



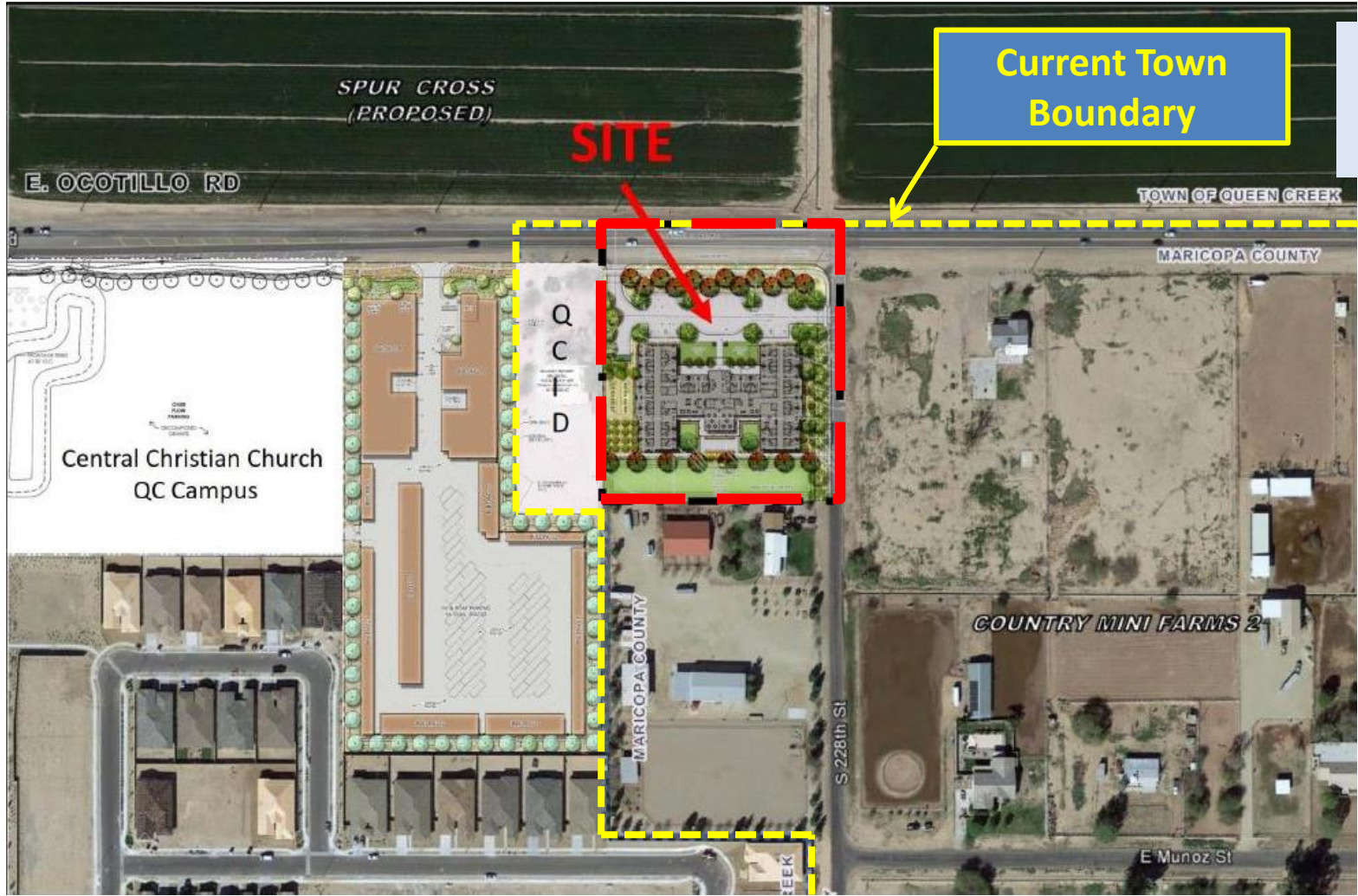
# QUEEN CREEK ASSISTED LIVING FACILITY

Rezone, Minor GPA & Site Plan

Town Council

Oct. 18, 2017





SPUR CROSS  
(PROPOSED)

E. OCOTILLO RD

**SITE**

**Current Town  
Boundary**

**Aerial  
Exhibit**

TOWN OF QUEEN CREEK

MARICOPA COUNTY

Central Christian Church  
QC Campus

Q  
C  
D

MARICOPA COUNTY

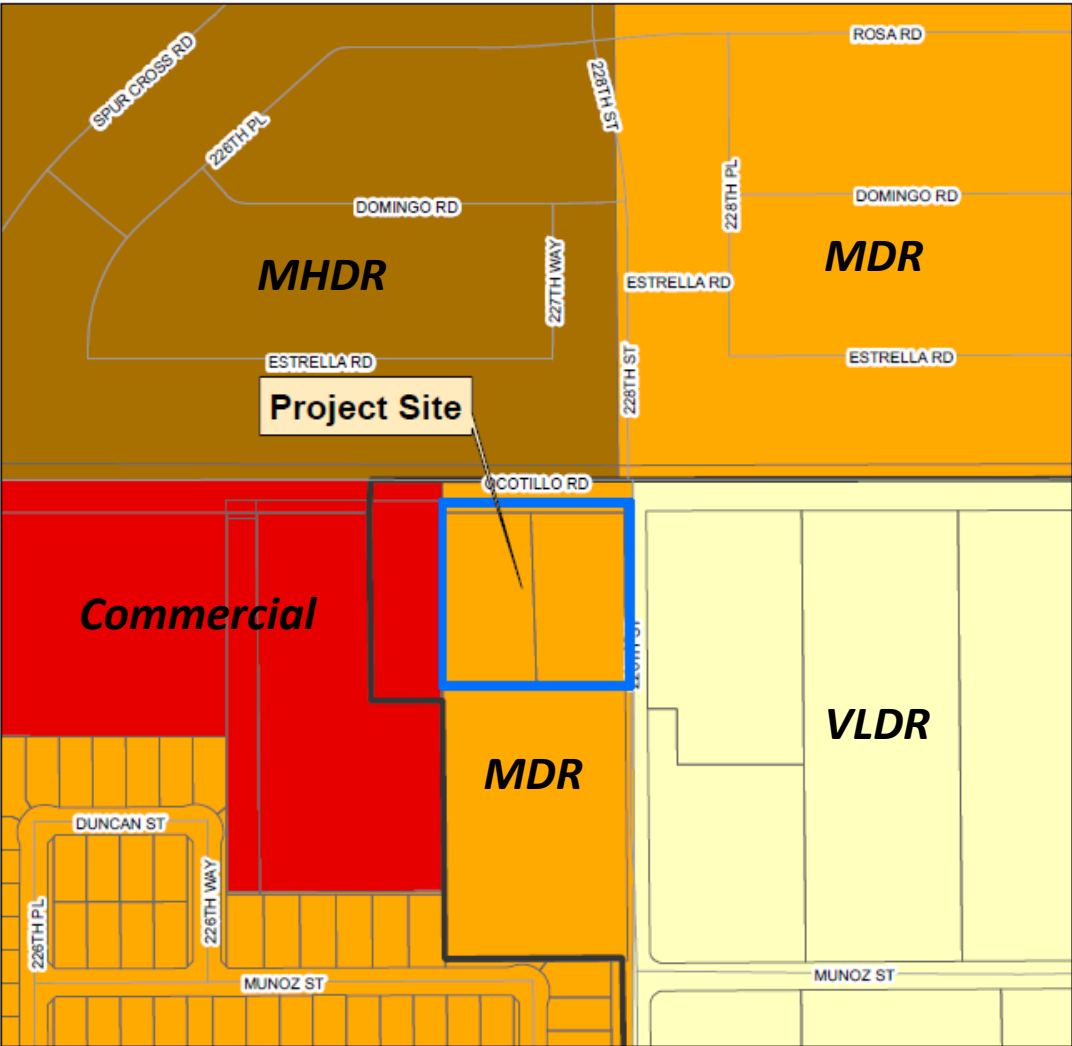
S 228th St

COUNTRY MINI FARMS 2

E Munoz St

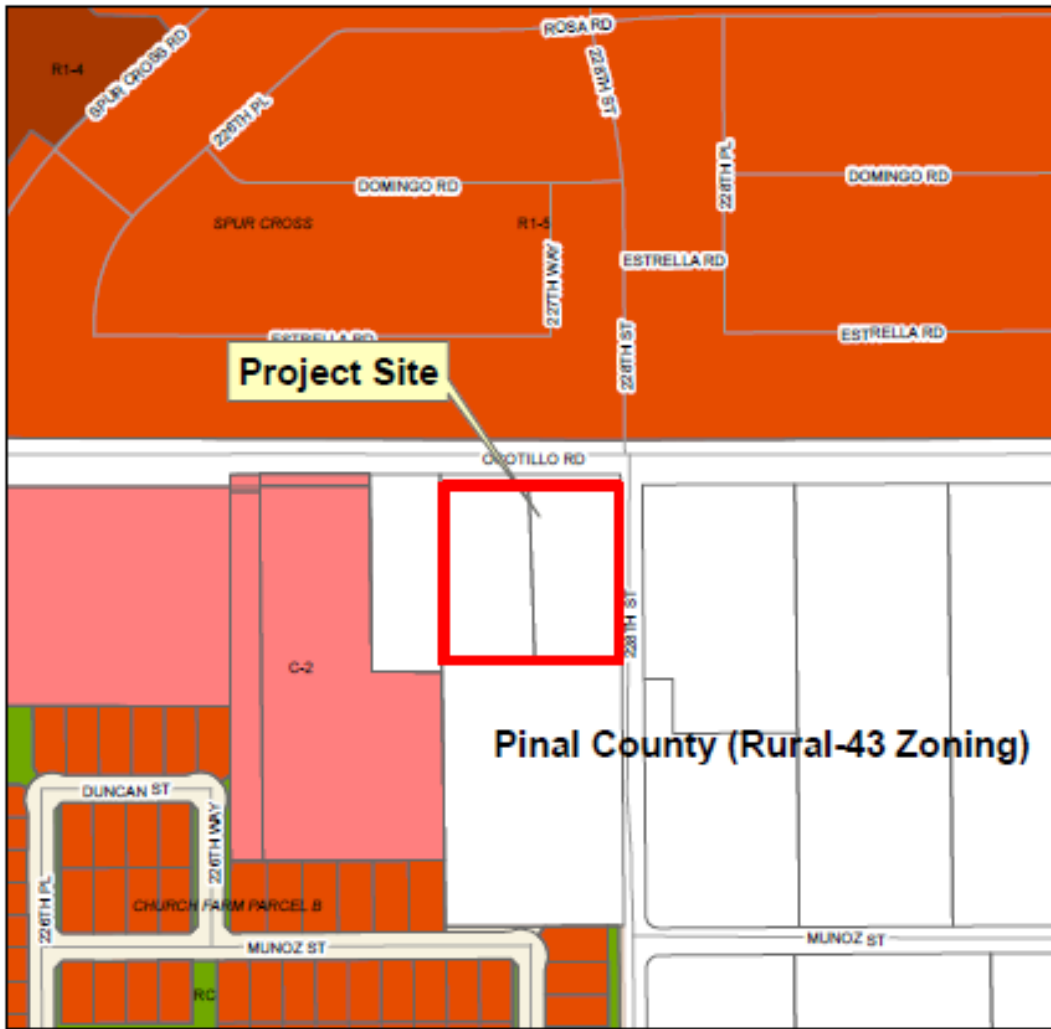
# General Plan Exhibit

- Medium Density Residential (MDR) to Community Commercial (CC)



# Zoning Exhibit

- Rezone from Rural-43 (Rural Zoning Dist.) to C-2/PAD (General Commercial)





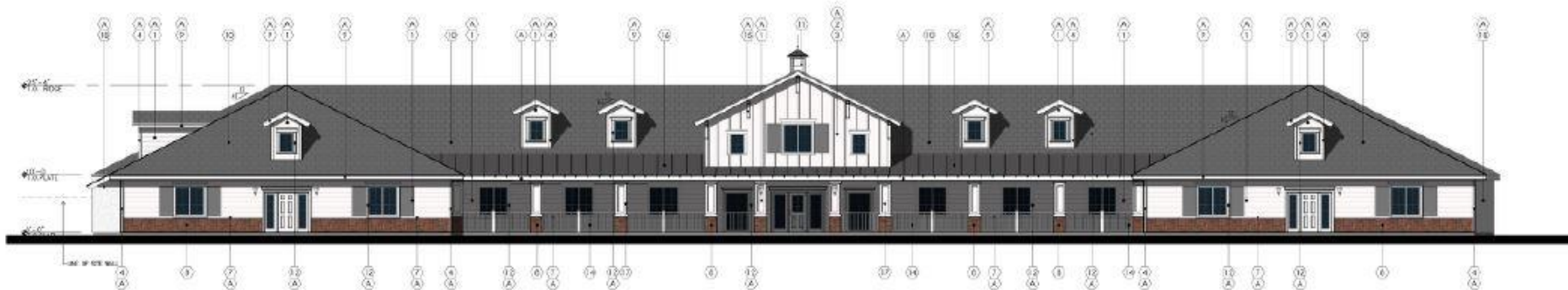
# Site Plan

- 2.5 acre site
- 25,246 Sq. Ft. Building
- 25 Parking Spaces
- 33% landscape coverage
- 20,000 Sq. Ft. Pasture

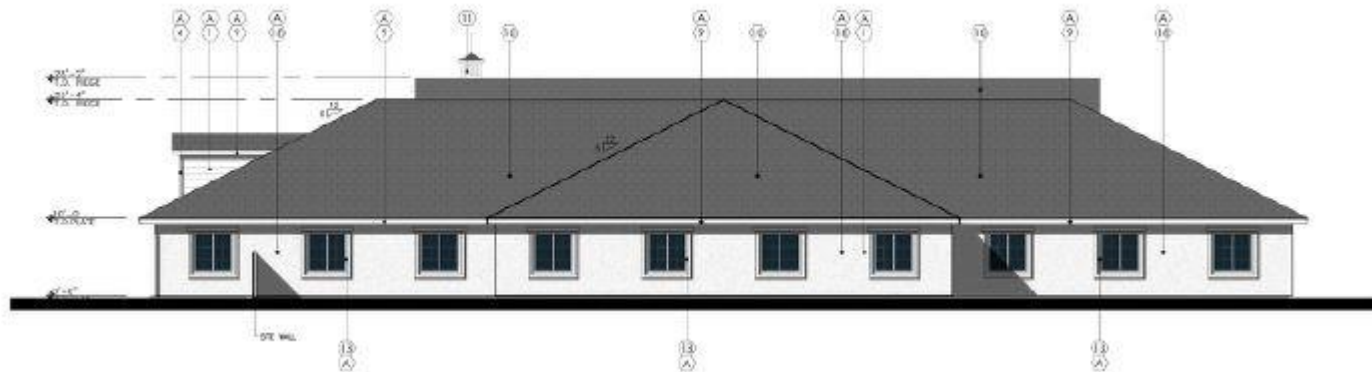


LANDSCAPE DATA		
DATA	QUANTITY	
Net Site Area	100,711 SF	
General Land Area	25,246 SF	
DATA	REQUIRED	PROVIDED
Footcandle	65 SF	65 SF
Frontage Plant Material	37 Trees	24 Trees
	135 Shrubs	251 Shrubs
Landscape Coverage	26,178 SF	85,400 SF
Plant Material On Site	91 Trees	83 Trees
	484 Shrubs	3,218 Shrubs

# Elevations



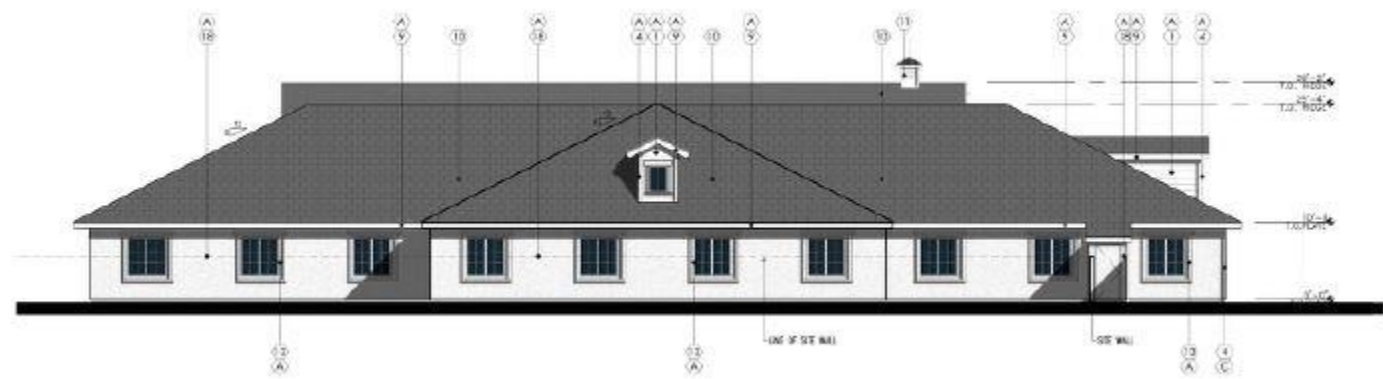
**Front**



**Right**



Rear



Left



10 ft additional area

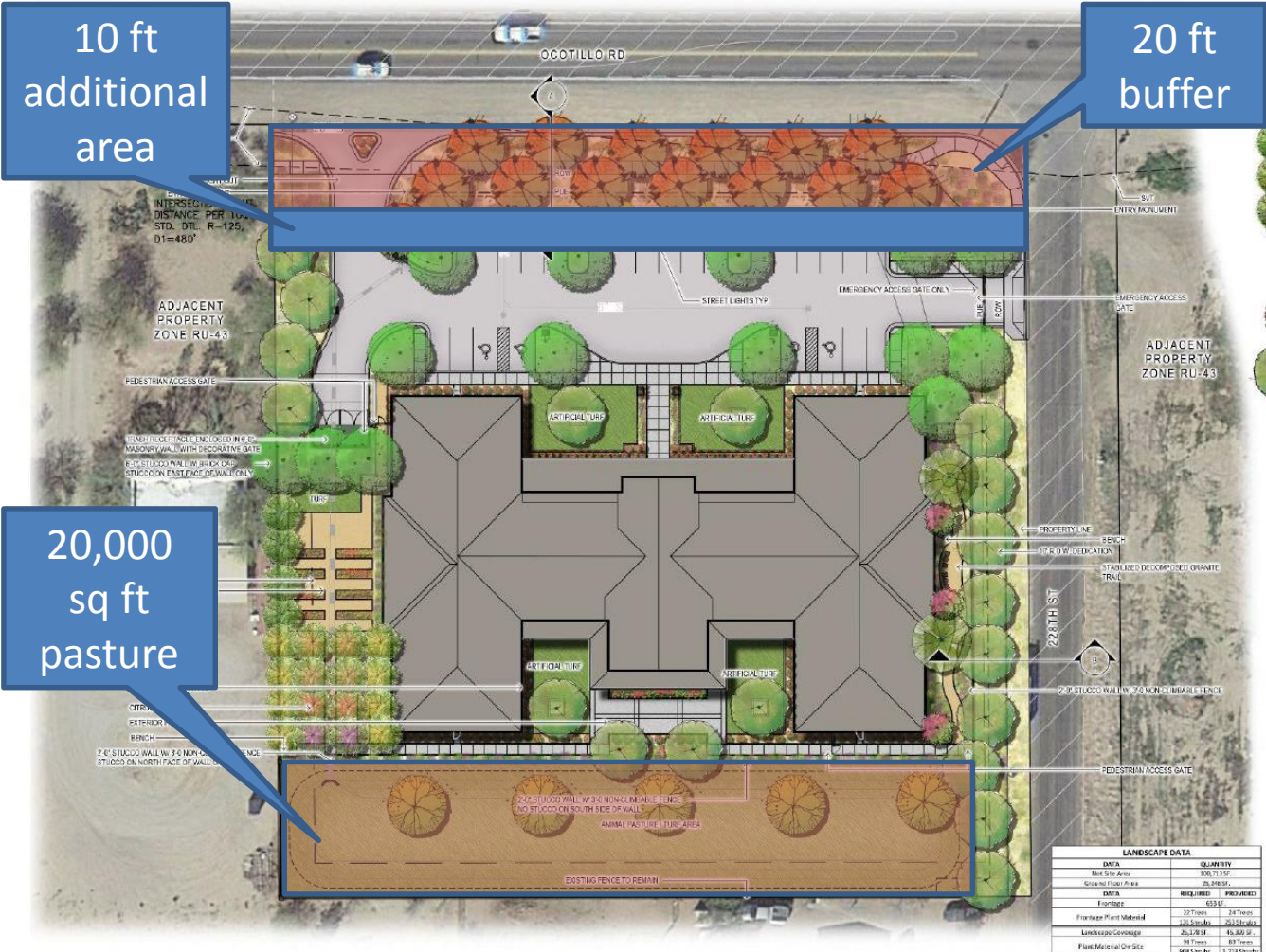
20 ft buffer

# Proposed Zoning Ordinance Modifications

20 foot landscape setback along Ocotillo

12 animal units in rear pasture

20,000 sq ft pasture



LANDSCAPE DATA	
DATA	QUANTITY
Net Site Area	106,713 SF
Grassed Open Area	26,208 SF
DATA	REQUIRED
Frontage	633 LF
Frontier Plant Material	37 Trees 34 Trees
	136 Shrubs 253 Shrubs
Landscape Coverage	26,278 SF 46,892 SF
Plant Material On Site	38 Trees 67 Trees
	168 Shrubs 3,219 Shrubs



# Public Participation

- Feb 28<sup>th</sup>
- 10 attendees





**Questions?**

Thank you.