



Requesting Department:
Development Services

TO: PLANNING AND ZONING COMMISSION

**THROUGH: CHRIS ANARADIAN, COMMUNITY DEVELOPMENT DIRECTOR;
BRETT BURNINGHAM, PRINCIPAL PLANNER;**

FROM: SIDNEY URIAS, PLANNER

RE: DISCUSSION AND POSSIBLE ACTION DR14-007 "WILLIAM LYON HOMES, HARMONY AT MERIDIAN PARCELS B, G AND L" formally known as Church Farm. Bryan Crazier from William Lyon Homes is requesting approval of six standard floor plans with three elevations each to be constructed on 505 lots located on the Southeast corner of Ocotillo Road and Signal Butte Road.

DATE: March 12, 2014

STAFF RECOMMENDATION

Staff recommends approval of DR14-007, "William Lyon Homes, Harmony at Meridian Parcels B, G, and L" subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL

Corporate Strategic Plan – Key Result Area 7 - Objective 1: Maintain a balanced community.

General Plan - Land Use Element - Goal Number 3: Develop superior residential neighborhoods.

SUMMARY

This project is located on the southeast corner of Ocotillo Road at Signal Butte Road. William Lyon Homes is seeking to build their 50' wide product on 505 lots zoned R1-5. The applicant is proposing six floor plans with three elevations each to be constructed on Parcels B, G, and L; all floor plans are being built in variations of Desert Ranch, Desert Prairie and Desert Bungalow architectural styles. Staff recommends approval of the project subject to the attached conditions of approval.

HISTORY

October 1, 2008	Town Council approved annexation of Church Farm into the Town of Queen Creek.
June 16, 2010	Town Council approved GP10-014, Minor General Plan Amendment reducing the size of Community Commercial from 45 acres to 25 acres.
April 18, 2012	Town Council approved rezoning and subdivision case numbers RZ11-038 and SD11-039, Church Farms PAD.

DISCUSSION

Subdivision Information	
Project Name	William Lyon Homes at Church Farm
Site Location	Ocotillo Road and Signal Butte Road
Current Zoning	R1-5
General Plan Designation	MDR (0-3 DU/AC)
Total Lots/Units	505
Density	2.89 DU/AC
Minimum Lot Width	60'
Minimum Lot Depth	115'
Minimum Lot Area	5,900 minimum square feet
Front Yard Setback	15' to side entry garage, 20' to front building setback line
Rear Yard Setback	15' for single story or covered patios
Side Yard Setback	5'
Lot Coverage	55% 1-story / 50% 2-story

Design Review Request

The applicant is requesting approval of five single family homes. The home design is intended to complement existing homes in quality and character within Queen Creek.

The homes range in size from 2,569 square feet to 2,905 square feet. All homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. The paint palette also provides for a variation paint options for each architectural style. The colors proposed meet the requirements set forth in the Zoning Ordinance.

Additionally, the homes are designed to incorporate low-pitch, hipped roofs, front porches and rear covered patios while maintaining a minimum of three bedrooms, two bathrooms and 3-car tandem garage.

Staff has reviewed the lot fit analysis and it shows that each lot is buildable with at least one floor plan.

Plan	Square Footage	Stories
Plan 1	2,569	1
Plan 2	2,703	1
Plan 3	2,785	1
Plan 4	2,801	1
Plan 5	2,899	1
Plan 6	2,905	1

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential designation (0-3 DU/AC). This project has a built density of 2.89 DU/AC which complies with the General Plan and a change in density is not being proposed.

Zoning Review: The zoning designation of the property is R1-5.

Design Review: The applicant is proposing six floor plans with three distinct elevations each. The styles are Desert Ranch, Desert Prairie and Desert Bungalow with square footages ranging from 2,569 square feet to 2,905 square feet. The design incorporates 360 degree architecture and is designed to complement the existing homes and demographics in Queen Creek.

Landscape / Open Space / Fence Plan Review: There are no changes proposed to the landscape plan.

PUBLIC COMMENTS

Staff has received no comments on this proposal.

CONDITIONS OF APPROVAL

1. All standard plans shall provide a residential front yard landscape package.
2. Garage service doors shall be standard on all elevations on the primary garage.
3. Construction of the project shall conform to the exhibits presented in conjunction with this request and conditions stipulated by any and all applicable development agreements, and all subsequent amendments and/or resolutions.

4. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.
5. Wainscoting shall be extended to the return walls on applicable elevations.
6. Plan 5 shall incorporate additional window(s) on the west façade.

ATTACHMENTS

1. Location Map
2. DR Book