



Requesting Department:

Development Services

**TO: PLANNING AND ZONING COMMISSION**

**FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; CHRISTINE SHEEHY, PRINCIPAL PLANNER**

**RE: Case P17-0127 "Harvest Queen Creek"** (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

**DATE: March 14, 2018**

#### STAFF RECOMMENDATION

Staff recommends approval of P17-0127 (PAD Rezone) "Harvest at Queen Creek", subject to the Conditions of Approval outlined in this report.

#### PROPOSED MOTION

Move to approve P17-0127 (PAD Rezone) "Harvest at Queen Creek", subject to the Conditions of Approval outlined in this report.

#### RELEVANT COUNCIL GOALS



Secure Future



Effective Government

#### SUMMARY

This proposal consists of a request for a PAD zoning amendment (P17-0127) to make minor changes to the previously approved Meridian Crossing Development Plan, add two (2) more lot sizes to the three (3) previously approved lots and modify the residential subdivision monument/entry feature standards. No additional changes are being

proposed to the R1-5 zoning district standards for the 1,244 lots on approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

In summary, the Applicant is requesting approval of a PAD Rezone to:

- 1) revise the previously approved Development Plan,
- 2) add two (2) lot sizes to the three (3) previously approved lot sizes, and
- 3) modify the residential subdivision monument/feature height and sign square footage limits to accommodate a 36-foot tall faux water tower with 55 s.f. of community signage.

**HISTORY**

- December 15, 2006: The Town Council approved a Major General Plan Amendment from Very Low Density Residential (0-1 du/ac), Community Commercial and Employment Type B to Regional Mixed Use.
- December 16, 2015: The Town Council approved the South Specific Area Plan for the subject property, and assigned the General Plan Classification of Medium Density Residential (0-3 du/ac).
- November 2, 2016: Town Council approved the Meridian Crossing Annexation (P16-0019) Ordinance 618-16, Meridian Crossing Major General Plan Amendment (GPA16-027) Resolution 1106-16 and the Meridian Crossing PAD rezone (RZ16-046) Ordinance 619-16 for 415 acres (approx.).

**PROJECT INFORMATION**

<b>Harvest Queen Creek</b>	
Project Name	Harvest Queen Creek Planned Area Development
Site Location	Southwest corner of Gary Road (Meridian Road) and Riggs Road Alignment
Current Zoning	R1-5 (Urban Development District) /Planned Area Development (PAD)
Proposed Zoning	No Change.
General Plan Designation	Medium High Density Residential (MHDR) 0-5 dwelling units per gross acre
Surrounding Zoning Designations:	
North	Rural-43 (Maricopa County); R1-18 and EMP-A
South	Rural-43 (Maricopa County)
East	PAD, CR-3 (Pinal County); PAD, R-7 (Pinal County)
West	Rural-43 (Maricopa County)

<b>Harvest Queen Creek</b>	
Gross Acreage	414 Acres
Total Lots/Units	1,244
Proposed Density	3.0 dwelling units/ gross acre; 3.28 dwelling units/net acre
Open Space Acreage:	
Provided	27.6% (104.71 acres)
Required	20% (75.91 acres)

**DISCUSSION**

The Applicant is proposing minor refinements to the previously approved Meridian Crossing PAD, which consists of amending the previously approved Development Plan adding two (2) additional lot sizes to the three (3) previously approved lots and modifying the residential subdivision monument/entry feature standards. The proposed Harvest Queen Creek project (previously called Meridian Crossing) was annexed into the Town on November 2, 2016. At the same time, the property was rezoned to R1-5/PAD with an approved Development Plan. The project is also part of the South Specific Area Plan.

The Applicant has modified the existing Meridian Crossing Development Plan to create a more cohesive master planned development that more appropriately addresses current market demands. The revised development plan, which is now known as “Harvest Queen Creek”, includes 1,244 residential lots, an 11.74 net acre elementary school site and a future Town Water Storage site.

The current residential General Plan designation for this Property is Medium-High Density Residential (MHDR) (0-5 du/ac) with an approved R1-5/PAD zoning of 3.37 dwelling units. The proposed Development Plan is in conformance with the existing General Plan of MHDR.

The Applicant states that the Harvest Queen Creek project is in compliance with the South Specific Area Plan (SSAP) goals and objectives by:

- Supporting the two unique Agritainment destinations (Schnepf Farms and Queen Creek Olive Mill) by coordinating and providing additional and needed infrastructure to accommodate anticipated growth in this geographical area of the Town.
- Systematically integrating a centralized open space park area that serves for appropriate active amenity features, as well as providing ample opportunities for events, free play, un-programmed events, farmer’s markets, family movie night and similar.
- Methodically designing organized patterns of roadway landscape elements and incorporation of an Agritainment gateway entry feature to create sense of place and additionally serve as a landmark or landscape signage for the area.
- Creating a visually interesting community through incorporation of a symmetrical and consistent landscape motif.

- Continuing to build on the existing sense of community in the Town of Queen Creek through the provision of varying scaled open space that allows for the assembly of all sizes.
- Designing reduced width local level streets to reduce vehicular traffic speeds that equally promote walkability and social interaction among the residents.
- Fostering traffic management principles while also enhancing the pedestrian experience through incorporation of landscaped medians within the collector level streets and providing for shaded walkways adjacent to those streets.
- Increasing connectivity of the area through establishment of a significant paved and unpaved trail system.
- Assisting the acceleration of needed infrastructure to accommodate anticipated growth in this geographically significant area of the Town.

The proposed density for Harvest Queen Creek, based on the recently updated PAD net density formula in the Zoning Ordinance, is 3.27 du/net acre. The gross density of the Harvest Queen Creek is 3 du/ac. All other provisions of the previously approved Meridian Crossing PAD are required to be complied with unless noted herein.

The Applicant is not requesting any new PAD modifications to the R1-5 zoning district standards. The previously approved Meridian Crossing PAD included three lot sizes. The Applicant is proposing to add two (2) additional lot sizes (50' x125' and 75' x 130') that meet the R1-5 district standards.

<b>Original PAD Lot Sizes:</b>			<b>Proposed PAD Lot Sizes:</b>		
45' x 125'	5,625 sf	40%	45' x 125'	5,625 sf	41%
55' x 125'	6,875 sf	36%	<b>50' x 125'</b>	<b>6,250 sf</b>	<b>9%</b>
65' x 130'	8,450 sf	24%	55' x 125'	6,875 sf	27%
			65' x 130'	8,450 sf	13%
			<b>75' x 130'</b>	<b>9,750 sf</b>	<b>10%</b>

Changes to the previously approved Development Plan are also being requested. The proposed development plan proposes a few modifications to the previously approved Meridian Crossing Development plan, primarily the circulation system and site design. The existing PAD illustrates a mix of very formal neo-traditional design elements and agricultural references. According to the Applicant, implementation of that plan has been difficult given the market conditions of the immediate area. Thus, the Applicant researched the local market and came forward with this proposal to amend the current PAD.

The revised Development Plan, with its curvilinear collector road is the most obvious departure from the existing plan. However, along the perimeter of the project, the new proposal is very similar to the approved design and maintains the landscape and hardscape treatment that is emblematic of the South Specific Area Plan (SSAP) ideology. The proposed Development Plan maintains the large central community park, four smaller neighborhood parks/open space areas placed within the community and the perimeter

trails. A community lake, two swimming pools, and a large gathering pavilion have been added to the proposed Development Plan as additional amenities.

A deviation to the Town Sign Code Zoning Ordinance (Article 7.2.A.d.2 and 3) is being requested to accommodate the “Community Identification Feature”, which is a subdivision monument sign proposed at the southwest corner of Riggs and Gary Roads. This important corner acts as a gateway into both Queen Creek and the Agritainment District in addition to identifying the project. As such, and in homage to the small town agricultural character of Queen Creek, a 36-foot tall faux water tower is proposed in the park space at this intersection. The water tower utilizes historically accurate materials including vertical wood slats with metal ties, a wooden support structure, and a standing seam metal roof. The water tower’s proposed height allows it to serve both as the community identity monument and as a usable shade structure with a 20-foot clear height gathering area underneath. The sign text “Harvest Queen Creek” is approximately 55 s.f. in area and will prominently advertise this intersection as the entrance to Queen Creek. The sign ordinance limits monument features to 20-feet in height with a maximum of 32 square feet of signage. The proposed water tower and signage is of a height and character that presents a unique feature that enhances the Agritainment District’s identity.

## GENERAL ANALYSIS

**General Plan Review:** The current residential General Plan designation for this Property is Medium-High Density Residential (MHDR) (0-5 du/ac). The proposed Development Plan complies with the current General Plan. No changes are proposed to the General Plan designation of MHDR.

**South Specific Area Plan Compliance (SSAP):** Staff has analyzed the applicant’s proposal for compliance with the SSAP goals and objectives and is in agreement that all proposed development standards and features appear to generally meet the intent of the plan. Staff and the Applicant will continue to work together in a collaborative effort to ensure that Harvest Queen Creek will develop into a high quality agrarian themed neighborhood that will complement all existing and future agritainment developments and opportunities.

**Zoning Review:** The current zoning designation of the property is R1-5 (Urban Development District)/Planned Area Development. No changes are proposed to the previously approved R1-5 zoning district standards. The Applicant is proposing to add two lot sizes to the three previously approved lot sizes and standards as shown below:

<b>Standard</b>	<b>R1-5/PAD 45' x 125' Approved RZ16-046</b>	<b>R1-5/PAD 55' x 125' Approved RZ16-046</b>	<b>R1-5/PAD 65' x 130' Approved RZ16-046</b>	<b>R1-5/PAD 50' x 125' (Proposed)</b>	<b>R1-5/PAD 75' x 130' (Proposed)</b>
Minimum Lot Area (sq. ft.):	5,625 <sup>1</sup>	6,875 <sup>1</sup>	8,450 <sup>1</sup>	6,250 <sup>1</sup>	9,750 <sup>1</sup>
Minimum Lot Width (ft.):	45	55	65	50	75
Minimum Lot Depth (ft.):	125 <sup>1</sup>	125 <sup>1</sup>	130 <sup>1</sup>	125 <sup>1</sup>	130 <sup>1</sup>
Maximum Height (ft.)	30	30	30	30	30
Min. Building Setbacks (ft.)					
Front (Front Facing Garage):	20	20	20	20	20
Front (Side Entry Garage/Porch/Livable Area):	10	10	10	10	10
Side:	5	5	5	5	5
Rear (Dwelling Unit):	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>
Rear (Covered Patio):	15	15	15	15	15
Buildable Area (Maximum Lot Coverage):					
1-Story (%):	55	55	55	55	55
2-Story (%):	50	50	50	50	50

1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
2. 20-feet for two-story homes /15-feet for single-story homes.

### **Planned Area Development (PAD) Overlay Compliance:**

There are no changes proposed to the previously approved R1-5/Planned Area Development Overlay District (PAD). The two new proposed lot sizes meet the current R1-5 standards.

The only deviation to the Zoning Ordinance standards being requested is to the Town Sign Code (Article 7.2.A.d.2 and 3) to accommodate, a 36-foot tall faux water tower with 55 s.f. of signage. The sign ordinance allows the Planning Administrator to approve monument features up to 20-feet in height (based on specific requirements) with a maximum of 32 square feet of signage. The criterial for increased height requires:

- 1.) Enhanced materials/finishes (i.e. stone, brick, tile roof, laser cut metal, etc.)
- 2.) Unique design features (i.e. tower elements, trellises, ramadas, archways, fountains/water features, seating areas, etc.)
- 3.) Increased landscaping and specialty lighting.

The proposed water tower functions as a unique feature at the gateway into both Queen Creek and the Agritainment District in addition to identifying the project. In addition, the proposed water tower meets the zoning criteria by utilizing historically accurate materials including vertical wood slats with metal ties, a wooden support structure, and a standing seam metal roof. The water tower's proposed height allows it to serve both as a community identity monument and as a usable shade structure with a 20-foot clear height gathering area underneath. The sign text "Harvest Queen Creek" is sized appropriately to the scale of the water tank on the tower and it includes backlit metal sign letters.

**Adequate Public Facilities:** In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project. Appropriate internal circulation and improvements to the existing arterial streets are provided. The Town of Queen Creek will be the potable water and waste water service provider for the property. The Applicant will also participate in providing traffic signal cost sharing as specified in the previously approved Conditions of Approval in Case RZ16-046. The Applicant is also in the process of dedicating an 11.74 net acre elementary school site to the Queen Creek Unified School District in conjunction with the first final plat.

**Engineering Review:** The project has been reviewed by the Engineering and Transportation Divisions. Conditions of Approval, as specified in the previously approved Conditions of Approval in Case RZ16-046, were added to address both Engineering and Transportation requirements for this project.

**Landscape / Open Space Review:** A total of 75.91 acres (20%) of Open Space is required. Harvest Queen Creek is proposing to provide a total of 104.71 acres (27.6%) of open space which includes both common area and active open space. A linear trail system is provided throughout the community that connects to perimeter trails. Active open space amenities include a centralized community park and four smaller community parks.

**Wall/Fencing Plan:** The development will be surrounded by a decorative theme wall and columns. The primary entrance on Riggs Road includes an enhanced primary entry monument. Secondary entry monuments are proposed on Gary (Meridian) and Signal Butte Roads. The walls, fences and entry feature meet the minimum Zoning Ordinance and Design Standards requirements.

**Community Identification Feature:** A unique 36-foot tall faux water tower monument feature is proposed at the corner of Riggs and Gary Roads. This important corner acts as a gateway into both Queen Creek and the Agritainment District in addition to identifying the project.

**Public Notification/Participation:** A Neighborhood Meeting was held on November 7, 2017 in the Community Chambers Building. Notification of the meeting was sent to property owners within 1,200 feet of the project. No one attended the meeting.

## **CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. All Conditions of Approval for Meridian Crossing PAD (RZ16-046) remain in effect, unless identified to be modified via this application.
3. All columns all shown on Landscape Plan-Wall Plan (Sheet L1.3) are to be stone.

## **ATTACHMENTS**

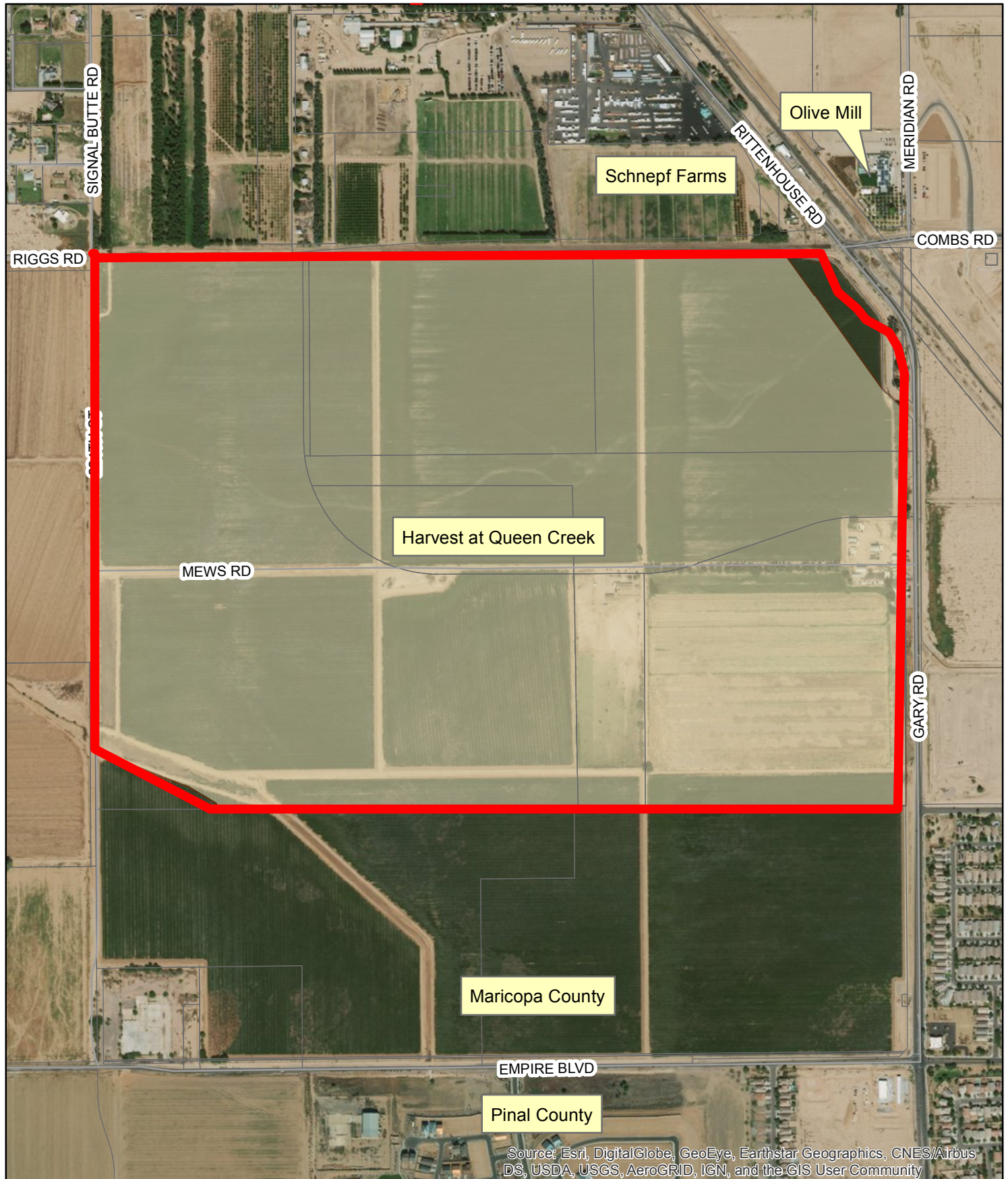
1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Meridian Crossing Development Plan (Existing)
5. Development Plan (Proposed)
6. Harvest Queen Creek PAD Narrative
7. Open Space Plan Exhibit
8. Wall Plans
9. Wall Plan Map
10. Monument Feature



Project Name: Harvest Queen Creek Aerial

Case Number: P17-0127

Hearing Date: March 14, 2018 (Planning Commission)

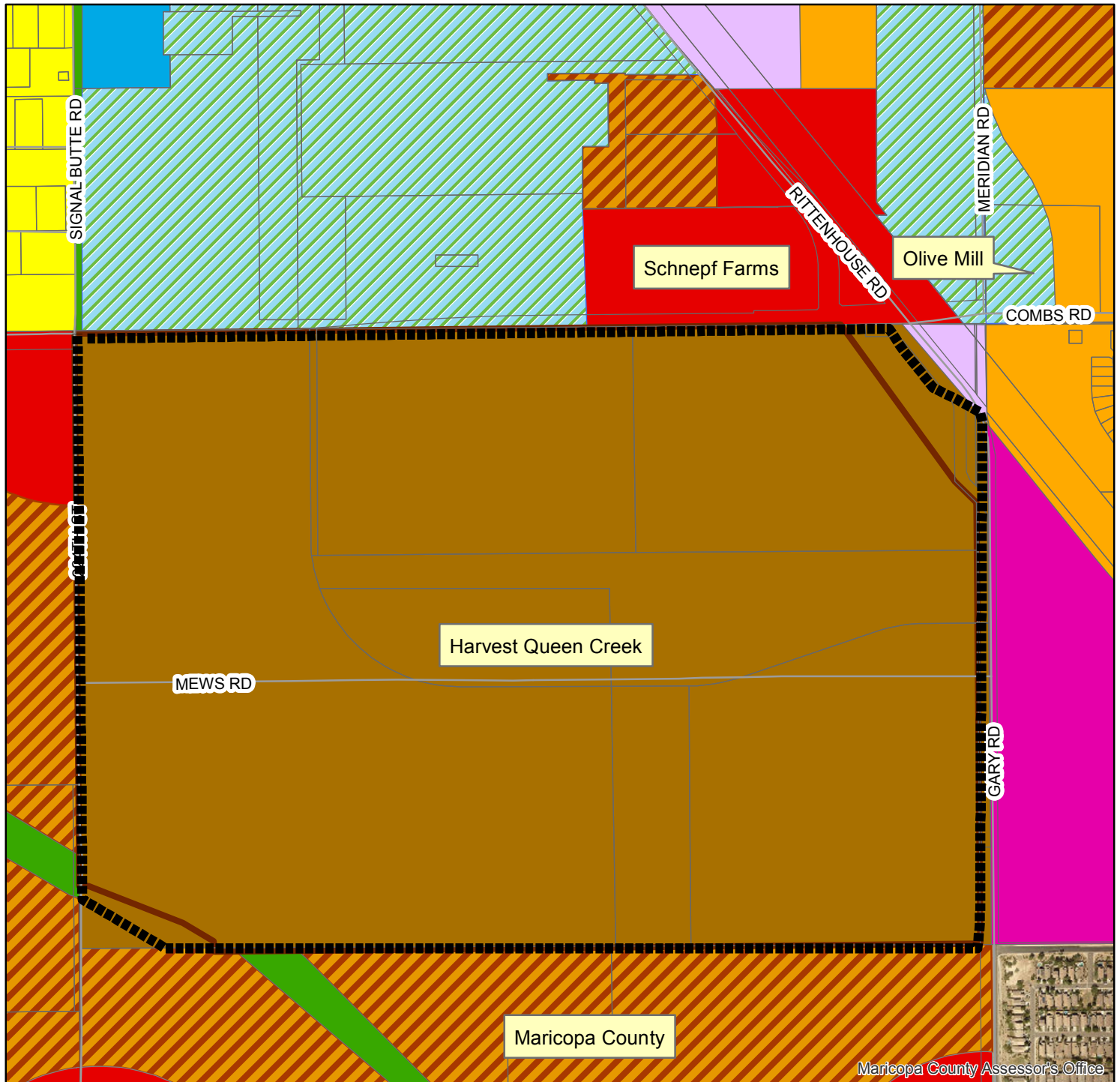


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Project Name: Harvest Queen Creek General Plan Exhibit**

**Case Number: P17-0127**

**Hearing Date: March 14, 2018 (Planning Commission)**



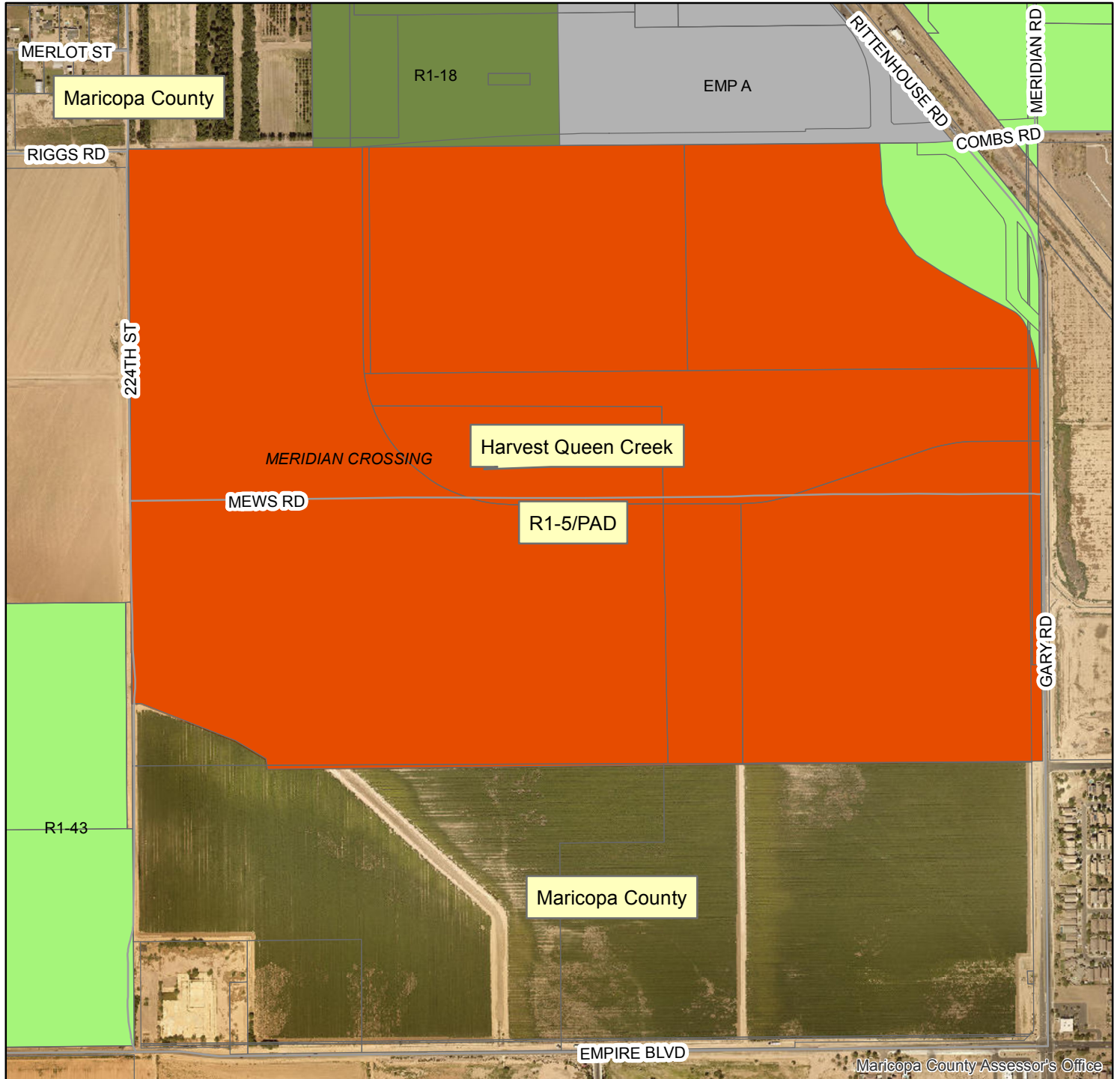
**General Plan Land Use**

- |  |                         |                            |
|--|-------------------------|----------------------------|
| Very Low Density Residential (0-1 DU/AC) | Mixed Use               | Regional Commercial Center |
| Low Density Residential (0-2 DU/AC)      | Town Center Mixed Use   | Employment Type A          |
| Medium Density Residential (0-3 DU/AC)   | Neighborhood Commercial | Employment Type B          |
| MHDR                                     | Community Commercial    | Agritainment               |
| Multi-Family                             | Office/Services         | Public/Quasi-Public        |
| Master Planned Community (0-1.8 DU/AC)   | Commercial              | Open Space                 |

**Project Name: Harvest Queen Creek Zoning Exhibit**
























**Case Number: P17-0127**

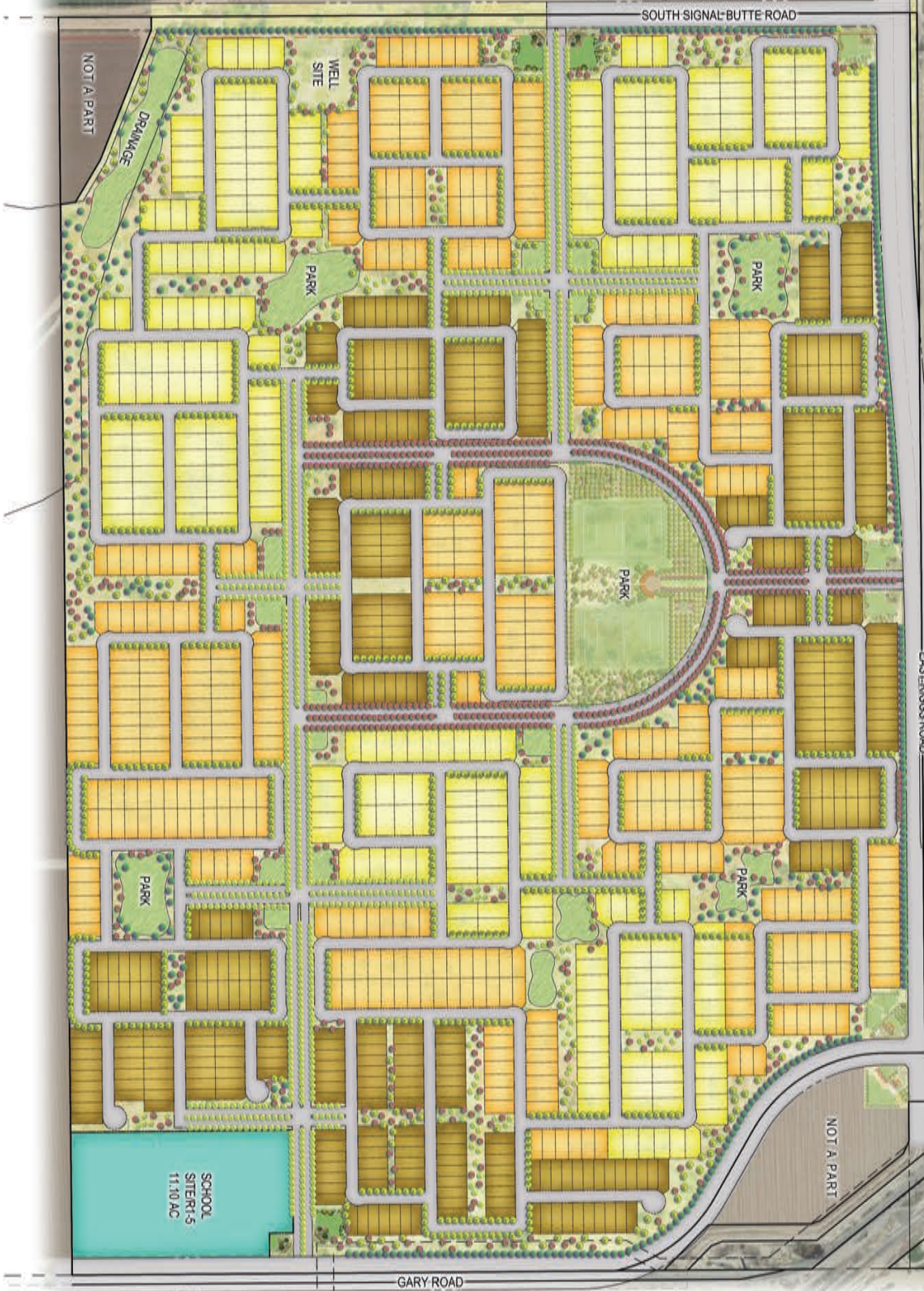
**Hearing Date: March 14, 2018 Planning Commission**



Maricopa County Assessor's Office

**Zoning Districts**

 C-1, Commercial	 RC, Recreation/Conservation	 R1-7, Residential	 R1-18, Residential
 C-2, Commercial	 PCD, Planned Community Development	 R1-8, Residential	 R1-35, Residential
 TC, Commercial	 MDR, Multi-Family	 R1-9, Residential	 R1-43, Residential
 EMP A, Heavy Industrial	 R1-4, Residential	 R1-10, Residential	 R1-54, Residential
 EMP B, Light Industrial	 R1-5, Residential	 R1-12, Residential	 R1-190, Residential
 PQP, Public/Quasi-Public	 R1-6, Residential	 R1-15, Residential	Aerials2018



# MERIDIAN CROSSING

## Development Plan

1/8" = 1'-0"  
 1/4" = 3'-0"  
 plan scale 1/200  
 date: 08.24.16



andersonbaron  
 architects and engineers  
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### Site Data

Description	Value	Percentage
45' x 125' Lots (5,625 sf)	498 Units	40%
55' x 125' Lots (6,875 sf)	448 Units	36%
65' x 100' Lots (6,500 sf)	299 Units	24%
<b>Total Units</b>	<b>1,245 Units</b>	
Gross Area	415.42 AC	
Arterial & Collector RW	46.02 AC	
School Site (donated)	11.10 AC	
<b>Total NET Area</b>	<b>369.40 AC, 3.37 DU/AC</b>	
Active Open Space	66.31 AC	63%
Passive Open Space	39.07 AC	37%
<b>Total Open Space</b>	<b>105.38 AC, 28.53%</b>	



SITE DATA			
<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>	45'x125' Lots (5,625 sq ft)	506 Units	41%
<span style="display:inline-block; width:15px; height:10px; background-color:purple;"></span>	50'x125' Lots (6,500 sq ft)	115 Units	9%
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	55'x125' Lots (6,875 sq ft)	332 Units	27%
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	65'x130' Lots (8,450 sq ft)	164 Units	13%
<span style="display:inline-block; width:15px; height:10px; background-color:brown;"></span>	75'x130' Lots (9,750 sq ft)	127 Units	10%
<b>TOTAL UNITS</b>		<b>1244 UNITS</b>	
<b>GROSS AREA</b>		<b>414.27 AC.</b>	
<b>ARTERIAL &amp; COLLECTOR R/W</b>		<b>34.74 AC.</b>	
<b>FUTURE WATER STORAGE SITE</b>		<b>1.29 AC.</b>	
<b>FUTURE SCHOOL SITE (DONATED)</b>		<b>11.74 AC.</b>	
<b>TOTAL NET AREA</b>		<b>379.53 AC /</b>	<b>≈ 3.28 DU /AC.</b>

PARCEL TABLE	
<b>GROSS PARCEL AREA</b>	<b>NET* PARCEL AREA</b>
414.27 AC	379.53 AC
<b>REQUIRED OPEN SPACE %</b>	<b>PROVIDED OPEN SPACE %</b>
20%	27.6%
<b>REQUIRED OPEN SPACE/ NET AC</b>	<b>PROVIDED OPEN SPACE/ NET AC**</b>
75.91 AC	104 AC
<b>REQUIRED ACTIVE OPEN SPACE %</b>	<b>PROVIDED ACTIVE OPEN SPACE %</b>
20% REQUIRED OPEN SPACE	19.8%
<b>REQUIRED ACTIVE OPEN SPACE AC</b>	<b>PROVIDED ACTIVE OPEN SPACE AC</b>
22.77 AC	30.22 AC

\*Gross are excluding arterial and collector right of ways  
 \*\*Includes future water storage facility site and future school site (donated)

Harvest Queen Creek Development Plan

**PAD AMENDMENT & PRELIMINARY PLAT  
DEVELOPMENT NARRATIVE**

**HARVEST QUEEN CREEK**

**SWC | RIGGS AND MERIDIAN ROADS  
QUEEN CREEK, ARIZONA**

Submitted to:  
**TOWN OF QUEEN CREEK  
PLANNING DEPARTMENT  
22358 South Ellsworth Road  
Queen Creek, AZ 85242  
480-358-3003**

**TerraWest**  
**COMMUNITIES**

Submitted on Behalf of:  
**TERRAWEST COMMUNITIES  
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Prepared by:  
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Prepared: September 2017  
Revised: February 2018

## DEVELOPMENT ADVISORS



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**TerraWest**  
COMMUNITIES

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## REQUEST

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Iplan Consulting, on behalf of TerraWest is pleased to submit for your consideration a Planned Area Development (PAD) Amendment request concerning an approximate 414 gross acre property known as Harvest Queen Creek (formerly known as Meridian Crossing). Harvest Queen Creek is located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment) in southeast Queen Creek. Harvest Queen Creek was subject to a Staff initiated Special Area Plan (SSAP) in 2014-2015, and a Major General Plan Amendment (MGPA) with accompanying PAD rezoning in 2016 (Ord. 619-16) which resulted in the property being formally annexed into the Town and planned for Medium-High Density Residential (MHDR-A) with R1-5 PAD zoning.

TerraWest has arrived at the decision to amend the PAD only after significant consideration and consultation with numerous homebuilders active in the Queen Creek area. The existing PAD is a great plan with strong design elements. That said, based on additional dialog with the homebuilders, we see an opportunity to refine and optimize the lot mix and layout while keeping a central focus on the Agritainment theme and design character with an enhanced amenity package. The request does not propose to amend the underlying R1-5 zoning district but does propose to adopt a new Development Plan and new character details; replacing those components of the existing PAD. A concurrent Preliminary Plat proposal is also included in the request to illustrate the implementation of the amended PAD proposed.

### Site Context Aerial





## **OVERVIEW**

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The Harvest Queen Creek project is in a very unique location as it benefits from its proximity to Queen Creeks “Agritainment” center at Riggs and Rittenhouse but is also on the edge of the Town with many higher density, non-Queen Creek quality communities that are still building, creating competition with this project for potential home buyers. Although the Harvest Queen Creek density is significantly less than those adjacent Pinal County neighborhoods, we believe the character, theming, and design of Harvest Queen Creek will allow the project to be competitive in the marketplace.

TerraWest envisions this project to become a community that respects and celebrates the agrarian heritage of the property and surrounding areas through an agricultural themed design of that farming history for the project, while also realizing that responsible land use planning is necessary for the economic vitality and sustainability of both Queen Creek and the adjacent Agritainment uses.

The land use planning concept for Harvest Queen Creek centers on *four primary elements*: transitional and appropriate residential densities, open space connections, implementation of the South Specific Area Plan (SSAP) vision, and facilitation of key infrastructure improvements for the contiguous arterial level streets: Signal Butte, Gary and Riggs Roads.

This land use concept is implemented by strategically transitioning intensity and balancing complementary land uses – institutional and residential to provide for a successful project and provide a mix of sustainable residential densities for the Town of Queen Creek and the region as a whole. Implementation of these elements is further accomplished through the provision of quality open space linkages to memorable active and passive open space areas and incorporation of a dramatic Agritainment gateway feature along Riggs Road.

Implementation of the amended PAD zoning will set forth the necessary framework for expediting the major transportation corridor improvements for the contiguous arterial level streets as desired by the Town to address current traffic volumes as well as serve as a catalyst for future development.

## **EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES**

The project area is bound on the north by Riggs Road and further north by existing Agritainment (Schnepf Farms) and rural residential uses that are classified for future nonresidential uses on the General Plan Land Use Map. South Meridian / North Gary Road lies contiguous to the eastern project boundary, while the unincorporated and developing Circle Cross Ranch Planned Area Development is situated further east and within the jurisdictional boundaries of Pinal County.

Existing agricultural uses are contiguous to the entire southern and western project boundaries, though those properties are planned for future residential development.

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

DIRECTION	GENERAL PLAN LAND USE CATEGORY (2008) / SSAP	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Medium-High Density Residential (MHDR-A) <sup>1</sup>	R1-5 PAD	Agriculture
<i>North</i>	Agritainment	Rural-43 (Maricopa County) R1-18	Agriculture / Agritainment
	Commercial	EMP-A	Agriculture / Agritainment
<i>South</i>	Mixed-Use <sup>1</sup>	Rural-43 (Maricopa County)	Agriculture
<i>East</i>	Medium Density Residential (0 – 5 DU/AC) <sup>1</sup>	PAD; CR-3 (Pinal County)	Single Family Residential (developing)
	Regional Commercial (Queen Creek)	PAD; R-7 (Pinal County)	Vacant
<i>West</i>	Mixed-Use <sup>1</sup>	Rural-43 (Maricopa County)	Agriculture
	Commercial <sup>1</sup>	Rural-43 (Maricopa County)	Agriculture

1- These properties are planned to be re-classified to the *Neighborhood* land use category in May 2018.

## GENERAL PLAN COMPLIANCE

Queen Creek’s current General Plan Land Use Map, as amended by the SSAP and 2016 Amendment, classifies the entire property as Medium-High Density Residential (MHDR-A), which land use classification is generally intended to serve as a transitional area between medium density residential and employment land uses and while a large portion of properties classified as Medium Density are concentrated in the northwest quadrant of the Municipal Planning Area, this property was reclassified as part of the SSAP adoption by Town Council on December 16, 2015. We believe the PAD rezoning request contains several notable features that respond to the 2008 General Plan vision through:

Maintaining the Town’s unique character by:

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

Effectively managing the Town’s growth by:

- Coordinating and providing additional and needed infrastructure (i.e., water, sewer, streets) to accommodate anticipated growth in this geographical area of the Town {*Land Use Element Goals and Policies: Goal 2, Policy 2b & 2e*}.

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*}.
- Providing compatible land use relationships with the surrounding area through incorporation of appropriate transition treatments such as appropriate lot sizes 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 short, looped street system. Additionally, collector level roadways are being designed to incorporate, at a minimum, raised landscape medians to foster traffic management principles. {*Land Use Element Goals and Policies: Goal 3, Policy 3e; Transportation and Circulation Element Goals and Policies: Goal 1, Policy 1c* }.

Supplementing the Town's comprehensive park system by:

- Developing neighborhood parks, trails, and other recreational amenities for maintenance by a Homeowner's Associations, or similar {*Parks, Trails, and Open Space Element: Goal 1, Policy 1h*}, including a trail connection along Signal Butte Road that will provide a link in the Town's overall trail system that connects Queen Creek and Sonoqui washes.

Encouraging neighborhood design, which provides pedestrian and non-vehicular linkages with other areas by:

- Providing safe pedestrian linkages between neighborhoods, open spaces, recreational opportunities, and a reserved school site in the design and development of the new residential neighborhood {*Parks, Trails, and Open Space Element: Goal 6, Policy 6b*}.

Promoting environmental sensitivity in the built environment by:

- Integrating xeriscapes and use of indigenous drought-tolerant plant materials and those compatible with them through sensible design of the project's landscape and corresponding open space areas {*Environmental Planning Element: Goal 4, Policy 4c*}.

## **CONSISTENCY WITH SOUTH SPECIFIC AREA PLAN (SSAP)**

At time of SSAP initiation, the Harvest Queen Creek property was envisioned as a traditional Queen Creek (MDR) (0-3 DU/AC) development; however, and with continued refinement of the Agritainment goals, additional residential density has become desirable for this area. The agricultural based commercial/retail/amusement theme of the SSAP prescribes the need for additional density to be sustainable thus the intent to maximize the qualitative density of the property.

Riggs Road and Meridian/Gary Road are the featured roadways for the Agritainment District as they are the axial spine roads that link all areas of the District. The Harvest Queen Creek development makes up the south frontage of Riggs Road and the western frontage of Meridian/Gary Road within the District allowing for the opportunity for a consistent streetscape and character for the District.

The goals of the SSAP for the landscape for these roads is to create an interesting and varied street scene that evokes a rural character that recons back to the agrarian culture of the Town. This is embodied in both the design of the landscape and the planning of the Harvest Queen Creek development along the Riggs and Meridian/Gary frontage.

The agricultural and rural character for the Riggs and Meridian/Gary buffer is emphasized first through the site planning of the Harvest Queen Creek development. A long straight wall the length of these roads is not in the vernacular that makes up an agricultural and rural character. Instead, the development is designed providing large pockets of open spaces, not just narrow pedestrian connections, and stretches of unloaded streets along the frontages. This creates a buffer that is at least 30' wide and varies dramatically with a setback that is up to 160' wide. This open and varied buffer only has small stretches of walls that average less than 500' in length with openings between them that average over 350' in length and an approximate minimum length of 265'. This large varied buffer creates an open rural environment that is consistent with the goals of the SSAP and the Agritainment District.

The rural character of the Riggs and Meridian/Gary Road buffer is reinforced by the landscape that embodies an agricultural character. The landscape is designed with formal rows of plantings at the entry that introduce the symmetry and patterns found in the agricultural fields. This geometry allows for formal panting of rows of street trees and the organization of masses, where plant materials are layered at varying heights, with different colors and textures. This is representative of orchards and the varying crops that were planted from one field to the next and from one season to the next. These plantings will continue into the open spaces between the homes creating the feeling of the homes growing out of the agricultural fields that are indicative of the area.

The character created by formal landscaping is most evident as you approach the intersection of these two spine roads. The southwest corner of the Riggs and Meridian/Gary Road is included in this project and features very strong design elements. The most iconic element is the 36-foot tall water tower/ramada that not only identifies the Harvest Queen Creek project, but really acts as a landmark for the entire agritainment area. The landscaping and hardscaping of the area around the water tower echo the design tenants of the SSAP but also integrate well into the palette and design of the rest of the Harvest Queen Creek community.

This character is continued through the monumentation for the Harvest Queen Creek development and Agritainment District. The eclectic combinations of textures and materials with contemporary forms of the Agritainment District designed into the monumentation represent culture, durability and stability, all ideals that exist today in agrarian traditions found throughout the Town. Materials that are true and authentic to the character of the agrarian community are employed throughout the designs. Weathered steel panels that could have been pulled off of an old steel shed grow out of

the ground as retaining walls. Corrugated steel pipes that could have been from an old silo or watering trough are used as raised planters that would be found around the farm house. Stone that would have been dug up while plowing the fields are used for walls. The landscape of the monumentation is a continuation of the rural and agrarian character. Rows of grasses, vines and other materials are reminiscent of the rows of crops. All of these elements create the character for Riggs and Meridian/Gary Road that embodies the agrarian culture that is celebrated in the Agritainment District.

Harvest Queen Creek fosters key tenets of this SSAP by:

- Supporting the two unique Agritainment destinations (Schnepf Farms and Queen Creek Olive Mill) by coordinating and providing additional and needed infrastructure to accommodate anticipated growth in this geographical area of the Town.
- Systematically integrating a centralized open space park area that serves for appropriate active amenity features, as well as providing ample opportunities for events, free play, un-programmed events, farmer's markets, family movie night and similar.
- Methodically designing organized patterns of roadway landscape elements and incorporation of an Agritainment gateway entry feature to create sense of place and additionally serve as a landmark or landscape signage for the area.
- Creating a visually interesting community through incorporation of a symmetrical and consistent landscape motif.
- Continuing to build on the existing sense of community in the Town of Queen Creek through the provision of varying scaled open space that allows for the assembly of all sizes.
- Designing reduced width local level streets to reduce vehicular traffic speeds that equally promote walkability and social interaction among the residents.
- Fostering traffic management principles while also enhancing the pedestrian experience through incorporation of landscaped medians within the collector level streets and providing for shaded walkways adjacent to those streets.
- Increasing connectivity of the area through establishment of a significant paved and unpaved trail system.
- Assisting the acceleration of needed infrastructure to accommodate anticipated growth in this geographically significant area of the Town.

The PAD Amendment and corresponding Preliminary Plat will substantially increase the opportunity for private infrastructure investment by supporting desirable, sustainable, and marketable land uses.

## ZONING

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The Town of Queen Creek General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the Town, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the ownership's and Town's vision for this property, PAD zoning is proposed. The proposed PAD (amendment) fosters many of the tenants set forth in the SSAP, Town of Queen Creek Zoning Ordinance provisions and corresponding Design Standards while: still allowing creative solutions to address the desired mix of residential densities; encouraging compatible land use relationships; implementing pedestrian connectivity; greatly enhancing the community experience through a unique and elaborate open space and amenity package; and, allowing carefully crafted site development regulations to protect surrounding properties and future residents of the project area alike.

While the requested PAD Amendment will continue to utilize the current base zoning district of R1-5: Urban Development District (up to 5 dwelling units per acre), the project layout design and character theming details are proposed to change in a manner we believe is superior to the existing design.

The proposed Development Plan for Harvest Queen Creek illustrates a diligent and concerted effort by property ownership and the development team to integrate appropriate land use transitioning and buffering to ensure compatibility with adjacent planned uses and existing built form; to incorporate a blend of appropriate densities and corresponding mix of housing types that further goals of the General Plan; and, to create a sense of place through quality open space design that will also promote public health and a higher quality of life for the area by providing additional active and passive recreational opportunities.

Incorporating a diverse mix of residential densities accommodating a range of housing and lifestyle options is a critical component in assisting to create sustainable and desirable neighborhoods. To this end, the Development Plan illustrates eighteen residential neighborhoods that will offer single family typical lot sizes ranging from 5,625 sq. ft. to over 9,750 sq. ft. in area. All combined, the Development Plan proposes 1,244 units and a net project density of 3.28 dwelling units per acre (du/ac) which is in substantial conformance with proposed densities afforded by the current PAD as well as the existing Medium-High Density Residential Type A (MHDR-A) (0-5 DU/AC) General Plan land use classification.

**PAD Site Data Table**

DESCRIPTION		ACREAGE (AC.)	PERCENTAGE OF GROSS AREA
Total Area (gross):		+/- 414.27 <sup>1</sup>	100%
Arterial & Collector Roadways and Well Site:		+/- 34.74	8%
Total Area (net):		+/- 379.53	92%
School Site (donated & included in total net area):		+/- 11.74	-
OPEN SPACE SUMMARY		ACREAGE (AC.)	PERCENTAGE OF NET AREA
Total Area - Open Space REQUIRED:		+/- 75.91	20.0%
Total Area - Open Space PROVIDED:		+/- 104.71	27.6%
Total Area – Active Open Space REQUIRED:		+/- 22.77	30.0% <sup>2</sup>
Total Area – Active Open Space PROVIDED:		+/- 30.22	39.8% <sup>2</sup>
Total Number of Lots/Dwelling Units:	1,244	100%	
Overall Density (net):	3.28 DU/AC		

<sup>1</sup>- Gross area has been reduced slightly since the existing PAD approval due to a shift to the Gary Road alignment.

<sup>2</sup>- Active Open Space percentage excludes the dedicated school site and is based on the minimum open space required for the project.

**PAD Comparison Table**

PAD	PROPOSED	EXISTING	CODE
Gross Area (acres)	414.27 <sup>1</sup>	415.42	-
Net Area (acres)	379.53	369.40	-
Number of Lots	1,244	1,245	-
Density (DU/acre)	3.28	3.37	-
Open Space Area (acres)	104.71	105.38	75.91 Minimum
O/S Percentage	27.6%	28.5%	20%

<sup>1</sup>- Gross area has been reduced slightly since the existing PAD approval due to a shift to the Gary Road alignment.

**COMPARISON TO THE CURRENT PAD:**

The existing PAD illustrates a mix of very formal neo-traditional design elements and agricultural references which made it a good example of the vision of the SSAP. That said, the implementation of that plan has been proven difficult given the market conditions of the immediate area. Thus, TerraWest Communities has spent significant time and effort researching the local market and contemplating the tenets of the SSAP to come forward with this proposal to amend the current PAD.

There are significantly more elements of the two plans that are similar than different. The more important similar elements include the overall density, lot widths, open space acreage, park locations, and the adherence to the goals and vision of both the SSAP and General Plan. Comparing the two Development Plans, the new layout, with its curvilinear collector road is the most obvious departure from the existing plan. However, along the perimeter of the project, the new proposal is very similar to the approved design and maintains the landscape and hardscape treatment that is emblematic of the SSAP ideology. Below is a list identifying the similarities and/or enhancements of the new land plan when compares with the old land plan.

- The new layout remains consistent with the General Plan Land Use Map designation of MHDR-A and existing R1-5/PAD zoning.
- The four planning concepts outlined in the PAD overview are maintained in the new layout:
  - Transitional and appropriate residential densities are proposed – utilizing similar lots sizes but also including larger 75-foot wide lots.
  - Creating open space connections – In addition to maintaining the perimeter connection opportunities, internal pedestrian connections and open space corridors have been improved.
  - Implementing the SSAP vision – The landscape and hardscape design remains consistent, if not improved, with the goals and vision of the SSAP.
  - Facilitating key infrastructure improvements along Riggs and Gary – This new layout will facilitate development of the property sooner than the existing plan.
- The project entrances remain in the same locations although we have enlarged the landscape design of the Riggs Road entry to be more prominent and provide a clear link to the Agritainment philosophy.
- The collector road circulation still allows vehicular connection to both Riggs and Gary Roads, but now is curvilinear and more direct which will make the circulation more efficient.
- The new layout maintains a large central community park and four smaller neighborhood parks/open space areas placed within the community.
- The new plan includes a significantly increased amenity package including a community lake, two swimming pools, and large gathering pavilion.
- The new layout maintains and enhances the internal pedestrian circulation between the central community park and the neighborhood parks as well as the perimeter trails.
- Regional trail connection opportunities are maintained to the future Agritainment areas to the north and northeast of the site as well as along Signal Butte Road which allows a regional trail connection between the Sonoqui and Queen Creek washes.
- The Queen Creek Unified School District site is maintained at the southeast corner of the property as approved.

As designed and described within this narrative, the proposed amendment to the PAD is worthy of the Town's support due to its compliance with the General Plan, the SSAP Agritainment vision, and similarities and improvements over the existing approved PAD.



**LOTTING:**

The Approved PAD for Meridian Crossing provided for 1,245 lots that utilizes the R1-5/PAD zoning district. This amendment would reduce the number of lots by one and would continue to use the R1-5/PAD zoning designation. At 1,244 units, the project density is approximately 3.28 DU/acre which is lower than the approved plan’s 3.37 DU/acre due to less collector road acreage. This amendment maintains the three lot sizes approved in the original PAD but also includes a 50’ x 125’ lot size and a wider 75’ x 130’ lot size which is considerably larger than any of the typical lot sizes approved in the existing PAD. These new lot sizes exceed the minimum dimensional standards of the R1-5 zoning district and are compatible with the approved PAD. No deviations are being requested to the R1-5 zoning district standards for the two new lots sizes. We believe this addition of a larger lot size will be desirable by the larger families wanting to live in this area and will have a positive effect to the project and the community. Considering the above, we believe the original intent of the PAD is maintained and even improved upon.

<b>Original PAD Lot Sizes:</b>			<b>Proposed PAD Lot Sizes:</b>		
45’ x 125’	5,625 sf	40%	45’ x 125’	5,625 sf	41%
55’ x 125’	6,875 sf	36%	<b>50’ x 125’</b>	<b>6,250 sf</b>	<b>9%</b>
65’ x 130’	8,450 sf	24%	55’ x 125’	6,875 sf	27%
			65’ x 130’	8,450 sf	13%
			<b>75’ x 130’</b>	<b>9,750 sf</b>	<b>10%</b>

**CIRCULATION:**

The perimeter arterial roadways were subject to an inter-government study to address the significant traffic issues at the intersection of Meridian/Gary Road and Riggs/Combs Road due to the at-grade UPRR crossing. This study has resulted in a modified street layout that has Meridian/Gary Road being re-routed through the subject property moving the intersection with Riggs/Combs several hundred feet west of its current location. Rittenhouse Road will become the north bound extension of Gary Road at this location with Meridian Road being re-aligned further east and ending at its intersection with Combs Road.

Riggs Road is currently being built from Ellsworth Road east across the frontage of the subject site and will connect with the existing Combs Road east of Meridian Road. Due to existing properties built on the north side of Riggs alignment, the right-of-way will jog south of the section line encumbering more of the Harvest Queen Creek property as it moves to the west of Gary/Rittenhouse. The half-street right-of-way for Signal Butte Road will be provided on the section line and will be constructed in compliance with the conditions of the original PAD approval.

The proposed internal street layout departs from the existing PAD but continues the overall project theme by respecting the land use and circulation characteristics of the SSAP, while promoting safe, efficient vehicular, bicycle and pedestrian circulation. A hierarchy of street systems is proposed with one main collector level street serving vehicular traffic off the contiguous arterial level Riggs and Meridian/Gary Roads. The tree-lined collector level street features a raised center median and is designed to connect the residential neighborhoods to the centrally located park area while also providing for adequate traffic distribution to the local level streets. Additionally, local level streets are planned for the residential neighborhoods will also be tree lined and feature detached

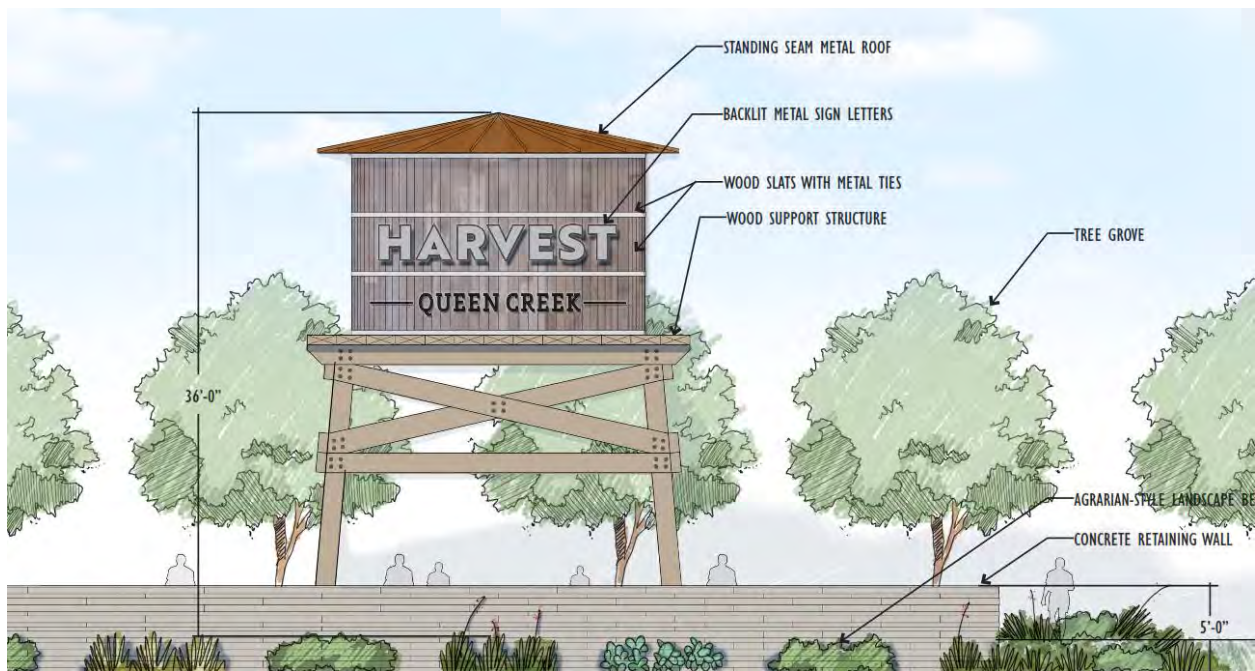
sidewalks. Design of roadway cross-sections are consistent with the original PAD approval and current engineering standards.

**SCHOOLS:**

We have worked with the Queen Creek Unified School District to identify an approximate 11.74 acre site in the southeast portion of the project which will be donated to them. The district has stated their intentions to build a school at this location, however, should they ultimately decide not to build here, it is our intention to build homes instead. For that reason, the underlying zoning of the school site is proposed to remain as R1-5/PAD.

**ENTRY MONUMENT SIGN AREA AND ARCHITECTURAL FEATURE HEIGHT (ARTICLE 7.5.2.3):**

A deviation to the Town Sign Code is needed to accommodate the “Community Identification Feature” which is a subdivision monument sign proposed at the southwest corner of Riggs and Gary Road. This important corner acts as a gateway into both Queen Creek and the agritainment district in addition to identifying the project. As such, and in homage to the small town agricultural character of Queen Creek, a 36-foot tall faux water tower is proposed in the park space at this intersection. The water tower utilizes historically accurate materials including vertical wood slats with metal ties, a wooden support structure, and a standing seam metal roof. The water tower’s proposed height allows it to serve both as the community identity monument and as a usable shade structure with a 20-foot clear height gathering area underneath. The sign text “Harvest Queen Creek” is approximately 55sf in area and will prominently advertise this intersection as the entrance to Queen Creek.



**HARVEST QUEEN CREEK | LOT DEVELOPMENT STANDARDS | SETBACKS, BUILDING HEIGHT, LOT COVERAGE**

**LOT DEVELOPMENT REGULATIONS:**

Inclusion of Development Standards within the Harvest Queen Creek PAD Development Plan protects not only the adjacent property owners, but also the future property owners within the boundaries of the PAD. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the public health, safety and welfare of Queen Creek citizens. The standards contained herein pertain to lot areas, setbacks, building height and lot coverage. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

The following table represents the typical lot sizes planned for Harvest Queen Creek which include the same three lot sizes and development standards already approved for the property. The two new typical lot sizes proposed are compatible with the approved lot sizes and comply with the Zoning Ordinance R1-5 Development Standards.

<i>STANDARD</i>	<i>R1-5/PAD 45' x 125' APPROVED RZ16-046</i>	<i>R1-5/PAD 55' x 125' APPROVED RZ16-046</i>	<i>R1-5/PAD 65' x 130' APPROVED RZ16-046</i>	<i>R1-5/PAD 50' x 125' NEW (PROPOSED)</i>	<i>R1-5/PAD 75' x 130' NEW (PROPOSED)</i>
Minimum Lot Area (sq. ft.):	5,625 <sup>1</sup>	6,875 <sup>1</sup>	8,450 <sup>1</sup>	6,250 <sup>1</sup>	9,750 <sup>1</sup>
Minimum Lot Width (ft.):	45	55	65	50	75
Minimum Lot Depth (ft.):	125 <sup>1</sup>	125 <sup>1</sup>	130 <sup>1</sup>	125 <sup>1</sup>	130 <sup>1</sup>
Maximum Height (ft.)	30	30	30	30	30
Minimum Building Setbacks (ft.)					
Front (Front Facing Garage):	20	20	20	20	20
Front (Side Entry Garage/Porch/Livable Area):	10	10	10	10	10
Side:	5	5	5	5	5
Rear (Dwelling Unit):	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>
Rear (Covered Patio):	15	15	15	15	15
Buildable Area (Maximum Lot Coverage):					
1-Story (%):	55	55	55	55	55
2-Story (%):	50	50	50	50	50

1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
2. 20-feet for two-story homes /15-feet for single-story homes.

HARVEST QUEEN CREEK | DEVELOPMENT PLAN EXHIBIT



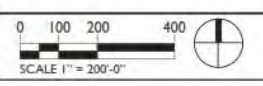
SITE DATA			
<span style="color: orange;">■</span>	45'x125' Lots (5,625 sf.)	506 Units	41%
<span style="color: purple;">■</span>	50'x125' Lots (6,500 sf.)	115 Units	9%
<span style="color: blue;">■</span>	55'x125' Lots (6,875 sf.)	332 Units	27%
<span style="color: yellow;">■</span>	65'x130' Lots (8,450 sf.)	164 Units	13%
<span style="color: brown;">■</span>	75'x130' Lots (9,750 sf.)	127 Units	10%
<b>TOTAL UNITS</b>		<b>1244 UNITS</b>	
<b>GROSS AREA</b>		<b>414.27 AC.</b>	
<b>ARTERIAL &amp; COLLECTOR R/W</b>		<b>34.74 AC.</b>	
<b>FUTURE WATER STORAGE SITE</b>		<b>1.29 AC.</b>	
<b>FUTURE SCHOOL SITE (DONATED)</b>		<b>11.74 AC</b>	
<b>TOTAL NET AREA</b>		<b>379.53 AC /</b>	<b>± 3.28 DU /AC.</b>

PARCEL TABLE	
<b>GROSS PARCEL AREA</b>	<b>NET * PARCEL AREA</b>
414.27 AC	379.53AC
<b>REQUIRED OPEN SPACE %</b>	<b>PROVIDED OPEN SPACE %</b>
20%	27.6%
<b>REQUIRED OPEN SPACE/ NET AC</b>	<b>PROVIDED OPEN SPACE/ NET AC **</b>
75.91 AC	104.AC
<b>REQUIRED ACTIVE OPEN SPACE %</b>	<b>PROVIDED ACTIVE OPEN SPACE %</b>
30% REQUIRED OPEN SPACE	39.8%
<b>REQUIRED ACTIVE OPEN SPACE AC</b>	<b>PROVIDED ACTIVE OPEN SPACE AC</b>
22.77 AC	30.22 AC

\*Gross are excluding arterial and collector right of ways  
 \*\*Includes future water storage facility site and future school site (Donated)

HARVEST QUEEN CREEK  
 Queen Creek, Arizona

DEVELOPMENT PLAN



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February 8, 2018

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and user is advised to verify all facts, dimensions, legal descriptions, and other conditions. This plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development in conformity with governmental requirements and to fulfill its marketing objective.

## **PRELIMINARY PLAT**

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The unique character of Queen Creek is established through traditions of agriculture, rural entertainment, hospitality, and diligence. These traditions provide a foundation for the Harvest Queen Creek community; an agrarian and family-oriented community that celebrates the history and culture of Queen Creek through entertainment and tourism. Harvest Queen Creek evokes a sense of pride in the agrarian history of Queen Creek with its proximity to Schnepf Farms and the Queen Creek Olive Mill within the South Specific Area Plan (SSAP).

At the core of the SSAP is an eclectic combination of entertainment, tourism, and history that forms a bond true to itself, and an asset to the surrounding town of Queen Creek. The parks and amenities, surrounding landscape, style and form of architectural elements within Harvest Queen Creek exist to create a sense of place that embodies the history and character of the SSAP and that of Schnepf Farms and the Queen Creek Olive Mill without diluting their identities that people have come to know and love.

### **CHARACTER (THEME):**

The character of a place is not only built of physical objects, such as structures and materials, but also of intangibles, such as community, tradition, emotion and memories. The eclectic combinations of textures and materials with contemporary forms of the Harvest Queen Creek community represent culture, durability and stability, all ideals that exist today in agrarian traditions found throughout the Town and the SSAP. This is achieved through materials that are true and authentic to the character of an agrarian community including block, stone, wood, and steel as well as repurposed farming and construction materials that are utilized in contemporary and modern forms. A rusted metal planter wall could invoke memories of old rusted equipment from generations past, or a corrugated steel planter would be inspired by a steel water trough. These materials exhibit key characteristics, which characterize a simple, agrarian lifestyle; they are exposed and genuine, not concealed or contrived.

The overall theme of Harvest Queen Creek is consistent with this agricultural character. The plans included with this submittal package reflect the agricultural theme by using simple, functional applications of stone, brick, and metal in the design of the hardscaping (ramadas, benches, etc.). The plant palette and planting patterns are visual reminders of the agricultural history of the property. Even the monument signage is designed to reflect the agricultural roots of the area in the materials, colors, and design used.

### **PARKS | AMENITIES:**

Community is an important component to the history and culture of Queen Creek. Historically, local farmers would invite family and friends to celebrate the Fourth of July holiday with swimming, barbeque and fireworks at their home. The parks and amenities of Harvest Queen Creek will continue the traditions originally established by the founders of Queen Creek, by offering a place for community gatherings and encouraging the exploration of the community.

Based on that understanding, this revised proposal significantly improves the level of recreation for the project and it all starts with the primary amenity area. Centrally located, the primary park is about 7 acres in size and is located along the collector spine of the project making it easy to get to from any part of the community. This park area features a large lake which would be part of the Town's water recharge system and could be used by the residents for fishing, paddle boarding, canoeing, and other recreational activities. Adjacent to the lake is the primary recreation area which includes two community swimming pools; one is a

large play pool and the other is a lap pool. The pools, which were not proposed in the existing PAD, are flanked by plenty of deck area for families to relax and play. A changing room and shaded seating areas complete the swimming pool complex. Adjacent to the pool complex to one side is a large children's play structure with shaded seating for parent. To the other side of the pool complex is a large Pavilion building for gatherings and events, an event lawn, bocce ball courts, and deck overlooking the lake. A large open turf area that will accommodate soccer and other field sports connects around the edge of the lake and amenity area completes the wide range of recreational opportunities available. A trail extending around the perimeter of the primary park connects into all of the adjacent neighborhoods and provides safe and efficient pedestrian connection to this primary park area from every part of the community.

The PAD Amendment Landscape Plans include a "Community Park – Option 2" exhibit which illustrates the primary park area without the aforementioned lake feature. It is certainly our desire to develop the project with the lake element as shown in the "Community Park – Option 1" exhibit, but as of the date of this document, a formal agreement is not in place between the developer and the Town of Queen Creek regarding the ability to create and maintain a lake element and that requires us to have an alternate option...Option 2. Without the lake element, the recreational areas of the two-swimming pool complex, the large playground, the bocce ball court, and the pavilion and event lawn remain the same. What is different is that the lake area is replaced by a larger area of turf which can be used for multiple field sports simultaneously. We would anticipate the turf fields would be utilized to the same degree as a lake feature so we do not see either option as being better or worse for the families of this community. It is our expectation that a formal agreement with the Town will be finalized prior to the project Construction Documents being submitted.

Although it is our goal to get the residents to use the primary park area is where the major amenities of the project are located as much as possible, we understand that not all families will be able to utilize those amenities on a daily basis and as such, have designed four satellite parks; one in each neighborhood quadrant of the community. Consistent with the Agritainment theme, the four park areas have been themed to provide a different experience for the community residents. While the primary park will be the focus for larger, more active recreation, the four neighborhood scale parks provide unique open space opportunities. The Pollinator Garden is designed to focus on plantings that attract pollinating insect that are critical to successful agriculture, the Solstice Park is focused on the importance of the sun and seasons that are the basis for sowing and reaping, The Pasture is a gathering oriented area with seating and a fire pit for conversations and lastly, the Market Farm, which provides an opportunity for neighborhood scale urban farming that allows the residents to take an active part in the agricultural heritage of the area,

All of the park and open space areas are designed to provide safe and diverse activities that sustain the unique, small town, equestrian agricultural character of Queen Creek and as established in the SSAP. All passive open space for the neighborhood will be located within 880-feet from any lot, while active open space areas will be located within 1,320-feet.

#### **PEDESTRIAN CIRCULATION:**

A project of this size heavily depends on a pedestrian circulation network to provide safe, efficient, and aesthetically pleasing connectivity throughout the community. Harvest Queen Creek is no exception and includes miles of trails that fall into three general categories. The first level of pedestrian circulation is the local and collector level street sidewalks. Harvest Queen Creek utilizes the Town's detached sidewalk design for all local and collector streets which helps make the pedestrian experience more enjoyable by separating them from the vehicular traffic. The local street sidewalks are the initial method for getting residents from their homes to the neighborhood parks. The collector road sidewalks then connect the neighborhoods to each other, the primary park area, and to the perimeter of the project. This level of connection is by far the most prevalent throughout the site and will be heavily used.

The second category of pedestrian circulation is the dedicated trails running through the open space areas of the community. These paved trails are typically five to six feet wide and connect the neighborhood parks to each other as well as to the primary park area. A trail also connects the residents to the northeast portion of the site where an anticipated road crossing will allow access to the Schnepf Farm and Olive Mill projects in the Town's Agritainment area.

The last category of pedestrian circulation is along the perimeter of the project and includes both arterial street sidewalks and paved trails in open space tracts. These trails have a dual purpose of serving the Harvest Queen Creek residents need to access uses on adjacent properties and allowing public use along both Riggs Road and Gary Road. Signal Butte also has a public accessible sidewalk as well as a larger twelve-foot wide unpaved trail that could potentially be used for Town sponsored events.

#### **LANDSCAPE:**

The landscape of Harvest Queen Creek celebrates the rows and patterns present of agricultural fields, which have been an identifying feature of the Queen Creek since its founding. Symmetry and repetition helps to form the foundation for a comprehensive series of landscape systems within the community. The geometry allows for organization in masses, where plant materials are layered at varying heights, with different colors and textures. The application of these methods will build a landscape that flourishes in the local climate, providing color and fragrance throughout the year.

Patterns, scale, and texture are immediately visible upon arrival at Harvest Queen Creek. Tree-lined streets and paseos bring back memories of orchards. Soft grasses and pops of color create texture and movement beneath the patterned tree canopies. Gardens and raised planters are reminiscent of family gardens providing food and visual variety. These patterns and materials connect the landscape to the history and culture of the Town, while celebrating the identity of the SSAP.

In response to the various discussions and meetings held since the review of the first submittal of the landscape plans, several enhancements have been made to the landscape plan. The current Landscape Plan includes **5,315 trees, 23,372 shrubs, and 7,709 groundcovers** for the project which we believe easily exceeds the requirements of the Subdivision Code. Please note that we intend to comply with the Code requirement of one tree and six shrubs for every thirty feet of public right-of-way street frontage.

#### **STREETSCAPE:**

A hierarchy of streetscapes shall be established within Harvest Queen Creek. Larger volume roadways such as arterials and collectors should have landscape that responds to the more rapid speeds. Larger masses, shaded walkways and well-placed areas of color will make these roadways feel welcoming and integral to the community and the overall character established by the urban farms. As speed and volume are reduced, so is the general scale of the plant material massing. These smaller roadways will be more pedestrian oriented with heavy focus on creating shade but also constructive use of plant layering for a more intimate feel.

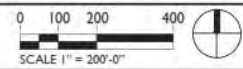
Streetscape landscape assists in establishing the property's character from public view and from adjacent properties, as well as provides for a sense of edge to demarcate property boundaries, and buffering residential dwelling units from adjacent arterial streets. An appropriate mix of canopy trees, shrubs, accent plants and groundcover materials are provided between street curb and the property line to create an attractive environment while also providing shade for sidewalks. Undulating landforms may be used in conjunction with vegetation to provide visual interest.

# HARVEST QUEEN CREEK | LANDSCAPE MASTER PLAN EXHIBIT



## HARVEST QUEEN CREEK LANDSCAPE MASTERPLAN

Queen Creek, Arizona



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Scottsdale, Arizona 85251  
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www.rvplanning.com

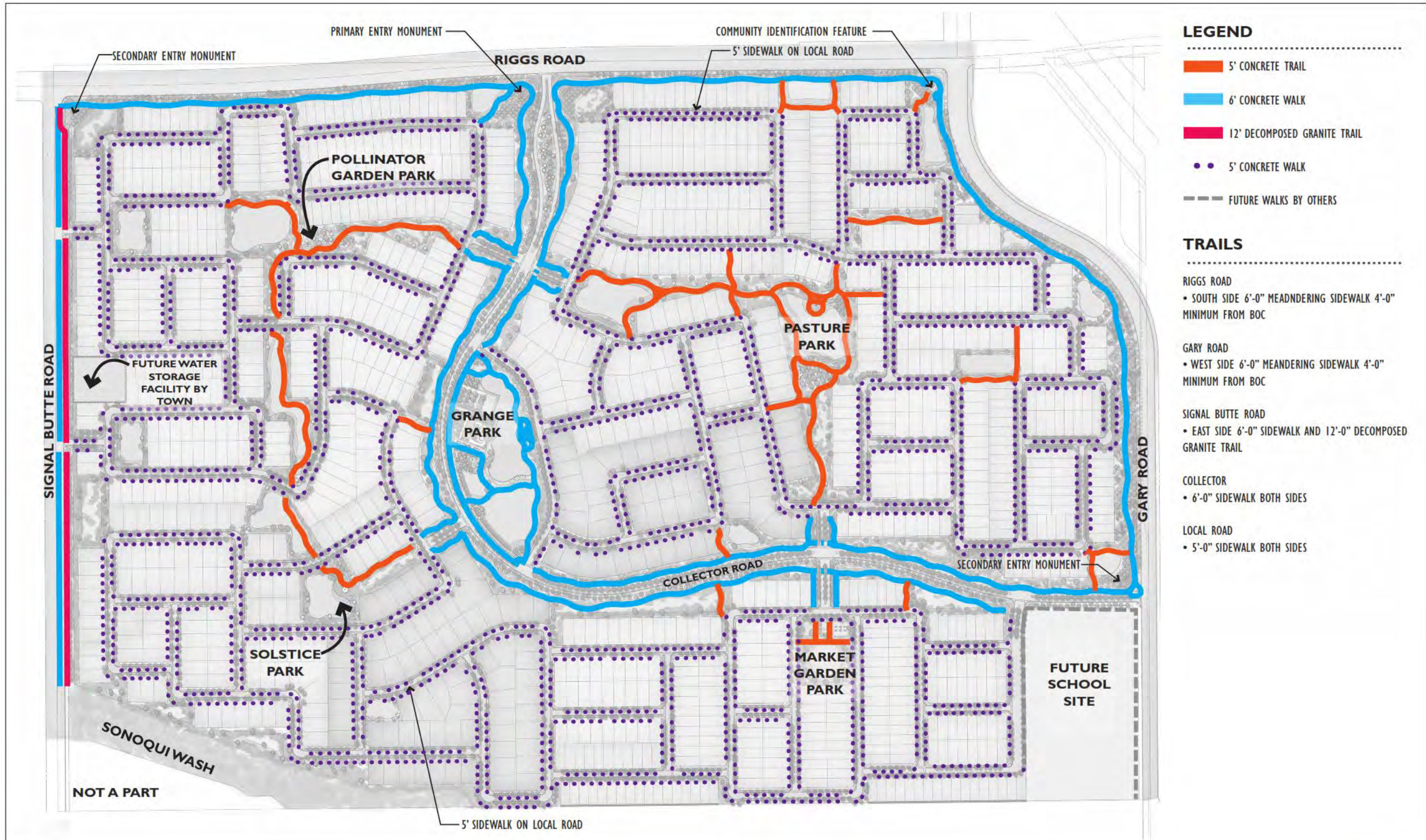


February 8, 2018

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# HARVEST QUEEN CREEK | TRAILS MASTER PLAN EXHIBIT



## LEGEND

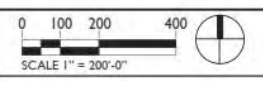
- 5' CONCRETE TRAIL
- 6' CONCRETE WALK
- 12' DECOMPOSED GRANITE TRAIL
- 5' CONCRETE WALK
- FUTURE WALKS BY OTHERS

## TRAILS

- RIGGS ROAD**
  - SOUTH SIDE 6'-0" MEANDERING SIDEWALK 4'-0" MINIMUM FROM BOC
- GARY ROAD**
  - WEST SIDE 6'-0" MEANDERING SIDEWALK 4'-0" MINIMUM FROM BOC
- SIGNAL BUTTE ROAD**
  - EAST SIDE 6'-0" SIDEWALK AND 12'-0" DECOMPOSED GRANITE TRAIL
- COLLECTOR**
  - 6'-0" SIDEWALK BOTH SIDES
- LOCAL ROAD**
  - 5'-0" SIDEWALK BOTH SIDES

HARVEST QUEEN CREEK  
Queen Creek, Arizona

## TRAILS MASTERPLAN



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HARVEST QUEEN CREEK | COMPREHENSIVE SIGN MASTER PLAN EXHIBIT

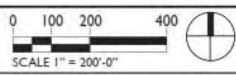


**LEGEND**

-  PRIMARY COMMUNITY ENTRY SIGNAGE & MONUMENTATION
-  SECONDARY COMMUNITY ENTRY SIGNAGE & MONUMENTATION
-  COMMUNITY IDENTIFICATION FEATURE
-  NEIGHBORHOOD MONUMENTATION

HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMPREHENSIVE SIGN MASTERPLAN



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HARVEST QUEEN CREEK | PRIMARY ENTRY EXHIBIT



LEGEND.....

- 1. RAISED CONCRETE PLANTERS
- 2. WEATHER STEEL SIGN PANEL
- 3. CONCRETE GATEWAY WALL
- 4. RETENTION BASIN
- 5. AGRARIAN-STYLE LANDSCAPE BEDS
- 6. SECONDARY SIGN FOR WEST-BOUND TRAFFIC

**SIGNAGE SQ. FT.**  
 .....  
 'HARVEST' = 28 SQ. FT.  
 'QUEEN CREEK' = 8 SQ. FT.  
 TOTAL = 36 SQ. FT.

PLAN  
 SCALE 1" = 20'-0"



EAST-BOUND ELEVATION  
 SCALE 1/8" = 1'-0"



HARVEST QUEEN CREEK  
 Queen Creek, Arizona

PRIMARY ENTRY - RIGGS ROAD

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HARVEST QUEEN CREEK | ENTRY MONUMENT PERSPECTIVE EXHIBIT

WEST-BOUND VIEW



EAST-BOUND VIEW

HARVEST QUEEN CREEK  
Queen Creek, Arizona

PRIMARY ENTRY PERSPECTIVE - RIGGS ROAD

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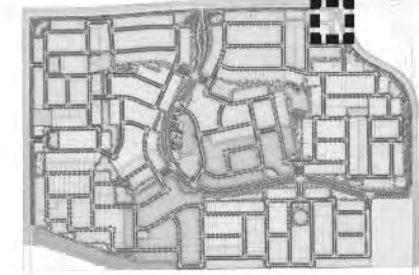
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# HARVEST QUEEN CREEK | AGRITAINMENT GATEWAY ENTRY FEATURE EXHIBIT



PLAN  
SCALE 1" = 30'-0"

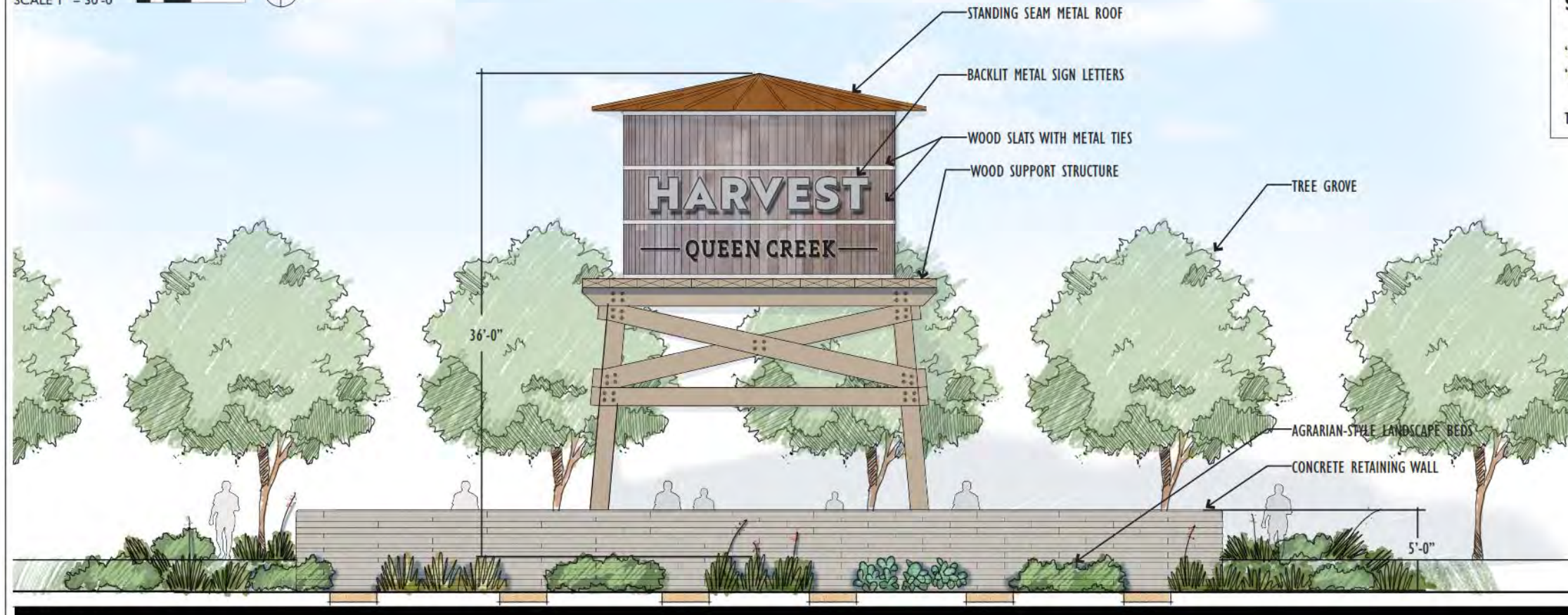


## LEGEND

- 1. CONCRETE RETAINING WALL
- 2. ICONIC WATER TOWER MONUMENT & PLAZA
- 3. AGRARIAN-STYLE LANDSCAPE BEDS
- 4. TREE GROVE

## SIGNAGE SQ. FT.

'HARVEST' = 38 SQ. FT.  
'QUEEN CREEK' = 15 SQ. FT.  
TOTAL = 53 SQ. FT.



ELEVATION  
SCALE 1/4" = 1'-0"

HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY IDENTIFICATION FEATURE

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HARVEST QUEEN CREEK | PERSPECTIVE RENDERING | AGRITAINMENT GATEWAY ENTRY FEATURE EXHIBIT



HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY IDENTIFICATION FEATURE

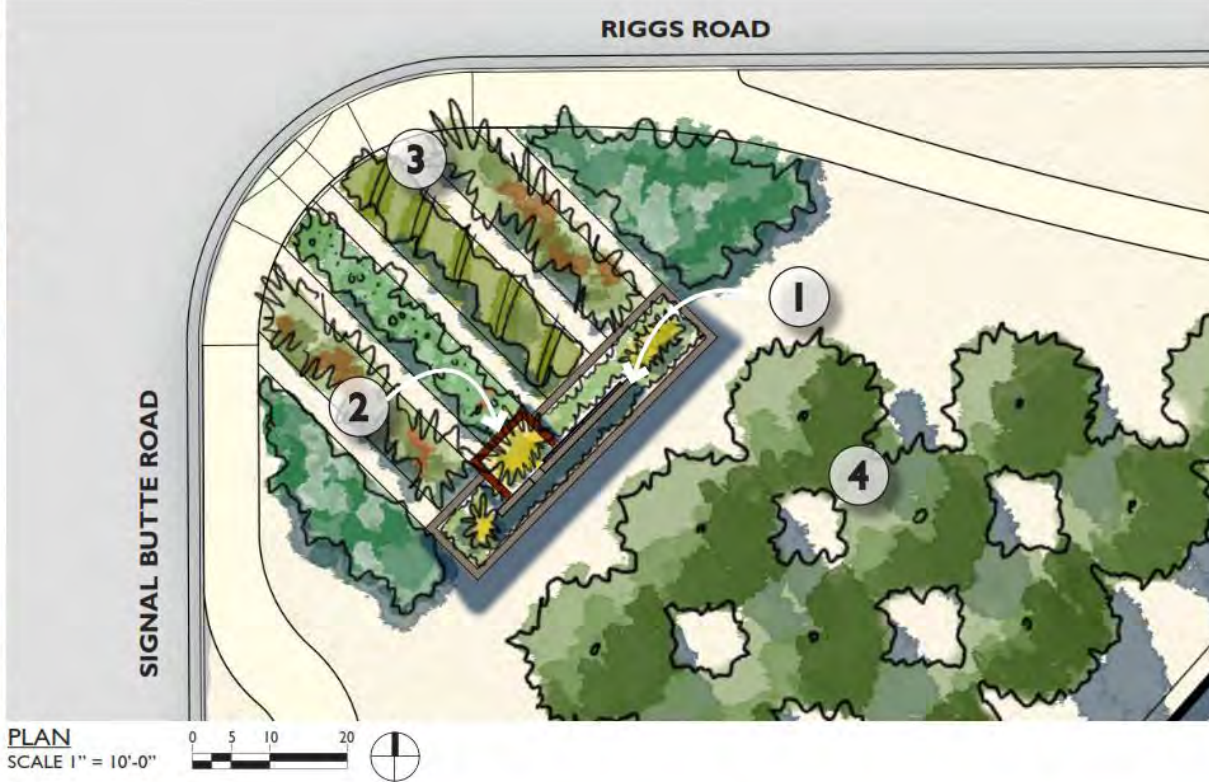
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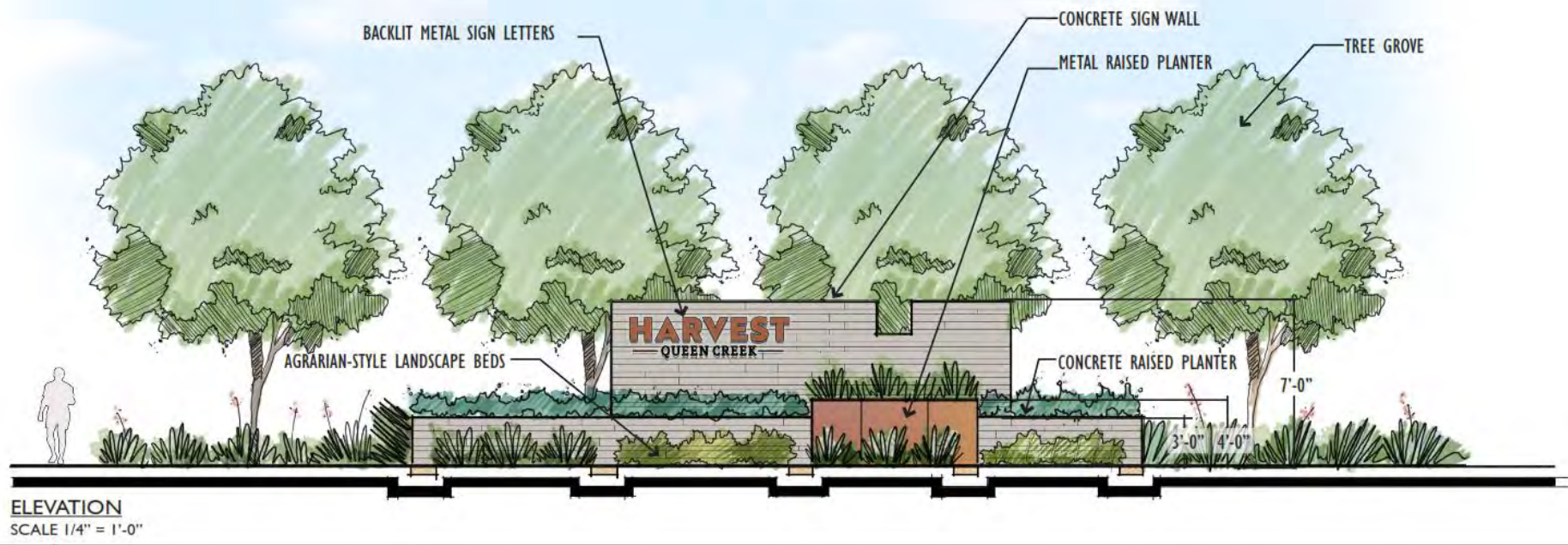
HARVEST QUEEN CREEK | SECONDARY ENTRY EXHIBIT



- LEGEND**
- 1. CONCRETE SIGN WALL & RAISED PLANTER
  - 2. METAL RAISED PLANTER
  - 3. AGRARIAN-STYLE LANDSCAPE BEDS
  - 4. TREE GROVE

**SIGNAGE SQ. FT.**

'HARVEST' = 13 SQ. FT.  
'QUEEN CREEK' = 4 SQ. FT.  
TOTAL = 17 SQ. FT.



HARVEST QUEEN CREEK SECONDARY ENTRY

Queen Creek, Arizona

4200 North Marshall Way, Suite 2  
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# HARVEST QUEEN CREEK | COMMUNITY PARK EXHIBIT OPTION 1

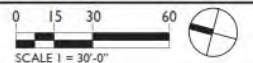


### LEGEND

- 1. PAVILION
- 2. POOL AMENITIES
- 3. EVENT LAWN
- 4. BOCCIE COURT
- 5. CHILDREN'S PLAYGROUND
- 6. ACTIVE PLAY LAWN
- 7. PARALLEL PARKING
- 8. LAKE
- 9. DECK
- 10. ENTRY PLAZA

HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY PARK - "THE GRANGE"  
LAKE



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HARVEST QUEEN CREEK | COMMUNITY PARK EXHIBIT OPTION 2



- LEGEND**
- 1. PAVILION
  - 2. POOL AMENITIES
  - 3. EVENT LAWN
  - 4. BOCCIE COURT
  - 5. CHILDREN'S PLAYGROUND
  - 6. ACTIVE PLAY LAWN
  - 7. PARALLEL PARKING
  - 8. FIRE PIT
  - 9. ENTRY PLAZA

HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY PARK - "THE GRANGE"  
ACTIVE PLAY LAWN



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HARVEST QUEEN CREEK | COMMUNITY PARK OPTION 2 - PERSPECTIVE EXHIBIT



HARVEST QUEEN CREEK

Queen Creek, Arizona

COMMUNITY PARK - "THE GRANGE" PERSPECTIVE

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# HARVEST QUEEN CREEK | COMMUNITY PARK PERSPECTIVE EXHIBIT



HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY PARK - "THE GRANGE" PERSPECTIVE

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# HARVEST QUEEN CREEK | COMMUNITY PARK PERSPECTIVE EXHIBIT



HARVEST QUEEN CREEK  
Queen Creek, Arizona

COMMUNITY PARK - "THE GRANGE" PERSPECTIVE

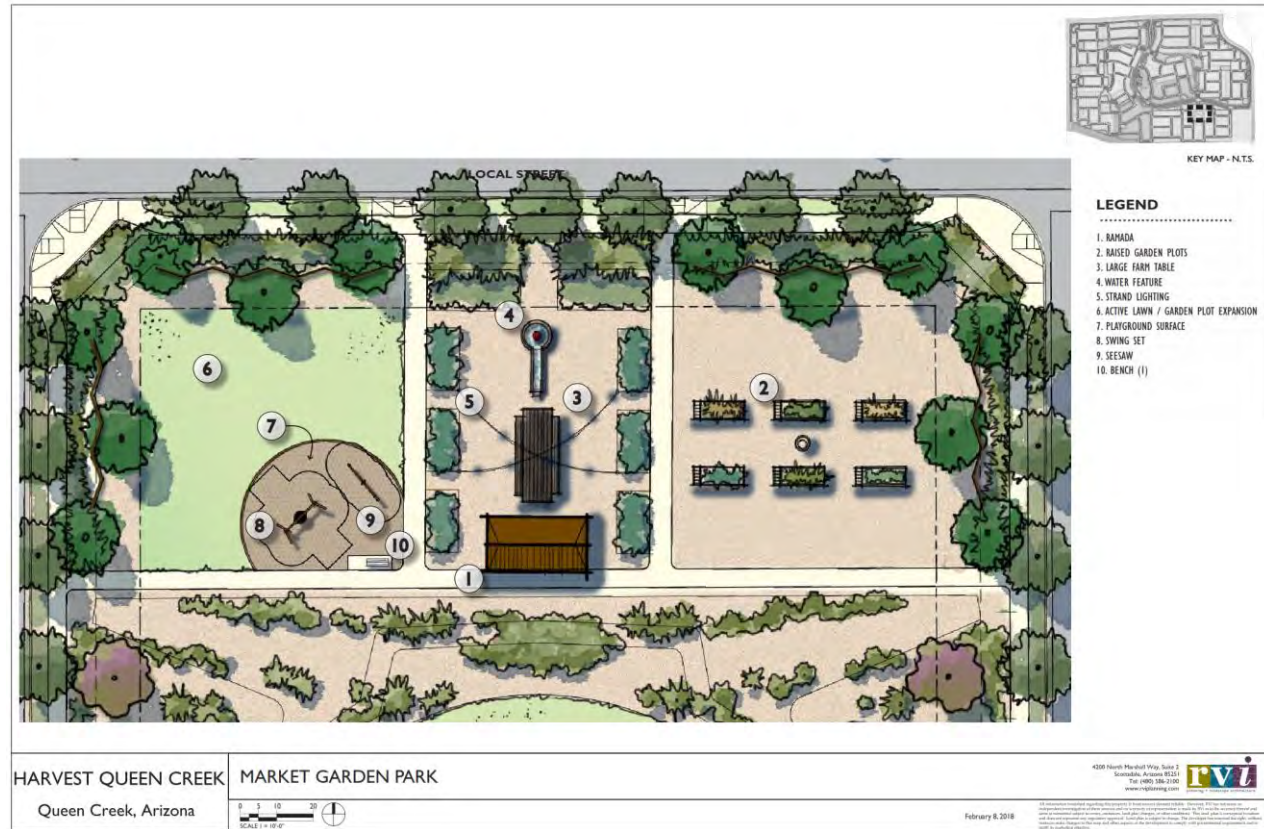
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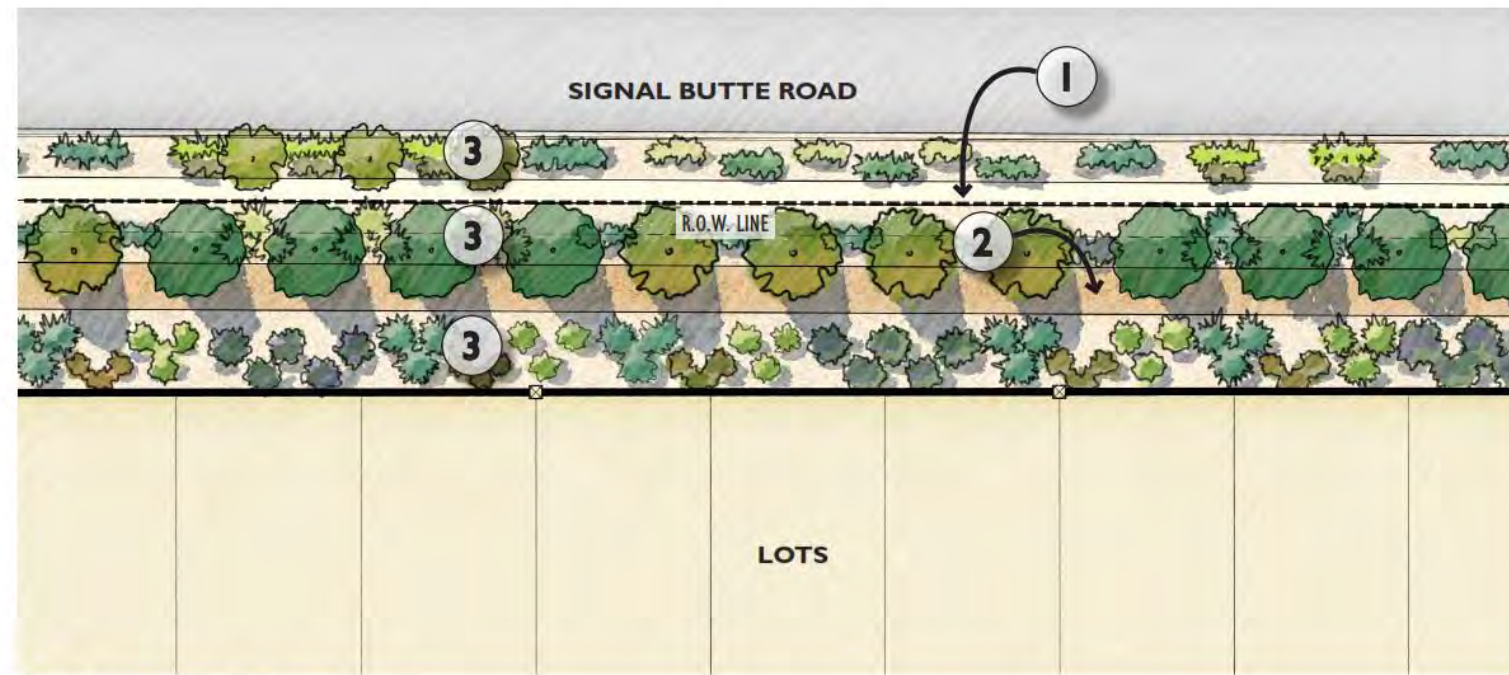
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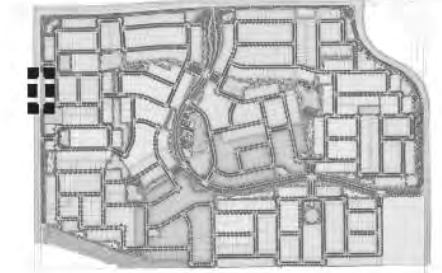
# HARVEST QUEEN CREEK | NEIGHBORHOOD PARKS EXHIBITS



# HARVEST QUEEN CREEK | SIGNAL BUTTE TRAIL CORRIDOR EXHIBIT

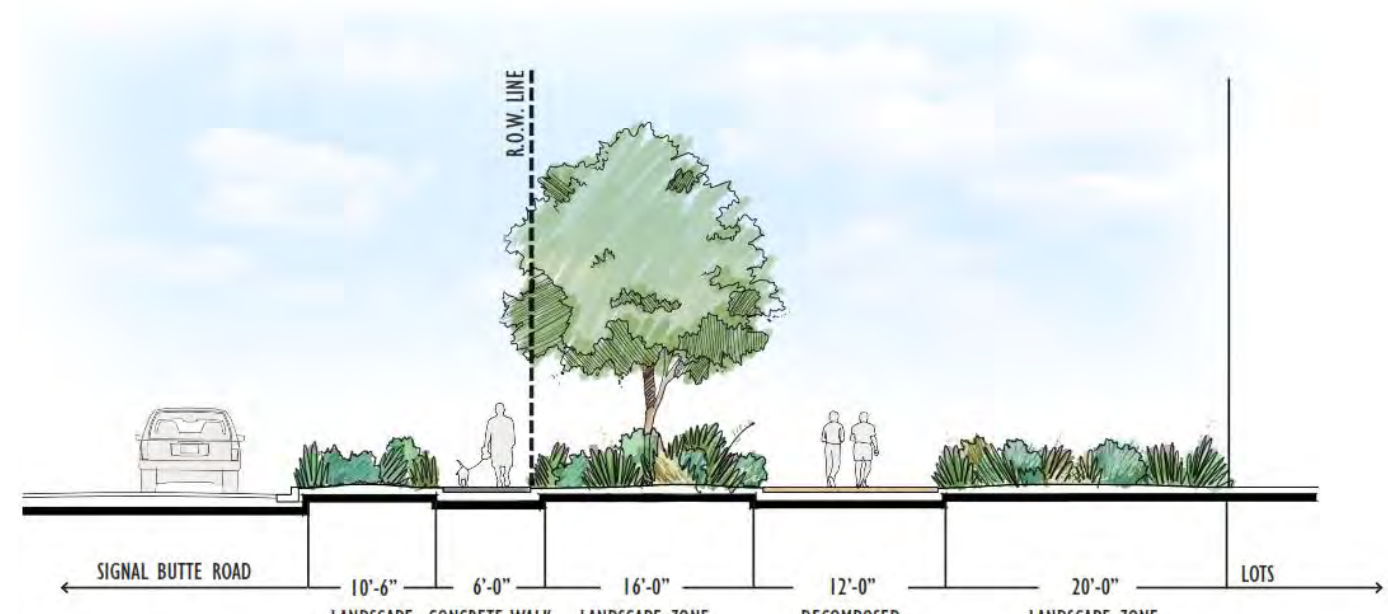


PLAN  
SCALE 1" = 20'-0"



KEY MAP - N.T.S.

- LEGEND**
- .....
  - 1. 6' CONCRETE WALK
  - 2. 12' DECOMPOSED GRANITE TRAIL
  - 3. LANDSCAPE ZONE



ELEVATION  
SCALE 3/16" = 1'-0"

HARVEST QUEEN CREEK  
Queen Creek, Arizona

SIGNAL BUTTE TRAIL CORRIDOR

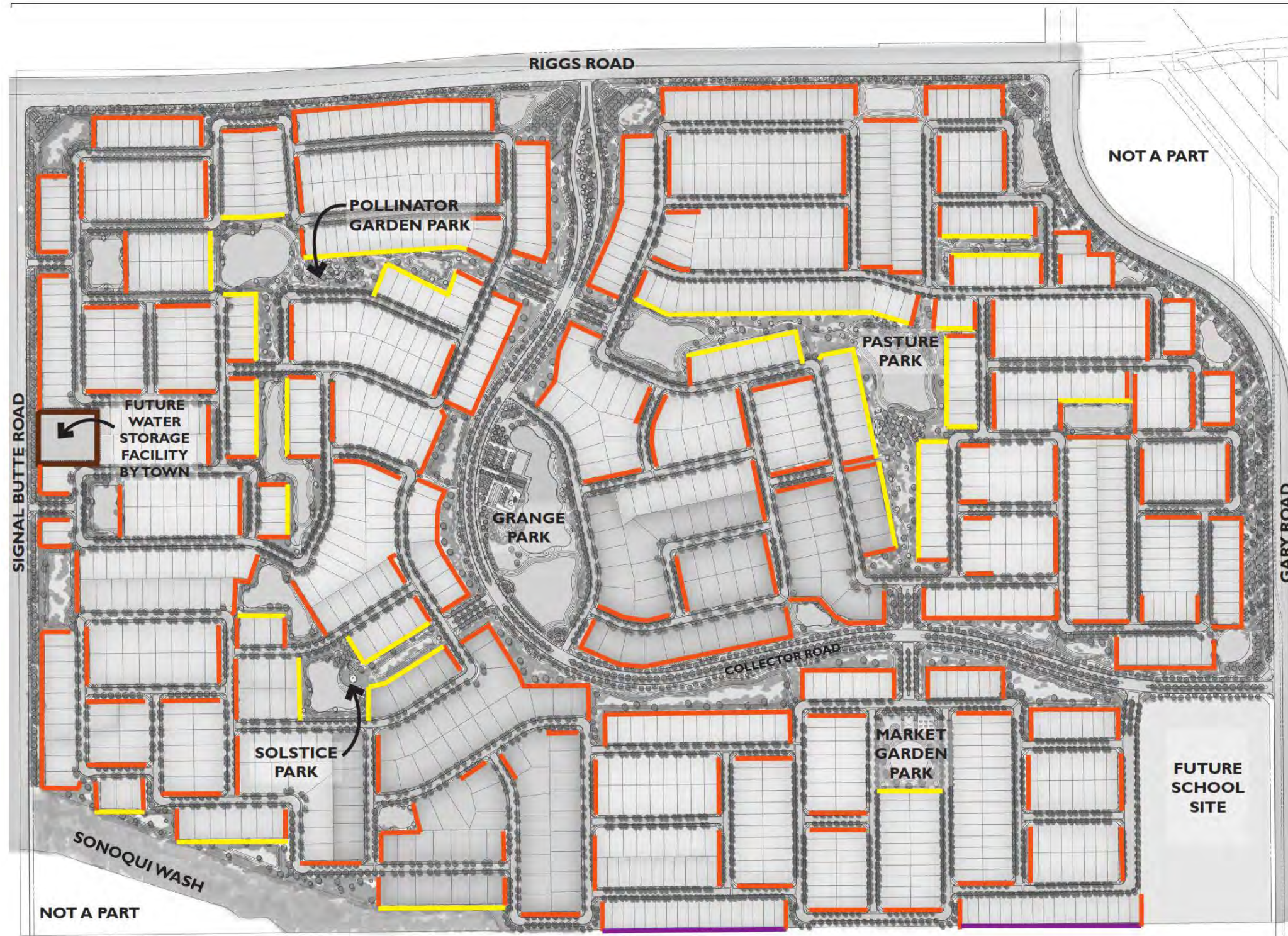
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February 8, 2018

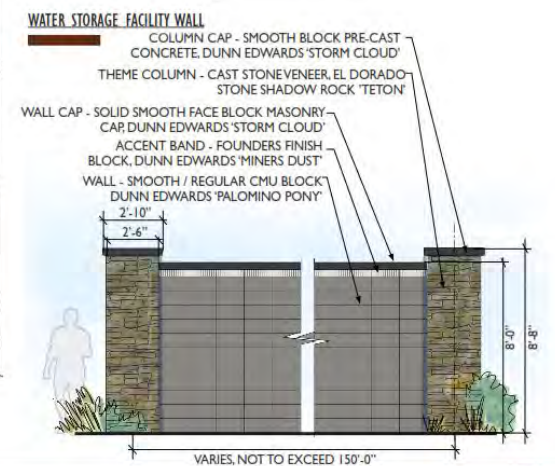
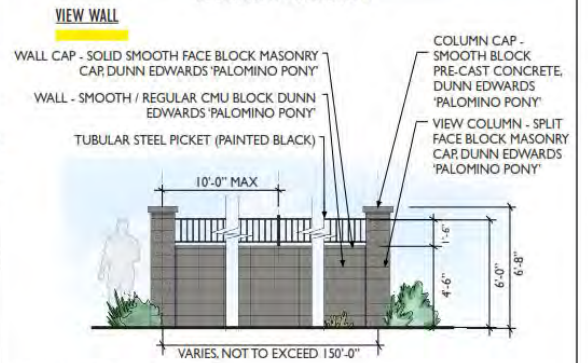
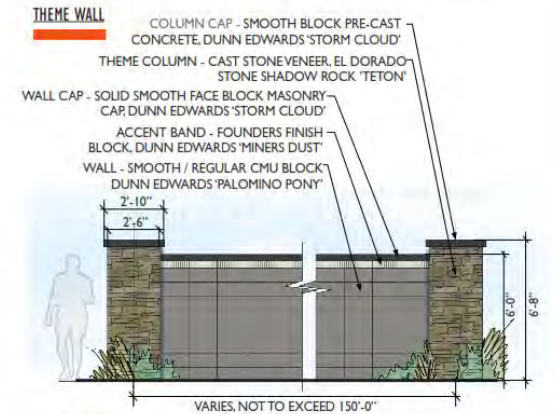
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# HARVEST QUEEN CREEK | WALL PLAN



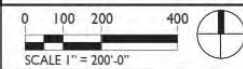
## LEGEND

- 6' HEIGHT THEME WALL
  - 6' HEIGHT VIEW WALL (4'-6" SOLID / 1'-6" VIEW)
  - 6' HEIGHT DOOLEY WALL
  - 8' HEIGHT WATER STORAGE FACILITY WALL
- \*THEME COLUMNS WILL BE SPACED NO FURTHER THAN 150'-0" ON CENTER IN COMPLIANCE WITH TOWN CODE



HARVEST QUEEN CREEK  
Queen Creek, Arizona

## WALLS MASTERPLAN



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February 14, 2018

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## **OWNERSHIP AND CONTROL**

---

Maintenance of all common areas, tracts and landscaping in all rights-of-way on all local, arterial and collector roadways is the responsibility of the Home Owner's Association.

## **DEVELOPMENT PHASING**

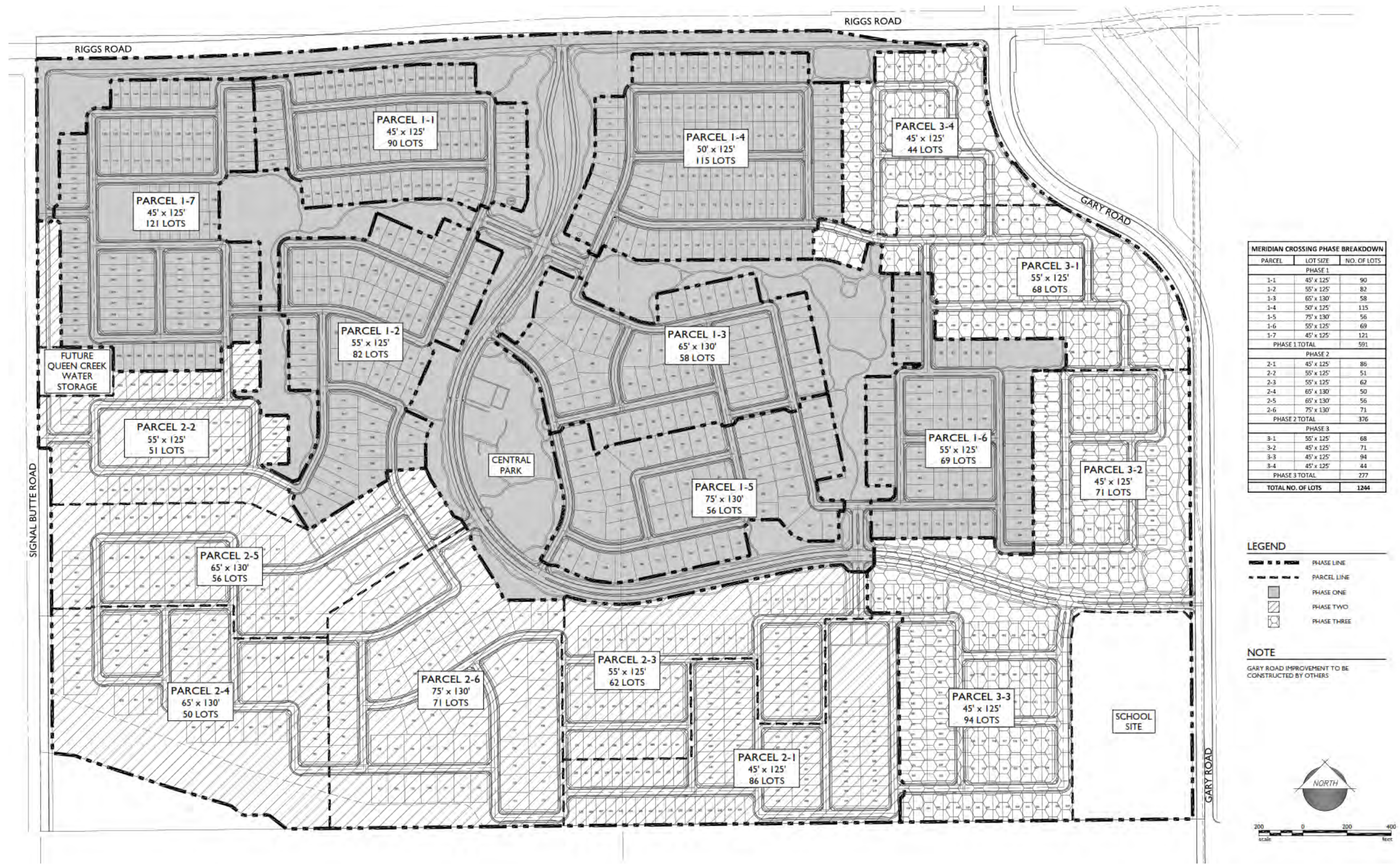
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Physical development of Harvest Queen Creek is dependent upon market conditions; however, it is anticipated that the project will be developed in three phases with the initial phase to be developed within 18 months following the corresponding land use entitlements and Final Plat approval by the Town of Queen Creek. The initial phase consists of parcels 1-1 through 1-7 on the Phasing Plan Exhibit and is along Riggs Road which we have designed to be the primary access to the development. Phase 1 includes the Riggs Road access, the collector road down to the southern edge of the "Grange" primary community park. Phase 2 is likely to be the southwestern most parcels of the project which are designated as parcels 2-1 through 2-6. Phase 3 is the last phase envisioned for the project and is along the east boundary of the development. This third phase is identified as parcel 3-1 through 3-4 on the Phasing Plan Exhibit. Although, this phasing outline is how we are moving ahead, the actual timing and sequence of construction is entirely dependent upon market conditions. Regardless, all project phasing will ensure each phase provides for adequate vehicular circulation, appropriate drainage and retention, as well as ample open space. Final phasing design will also take in account efficient progression of infrastructure extension between community phases.

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# HARVEST QUEEN CREEK | PHASING PLAN EXHIBIT

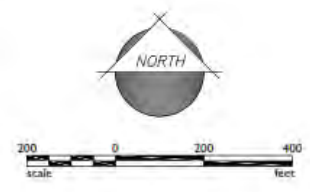


MERIDIAN CROSSING PHASE BREAKDOWN		
PARCEL	LOT SIZE	NO. OF LOTS
PHASE 1		
1-1	45' x 125'	90
1-2	55' x 125'	82
1-3	65' x 130'	58
1-4	50' x 125'	115
1-5	75' x 130'	56
1-6	55' x 125'	69
1-7	45' x 125'	121
PHASE 1 TOTAL		591
PHASE 2		
2-1	45' x 125'	86
2-2	55' x 125'	51
2-3	55' x 125'	62
2-4	65' x 130'	50
2-5	65' x 130'	56
2-6	75' x 130'	71
PHASE 2 TOTAL		376
PHASE 3		
3-1	55' x 125'	68
3-2	45' x 125'	71
3-3	45' x 125'	94
3-4	45' x 125'	44
PHASE 3 TOTAL		277
TOTAL NO. OF LOTS		1244

**LEGEND**

- PHASE LINE
- - - - - PARCEL LINE
- ▒ PHASE ONE
- ▤ PHASE TWO
- ▥ PHASE THREE

**NOTE**  
 GARY ROAD IMPROVEMENT TO BE CONSTRUCTED BY OTHERS



## **PUBLIC UTILITIES AND SERVICES**

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Utilities and services will be provided as follows:

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

### **WATER**

Potable water is to be provided by future Town of Queen Creek facilities, which a portion of these facilities will be designed and installed as part of a 2017 Capital Improvement Project within the Town. One water campus site is also necessary to serve the area and is located adjacent to the east side of Signal Butte Road and north of the future Sonoqui Wash crossing. This water campus will be accessed from Signal Butte Road and will be owned and maintained by the Town of Queen Creek.

Discussions with the Town, as documented in the “Meridian Crossing – Infrastructure Impact Report” prepared by EPS Group, Inc. (dated June 8, 2016) indicate that existing water lines near the project boundaries can be extended with the development to serve the project’s requirements adequately. The proposed water system improvements will be designed and developed in accordance with Town of Queen Creek and Maricopa County Environmental Services Department requirements.

The water demand for Harvest Queen Creek has been calculated per Town of Queen Creek Design and Construction Standards Manual for Water, Wastewater, and Irrigation Systems, December 2013. Section 2.1, Table 2.1.1. Calculations assume:

- 1,245 single family units
- 200 Average Day Demand per Person (GPD)
- 3.2 Persons Per Dwelling Unit

Based on the above stated assumptions the water demand for Harvest Queen Creek is as follows:

- Average Day Demand: 793,600 GPD
- Average Year Demand: 889 acre-feet / year
- Max Day Demand: 1.43 MGD
- Peak Hour Demand: 2.38 MGD

### **WASTEWATER**

Wastewater from Harvest Queen Creek will be serviced by future Town of Queen Creek facilities. Harvest Queen Creek is currently within the Town of Queen Creek Sewer Service Area, per map dated March 07, 2012. The project area is illustrated as “Developable Area” in the current

Town of Queen Creek Sewer Master Plan, which Plan also indicates a future 10-inch sewer line along the project's western boundary and a 12-inch sewer line along the northern boundary.

The project will install utility improvements to adequately connect to existing infrastructure improvements. Harvest Queen Creek is committed to working with the Town to determine the overall system needs to provide sewer service for this proposed PAD.

The Wastewater demand for Harvest Queen Creek has been calculated per Town of Queen Creek Design and Construction Standards Manual for Water, Wastewater, and Irrigation Systems, December 2013. Section 5.1, Table 5.1.1. Calculations assume:

- 1,240 single family units
- 75 Gallons per Day per Capita
- 2.7 Persons Per Dwelling Unit

Based on the above stated assumptions the wastewater demand for Harvest Queen Creek is:  
Cumulative Day Flow: 251,100 GPD

## **SCHOOLS**

The developer has agreed to provide a school site for the Queen Creek Unified School District, which is identified on the land plan and is the subject of a stipulation from the original PAD approval. The developer will continue to work with QCUSD to ensure that adequate educational facilities are provided for the community.

## **PUBLIC PARTICIPATION**

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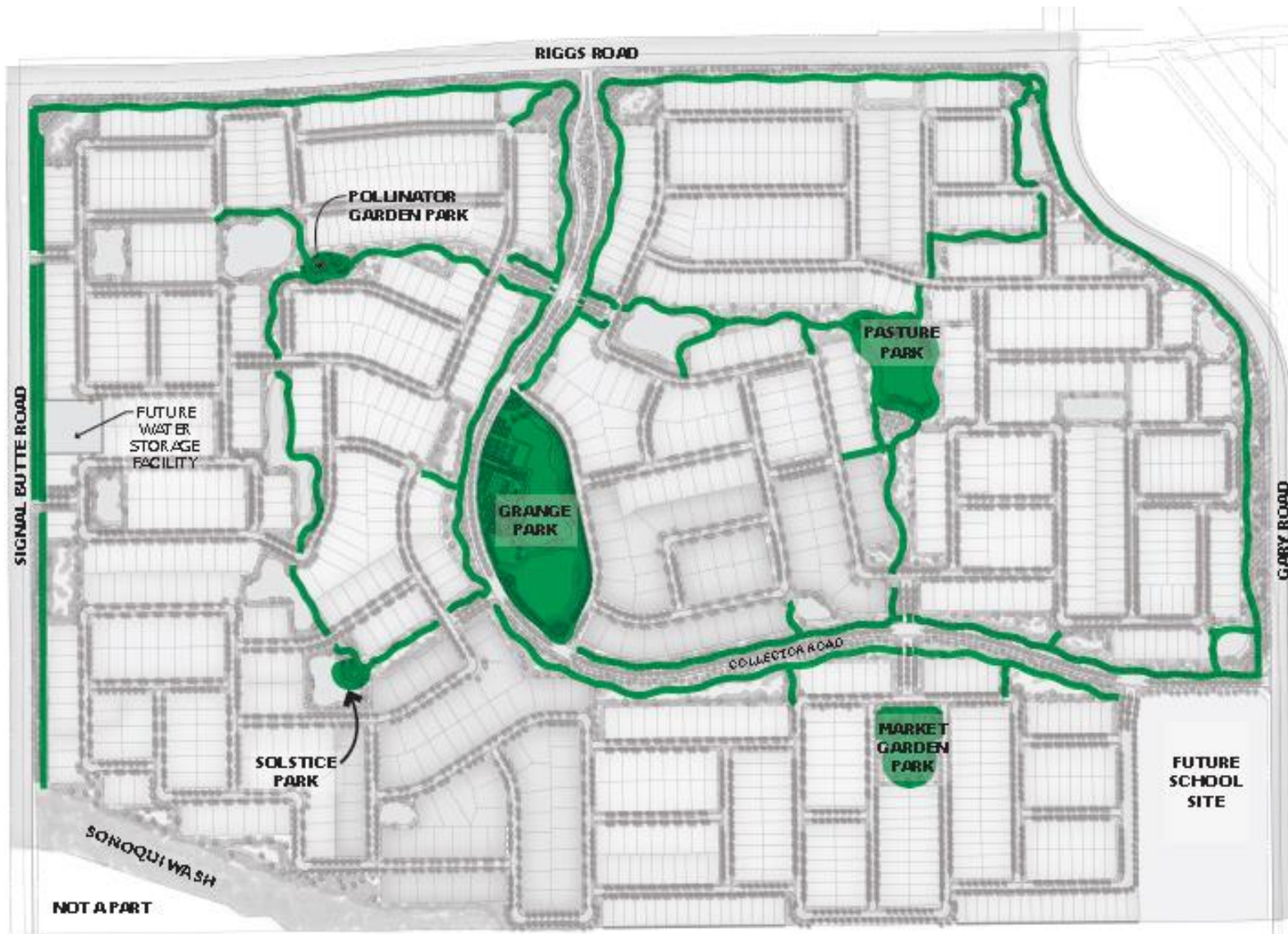
A neighborhood meeting was held on 11/07/2017 for this proposal in accordance with the Town of Queen Creek Public Participation requirements. No members of the public attended. Moving ahead, the development team for Harvest Queen Creek is committed to continuing public outreach throughout the entitlement process for the project.

## **CONCLUSION**

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TerraWest has considerable experience developing master planned communities that are designed to reflect community standards, address current market trends desired by quality home builders, and can be developed in a timely manner. Harvest Queen Creek offers a unique opportunity to implement the goals and policies of the South Specific Area Plan, provide a balanced and sustainable land use solution for the Town and the region, increase the diversity of housing opportunities within the Town, dramatically improve both pedestrian and vehicular connectivity, and establish necessary framework to facilitate desirable infrastructure improvements. This PAD Amendment request ensures compatibility with surrounding land use patterns and built form, while also continuing to foster the overall vision, goals and policies of the Queen Creek General Plan and provisions of both the Zoning Ordinance and Town's Design Standards.

We respectfully request approval of the PAD Amendment and Preliminary Plat request as proposed.

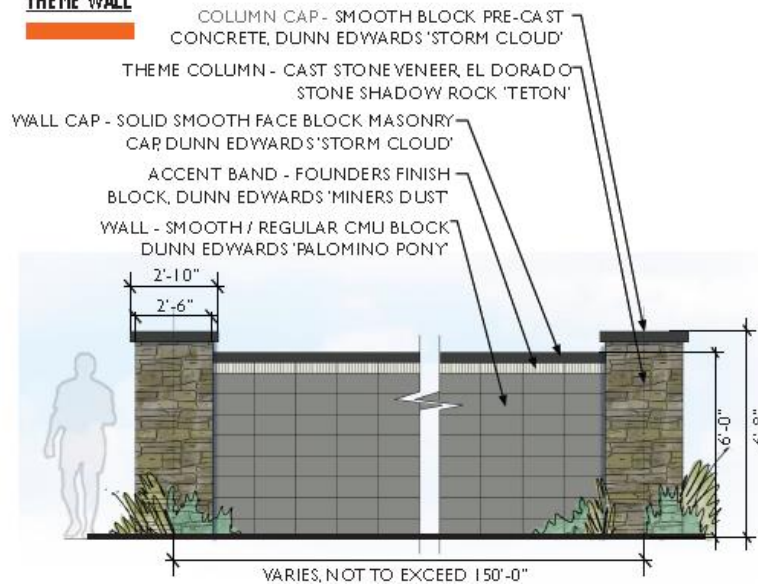


PARCEL TABLE	
GROSS PARCEL AREA	NET* PARCEL AREA
414.27 AC	379.53 AC
REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
20%	27.63%
REQUIRED OPEN SPACE/ NET AC	PROVIDED OPEN SPACE/ NET AC**
75.91 AC	104 AC
REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %
30% REQUIRED OPEN SPACE	39.8%
REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
22.77 AC	30.22 AC

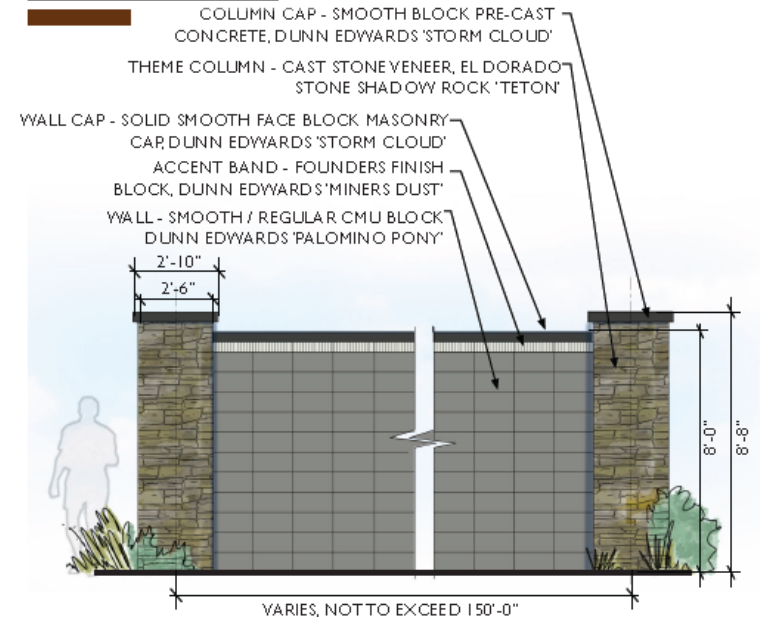
\* Does not include wetland and outside right of ways  
 \*\* Includes future water storage facility and future school site (if located)

Open Space Plan

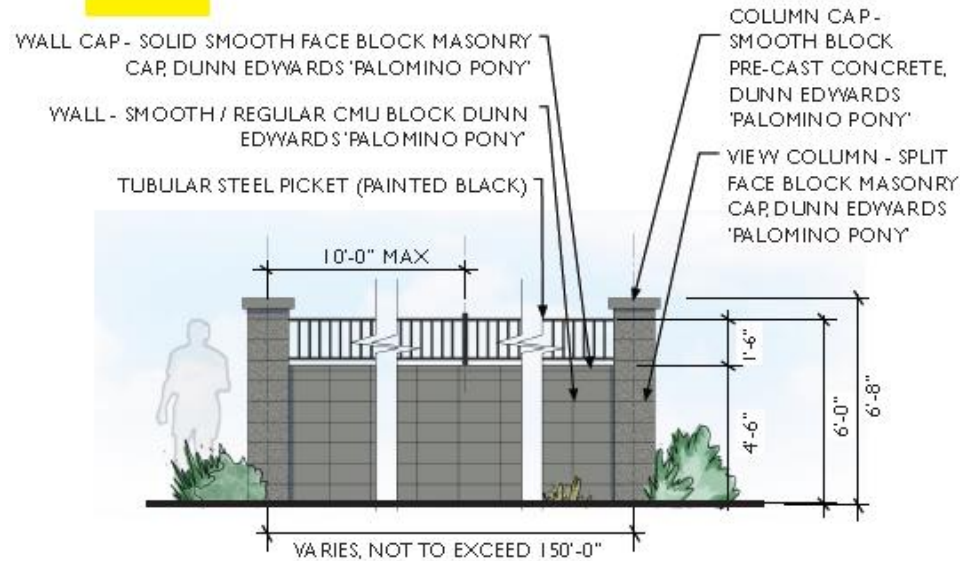
**THEME WALL**



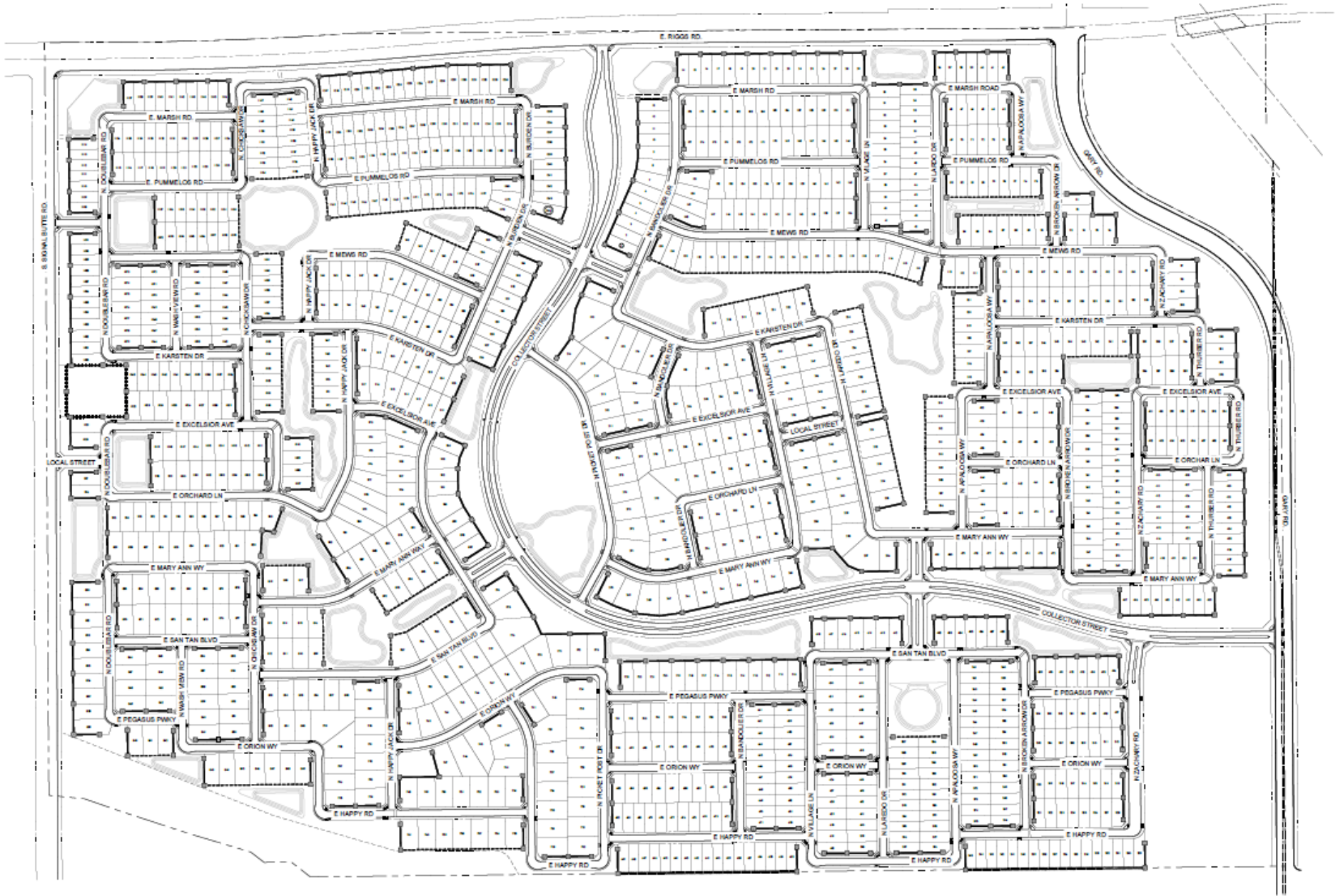
**WATER STORAGE FACILITY WALL**



**VIEW WALL**



Wall Plans



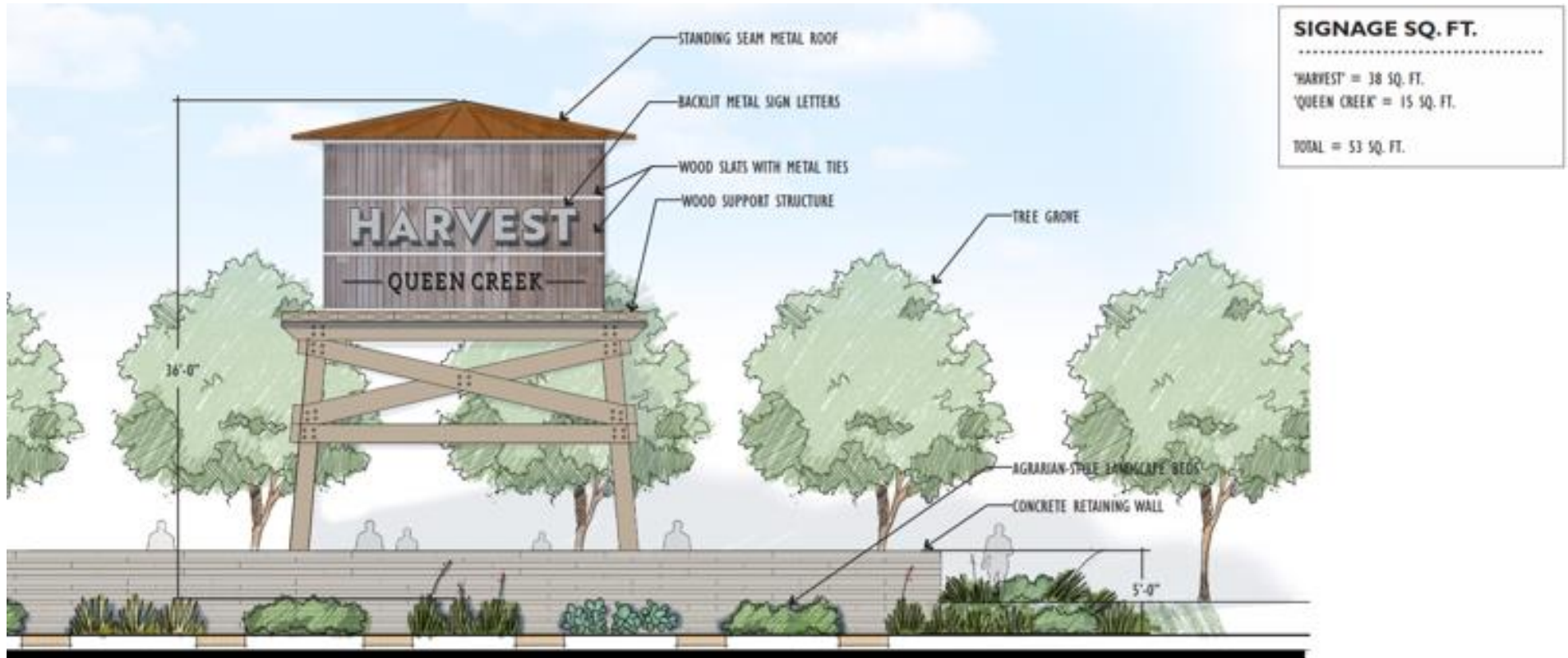
# 1 WALLS MASTER PLAN

SCALE: 1" = 200'-0"

## LEGEND

- THEMIS WALL
- VIEW WALL
- WATER STORAGE FACILITY WALL
- BUILDER (DOOLEY) WALL
- THESE COLUMN

NOTE:  
THESE COLUMNS WILL BE SPACED NO FURTHER  
THAN 50'-0" ON CENTER IN COMPLIANCE WITH  
TOWN CODE.



Community Monument Feature and Signage