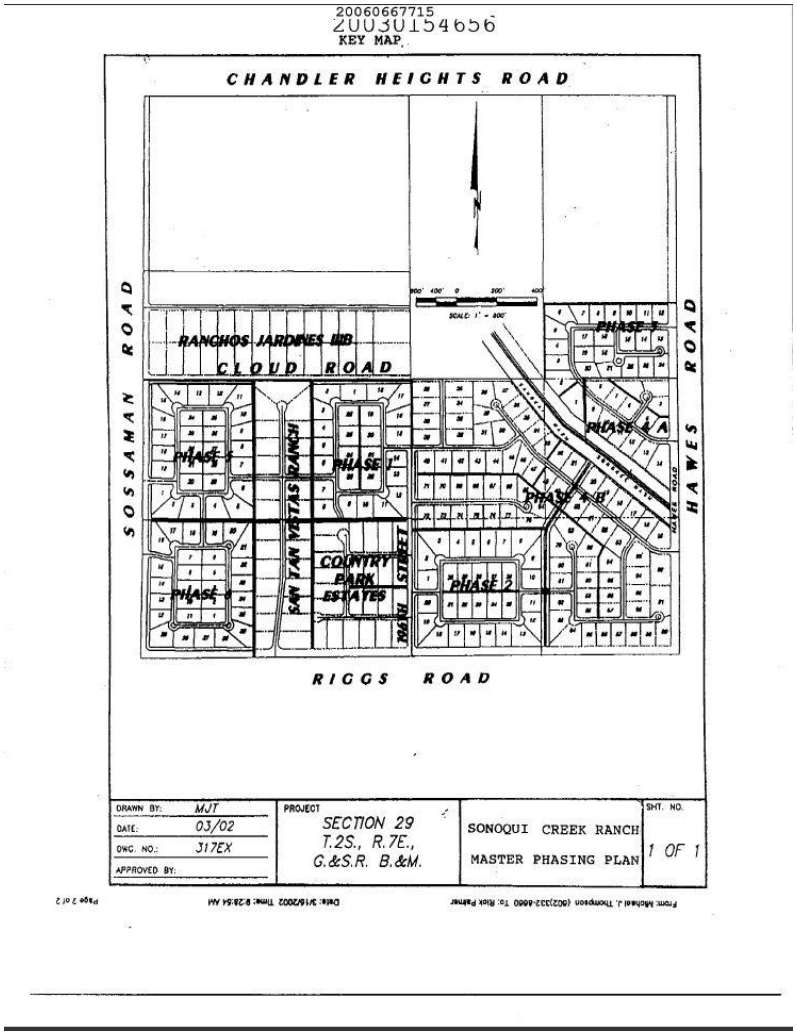


Very Low Density Residential
(0-1 DU/AC)
Low Density Residential
(1-2 DU/AC)
Master Planned Community
Medium Density Residential
(2-3 DU/AC)
Medium High Density Residential
Type A (3-5 DU/AC)

**Picture captured from the General Plan where VLDR is clearly indicated in the entire region of where the proposed change would occur. Such a change would create a visual density imbalance in the surrounding neighborhoods and degrade the desired rural characteristics described in the General Plan.*

http://www.queencreek.org/home/showdocument?id=2424

Original Plot Plan For Property



**The plot plan created by the original developer and is included in Sonoqui Creek Ranch Bylaws which illustrates 96 lots to be spread across the entire property that Garret acquired which is what the Sonoqui Creek Ranch residents would like Garret to build out.*

PROPOSED CHANGES

Provided by Garret Development

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

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

Matrix - Site Plan Comparisons (Site as a Whole)

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

**Write up provided by Garret that cleverly doesn't include the original plot plan, cars, 2-story homes or profit/revenue.*

Matrix - Site Plan Comparisons (10-3-13).pdf (provided by Garret)

Recommendation

Reject GP13-030 and therefore:

- ✓ Keep a rural look and feel desired by Sonoqui Creek Ranch Residents.
- ✓ Avoid a potential of 131 new 2-Story homes that will block residents views.
- ✓ Avoid 164 additional cars in this small development if Garrets plot plan is approved.
- ✓ Avoid degraded home values for Sonoqui Creek Ranch and Pecans residents.
- ✓ Keep the surrounding area of Horseshoe Park rural and impressive for visitors by keeping large lots with custom homes as currently designated.
- ✓ Support the Sonoqui Creek Ranch citizens who are already invested in their homes and who desire the original plans used for this land
- ✓ Prove that the Town is on the side of its established citizens and not influenced by wealthy developers who are more interested in making money vs. the best interest for invested residents.

Sonoqui Creek Village

GP13-030- General Plan Amendment Request by KEMF/ Garrett Development Corp.

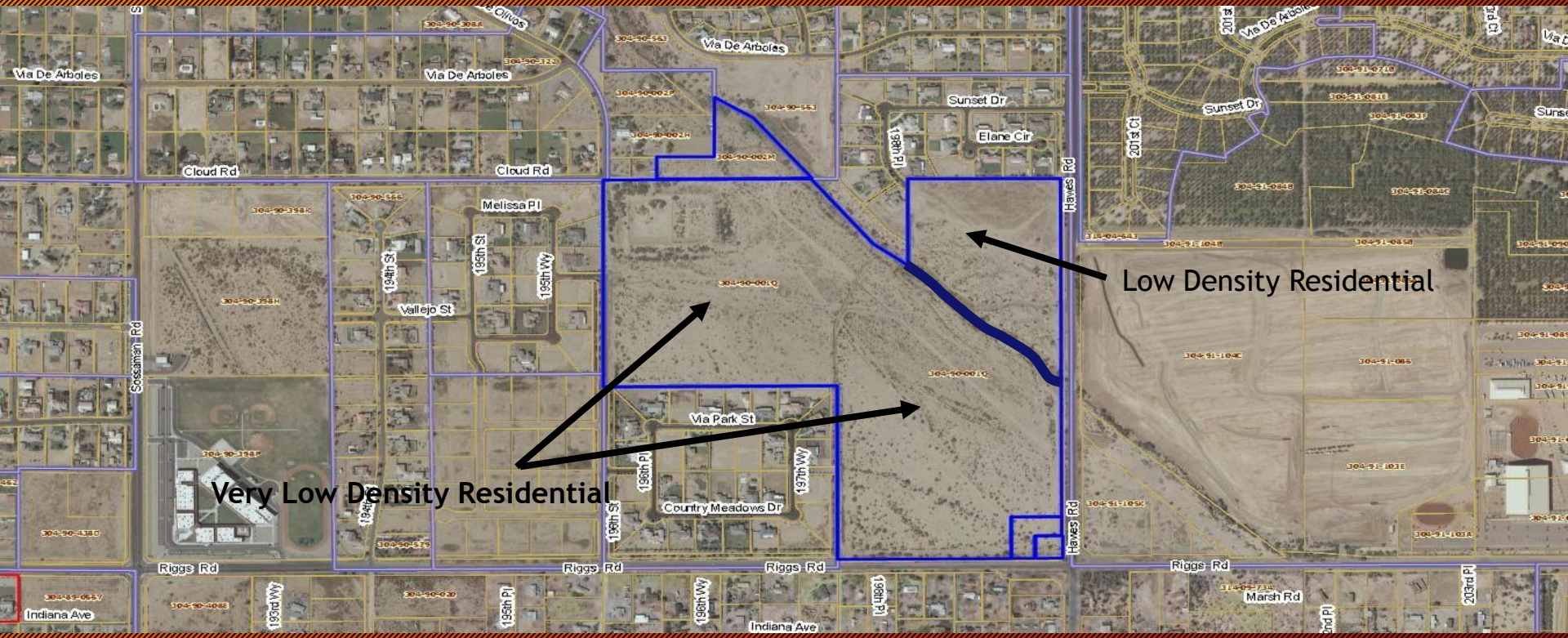
Town of Queen Creek

First Planning Commission Meeting

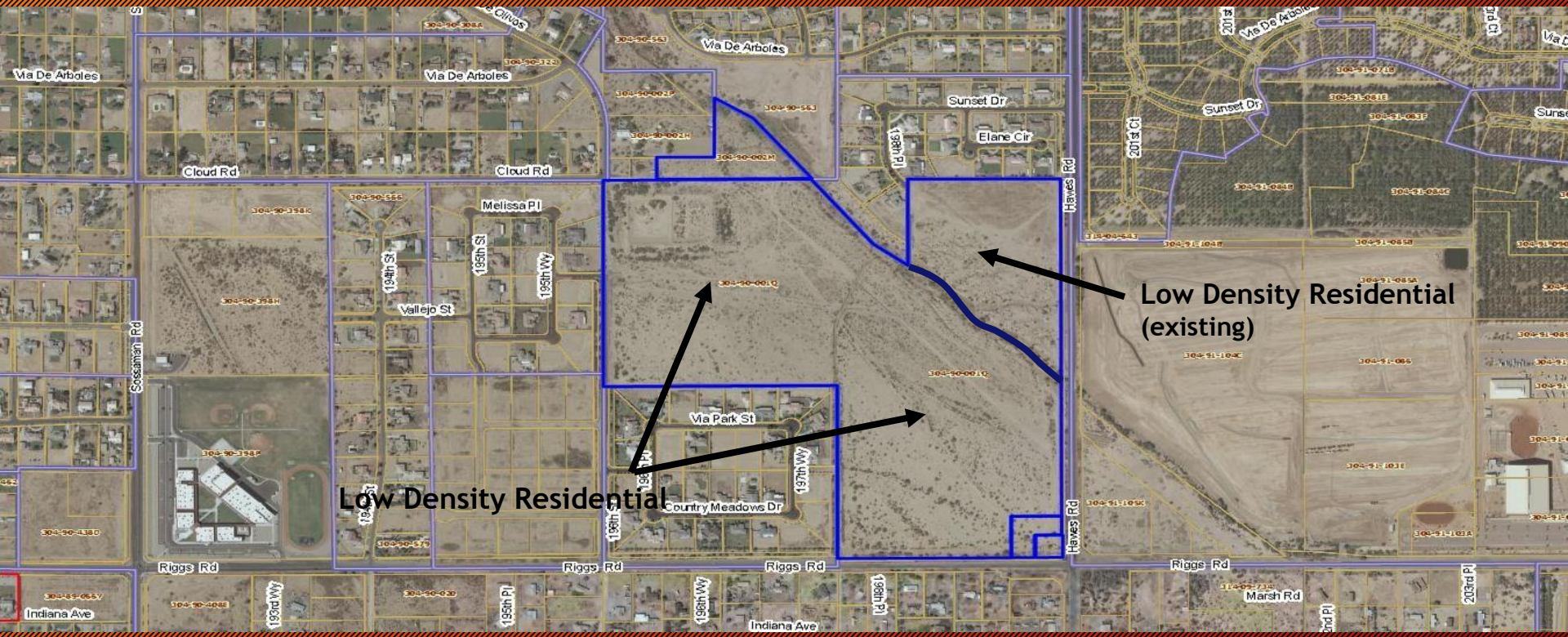
October 15, 2013

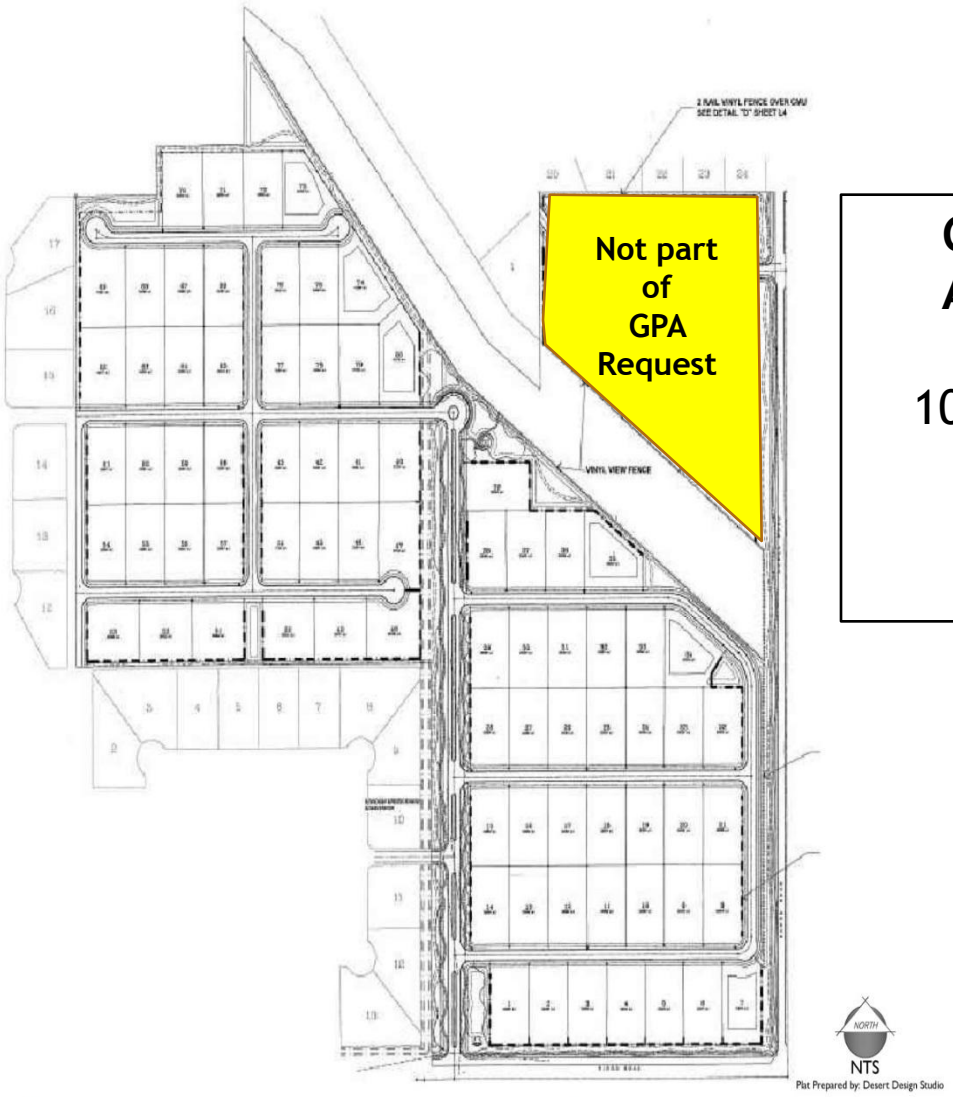
Site Location

Existing Land Use:



Proposed Land Use





Currently Approved

107.44 acres

80 Lots

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Existing Preliminary Plat

L-PP
09.23.2013

EPS GROUP

LEGEND

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

* SINGLE STORY HOMES ONLY

Our Request

140 lots

60 more lots than currently allowed

GROSS SITE AREA	167.44 AC
NET SITE AREA	103.11 AC
TOTAL LOTS	140
DENSITY (DU/NET AC)	1.36
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE (NET)	20.22 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	53 %
110 x 130 (18,000 SQ FT)	29	20 %
130 x 170 (22,100 SQ FT)	36	19 %
TOTAL	140	100 %

* = single story home

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Illustrative Master Plan

L-1.01A
10.02.2013

EPS GROUP

Proposed Project Data

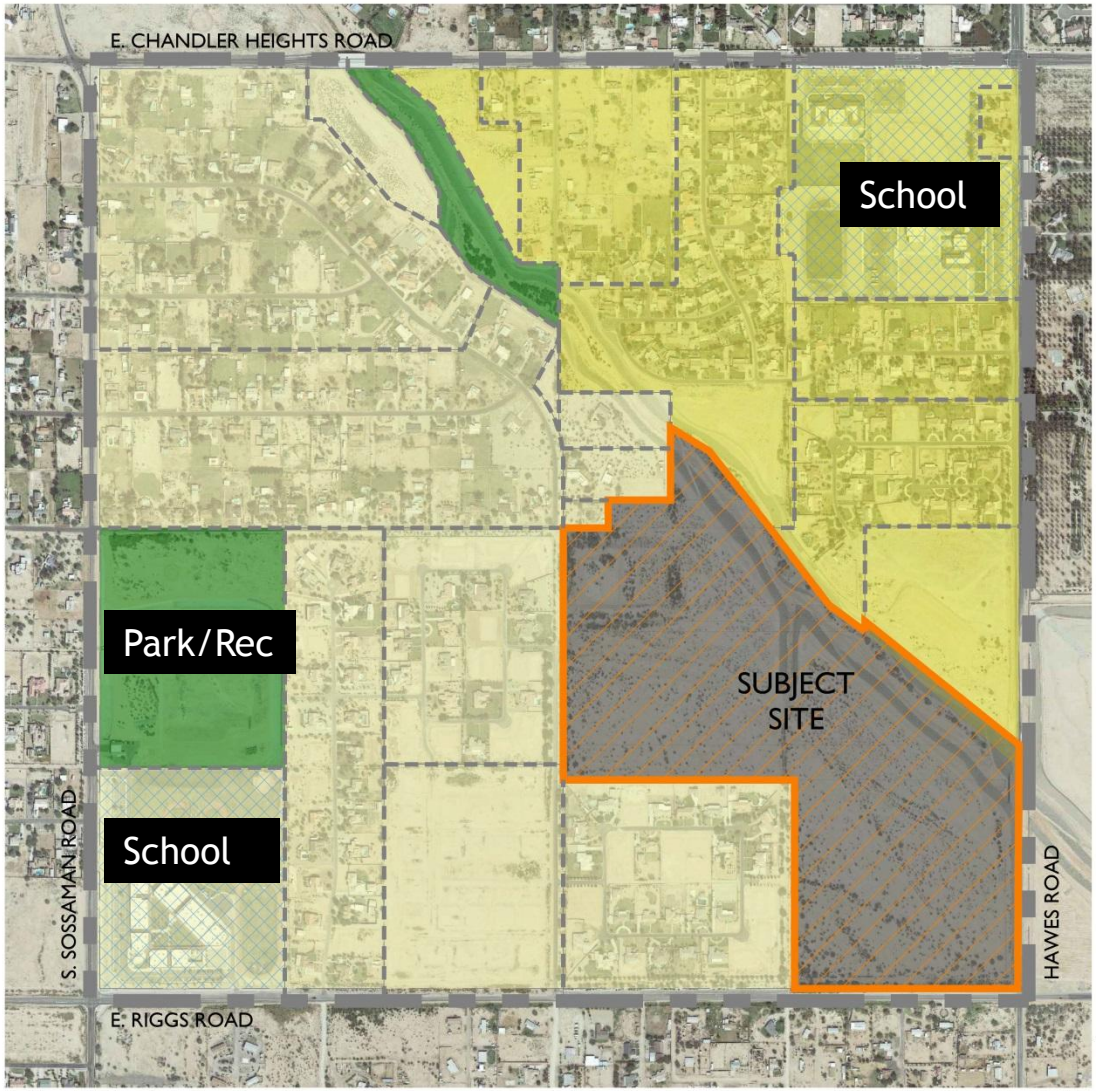
PROJECT SITE DATA

DESCRIPTION		TOTALS
GROSS SITE AREA		107.44 AC
NET SITE AREA		103.11 AC
TOTAL LOTS		140
DENSITY (DU/NET AC)		1.36
SONOQUI WASH ACRES	16%	17.53 ACRES
OPEN SPACE (NET)	19%	20.22 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	53 %
120 x 150 (18,000 SQ FT)	39	28 %
130 x 170 (22,100 SQ FT)	26	19 %
TOTAL	140	100 %

Neighborhood Outreach Efforts

- Three Neighborhood Meetings:
  - May 29, 2013
  - September 23, 2013
  - October 8, 2013
- Results of each neighborhood meeting:
  - Increased buffer size
  - Larger lots
  - Lower Density
  - Stipulation to single story along perimeter
  - Horse Trail Connection
- Neighborhood petition
- Evolution of Project



2008 GENERAL PLAN

MODIFIED IN 2011 BY RESOLUTIONS
813-09, 814-09 & 824-10

ALL INFORMATION IS BELIEVED TO BE ACCURATE AS OF THE DATE OF PUBLICATION, HOWEVER IT IS NOT GUARANTEED.

Allowed lots: 620

Existing + this proposal: 513

Planning Area
Land Use Classifications

Land Use	Acreage and Percentage
Very Low Density Residential (0-1 du/ac)	9,748 = 29%
Low Density (0-2 du/ac)	2,060 = 6%
Medium Density (0-3 du/ac)	7,367 = 22%
Master Planned Community	2,167 = 6%
	63%
Commercial	3,862 = 12%
Employment	5,861 = 17%
	29%

This GPA request decreases the total VLDR acreage in the Town by **1.1%**

The 60 additional units is .04% of growth potential.

Vicinity Absorption Data

- In the last 15 years, 8 subdivision plats have been recorded for a total of 339 lots.
- As of July, 168 of those lots remain unimproved. This translates to an absorption rate of 11.4 lots per year (less than one per month).
- This would suggest a 14 year inventory still remains.

(lots over 30,000 sq.ft.)

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Main Entry Illustrative Perspective

L-1.02
09.23.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Typical Streetscape Illustrative Perspective

L-1.04
09.23.2013

EPS GROUP

13-082

KEMF Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

Neighbor's View Illustrative Perspective

L-4.03
09.23.2013

EPS GROUP

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 Towns 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 where 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 Mangiamele; 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 Koona, 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

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	107.44 AC
NET SITE AREA	103.11 AC
*TOTAL LOTS	122
DENSITY (DU/NET AC)	1.18 DU/AC
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE	13.81 AC

LOT TYPE	LOTS	% OF TOT
120 x 150 (18,000 SQ FT)	95	78 %
130 x 170 (22,100 SQ FT)	27	22 %
TOTAL	122	100 %

*ALL LOTS TO HAVE SINGLE STORY HOMES

0 75 150 300

Scale: 1" = 150'-0"

NORTH

13-082

KEMP Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

General Plan Amendment Illustrative Plan

01.14.2014

EPS GROUP

PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	107.44 AC
NET SITE AREA	103.11 AC
*TOTAL LOTS	122
DENSITY (DU/NET AC)	1.18 DU/AC
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE	13.23 AC

LOT TYPE	LOTS	% OF TOT
120 x 150 (18,000 SQ FT)	95	78 %
130 x 170 (22,100 SQ FT)	27	22 %
TOTAL	122	100 %

*ALL LOTS TO HAVE SINGLE STORY HOMES

0 75 150 300

Scale: 1" = 150'-0"

NORTH

13-082

KEMP Hawes & Riggs LLC
C/O
Garrett Development Corp

Sonoqui Creek Village

Queen Creek, Arizona

General Plan Amendment Illustrative Plan

01.14.2014

EPS GROUP

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

January 28, 2014

The Honorable Gail Barney
Mayor, Town of Queen Creek
22350 South Ellsworth Road
Queen Creek, AZ 85142

RE: Continuance Request; GP13-030; Sonoqui Creek Village

Dear Mayor Barney and Town Council Members:

Pew & Lake, PLC, on behalf of our client, Garrett Development Corp., respectfully requests a continuance of the above-referenced case from the February 5, 2014 meeting of the Queen Creek Town Council, to the April 2, 2014 meeting.

I have attached the letter requesting a continuance that we submitted to the Planning Commission at their January 22, 2014 hearing, which continuance was granted. As we indicated that letter, we believe that by granting this continuance, we can continue meaningful dialogue with the interested neighbors, which has been very fruitful thus far. Also please note on the letter, the signatures of both Jeff Garrett and Chris Narancic, a neighborhood spokesperson, evidencing their good faith effort to develop a list of binding agreements to which Mr. Garrett will stipulate as part of the rezoning case concerning this property.

With this continued and meaningful dialogue in mind, we have scheduled a fifth neighborhood meeting on February 12, 2014. At this neighborhood meeting, we will unveil a revised site plan which has been designed in collaboration with the neighbors, and which addresses most, if not all, of the concerns that have been raised regarding this case. Additionally, we will present a memorandum of understanding between the developer and the neighbors, which will formalize the agreements between them.

The additional time granted with this requested continuance will provide the Town Council with the benefit of hearing a case which has received substantial neighborhood input and which has been fully heard by the Planning Commission.

Thank you for your attention to this request. Please call me if you have any questions.

Sincerely,

Pew & Lake, PLC

W. Ralph Pew FOR RALPH PEW

Attachment

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

January 22, 2014

Mr. Steve Ingram, Chair
Planning and Zoning Commission
Town of Queen Creek
22358 S. Ellsworth Road
Queen Creek, AZ 85142

Re: Continuance Request; GP13-030; Sonoqui Creek Village

Dear Chairman Ingram and members of the Town of Queen Creek Planning Commission:

Pew & Lake PLC, on behalf of our client, Garrett Development Corp., respectfully request a continuance of the above-referenced case from the January 22, 2014 meeting of the Planning Commission to the March 12, meeting of the Planning Commission.

I would like to take this opportunity to provide you with an update to discussions which have taken place regarding the above-referenced project since the last Queen Creek Planning and Zoning Commission hearing on December 5, 2013. At that last hearing, Commissioners indicated that they would continue the Planning and Zoning Commission vote on this GPA request to allow an opportunity for more communication between the applicant and interested neighbors. Additionally, Mr. Chris Narancic, a concerned neighbor, spoke in opposition to the project proposed at that time; provided the Commission with a PowerPoint presentation explaining his opposition to the case, and provided a letter in opposition to the case.

Following Commissioner's vote to continue the case, our client, Mr. Jeff Garrett, and I have met twice and had several phone calls with Mr. Narancic. Additionally, we held a fourth neighborhood meeting last Thursday evening, January 16, 2014. As a result of these discussions, significant progress has been made between Garrett Development Corp. and the neighbors adjacent to the proposed Sonoqui Creek Village project.

At the neighborhood meeting on Thursday night, Mr. Garrett unveiled a new site plan (attached) and a list of bullet points to which he agrees and will stipulate to as part of the rezoning case that will follow this General Plan Amendment case. Below are the items to which Mr. Garrett will stipulate:

1. The square footage of each lot within Sonoqui Creek Village will be equal to, or greater than, 18,000 square feet.
2. There shall be a minimum ground floor livable area of 2,500 square feet
3. The minimum building setbacks will be those required by the Town of Queen Creek Zoning Ordinance in the R1-18 Zoning District as follows: front yard 25' Rear Yard: 30' Side Yard: 10'.
4. All lots will be restricted to single story homes (However, basements are allowed). Storage, attic/crawl space, mechanical equipment and typical other uses/areas will be allowed above ground level areas.
5. The maximum roof height of each home will be equal to or less than 28'.
6. Sonoqui Creek Village shall be designed so the drainage from the development will not affect Sonoqui Creek Ranches Phases 1, 2 and 3.

7. Subject to Town approval, 198th Place from Sonoqui Creek Ranch Phase 3 will not be extended into and connect to Sonoqui Creek Villages.
8. Subject to Town approval, E. Natalie Way, from Sonoqui Creek Ranch Phase 2 will not be extended into and connect to Sonoqui Creek Villages.
9. Subject to Town approval, access for pedestrians and horse shall be provided through Sonoqui Creek Villages to the Sonoqui Creek Wash.

Even though the parcel of land north of the Sonoqui Wash is not included in our GPA request, much of the discussions focused on this area, and Mr. Garrett agrees to these same stipulations with respect to that area as well.

With these commitments, it is our understanding that Mr. Narancic and many other neighbors are withdrawing their opposition to this case. For this reason, we are requesting a continuance of this case to the March 12, 2014 Planning Commission Meeting so that we may formalize our agreement with the neighbors either through a Memorandum of Understanding or some other binding mechanism.

There still may be, however, a group of homeowners in the area who remain in opposition to this case since it does not propose 30,000 + square foot lots. We will continue to work with these neighbors to see if there are ways we can alleviate some of their concerns about this project.

Sincerely,

FOR W. RALPH PEW

W. Ralph Pew
Pew & Lake, PLC

Enclosure

Accepted and Approved by:

Jeff Garrett
Garrett Development Corp.

Mr. Chris Narancic