



Church Farm PAD Amendment (Case RZ13-041)

Town Council Meeting
February 5, 2014



Aerial Photo Exhibit



Ocotillo Road

Signal Butte Road

Meridian Road

Bittenhouse Road

Queen Creek Wash

Parcel Exhibit

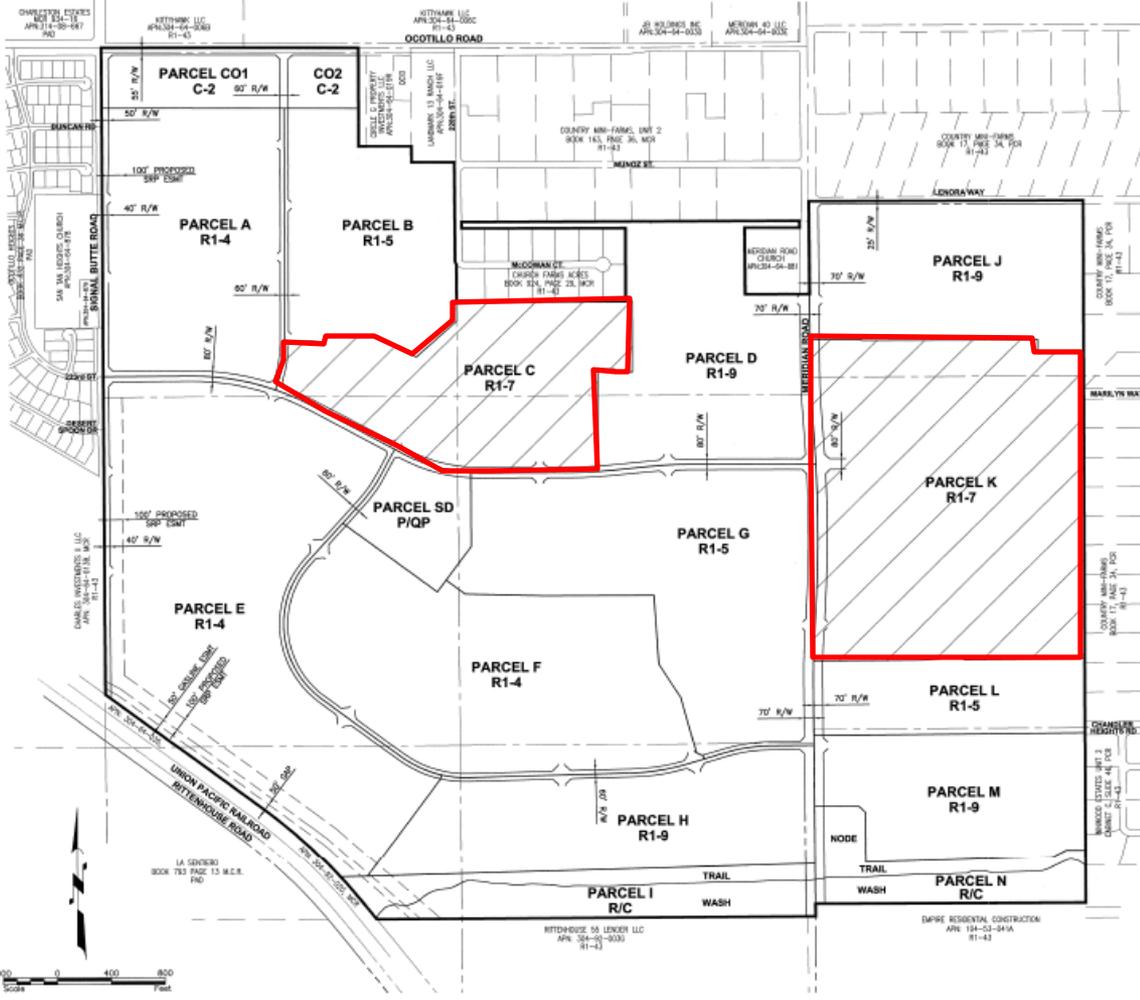
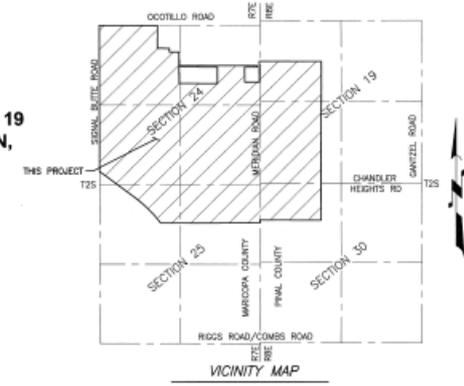
ZONING EXHIBIT - AMENDMENT FOR CHURCH FARM

LOCATED IN PART OF SECTIONS 24 AND 25, T.2S., R.7.E., AND SECTIONS 19
AND 30, T.2S., R.8.E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY AND PINAL COUNTY, ARIZONA.

DEVELOPER
WILLIAM LYON HOMES
8840 E. CHAPARRAL RD. STE. 200
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 893-1000
FAX: (480) 893-3030
CONTACT: DANIELE CALDWELL

ENGINEER
ATWELL
4700 E. SOUTHWEST AVE.
MESA, ARIZONA 85209
PHONE: (480) 218-4831
FAX: (480) 833-4888
CONTACT: TED NORTHROP JR., P.E.

PLANNER
IPLAN CONSULTING
4387 E. CAPECORON PLACE
CHANDLER, ARIZONA 85249
PHONE: (480) 807-5071
FAX: (480) 807-8337
CONTACT: GREG DAVIS, AICP



PARCEL TABLE										
PARCEL	GROSS PARCEL AREA	NET * PARCEL AREA	ZONING	NO. OF LOTS	DENSITY/ NET AC	REQUIRED OPEN SPACE	REQUIRED OPENSPACE/ NET AC	PROVIDED OPEN SPACE	PROVIDED OPEN SPACE	PROVIDED OPEN SPACE %
A	62.77 AC	58.08 AC	R1-4	223	3.54	20%	11.62 AC	13.62 AC	25.8%	25.8%
B	45.21 AC	43.85 AC	R1-5	159	3.62	20%	8.79 AC	8.93 AC	20.3%	20.3%
C	55.19 AC	52.42 AC	R1-7	161	3.87	20%	10.48 AC	10.87 AC	23.7%	23.7%
D	56.51 AC	52.92 AC	R1-9	94	1.78	20%	10.58 AC	11.48 AC	21.7%	21.7%
E	125.89 AC	119.12 AC	R1-4	448	3.76	20%	23.82 AC	36.32 AC	30.8%	30.8%
F	87.16 AC	83.53 AC	R1-4	339	4.05	20%	16.73 AC	16.32 AC	16.5%	16.5%
G	85.89 AC	77.44 AC	R1-5	256	3.31	20%	15.49 AC	21.25 AC	27.4%	27.4%
H	54.12 AC	50.59 AC	R1-9	107	2.12	20%	10.12 AC	9.51 AC	18.8%	18.8%
I	28.13 AC	27.49 AC	R/C	-	-	-	-	37.49 AC	100%	100%
J	49.55 AC	46.71 AC	R1-9	96	2.06	20%	9.34 AC	10.71 AC	22.8%	22.8%
K	109.43 AC	105.04 AC	R1-7	264	2.51	20%	21.01 AC	29.99 AC	28.2%	28.2%
L	26.04 AC	25.14 AC	R1-5	90	3.56	20%	5.03 AC	9.34 AC	21.2%	21.2%
M	30.89 AC	38.97 AC	R1-9	73	1.87	20%	7.79 AC	10.33 AC	26.5%	26.5%
N	18.13 AC	17.94 AC	R/C	-	-	-	-	17.94 AC	100%	100%
SUB TOTAL	844.72 AC	799.44 AC	-	2310	2.89	20%	150.80 AC	229.89 AC	28.8%	28.8%
SD	14.09 AC	13.08 AC	P/O/P	-	-	-	-	-	-	-
CO2	14.18 AC	11.89 AC	C-2	-	-	-	-	-	-	-
CO2	5.75 AC	4.77 AC	C-2	-	-	-	-	-	-	-
SITE TOTAL	878.72 AC	828.98 AC	-	2310	2.89	20%	150.80 AC	229.89 AC	28.8%	28.8%

* GROSS AREA EXCLUDING ARTERIAL, COLLECTOR RIGHT OF WAY, WELL SITES, AND WATER CAMPUS

SITE DATA
GROSS AREA..... 878.72 AC
NET AREA..... 799.44 AC
OPEN SPACE..... 229.89 AC
OPEN SPACE CALCULATION..... 28.8%
CURRENT ZONING..... 1000 R1-43
PRELIMINARY LOT COUNT..... 2310
PROJECT DENSITY..... 2.89 LOTS/ACRE

ZONING TABLE					
ZONING	NO. OF LOTS	GROSS PARCEL AREA	NET * PARCEL AREA	PROVIDED OPEN SPACE (AC)	PROVIDED OPEN SPACE %
R1-4	1010	279.92 AC	269.83 AC	86.46 AC	3.87
R1-5	505	156.84 AC	148.53 AC	35.51 AC	3.43
R1-7	425	164.53 AC	157.46 AC	40.48 AC	2.70
R1-9	370	203.07 AC	189.19 AC	42.03 AC	1.96
R/C	-	47.28 AC	45.43 AC	45.43 AC	100.00
SUB TOTAL	2310	844.72 AC	799.44 AC	229.89 AC	2.89
C-2	-	18.91 AC	16.46 AC	-	-
SD	-	14.09 AC	13.08 AC	-	-
TOTAL	2310	878.72 AC	828.98 AC	229.89 AC	2.89



Zoning Ordinance Standards

Church Farm PAD Amendment

Zoning District	<i>R1-5</i>	<i>R1-7</i> <i>(Current)</i>	<i>R1-7</i> <i>(Proposed)</i>
Typical Lot Dimensions	60' x 115'	70' x 120'	NO CHANGE
Lot Coverage (Standard / Bonus)	50% / 55%	40% / 45%	50% / 55%
Buildable Footprint (square footage)	3,450 - 3,795	3,360-3,760	4,200-4,620



Expected Home Product Offerings

EXISTING: 40% lot coverage

under 2,000 sf

2,000 - 2,999 sf

3,000 - 4,500 sf

Church Farm Product Mix - Town of Queen Creek, Arizona 12/11/2013

R1-4	55X100 (45"Wide) Single/Two Garage	1550 Single 2 FrL	1710 Single 2 FrL	1915 Single 2 FrL	2150 Single 2 FrL	2335 Single 2 FrL								
R1-4	55X110 (45"Wide) Single/Two Garage				2064 Single 2 FrL	2267 Single 2 FrL	2579 Single 2 FrL	3131 Two 3 Split	3893 Two 3 Tand					
R1-5	60X115 (50"Wide) Single/Two Garage					2569 Single 3 Tand	2703 Single 3 Tand	2785 Single 3 Tand	2801 Single 3 Tand	2899 Single 3 Tand	2905 Single 3 Tand			
R1-7	70X120 (55"Wide) Single/Two Garage				Current achievable range @ 40% / 45% 2,400 - 2,900sf				4225 Two 3 Tand	4837 Two 4				
R1-9	90X140 (70"Wide) Single/Two Garage							3200 Single 4	3400 Single 4	3600 Single 4	3800 Single 4	4000 Single 4	4250 Single 4	4500 Single 4

Expected Home Product Offerings

PROPOSED: 50% lot coverage, single-story only

under 2,000 sf

2,000 - 2,999 sf

3,000 - 4,500 sf

Church Farm Product Mix - Town of Queen Creek, Arizona 12/11/2013

R1-4	55X100 (45'Wide) Single/Two Garage	1550 Single 2 FrL	1710 Single 2 FrL	1915 Single 2 FrL	2150 Single 2 FrL	2335 Single 2 FrL								
R1-4	55X110 (45'Wide) Single/Two Garage				2064 Single 2 FrL	2267 Single 2 FrL	2579 Single 2 FrL	3131 Two 3 Split		3893 Two 3 Tand				
R1-5	60X115 (50'Wide) Single/Two Garage					2569 Single 3 Tand	2703 Single 3 Tand	2785 Single 3 Tand	2801 Single 3 Tand	2899 Single 3 Tand	2905 Single 3 Tand			
R1-7	70X120 (55'Wide) Single/Two Garage				Current achievable range @ 40% / 45% 2400 - 2900sf			3126 Single 3 Tand	3193 Single 3 Tand	3300 Single 3 Tand	4226 Two 3 Tand	4837 Two 4		
R1-9	90X140 (70'Wide) Single/Two Garage							3200 Single 4	3400 Single 4	3600 Single 4	3800 Single 4	4000 Single 4	4250 Single 4	4500 Single 4

THE IMPACT TO THE BUILT ENVIRONMENT

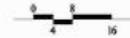


Conceptual Street Scene - 40% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona


William Lyon Homes, Inc.
8800 E. Chaparral Rd. Ste. 200
Scottsdale, AZ 85250 (480) 850-3721




IDKSI
949.230.4537

PROJECT NO. 201309XX
11-01-2013



Conceptual Street Scene - 50% Lot Coverage

Queen Creek - 55' Wide Product

Queen Creek, Arizona


William Lyon Homes, Inc.
8800 E. Chaparral Rd. Ste. 200
Scottsdale, AZ 85250 (480) 850-3721




IDKSI
949.230.4537

PROJECT NO. 201309XX
11-01-2013