



TO: PLANNING AND ZONING COMMISSION

FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; SARAH CLARK, PLANNER II

RE: Public Hearing and Possible Action on Case P18-0011 “Fulton Homes at Barney Farms PAD Amendment”, a request from Norm Nicholls, of Fulton Homes, for a PAD zoning amendment to revise the previously approved Barney Farm PAD (Case RZ16-043) to allow for an updated development plan with a lake community. This project site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north.

DATE: April 11, 2018

STAFF RECOMMENDATION

Staff recommends approval of P18-0011 “Fulton Homes at Barney Farms PAD Amendment”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P18-0011 “Fulton Homes at Barney Farms PAD Amendment”, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request for a PAD zoning amendment (P18-0011) to revise the previously approved Barney Farm PAD (Case RZ16-043) to allow for an updated development plan with a lake community. The 534-acre project site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north. The applicant is proposing the following amendments to the approved PAD:

1. Revise the previously approved Development Plan for a lake community;
2. Expand and increase the previously approved lot sizes;
3. Modify the residential subdivision monument/feature height to accommodate two 30-foot tall cisterns;
4. Request minor deviations to the view fencing standards; and,
5. Permit office use at the central park ramada for the Home Owner's Association office.

HISTORY

May 21, 2008	The 2008 General Plan was adopted.
Sept. 16, 2015	Town Council approved the North Specific Area Plan.
Dec. 16, 2015	Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
Sept. 21, 2016	Town Council approved Case RZ16-043 "Barney Farms Planned Area Development Rezone (Ordinance 620-16)".

PROJECT INFORMATION

Fulton Homes at Barney Farms PAD Amendment	
Project Name	Fulton Homes at Barney Farms PAD Amendment
Site Location	Generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north
Current Zoning	R1-5 (Urban Development District) /PAD
Proposed Zoning	No Change
General Plan Designation	Medium High Density Residential (MHDR) 0-5 dwelling units per gross acre
Surrounding Zoning Designations:	
North	EMP-A (Office/Industrial Park)
South	R1-5/PAD (Urban Development District) C-2 (General Commercial District)
East	CI-2 (Industrial Zone) (Pinal County) GR (General Rural) (Pinal County)
West	MDR (Medium Density Residential) EMP-A (Office/Industrial Park) RC (Recreation and Conservation) R1-43 (Rural Estate District)
Gross Acreage	~534 acres
Total Lots/Units	1,702 lots
Proposed Density	3.19 dwelling units/ gross acre; 4.37 dwelling units/net acre
Open Space Acreage	
Required	20% (101 acres)
Provided	23% (115 acres)
Active Open Space	
Required	30% of required open space (28 acres)
Provided	61% (62 acres)

DISCUSSION

This proposal consists of a request for a PAD zoning amendment (P18-0011) to revise the previously approved Barney Farm PAD Development Plan (Case RZ16-043) to allow

for an updated development plan with a lake community. The 534-acre project site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north. The applicant is proposing the following amendments to the approved PAD:

1. Revise the previously approved Development Plan for a lake community;
2. Revise the previously approved lot sizes;
3. Modify the residential subdivision monument/feature height to accommodate two 30-foot tall cisterns;
4. Request minor deviations to the view fencing standards; and,
5. Permit office use at the central park ramada for the Home Owner's Association office.

A majority of the project site was zoned to R1-5 as part of the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15) on December 16, 2015. Following the approval of the North Specific Area Plan Rezone, the Barney Farms Planned Area Development was approved by the Town Council in September 2016, rezoning the entire project site to R1-5/PAD and establishing the Barney Farms PAD Development Plan.

Following the 2016 PAD approval, Fulton Homes in conjunction with the Barney Family, responded to a request from the Town of Queen Creek to reassess the development plan for the Barney property to include a lake system to assist the Town with its water recharge and water management strategy and to assist in meeting the project's irrigation needs. To accommodate the lake feature, the Applicant is proposing to modify the existing Barney Farms Development Plan. The revised development plan includes 1,702 residential lots (a reduction from 1,718 approved lots), and maintains the 14.5-acre elementary school site and 7-acre church site that was approved with the 2016 Barney Farms PAD. The applicant is not proposing any changes to the R1-5 zoning district standards. The proposed density for Fulton Homes at Barney Farms, based on the recently updated PAD net density formula in the Zoning Ordinance, is 4.37 du/net acre. The net density of the approved Barney Farms PAD is 4.55 du/ac. All other provisions of the previously approved Barney Farms PAD are required to be complied with unless noted herein.

The proposed 24-acre lake system, which is comprised of three separate contiguous lakes, serves as a water management opportunity for the development and for the Town of Queen Creek. Currently, the Town recharges effluent water into the underground water table in exchange for recharge credits with the Arizona Department of Water Resources. In an effort to recover the effluent water that the Town previously recharged in exchange for credits, the Town is proposing to install and maintain a recovery well in a dedicated well site located at the east side of the Fulton Homes Barney Farms development. The Town of Queen Creek will sell the recovered effluent water generated by the well to Fulton Homes to fill the lakes. Water from the lakes will also be used to meet all of the development's landscaping irrigation demand. Servicing the irrigation water demand from

recovered effluent stored in the lakes will allow the Town of Queen Creek to provide water for irrigation using less water infrastructure because water will not be provided for from the Town's water pipe distribution system.

The lakes are proposed to be approximately 18-feet deep at their deepest point, and the first 10-feet of the lake will gradually slope toward the lake bottom. The lakes will be managed by an aquatic biologist contracted by the HOA. The aquatic biologist will work to balance the natural habitat of the lakes and work to get the proper species of fish in the lakes. Working with the aquatic biologist, the HOA will stock the lakes with fish.

In addition to fishing, the lakes are programmed for other water activities such as kayaking, canoeing, and paddle boarding. There are 3 floating docks located around the central lake for residents to launch non-motorized water craft off of and to fish from.

In addition to the central lake feature, Fulton Homes at Barney Farms also includes a 15-acre central park adjacent to the lake which includes;

- Central park
- A large pool aquatic center (leisure pool, lap pool, sport pool, and kid pool)
- Two basketball courts
- Two pickleball courts
- Two sand volleyball courts
- Two corn hole courts
- Two bocce ball courts
- An open turf area large enough to accommodate field sports (e.g., soccer, baseball, etc.)
- A large playground
- Restrooms
- 99 parking spaces

At the central park, the applicant is proposing a large horse barn themed poolside shade structure and a hay barn themed event/gathering building with a kitchen, seating area, and HOA office. Architectural details proposed for these structures evoke an agrarian theme and include a silo, wind veils, metal cupolas, standing seamed metal roofs, shutters, faux stable doors, and exposed wood beams.

In addition to the central park, there are seven smaller neighborhood parks located throughout the development, which include open turf play areas, shaded tot-lots, basketball courts, and barn-themed ramadas. There are also 5 additional open turf parks within the community and passive landscaped trails leading residents to the central park.

Six-foot and eight-foot wide sidewalks are proposed throughout the development and surrounding the lakes. Ten separate amenity areas are proposed around the lakes as shaded rest stops. Three of the rest stops include floating docks that facilitate access onto the lake for kayaks, canoes, and paddle boards. The sidewalk around the main lake is over a mile and includes a pedestrian bridge crossing the lake to facilitate efficient accessibility.

The previously approved Barney Farms PAD included three (3) lot sizes. The Applicant is proposing slight modifications to expand and increase the approved lot depths and widths and is proposing to add a larger lot to the series. The applicant is not proposing any deviations to the R1-5 zoning district standards. A summary of the existing and proposed lot sizes is provided below.

Approved PAD Lot Sizes				Proposed PAD Lot Sizes			
45' x 125'	5,625 sf	687 lots	40%	48' x 120'	5,760 sf	730 lots	43%
55' x 125'	6,875 sf	619 lots	36%	53' x 120'	6,360 sf	339 lots	20%
65' x 130'	8,450 sf	412 lots	24%	58' x 125'	7,250 sf	396 lots	23%
				70' x 130'	9,100 sf	237 lots	14%
		1718 lots				1702 lots	

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 has a NET density of 4.37 dwelling units per acre. The proposed Development Plan is in conformance with the existing General Plan land use designation of MHDR. The proposed Development Plan complies with the current General Plan Land Use Map. No changes are proposed to the General Plan designation of MHDR.

Zoning Review: The current zoning designation of the property is R1-5 (Urban Development District)/Planned Area Development. No changes are proposed to the R1-5 zoning district standards. The Applicant is proposing a deviation from the PAD approved minimum lot depth of 125-feet to 120-feet, which is 20-foot greater than the Zoning Ordinance requirement for minimum lot depth for the R1-5 zoning district.

Development Standard	Proposed PAD	Approved PAD
Minimum Lot Area:	5,625 sf ¹	5,625 sf ¹
Minimum Lot Width:	45-feet	45-feet
Minimum Lot Depth:	120-feet¹	125-feet¹
Maximum Building Height:	30-feet	30-feet
Minimum Building Setbacks		
Front (Front Facing Garage)	20-feet ²	20-feet ²
Front (Side Entry Garage/Porch/Livable Area)	10-feet	10-feet
Side	5-feet ³	5-feet ³
Rear (Dwelling Unit)	20-feet ⁴	20-feet ⁴
Rear (Covered Patio)	15-feet	15-feet
Maximum Lot Coverage		
1-Story (%)	55%	55%
2-Story (%)	50%	50%

1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
2. 20-feet to front of garage (front entry) /10-feet to front of garage (side entry) and living area/10-feet to covered front porch.
3. Side yard setbacks may be 0-feet for attached housing products.
4. 20-feet for two-story homes /15-feet for single-story homes and / or covered patios.

Planned Area Development (PAD) Overlay:

Lot Sizes:

Applicant Justification: *The Fulton Homes Barney Farms proposal meets or exceeds all the Development Standards from the existing Barney Farms PAD with one minor exception; a deviation from the existing Barney Farms PAD is requested to allow a 120-foot minimum lot depth for the 48-foot and 53-foot wide lot series. The proposed 120-foot depth greatly exceeds the 70-foot minimum lot depth required by the Town's Zoning Code and still allows the existing Barney Farms PAD lot area minimum of 5,625sf to be met. The request is a result of our desire to have slightly wider lots while maintaining a similar lot area to the existing Barney Farms PAD, thereby maintaining the intent of that approval.*

Staff Analysis: Staff is in support of the proposed deviation to the approved Barney Farms PAD minimum lot depth, as it exceeds current R1-5 zoning standards by 20-feet.

View Fencing:

The Zoning Ordinance requires view fencing (4-foot solid fencing and 2-foot open fencing) for lots adjacent to community open space as shown in the wall plan. The Zoning Ordinance requires any fence adjacent to community open space – side or rear fencing –to be a view fence. The applicant is proposing to allow solid fencing alongside property lines that are adjacent to community open space. View fencing will still be constructed along rear property lines to maintain view sheds into open space area.

Applicant Justification: *Fulton Homes has designed the lotting plan of Fulton Homes Barney Farms to maximize the number of homes that have direct views into the numerous parks and open spaces in the project. The majority of the home plans are designed to have large windows in the rear of the homes that take full advantage of these lake and park view opportunities. However, the use of view fencing when extended to side yards, can be a concern from both a privacy standpoint as well as a community aesthetic standpoint. Side yards are typically where all the trash cans, wheel barrows, and mechanical equipment end up. These are not aesthetically pleasing and can take away from the park-like environment of the open space areas. Side yards are also typically only 6-10 feet away from the home where a majority of the bedroom windows are placed which creates a privacy and potentially security issue when view walls are used. To protect the residents from these privacy and aesthetic concerns, a deviation from the Zoning Code is proposed to limit the requirement of view fencing to only the rear lot lines, and not on the side lot lines, for the properties that are adjacent to the lakes and/or open space park areas in Fulton Homes Barney Farms community.*

Staff Analysis: Staff is supportive of the request to limit view fencing to the rear property line for lots adjacent to community open space. Providing view fencing at the rear of the lot maintains views into the lake and park amenities while the solid fencing on side property lines maintains privacy for homeowners.

Subdivision Entry Monument:

The Applicant is requesting a deviation to the Zoning Ordinance to accommodate two 30-foot tall cistern towers that feed water through an irrigation themed waterfall system. The ordinance allows the Planning Administrator to approve monument features up to 20-feet in height (based on specific requirements). The criteria for increased monumentation 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.

Applicant Justification: *A project of this size and importance benefits from well-designed, prominent entry features. Consistent with the scope of the project, the two primary entry monument designs for Fulton Homes Barney Farms are dramatic and*

consistent with the overall theme of the project while also serving as a District Icon for the NSAP. The key architectural feature of the entry monuments is the cistern tower that feeds the water through the irrigation themed waterfall system. These towers are 30-feet tall and in scale with the rest of the monument design and we believe the design of the two primary entry features is critical to the identity of the project and thus propose the 30-foot height be permitted in these two situations. Please note that the zoning district height limit is 30-feet so an architectural feature of the same height would not be out of place in this setting.

Staff Analysis: The proposed cistern towers function as a unique feature at the gateway into the development as well as into the North Specific Plan Area. The proposed cistern towers meet the zoning criteria by utilizing historically accurate materials including a significant amount of stone and concrete (board formed) and implementing a creative use of water to emulate an irrigation canal system.

Office Use as a Permitted Use:

The Zoning Ordinance does not list office as a permitted use in residential zoning districts, including the R1-5 zoning district. The Applicant is requesting to permit office use in the PAD only within the proposed HOA office area located in the barn ramada at the central community park.

Applicant Justification: *The ranch styled building in the primary park area accommodates flexible space on the first floor for various community events and also has a 2nd floor office space intended to be used by the Home Owner's Association (HOA). A community of this size needs constant management and having a built-in space for the HOA Staff will be a great benefit to our residents. On-site HOA use would include general office activities, communication with residents, and community event coordination. The HOA office area is designed to accommodate up to four HOA staff at any given time and even though there are no set "hours of operation", the office would typically be open from 8am until 5pm and later on event nights.*

Staff Analysis: Staff is supportive of the request to allow the office use in the PAD for the HOA office only. The office will support the administrative and management needs required for the community and lake system.

North Specific Area Plan Compliance (NSAP): The Applicant states that the Fulton Homes at Barney Farms project continues to maintain compliance with the North Specific Area Plan (NSAP) goals and objectives by:

- Celebrating the agrarian history of the area by incorporating agriculture themed design elements like the iconic cistern entry monuments, the use of split rail fencing along the streets, the farm themed playground equipment, and equestrian architecture for community structures.
- Systematically integrating a highly amenitized centralized open space park area that serves for appropriate active amenity features, as well as providing ample

opportunities for programmed community events, free play, farmer's markets, family movie night and similar.

- Thoughtfully designing the entire Fulton Homes Barney Farms neighborhood to emphasize pedestrian circulation via on-street and off-street paved trails while still supporting interconnectedness of local and collector level streets.
- Incorporating a range of homes and single-family lot sizes from approximately 5,625 square feet (sq. ft.) to greater than 9,000 sq. ft. in effort to support diversity of corresponding housing opportunities within the Town.
- Fostering traffic management principles while also enhancing the pedestrian experience through incorporation of detached sidewalks, tree-lined streets, and landscaped medians within the collector level streets.
- Inclusion of themed entry monumentation, together with intentionally patterned landscape elements and organic forms, to reflect the agrarian heritage of the area.
- Maintaining existing landscape buffers along the project perimeter and the enhanced buffer along the north boundary to help transition between different land uses.
- Increasing pedestrian connectivity of the larger area through establishment of significant publicly accessible paved pedestrian circulation paths around and through the project.
- Creating a visually interesting community through incorporation of enhanced and diverse landscape/hardscape designs that reflect the agrarian character.
- Assisting to protect the Town's investment in the East Park site by ensuring appropriate land use transitioning and public right-of-way access, while also integrating significant opportunities for pedestrian linkages to provide appropriate connectivity from the Fulton Homes Barney Farms neighborhood.

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 approved Traffic Impact Analysis and pending Development Agreement.

Engineering Review: The project has been reviewed by the Engineering and Transportation Divisions. Conditions of Approval, replacing some of the previously approved Conditions of Approval in Case RZ16-043, were added to address both Engineering and Transportation requirements for this project.

Landscape / Open Space Review: A total of 20% of Open Space is required. Fulton Homes at Barney Farms is proposing to provide a total of 115 acres (23%) of open space which includes both common area and active open space. A total of 30% of the required Open

Space is required to be provided as Active Open Space. Fulton Homes at Barney Farms is proposing 115 acres of active open space, or 61% of the total Open Space. The development includes a 24-acre lake system which is open for fishing and other water activities such as kayaking, canoeing, and paddle boarding. The 15-acre central community park includes a large pool system, sports courts, open turf suitable for sports, two large gathering ramadas, a large playground, and 99 parking spaces. In addition to the lakes and the central park, there are seven smaller neighborhood parks located throughout the development, which include open turf play areas, shaded tot-lots, basketball courts, and barn-themed ramadas. There are also 5 additional open turf parks within the community and passive landscaped trails leading residents to the central park and to surrounding areas.

Wall/Fencing Plan: The project's wall plan and designs meet the intent of the Zoning Ordinance fencing standards. The development includes two primary entry monuments: one at the entrance on Queen Creek Road and one at the entrance on Signal Butte Road.

Community Identification Feature: Two unique 30-foot tall cistern tower monument features are proposed for the development: one at the entrance on Queen Creek Road and one at the entrance on Signal Butte Road. The entry features utilize enhanced materials, emulate the agricultural heritage of Queen Creek, and provide a unique identity to the project. The entry monument features also serve as a District Icon required as part of the North Specific Area Plan.

Building Architecture: At the central park, the applicant is proposing a large horse barn themed poolside shade structure and a hay barn themed event/gathering building with a kitchen, seating area, and HOA office. Architectural details proposed for these structures evoke an agrarian theme and include a silo, wind veins, metal cupolas, standing seamed metal roofs, shutters, faux stable doors, and exposed wood beams. Other ramadas throughout the development include barn-themed ramadas. The architectural details, colors, and materials of these structures reflect the historic equestrian and agrarian culture of the Town. The housing product will be reviewed through the Residential Design Review Process.

Public Notification/Participation: Two Neighborhood Meetings were held for this project, one on February 12, 2018 and the other on March 27, 2018. Notification of the meeting was sent to property owners within 1,200 feet of the project. Ten people were in attendance at the first Neighborhood Meeting and had questions on the proposed lake concept, traffic and traffic control on Germann and Queen Creek Road, and some had concerns with the compatibility of the development with the industrial development north of Germann Road. No one was in attendance at the second Neighborhood 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 Barney Farms PAD Ordinance 620-16 (Case RZ16-043) remain in effect, unless modified via the following Conditions of Approval:
3. Replacing Condition of Approval #4 of Ordinance 620-16 (Case RZ16-043): This project shall be developed in accordance with the following modifications to the underlying zoning district requirements:

EXHIBIT – R1-5 DEVELOPMENT STANDARDS

Standard	Required by Zoning Ordinance	Fulton Homes at Barney Farms Proposed Standards
<i>Minimum Lot Width</i>	50'	45'
<i>Minimum Lot Depth</i>	70'	120'
<i>Minimum Lot Area</i>	5,000 sq. ft.	5,625 sq. ft.

4. Replacing Condition of Approval #5 of Ordinance 620-16 (Case RZ16-043): All walls shall comply with the regulations in the Zoning Ordinance, with the exception of allowing solid-fencing on side property lines adjacent to community open space, as requested by this PAD Amendment.
5. Replacing Condition of Approval #23 of Ordinance 620-16 (Case RZ16-043): Unless otherwise amended by the pending Development Agreement for Fulton Homes at Barney Farms, full ½ street improvements per the Town’s Detail No. R-102 shall be required to be designed and constructed for Queen Creek Road, Signal Butte Road, and Meridian Road for all portions of the Right-of-Way adjacent to the property frontage, which street improvements shall be to the centerline of the improved road and shall include removal and replacement of all asphalt to the centerline, and shall also include all appropriate roadway tapers as required by the Town’s Traffic Department.
6. Replacing Condition of Approval #28 of Ordinance 620-16 (Case RZ16-043):: Provide the following for traffic signal cost share, unless otherwise amended by the pending Fulton Homes at Barney Farms Development Agreement:
 - a. Provide ¼ cost share (\$75,000) for the traffic signal at the intersection of Queen Creek Road and Signal Butte Road.
 - b. If warranted, provide 1/2 cost share (\$150,000) for the traffic signal at the intersection of Queen Creek Road and 228th.

- c. If warranted, provide ½ cost share (\$150,000) for the traffic signal at the intersection of Signal Butte Road & Ryan Road.
- d. If warranted, provide ½ cost share (\$150,000) for the traffic signal at the intersection of Meridian Road & Ryan Road.
- e. Provide 1/4 cost share (\$75,000) for the traffic signal at the intersection of Queen Creek Road and Meridian Road.

ATTACHMENTS

- 1. Aerial Photo Exhibit
- 2. General Plan Exhibit
- 3. Zoning Map Exhibit
- 4. Barney Farms Development Plan (Existing)
- 5. Development Plan (Proposed)
- 6. Fulton Homes at Barney Farms PAD Narrative
- 7. Open Space Plan and Amenities Exhibits
- 8. Wall Plan
- 9. Neighborhood Meeting Minutes

Project Name: Fulton Homes at Barney Farms PAD Amendment Aerial Map

Case Number: P18-0011



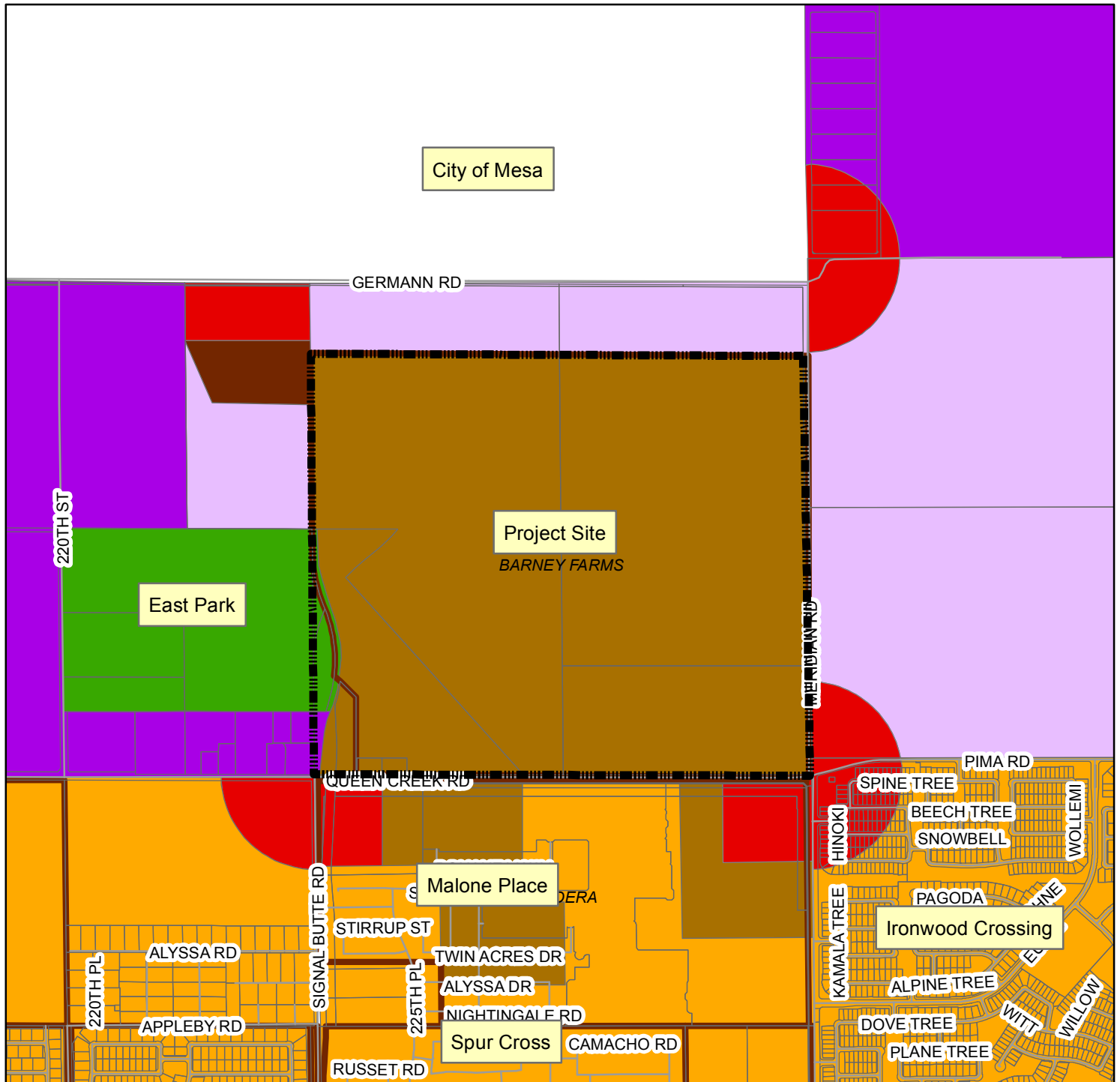
Hearing Dates: April 11, 2018 (Planning and Zoning Commission) & May 2, 2018 (Town Council)



Project Name: Fulton Homes at Barney Farms PAD Amendment General Plan Land Use Exhibit

Case Number: P18-0011

Hearing Dates: April 11, 2018 (Planning Commission) and May 2, 2018 (Town Council)



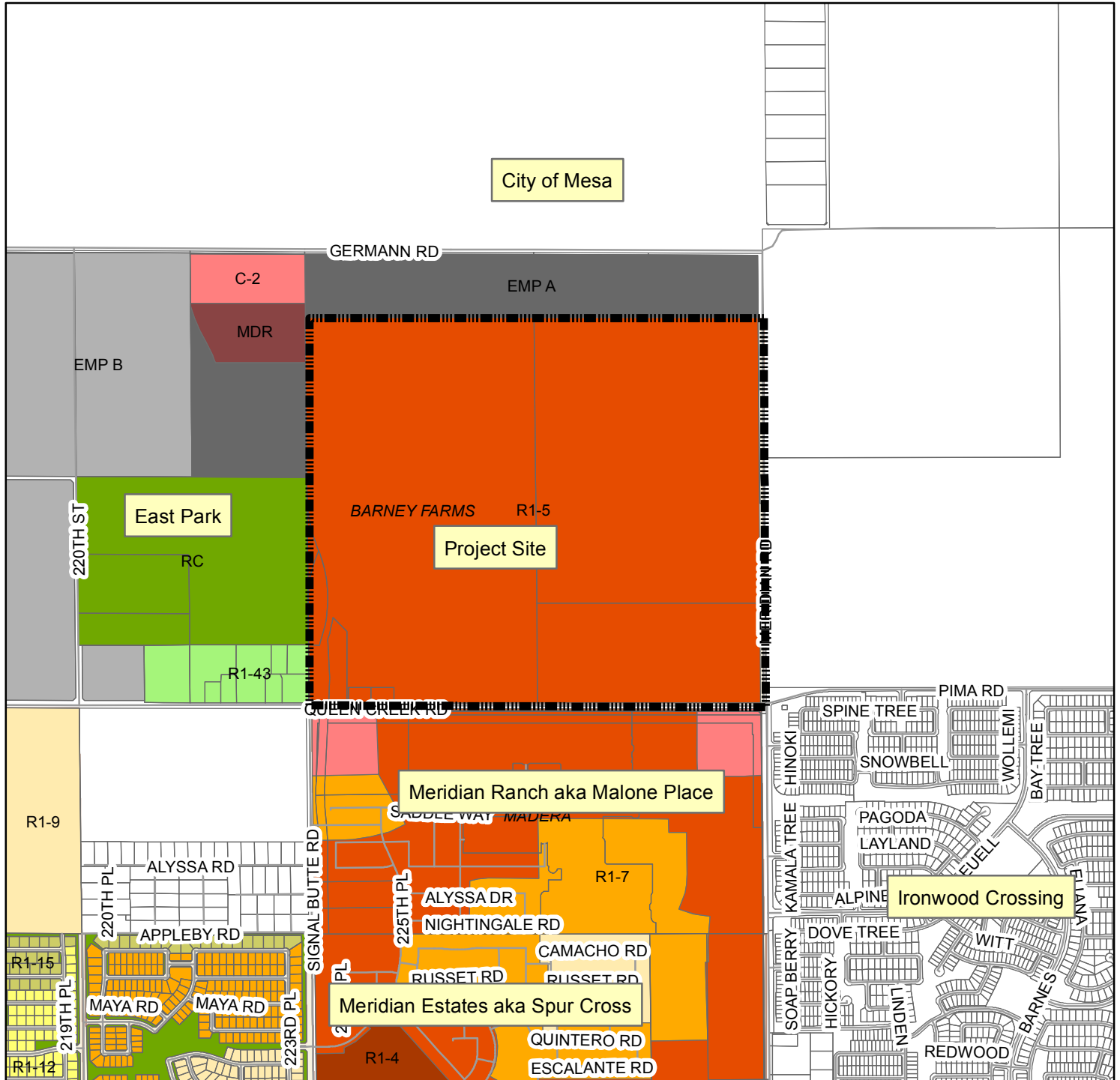
General Plan Land Use

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: Fulton Homes at Barney Farms PAD Amendment Zoning Exhibit

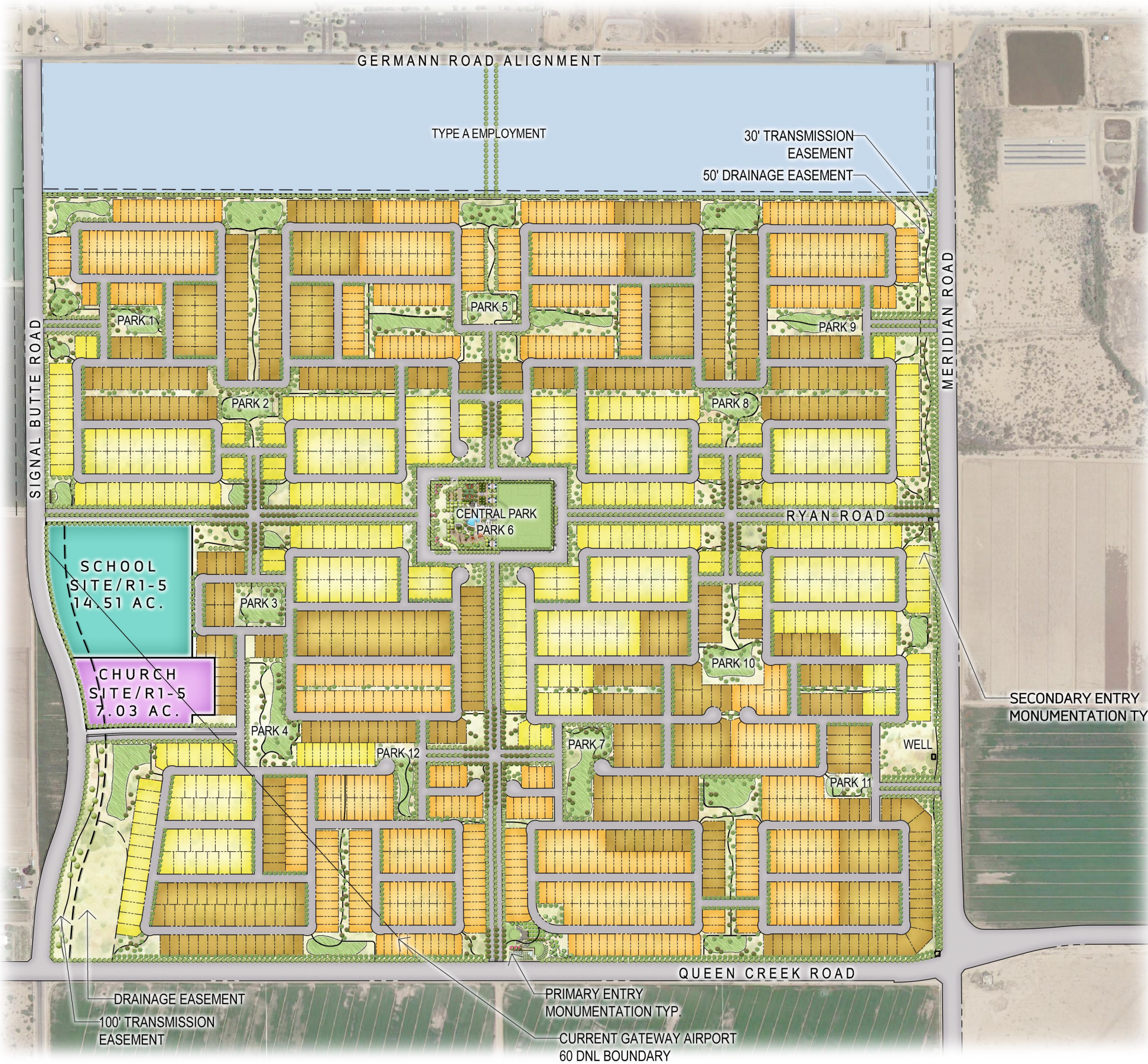
Case Number: P18-0011

Hearing Date: April 11, 2018 (Planning Commission) and May 2, 2018 (Town Council)



Zoning Districts

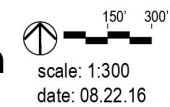
EMP A, Industrial	PQP, Public/Quasi-Public	R1-6, Residential	R1-12, Residential	R1-54, Residential
EMP B, Industrial	RC, Recreation/Conservation	R1-7, Residential	R1-15, Residential	R1-190, Residential
C-1, Commercial	MDR, Residential	R1-8, Residential	R1-18, Residential	
C-2, Commercial	R1-4, Residential	R1-9, Residential	R1-35, Residential	
TC, Commercial	R1-5, Residential	R1-10, Residential	R1-43, Residential	



Site Data		
Description		
45'x125' Lots (5,625 sf.)	687 Units	40%
55'x125' Lots (6,875 sf.)	567 Units	33%
65'x130' Lots (6,875 sf.)	464 Units	27%
Total Units	1718 Units	
Gross Area	533.68 AC.	
Arterial & Collector R/W	42.84 AC.	
School Site (donated)	14.51 AC.	
Church Site (donated)	7.03 AC.	
Total NET Area	490.84 AC.	3.50 DU/AC
Active Open Space	83.66 AC.	74%
Passive Open Space	30.01 AC.	26%
Total Open Space	113.67 AC.	23.16%

BARNEY FARMS

Development Plan



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986

PORTION OF APN. 304-63-012N
BARNEY FARMS LLC
ZONING: R1-5

APN. 304-63-010P
TOWN OF QUEEN CREEK
ZONING: R1-5

APN. 304-63-021
STREBECK JAY/JANET
DEED. 170060896
ZONING: R1-43

APN. 304-64-020
THOMPSON ROBERT L
DEED. 170060896
ZONING: R1-43

APN. 304-64-002J
QC320 RESIDENTIAL LAND IV LP
ZONING: R1-43

APN. 304-64-002K
QC320 RESIDENTIAL LAND IV LP
ZONING: R1-43

APN. 304-64-002F
QC320 RESIDENTIAL LAND IV LP
ZONING: R1-43

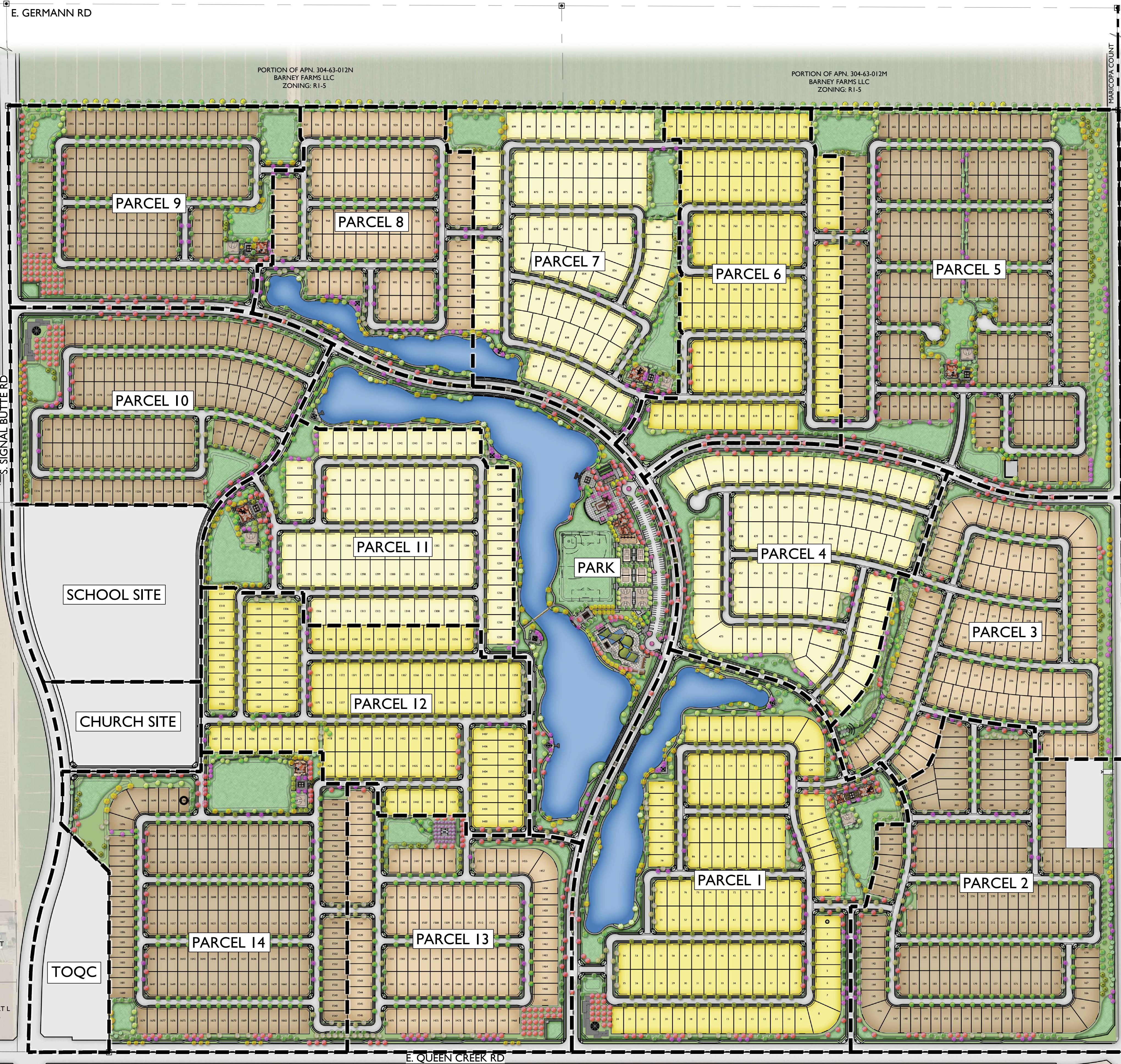
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QC320 RESIDENTIAL LAND IV LP
ZONING: R1-43

PORTION OF APN. 304-63-012N
BARNEY FARMS LLC
ZONING: R1-5

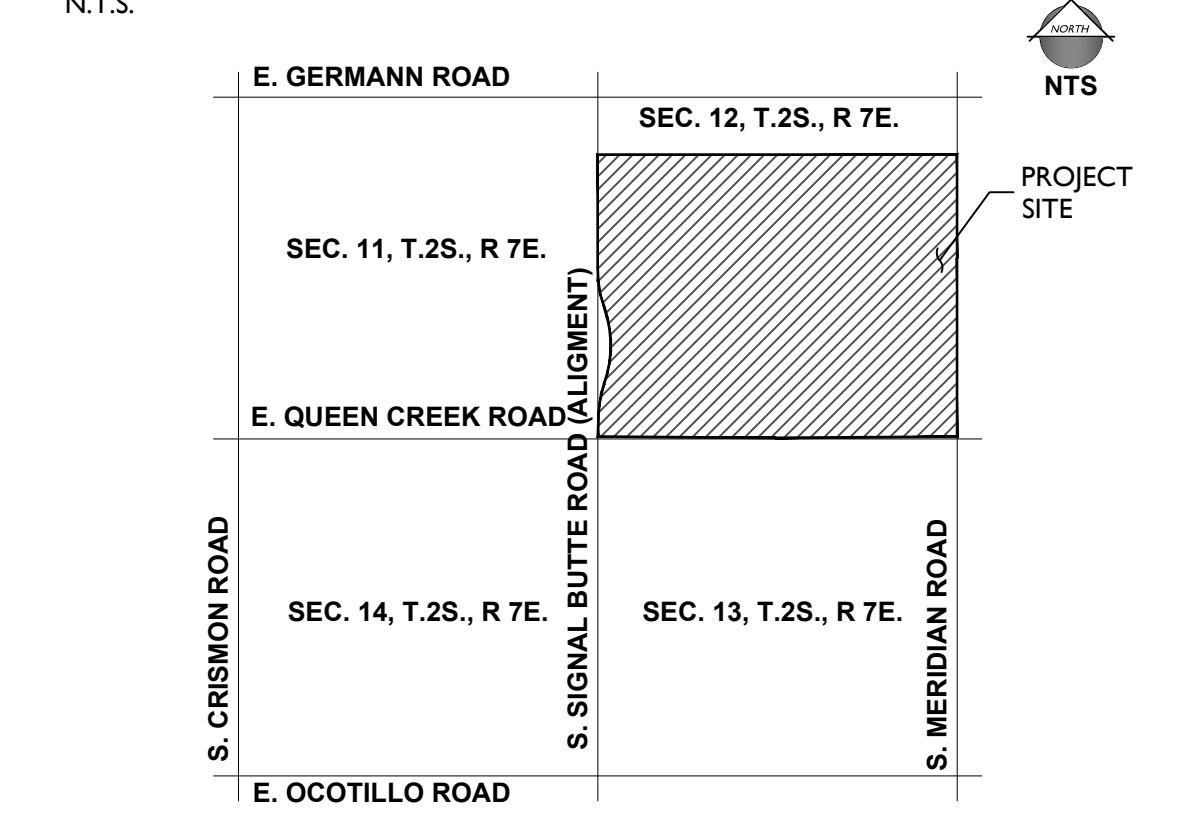
PORTION OF APN. 304-63-012M
BARNEY FARMS LLC
ZONING: R1-5

APN. 304-22-001B
ZIMMERMAN LAND LLC
ZONING: GR

APN. 04-22-001C
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
ZONING: GR



VICINITY MAP



PROJECT TEAM

DEVELOPER:
FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
FAX: (480)-753-5554
CONTACT: NORM NICHOLLS

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PROJECT DATA

A.P.N. 304-63-012N (A PORTION OF); 304-63-014C; 304-63-014E; 304-63-014N; 304-63-012M (A PORTION OF)

EXISTING GENERAL PLAN: MEDIUM HIGH DENSITY RESIDENTIAL TYPE A (0-5 DU/AC)

EXISTING ZONING: R1-5 PAD

GROSS AREA: +/- 533.66 ACRES
NET AREA: +/- 473.39 ACRES
ARTERIAL & COLLECTOR: +/- 29.45 ACRES

NO. OF LOTS: 1702 LOTS

LOT SIZES:
48' X 120' 730 LOTS
53' X 120' 339 LOTS
58' X 125' 396 LOTS
70' X 130' 237 LOTS
TOTAL 1702 LOTS

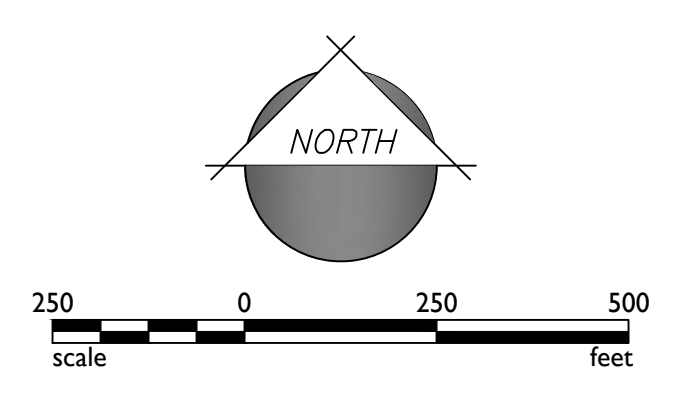
NET DENSITY: 3.60 DU/AC

OPEN SPACE
REQUIRED (%) 20% OF NET AREA
PROVIDED (%) 24.2% OF NET AREA
REQUIRED (AC) 94.68 ACRES
PROVIDED (AC) 114.74 ACRES

ACTIVE OPEN SPACE
REQUIRED (%) 30% OF REQUIRED O/S
PROVIDED (%) 65.2% OF REQUIRED O/S
REQUIRED (AC) 28.40 ACRES
PROVIDED (AC) 61.73 ACRES

PASSIVE OPEN SPACE 53.01 ACRES

PARCEL	GROSS AREA	NET AREA	LOT SIZE	TOTAL LOTS	OPEN SPACE
1	51.51	48.12	58' x 125'	137	15.68
2	40.29	36.87	48' x 120'	168	5.79
3	31.51	29.20	53' x 120'	111	5.36
4	28.98	26.85	70' x 130'	81	3.56
5	53.84	50.31	48' x 120'	210	12.69
6	29.29	28.21	58' x 125'	120	2.07
7	32.15	31.52	70' x 130'	83	7.51
8	24.91	23.89	53' x 120'	93	5.12
9	28.08	25.87	48' x 120'	110	6.45
10	28.12	25.56	48' x 120'	119	4.38
11	27.35	27.35	70' x 130'	84	3.21
12	28.97	28.97	58' x 125'	128	0.86
13	26.88	24.67	53' x 120'	102	4.18
14	37.37	35.60	48' x 120'	156	7.48
PARK	33.47	30.40	N/A	N/A	30.40
SCHOOL SITE	16.60	15.52	N/A	N/A	N/A
CHURCH SITE	6.77	6.22	N/A	N/A	N/A
TOQC	7.57	5.76	N/A	N/A	N/A
TOTAL	533.66	473.39	N/A	1702	114.74



Project: _____

Revisions:

NO.	DATE	DESCRIPTION

Call or Email for more information
before you begin recording

Designer: JH
Drawn by: JA

Preliminary
Not For
Construction
Or
Recording

Fulton Homes Barney Farms



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FULTON HOMES

You're Proud To Own, We're Proud To Build!

FULTON HOMES

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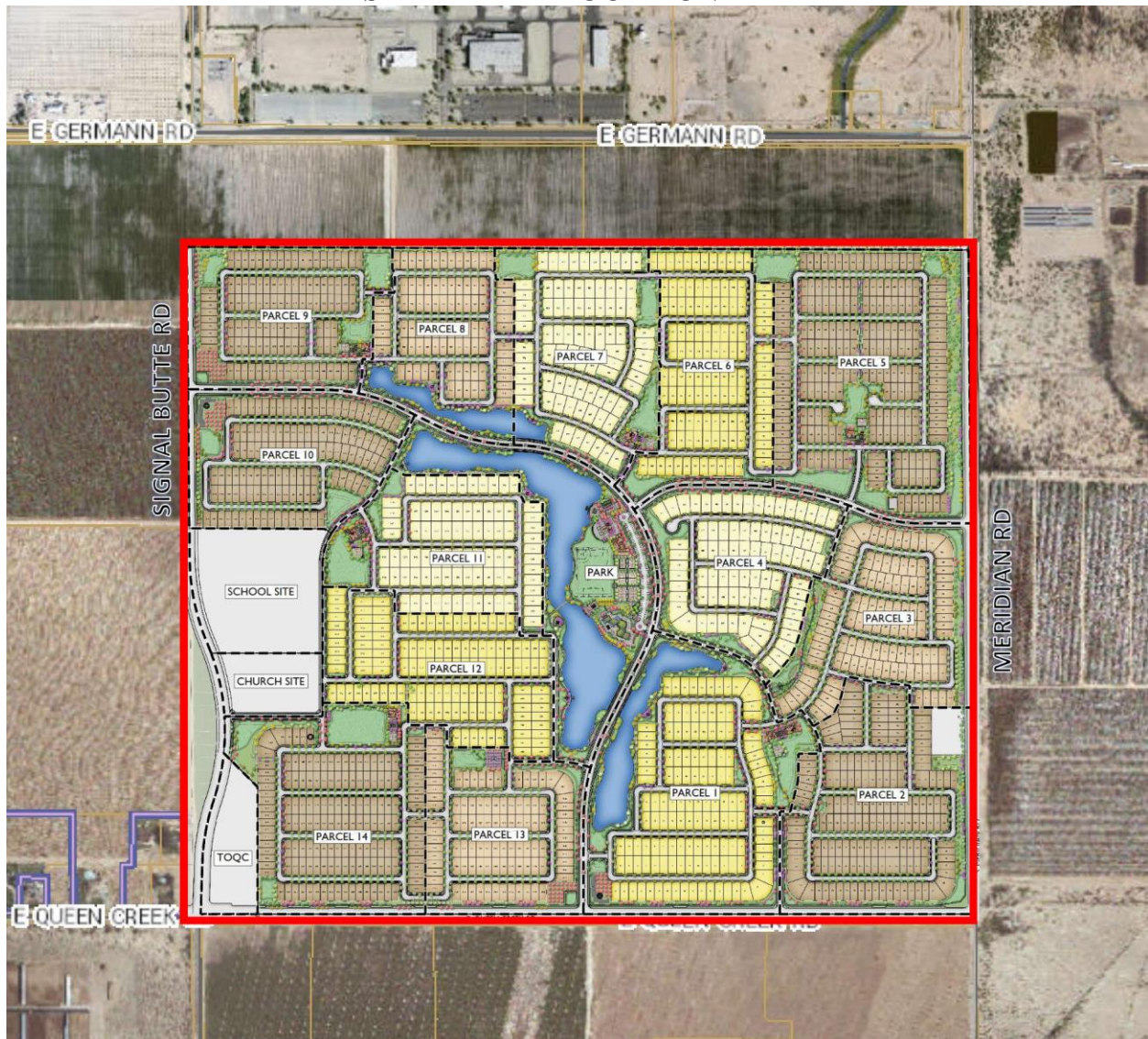
PREPARED: JANUARY 2018

REVISED: MARCH 2018

REQUEST

Fulton Homes is pleased to submit for consideration a truly special single family residential community for the Barney Farms property. Fulton Homes Barney Farms is an approximate 533.7 gross acre property generally located at the northeast corner of Signal Butte and Queen Creek Roads. The primarily vacant property is currently zoned R1-5 (Urban Development District; up to 5 dwelling units per acre) with a Planned Area Development (PAD) overlay as a result of a Major General Plan Amendment and Rezoning processed by the Barney Family in 2016. Fulton Homes, in conjunction with the Barney Family, have responded to a request from the Town of Queen Creek to re-assess the development plan for the Barney property to potentially include a large lake system to assist the Town with its overall water recharge and water management strategy as well as meeting the project's landscaping irrigation needs. The resulting proposal detailed in this document and attachments not only achieves the Town's water management needs, but provides the basis for one of the most unique and iconic communities to be developed in the southeast valley.

SITE AERIAL LOCATION MAP



In order to incorporate a lake as a major water storage management system into the Fulton Homes Barney Farms project, the existing PAD Development Plan is proposed to be amended. Fulton Homes has undertaken the task to amend the PAD not only to accomplish the primary objective of including a lake feature in the community, but while doing so, also add to the livability of the community by improving the circulation system for both pedestrians and vehicles, augmenting the parks and amenities, and adding open space area. All of this is proposed to be accomplished without increasing the project density approved in the existing PAD. Although the specific request is to amend the PAD Development Plan and accompanying zoning exhibits, the underlying R1-5 zoning district is not proposed to change and will remain in place as approved in the existing Barney Farms PAD.

Fulton Homes is so excited to bring this special community to the marketplace, a Preliminary Plat application is being filed concurrently with the PAD Amendment. The Preliminary Plat includes all the single family residential portions of the project which is approximately 473 acres. Not included in the Preliminary Plat boundary, but part of the PAD Amendment boundary, are the Queen Creek Unified School District site, the future church site, and the drainage corridor land located at the immediate corner of Signal Butte and Queen Creek Road which has already been dedicated to the Town. The Preliminary Plat request includes the technical platting exhibits, engineering reports, and the open space package plans.

Fulton Homes strongly believes that designing the product in conjunction with the subdivision results in a more cohesive and harmonious community. As such, Fulton Homes has submitted a concurrent Residential Design Review application for their extensive housing product designed specifically for this project.

PROJECT OVERVIEW

When the Fulton Homes Barney Farms team was approached by the Town of Queen Creek to explore the viability of a development with a large lake, they recognized the opportunity to design and develop a neighborhood unlike any other in the Town. Thankfully, the Barney family had already received approval for a PAD that successfully addressed the goals and objectives of the General Plan and North Specific Area Plan (NSAP), so that an amendment adding an iconic lake would only make the project more successful. Thus, over the last several months, the Fulton Homes team has worked closely with both the Town and the Barney family to produce a proposal that meets the Town's needs and ultimately surpasses the quality and livability of the currently approved plan. The presence of a usable lake amenity in a community is special by itself, but when combined with the Fulton Homes amenity package, a truly special community results.

PLAN CONSISTENCY WITH THE NORTH SPECIFIC AREA PLAN (NSAP):

In 2013, the Town embarked on an approximate 2-year process, along with stakeholders which included the Barney family, to explore the potential for a Specific Area Plan for this approximate 3 square mile area to ensure appropriate development with significant consideration given to the area's agricultural history, compatible and sustainable land uses, transportation planning, quality of life issues, design character, quality open spaces and fiscal viability. As a result, the Town

adopted the North Specific Area Plan (NSAP) on September 16, 2015, which sets forth policies to ensure the shared vision and goals are realized.

Fulton Homes Barney Farms fosters key tenets of the NSAP by:

- Celebrating the agrarian history of the area by incorporating agriculture themed design elements like the iconic cistern entry monuments, the use of split rail fencing along the streets, the farm themed playground equipment, and equestrian architecture for community structures.
- Systematically integrating a highly amenitized centralized open space park area that serves for appropriate active amenity features, as well as providing ample opportunities for programmed community events, free play, farmer's markets, family movie night and similar.
- Thoughtfully designing the entire Fulton Homes Barney Farms neighborhood to emphasize pedestrian circulation via on-street and off-street paved trails while still supporting interconnectedness of local and collector level streets.
- Incorporating a range of homes and single-family lot sizes from approximately 5,625 square feet (sq. ft.) to greater than 9,000 sq. ft. in effort to support diversity of corresponding housing opportunities within the Town.
- Fostering traffic management principles while also enhancing the pedestrian experience through incorporation of detached sidewalks, tree-lined streets, and landscaped medians within the collector level streets.
- Inclusion of themed entry monumentation, together with intentionally patterned landscape elements and organic forms, to reflect the agrarian heritage of the area.
- Maintaining existing landscape buffers along the project perimeter and the enhanced buffer along the north boundary to help transition between different land uses.
- Increasing pedestrian connectivity of the larger area through establishment of significant publicly accessible paved pedestrian circulation paths around and through the project.
- Creating a visually interesting community through incorporation of enhanced and diverse landscape/hardscape designs that reflect the agrarian character.
- Assisting to protect the Town's investment in the East Park site by ensuring appropriate land use transitioning and public right-of-way access, while also integrating significant opportunities for pedestrian linkages to provide appropriate connectivity from the Fulton Homes Barney Farms neighborhood.

A separate element of the NSAP plan is the desire for a district icon meant to identify this area as a unique character area within the Town. The NSAP document speaks to the agricultural heritage of the area and we wanted to honor the ingenuity of the founding farming families for turning plots of desert into crop producing lands that fed the Town. As such, Fulton Homes Barney Farms is proposing a large stone walled cistern tower and accompanying irrigation canal system to be

incorporated into the entry monument designs located at the two primary project access points. These iconic features will serve the dual purpose of identifying the Barney Farms neighborhood as well being a district icon feature for the NSAP area.

PLANNED AREA DEVELOPMENT (PAD) AMENDMENT:

To successfully and sustainably implement the lake-centric vision of the Fulton Homes Barney Farms project, an amendment to the existing Barney Farms PAD is proposed. As aforementioned, the amendment only improves upon the impressive entitlement work done by the Barney family to date. The amended Development Plan for Fulton Homes Barney Farms illustrates a concerted effort by the development team to maintain the intent of the original lot sizes with only slight changes but also adding a larger lot size for even more housing product diversity. The land plan re-distributes the lots in a manner that takes full advantage of the new lake features, main park area, and numerous neighborhood parks. In order to accomplish these changes, Fulton Homes is requesting three minor deviations: A minimum lot depth of 120-feet (PAD); limiting of view fence requirement to rear lot lines only (Zoning Code); and to allow a 30-foot height for the two primary subdivision entry monuments. The three deviations are explained separately in their applicable narrative sections.

Although the land plan has been modified in response to the lake feature, Fulton Homes has made a concerted effort to remain consistent with the existing Barney Farms PAD by maintaining and even enhancing a diverse mix of residential products which results in the range of housing and lifestyle options that is a critical component in creating a sustainable and desirable community. To this end, the table below illustrates the four typical single-family lot sizes proposed compared to the three lot sizes approved in the existing Barney Farms PAD.

<u>Approved PAD Lot Sizes:</u>			<u>Proposed PAD Lot Sizes:</u>		
45' x 125'	5,625 sf	687 (40%)	48' x 120'	5,760 sf	730 (43%)
55' x 125'	6,875 sf	619 (36%)	53' x 120'	6,360 sf	339 (20%)
65' x 130'	8,450 sf	<u>412 (24%)</u>	58' x 125'	7,250 sf	396 (23%)
		1,718 lots	70' x 130'	9,100 sf	<u>237 (14%)</u>
					1,702 lots

The Fulton Homes Barney Farms proposal meets or exceeds all the Development Standards from the existing Barney Farms PAD with one minor exception; *a deviation from the existing Barney Farms PAD is requested to allow a 120-foot minimum lot depth for the 48-foot and 53-foot wide lot series*. The proposed 120-foot depth greatly exceeds the 100-foot minimum lot depth required by the Town’s Zoning Code and still allows the existing Barney Farms PAD lot area minimum of 5,625sf to be met. The request is a result of our desire to have slightly wider lots while maintaining a similar lot area to the existing Barney Farms PAD, thereby maintaining the intent of that approval.

Development Standard	Proposed PAD	Existing PAD
Minimum Lot Area (feet):	5,625 ¹	5,625 ¹
Minimum Lot Width (feet):	45	45
Minimum Lot Depth (feet):	120 ¹	125 ¹
Maximum Building Height (feet):	30	30
Minimum Building Setbacks (feet):		
Front (Front Facing Garage):	20 ²	20 ²
Front (Side Entry Garage/Porch/Livable Area):	10	10
Side:	5 ³	5 ³
Rear (Dwelling Unit):	20 ⁴	20 ⁴
Rear (Covered Patio):	15	15
Maximum Lot Coverage:		
1-Story (%):	55	55
2-Story (%):	50	50

1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
2. 20-feet to front of garage (front entry) /10-feet to front of garage (side entry) and living area/10-feet to covered front porch.
3. Side yard setbacks may be 0-feet for attached housing products
4. 20-feet for two-story homes /15-feet for single-story homes and / or covered patios.

CHARACTER (THEME):

The heritage 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 textures and materials of the thematic elements of Fulton Homes Barney Farms represent timelessness, durability and stability, all ideals that exist today in the traditional structures that grew from the Town and established in the NSAP. A particularly impressive example of this are the iconic entry monuments proposed at the Signal Butte Road and Queen Creek Road entrances. The use of stone, board form concrete, and masonry in the form of a cistern and irrigation canals convey a more simple, traditional lifestyle as the materials are exposed and genuine, not concealed or contrived. This is also reflected throughout the project in the design and materials of the walls, fences, hardscape, and amenity structures, all of which are true and authentic to the character of a rural agrarian community.

Inside the community, the inclusion of the lake element allows the introduction of more modern interpretation of the same stone, board form concrete, and masonry materials used at the entry monuments and perimeter walls. Lakeside docks with boardwalk material treatment successfully interact with steel shade structures, iron view fences, and canvas shade structures in the primary amenity area. In the secondary parks the use of low masonry walls, artistic metal trellis’, and steel/canvas shade structures continue the diverse but complimentary design theme of the community.

PARKS | AMENITIES:

Community is an important ideology to the history and culture of Queen Creek. Historically, local farmers would invite family and friends to celebrate special occasions and holidays with games,

barbeque, and fireworks at their home. The parks and amenities of Fulton Homes Barney Farms were designed to continue these traditions originally established by the founding families of Queen Creek by offering a central node for community gatherings while also encouraging the exploration of the community's several other parks and open spaces via the extensive trail network.

Open space amenities are a vital component in every Fulton Homes neighborhood and the amenity package proposed for Barney Farms is truly exceptional. One look at the proposed land plan and it is evident that this project will have a character that is significantly different than anything else in the Town. Approximately twenty-four acres of lakes and a fifteen-acre central amenity area encompass the recreational ideology of the project. The lakes, however, are more than just a pleasing aesthetic amenity; they are designed for actual use by the residents. Kayaking, canoeing, paddle boarding, and even fishing in the lakes will be permitted for the residents making them an active open space component that is unique in Queen Creek and will be heavily utilized.

The lakes themselves are a significant amenity for the project, but Fulton Homes has gone above and beyond the typical residential amenity package by also proposing a four-component pool aquatic center, two full-size basketball courts, two pickle ball courts, two sand volleyball courts, two cornhole courts, and two bocce ball courts in the primary park adjacent to the main lake. Additional amenities in this central area include a horse barn themed poolside shade structure, a hay barn themed event/gathering building, a farm themed tot-lot area, several shade structures, and a gigantic turf area to accommodate many different field sports.

Pedestrian access in this area is comprised of six-foot and eight-foot wide sidewalks surrounding the lakes. Ten separate amenity areas have been provided around the lakes as shaded rest stops including unique boardwalk plazas featuring colored and textured concrete. Three of these rest stops include floating docks that facilitate access onto the lake for kayaks, canoes, and paddle boards. The sidewalk around the main lake is over a mile by itself and features a pedestrian bridge over the middle of the lake to facilitate efficient access. For those residents who need a vehicle to reach the primary amenity area, a 99-space parking lot is proposed near the pools and play areas allowing for convenient access to the facilities.

The pedestrian trails extend from the primary park and lake area into each of the individual neighborhoods as well as to the project perimeter, affording residents several miles of walking, and jogging opportunities. A future trail connection is also envisioned along the west project boundary to facilitate a safe crossing of Signal Butte Road and into the Town's future regional park site. All trails will be paved and will tie into both local and collector street sidewalks to expand their utility and accessibility.

The secondary parks and open spaces in Fulton Homes Barney Farms are well amenitized and designed to promote safe and diverse activities that sustain the unique, small town, agricultural character of the project and the Town. These secondary park areas are positioned to ensure adequate access and recreational opportunities for all residents. To that effect, at least one passive open space area is located within 880-feet from every lot, and at least one active open space area will be located within 1,320-feet of every lot, in conformance with the Town's requirements.

The hay barn styled building in the primary park area accommodates flexible space on the first floor for various community events and also has a 2nd floor office space intended to be used by the Home Owner's Association (HOA). A community of this size needs constant management and

having a built-in space for the HOA Staff will be a great benefit to our residents. On-site HOA use would include general office activities, communication with residents, and community event coordination. The HOA office area is designed to accommodate up to four HOA staff at any given time and even though there are no set “hours of operation”, the office would typically be open from 8am until 5pm and later on event nights.

OPEN SPACE:

The perimeter landscaping ideology of Fulton Homes Barney Farms celebrates the agrarian history of the land by utilizing patterns of plant materials to pay homage to the agricultural past of Queen Creek. 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 Fulton Homes Barney Farms. Tree-lined entry streets and bosques behind the primary entry monuments reflect historic orchards, while low level ground cover and turf in the front and sides of the entry monuments are representative of the formal look of crop rows and fields. Soft grasses and pops of color creating texture and movement are used beneath the patterned tree canopies to add a layered hierarchy to the perimeter landscape design. Raised planters are reminiscent of family gardens providing visual variety of hardscape and landscape material. These patterns and materials connect the landscape to the history and culture of the Town, while respecting the character of the NSAP.

Fulton Homes Barney Farms’ extensive parks, landscape areas, and open spaces make up approximately 115-acres, which is approximately 24% of the net land area (473.39-acres) of the development. The total area of open space is comprised of both active and passive open space areas. Of the approximately 115-acres of total open space, approximately 62-acres or 65% of the required open space, is active open space, greatly exceeding the amount required by the Town’s Zoning Ordinance.

The active open space areas within Fulton Homes Barney Farms are comprised of the centrally located lakes, amenity area, and turf playfield; several additional programmed neighborhood parks; several miles of pedestrian trails and paseos; and numerous free-play turf areas. Every individual park in the project is programmed with unique amenities and hardscape elements. Furthermore, all of the free-play turf areas are at least a 50-foot by 50-foot area which is large enough for physical activities such as Frisbee, catch/tag, and unstructured field sports.

ARTERIAL AND COLLECTOR STREETSCAPE LANDSCAPING:

A hierarchy of streetscapes has been established within Fulton Homes Barney Farms. Larger volume roadways such as the adjacent arterials have a landscape theme that responds to the more rapid speeds of these roads. This includes clustering of trees, larger masses of shrubs and groundcover, and well-placed areas of color make these roadways aesthetically pleasing. As speed and volume are reduced on the interior collector streets, so is the general scale of the plant material massing. These collector roadway streetscapes are pedestrian oriented, thus focus on creating shade via street trees, and also utilize smaller clusters of accent shrubs and groundcover to provide a more park-like setting and to preserve the lake views throughout the community.

LOCAL STREET LANDSCAPING:

Landscaping along the individual local streets is important in defining the character of the neighborhood. Each street will have a variety of homes and families and through the use of a street tree program, a continuity can be introduced so each street feels like its own cohesive neighborhood. As such, Fulton Homes is proposing to install 100% of each block’s street trees upon the initial construction of that block. This allows the trees to grow at the same speed, creating a formal and cohesive looking streetscape. One tree and six shrubs are provided along the frontage of every lot with an additional tree located on the shared lots lines of the larger 70-foot wide lots.

ON-LOT LANDSCAPING:

The neighborhood streetscapes in Fulton Homes’ many communities are some of the most attractive and diverse in the valley. That is a result of their policy to have each family work with a consultant to design and install their own front yard landscaping versus a standard builder specified package. In their experience, Fulton Homes has found that when families design their own front yard landscaping with their landscape consultant, the results are much more natural and diverse in appearance which is better for both the neighborhood and the greater community. To ensure this is accomplished, Fulton Homes holds in escrow a pre-determined landscape budget amount for each homeowner that is not released until the front yard landscaping has been installed and approved by the Homeowners’ Association (HOA). Landscape plan designs must be submitted to the HOA for approval within 30 days of the home closing and installation must be complete within 120 days of the home closing which ensures the streetscapes are complete in a timely manner and contain the requisite amount of plant material. Both Fulton Homes and the HOA monitor the process to ensure the deadlines are met. Failure of a homeowner to meet the deadlines results in the HOA being able to use the escrowed budget to install/complete the front yard landscaping on behalf of the homeowner. It is noteworthy that neither Fulton Homes has ever had to step in and install the front yard landscaping on behalf of a homeowner.



BUFFERING:

With arterial streets along the east, south, and west boundaries of the site, the buffering along these edges is proposed at a minimum of 30-feet of landscaping which is in conformance with the Town's Zoning Ordinance. The project's north boundary is shared with vacant land designated as Employment Type A. For this boundary, Fulton Homes is maintaining the buffer approved by the Town Council in the existing Barney Farms PAD which includes a total of 50-feet of buffer, with 25-feet provided on each side of the property line. In addition, the previously approved double row of screening trees with a staggered planting pattern is being maintained along the entire north boundary of the project.

WALLS / FENCING:

Although the project identity of Fulton Homes Barney Farms is ultimately defined by the large lake element and highly programmed amenities, Fulton Homes also understands that the fencing design is an important aspect of the project's perceived character and theme. For that reason, all the perimeter and interior walls are designed together to be consistent with the design of the entire open space program. For Fulton Homes Barney Farms, the Primary Wall features a body of split-face masonry, with an accent band of smooth-face masonry topped with a Sonoran block cap. Fulton Homes is proposing to augment the richly designed Primary Wall with the use of two significantly enhanced design elements to produce an attractive and aesthetically pleasing thematic wall design.

The first Primary Wall design element is a "mid-wall" accent consisting of a stone-faced planter box with a vertical backdrop of founder's finish block and bronze metal accents. As the name implies, the "mid-wall" element, which is 30-feet long and 6-feet 8-inches high, is used along the longer continuous runs of perimeter wall. The second Primary Wall design element is a "corner wall" accent consisting of a 6-foot 8-inch high panel of stone veneer running at least 12-feet in each direction (24-feet in total length) with a Sonoran block cap consistent with the wall design. This "corner wall" element is used to accentuate the secondary entrances into the community and occurs in both 90-degree and curved radius applications with the latter running over 100-feet in length.

Although the majority of the project walls utilize the Primary Wall Design, a Secondary Wall is proposed for the block "end-caps" interior to the project. The Secondary Wall has been designed to complement the Primary Wall design by utilizing a smooth-face, single-score masonry body, a Founder's Finish brick band, Founder's Finish brick columns, and a Sonoran block cap. To further accentuate the wall, 30-foot long panels of raised height split-face CMU are used for sections longer than 150-feet. Other fence types proposed in the project include view fencing, garden walls, and a parking screen wall, all utilizing similar block types and colors.

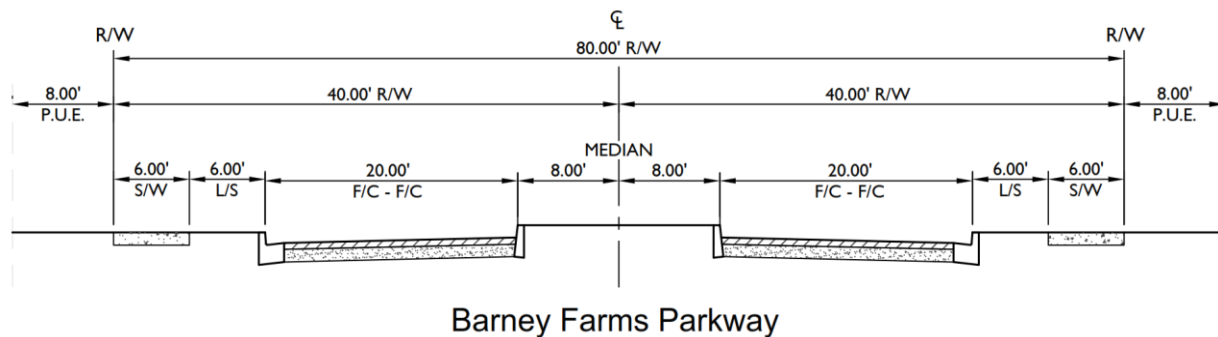
Two types of view fencing are proposed; one with a 4.5-foot section of wrought iron, and the other with a 2-foot section of wrought iron. The 2-foot wrought iron view fences are used on the rear lot lines for the lots backing open space parks, while the 4.5-foot wrought iron view fences are reserved for the lots backing up to the lakes within the community.

Fulton Homes has designed the lotting plan of Fulton Homes Barney Farms to maximize the number of homes that have direct views into the numerous parks and open spaces in the project. The majority of the home plans are designed to have large windows in the rear of the homes that

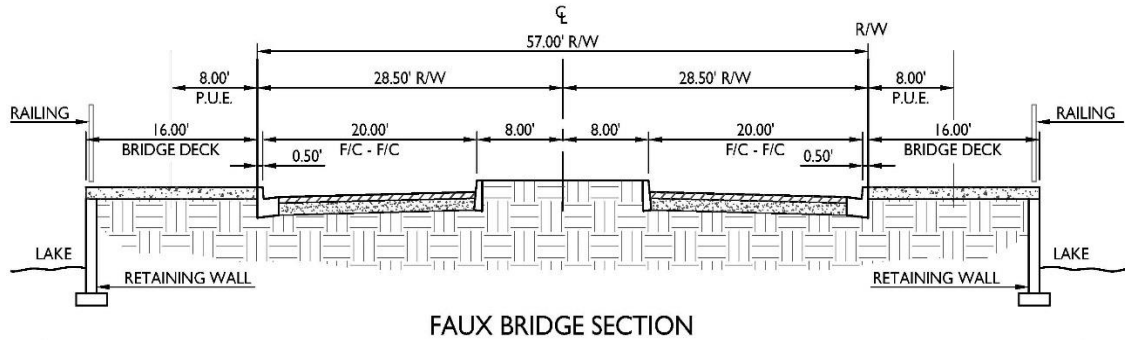
take full advantage of these lake and park view opportunities. However, the use of view fencing when extended to side yards, can be a concern from both a privacy standpoint as well as a community aesthetic standpoint. Side yards are typically where all the trash cans, wheel barrows, and mechanical equipment end up. These are not aesthetically pleasing and can take away from the park-like environment of the open space areas. Side yards are also typically only 6-10 feet away from the home where a majority of the bedroom windows are placed which creates a privacy and potentially security issue when view walls are used. To protect the residents from these privacy and aesthetic concerns, *a deviation from the Zoning Code is proposed to limit the requirement of view fencing to only the rear lot lines, and not on the side lot lines*, for the properties that are adjacent to the lakes and/or open space park areas in Fulton Homes Barney Farms community.

ACCESS AND CIRCULATION:

Fulton Homes Barney Farms features two primary points of access; one on Signal Butte Road and the other on Queen Creek Road. These two primary points of access into the community connect to form the main collector road of the project from Signal Butte Road to Queen Creek Road and provide access to most of the project neighborhoods as well as to the primary amenity area of the project. Due to the significance of this collector street, we are proposing to name it **Barney Farms Parkway**. Barney Farms Parkway serves as the circulation spine of the project and not only warrants a special name, but also a special street section. The purpose of the unique street section is to emphasize the grand scale of the project by using a wider landscaped center median and to maximize views of the lake and open space as you move through the project. The proposed street section for Barney Farms Parkway maintains the same lane design and overall width as the Town collector street standard thus maintains the efficiency of the street type.



As the Barney Farms Parkway collector street travels through the community, Fulton Homes wanted to celebrate the lake feature by proposing two locations that use a bridge-type roadway section that appear to span the community lakes. These two faux bridges utilize a modified street section with a reduced right-of-way to account for the location of public utilities due to the lake being adjacent to the right-of-way in these two locations. In addition, since they represent a true bridge design, the center median of the proposed street section uses pavers and a special dual head street light with proposed avenue banners as would be found in a small rural town. Special pedestrian height light poles are proposed along the sides of the bridge adjacent to the wide boardwalk bridge decks to create a strong sense of place with a unique look and feel. Below is the section proposed for these two instances.



The local level public streets planned for the residential neighborhoods will all be tree-lined and feature detached sidewalks. All local streets within the project will be public and will ensure sufficient pavement widths for on-street vehicular parking while also maintaining sufficient access for refuse collection and emergency apparatus.

LAKES AND WATER MANAGEMENT:

The proposed lakes within Fulton Homes Barney Farms will not only enhance the aesthetics of the community and provide the community with a wonderful amenity, they will also serve a critical function for the Town of Queen Creek. The Town of Queen Creek treats a significant amount of wastewater every year, however the Town does not have the extensive network of tanks, pumps, and pipe necessary to deliver this effluent water to users. The Town therefore recharges much of this valuable effluent water to the underground water table in exchange for recharge credits with the Arizona Department of Water Resources. The Town of Queen Creek will be installing and maintaining a recovery well in a dedicated well site located within the Fulton Homes Barney Farms development intended to recover the effluent water they recharged previously in exchange for recharge credits. The Town of Queen Creek will then sell this recovered effluent water to Fulton Homes to fill the lakes. The Town of Queen Creek is pricing the recovered effluent water such that it encourages Fulton Homes to only use as much recovered effluent water as the wastewater generated annually from the homes within Fulton Homes Barney Farms. This ensures that adequate recovered effluent water will be available to continue to fill the lakes into the future.

Fulton Homes will use the recovered effluent water purchased from the Town of Queen Creek to fill and maintain the water level in the lakes. Fulton Homes will draw all of the landscape irrigation water needed for Fulton Homes Barney Farms from the lakes. Fulton Homes will maintain the lakes and the irrigation pump system which will address all the landscape irrigation demands for the project. This allows the community to be beautiful and green all year long with no strain on the Town of Queen Creek’s water system. Servicing the irrigation water demand from recovered effluent stored in the lakes will allow the Town of Queen Creek to service the homes within Fulton Homes Barney Farms with less water infrastructure because the significant demand for landscape irrigation water will not be provided for from the Town’s water distribution system.

The lakes will be constructed with a vertical raked concrete liner around the entire perimeter of each of the lakes. There will generally be approximately 8” of lake liner exposed above the water surface. This will limit erosion that could be caused by wind and waves. Additionally, this hard

liner will deter plant growth at the edge of the lakes that would become a habitat for marine fowls. The liner will extend 16”-18” below the lake water surface. The first 10’ of the lakes will be gradually sloped toward the lake bottom and it will be constructed out of concrete. This initial 10’ concrete portion of the lakes provides a stable base for someone to walk in the lakes if an accident were to occur and someone fell in. From the concrete portion the lakes will continue at a steeper slope until it reaches the bottom, which will be as deep as 18’.

The lakes will have a thick water proof liner to limit water loss. This water proof liner will be buried by 1’ of soil. This protects the liner from damage and provides a more natural habit. The lakes will be managed by an aquatic biologist contracted by the HOA. The aquatic biologist will work to balance the natural habitat of the lakes and work to get the proper species of animals in the lakes. Working with the aquatic biologist the HOA will stock the lakes with fish.

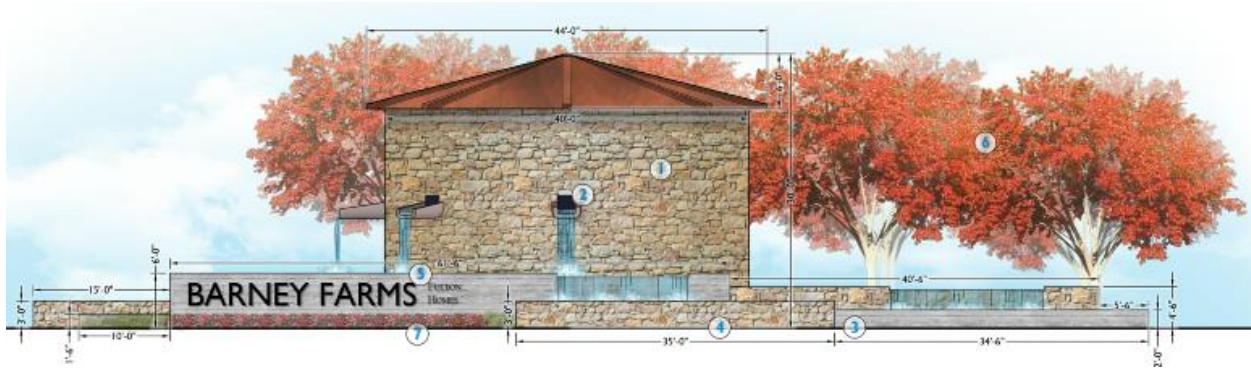
The lakes at Fulton Homes Barney Farms will be filled with recovered effluent water from a recovery well instead of with reclaimed water directly from the sewage treatment plant, as is the case with many of the lakes in adjacent municipalities. Because these lakes will be filled with recovered effluent water there is no restriction to allowing community residents to use the lakes. Fulton Homes will be installing several docks that will invite community residents to launch non-motorized water craft and play in the lakes. The lakes at Fulton Homes Barney Farms are designed to beautify the community, provide an active amenity, allow the Town of Queen Creek to sell recovered effluent water from their reclaimed credits, and significantly reduce the demand on the Town’s domestic water system.

ENTRY MONUMENTATION

Fulton Homes Barney Farms will be one of the largest single builder developments in the Town of Queen Creek. That affords the opportunity for a much more cohesive design and theme than could occur with several builders trying to make their own identity. Fulton Homes has taken full advantage of the situation by creating an iconic monumentation package that includes primary subdivision entry monumentation, secondary subdivision entry monumentation, and interior monumentation.

Primary Subdivision Entry Monument:

Consistent with the scope of the project, the two primary entry monument designs for Fulton Homes Barney Farms are dramatic and consistent with the overall theme of the project while also serving as a District Icon for the NSAP. The key architectural feature of these entry monuments is the cistern tower that feeds the water through the irrigation themed waterfall system. These towers are 30-feet tall and in scale with the rest of the monument design and we believe the design of the two primary entry features is critical to the identity of the project and thus propose the 30-foot height be permitted in these two situations. Please note that the zoning district height limit is 30-feet so an architectural feature of the same height would not be out of place in this setting. ***Deviation from the Zoning Code: monument height (10-feet permitted – 30-feet proposed).***



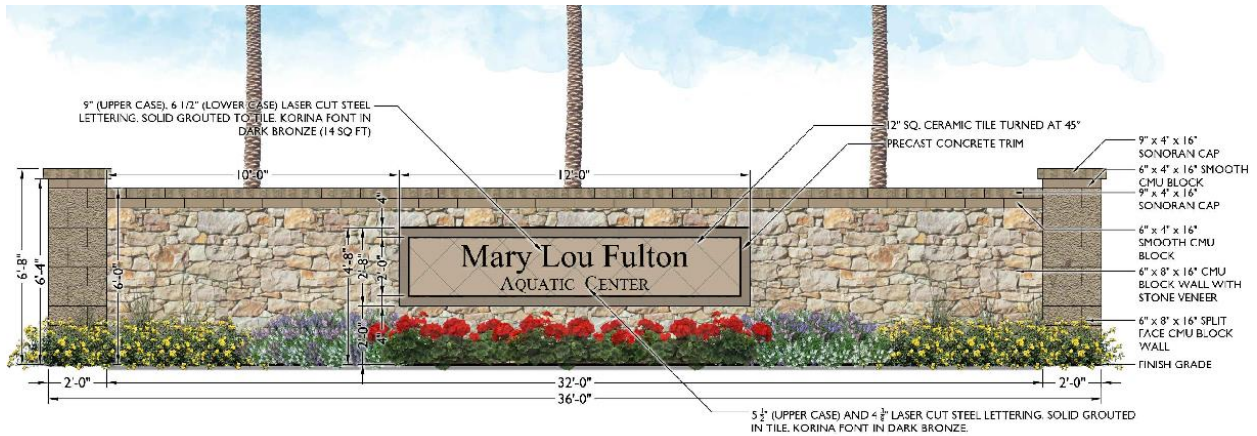
Secondary Subdivision Entry Monument:

The secondary subdivision entry monument is used at the project entrance off Meridian Road. Its design is based on the primary entry using the same board form concrete for the text background framed by stone veneer columns. The stone veneer is also used on the vertical face of the landscape planter that makes up the front of the monument.



Interior Amenity Monument:

Fulton Homes is proposing to celebrate a great contributor to the Fulton family legacy by naming the aquatic center after Mary Lou Fulton. The dedication occurs on a freestanding wall that sits in front of the entrance to the community aquatic center which is located in the centralized amenity park area. This monument wall features a stone veneer face with split-face CMU columns and a Sonoran block cap. It is an attractive monument wall utilizing the same stone and masonry materials as the interior walls and thus is consistent with the theme of the project.



PUBLIC PARTICIPATION

A neighborhood meeting was held on February 12, 2018 in which 3 adjacent property owners were represented. Questions raised at the meeting were regarding potential traffic congestion on area roads and appropriate buffering along the north boundary. A second neighborhood meeting is planned for March 27, 2018 to ensure all interested parties have had an opportunity to see the proposal and present any questions or concerns that they might have. Four Notice of Neighborhood Meeting signs were posted on the property and all adjacent property owners within 1,200-feet of the property were notified of the meeting. These citizen participation efforts adhere to provisions required by the Town of Queen Creek Zoning Code.

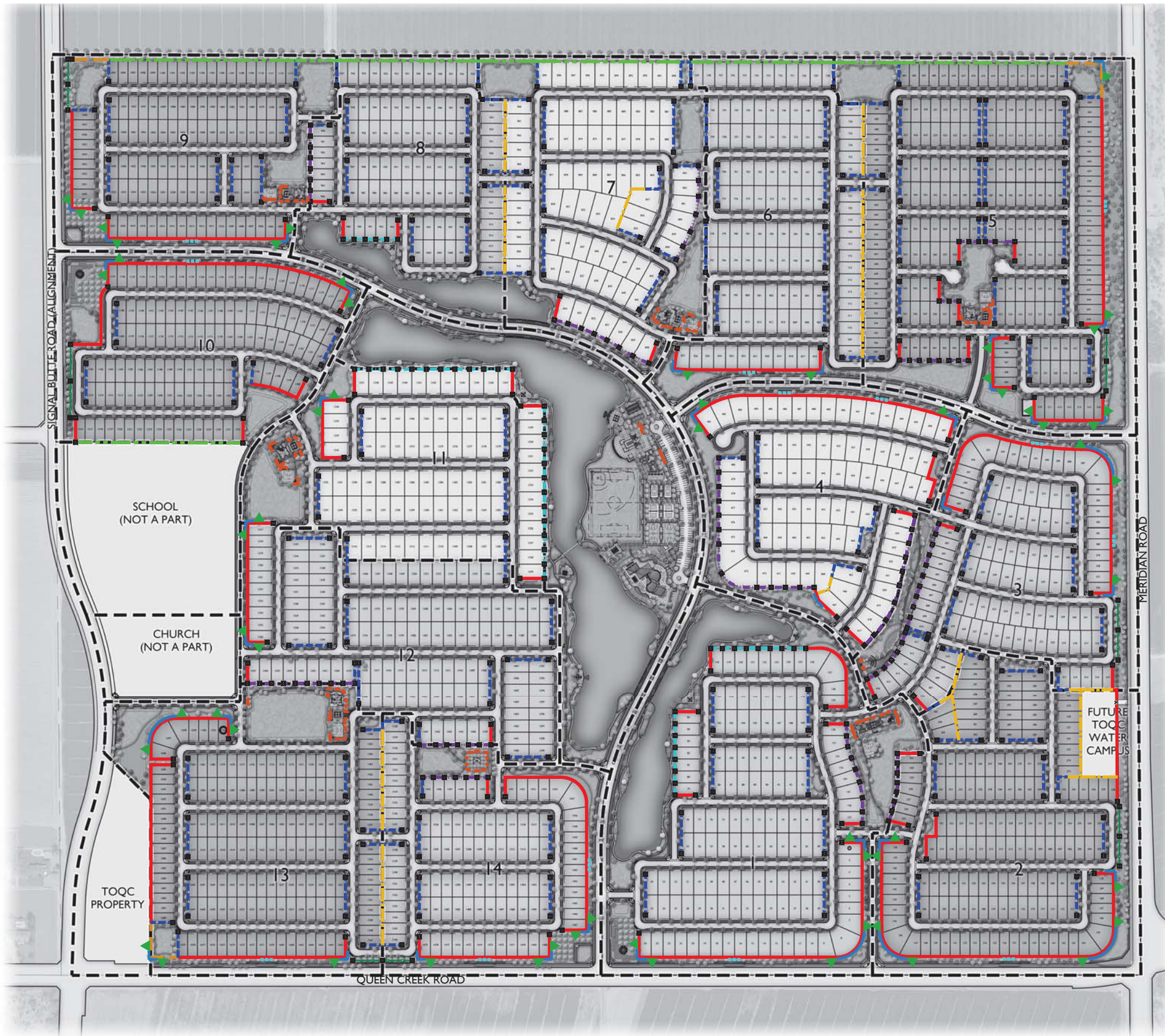
CONCLUSION

Fulton Homes Barney Farms is an example of the success that comes when a founding family of the community, a prominent builder, and a government agency work together to achieve a project that benefits all parties. The Barney family and Fulton Homes could not be more excited to bring this unique and iconic development to reality and believe that it will be a benchmark community for Queen Creek. The inclusion of a lake element that not only serves an important Town need but is also designed to be an integral aesthetic amenity that is usable by the residents dramatically elevates the livability of the community. Add to that Fulton Homes well-earned reputation for quality and incredible open space/amenity package offerings, and Fulton Homes Barney Farms becomes a truly special place for Queen Creek families to call home.

Appendix: Open Space Plans

1) Cover Sheet	L.CS
2) Illustrative Master Plan	L.0.01
3) Entry Enlargement	L.0.02
4) Entry Enlargement	L.0.02A
5) Entry Enlargement	L.0.02B
6) Entry Enlargement	L.0.02C
7) Monument Details	L.0.02D
8) Main Park Enlargement	L.0.03
9) Main Park Enlargement	L.0.03A
10) Main Park Enlargement	L.0.03B
11) Main Park Buildings	L.0.03C
12) Main Park Buildings	L.0.03D
13) Main Park Buildings	L.0.03E
14) Main Park Buildings	L.0.03F
15) Main Park Buildings	L.0.03G
16) Main Park Buildings	L.0.03H
17) Main Park Buildings	L.0.03I
18) Main Park Buildings	L.0.03J
19) Play Structure	L.0.03K
20) Lake Boardwalk Node Enlargement	L.0.04
21) Faux Vehicular Bridge Enlargement	L.0.06
22) Faux Vehicular Bridge Enlargement	L.0.06A
23) Parcel 1 Park Enlargement	L.0.07

24) Prairie Plaza	L.0.08
25) Parcel 5 Park Enlargement	L.0.09
26) Parcel 7 Park Enlargement	L.0.10
27) Parcel 9 Park Enlargement	L.0.11
28) Parcel 11 Park Enlargement	L.0.12
29) Parcel 14 Park Enlargement	L.0.13
30) Flower Garden Plaza	L.0.14
31) Conceptual Wall Plan	L.0.15
32) Conceptual Wall Details	L.0.15A
33) Conceptual Wall Details	L.0.15B
34) Conceptual Wall Details	L.0.15C
35) Conceptual Wall Elevation Exhibit	L.0.15D
36) Conceptual Trails Plan	L.0.16
37) Site Furnishing	L.0.17
38) Street Tree Density	L.0.18
39) North Boundary Buffer	L.0.19



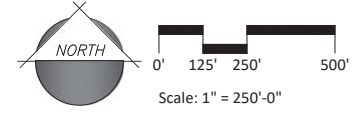
WALL LEGEND

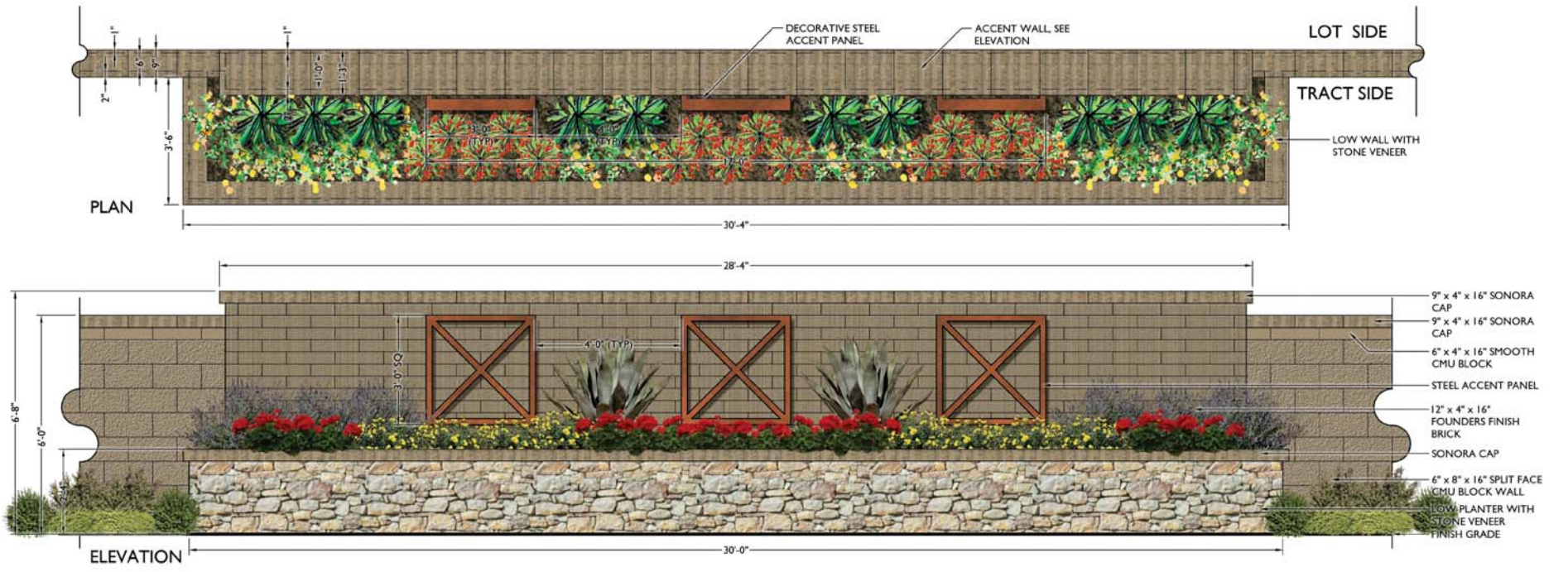
SYMBOL	ITEM
	PRIMARY WALL
	DOUBLE SIDED PERIMETER WALL
	SECONDARY WALL
	TERTIARY WALL
	PARTIAL VIEW WALL TYPE 1
	PARTIAL VIEW WALL TYPE 2
	CORNER ACCENT WALL
	BUILDER WALL
	GARDEN WALL
	VIEW FENCE
	RAIL FENCE
	CORNER ACCENT PANEL
	MID-WALL ACCENT

WALL ACCENT - DATA CALCULATION

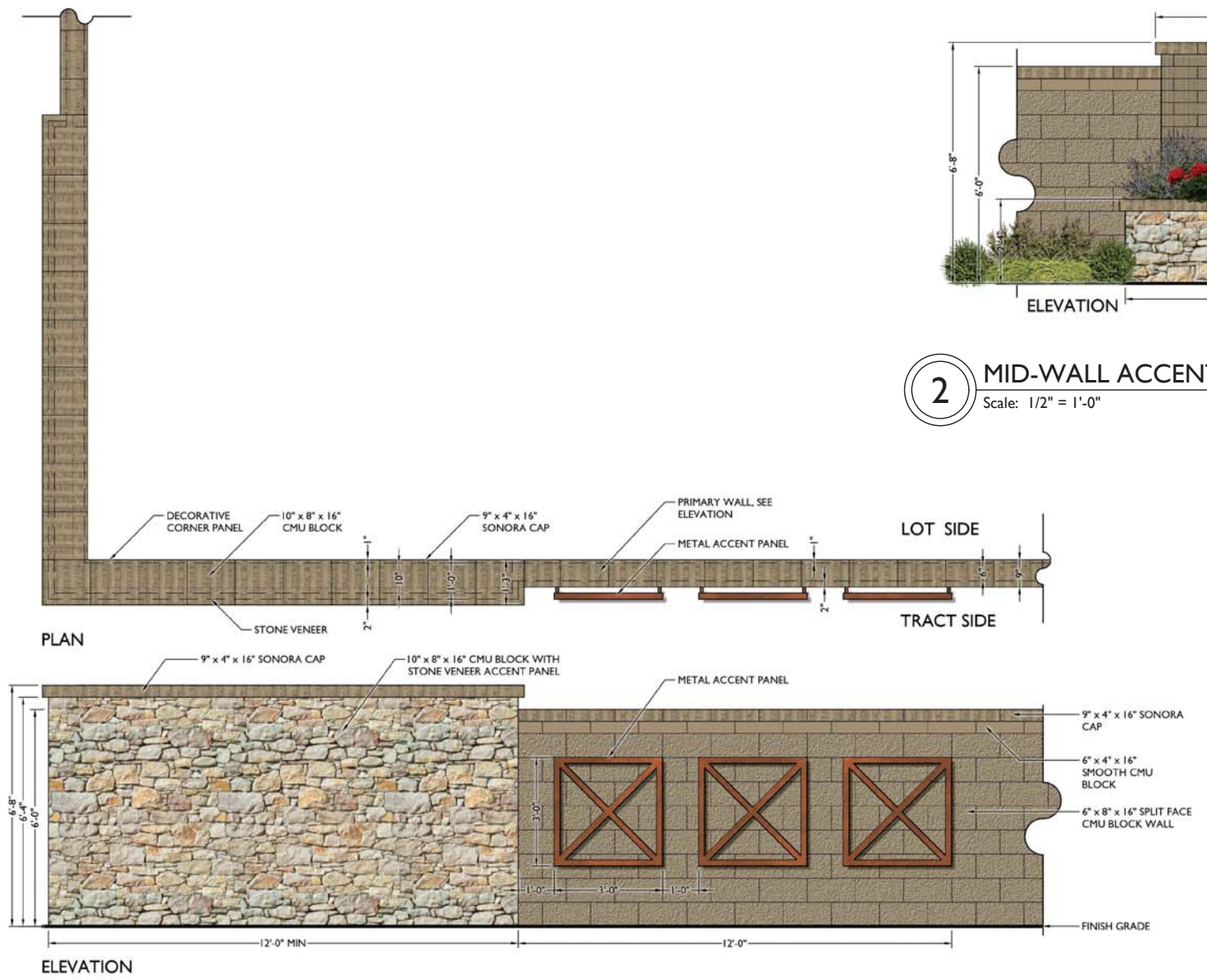
STREET CLASSIFICATION	ACCENT REQUIRED*	ACCENT PROPOSED
ARTERIAL (10,610 LF)	TOTAL: 142 LF (70 COLUMNS)	CORNER ACCENT: 856 LF
		MIDWALL ACCENT: 210 LF
		COLUMN: 46 LF
		ACCENT RAIL FENCE: 1,519 LF
TOTAL:	2,631 LF (1,315 COLUMNS)	
COLLECTOR (7,504 LF)	TOTAL: 100 LF (50 COLUMNS)	CORNER ACCENT: 320 LF
		MIDWALL ACCENT: 210 LF
		COLUMN: 194 LF
		ACCENT RAIL FENCE: 1,519 LF
TOTAL:	724 LF (362 COLUMNS)	
LOCAL (28,659 LF)	TOTAL: 382 LF (191 COLUMNS)	CORNER ACCENT: 144 LF
		MIDWALL ACCENT: 0 LF
		COLUMN: 758 LF
		ACCENT RAIL FENCE: 1,519 LF
TOTAL:	902 LF (451 COLUMNS)	
TOTAL (46,773 LF)	TOTAL: 624 LF (312 COLUMNS)	CORNER ACCENT: 1,320 LF
		MIDWALL ACCENT: 420 LF
		COLUMN: 1,000 LF
		ACCENT RAIL FENCE: 1,519 LF
TOTAL:	4,259 LF (2,130 COLUMNS)	

NOTE:
 * DECORATIVE ACCENT REQUIREMENTS: A DECORATIVE COLUMN, OFFSET, OR UNDULATION WITH A MINIMUM OF TWO FOOT CHANGE TO CREATE ADDITIONAL VARIETY SHALL BE PROVIDED EVERY 150 LF.
 FOR THE PROPOSED ACCENT CALCULATIONS, THE DECORATIVE ELEMENT IS ASSUMED AS A TWO-FOOT COLUMN.





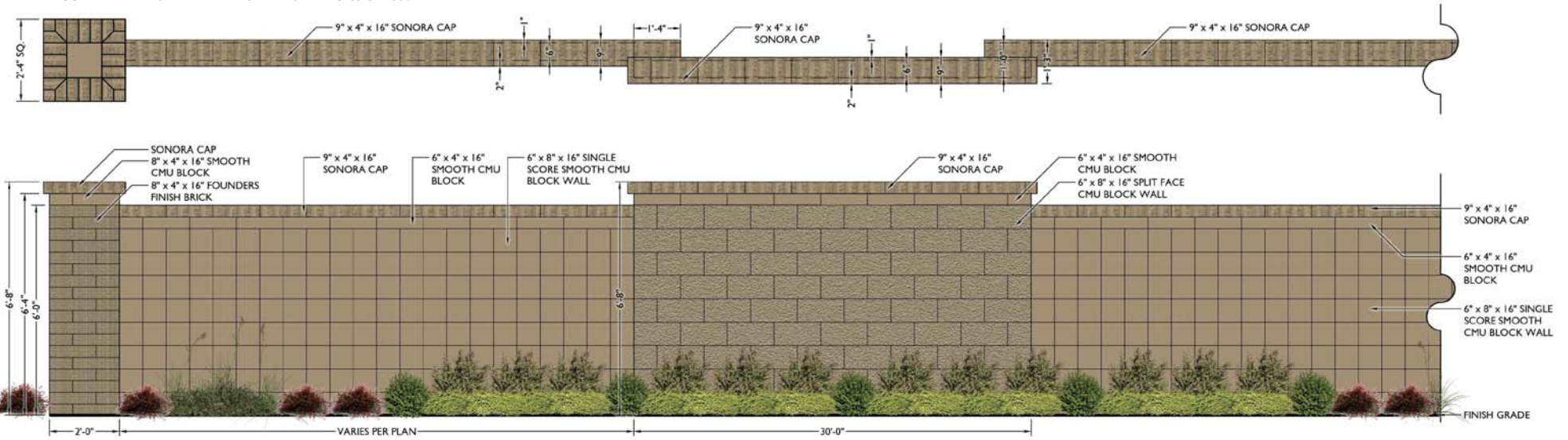
2 MID-WALL ACCENT
Scale: 1/2" = 1'-0"



1 CORNER ACCENT PANEL (AT PRIMARY WALL)
Scale: 1/2" = 1'-0"

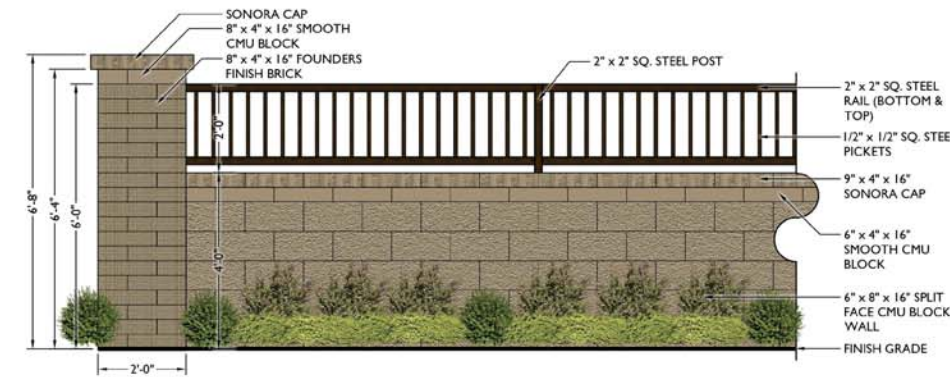
NOTE:

ACCENT PANEL TO BE APPLIED TO WALLS IN EXCESS OF 150'.

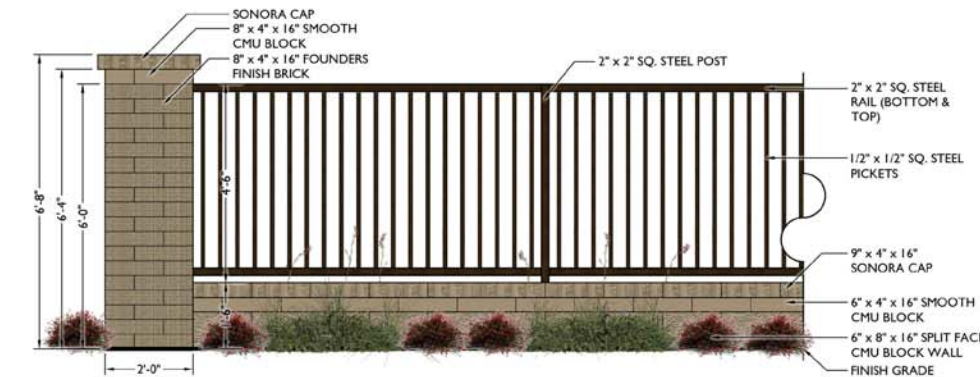


1 PRIMARY THEME WALL
Scale: 1/2" = 1'-0"

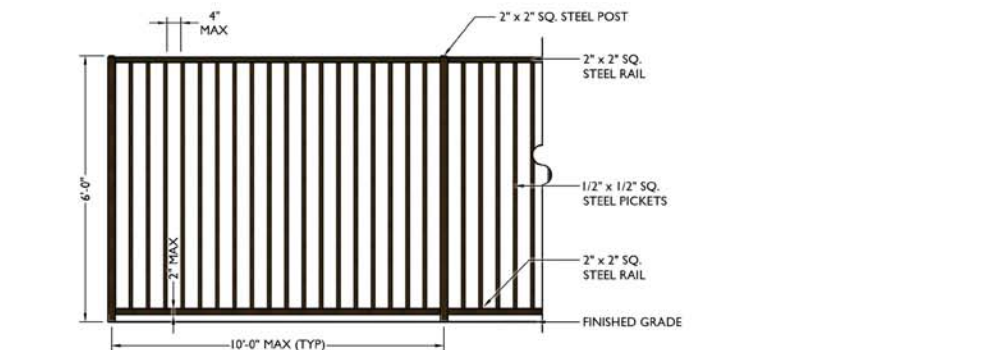
2 SECONDARY THEME WALL
Scale: 1/2" = 1'-0"



3 PARTIAL VIEW WALL TYPE 1
Scale: 1/2" = 1'-0"



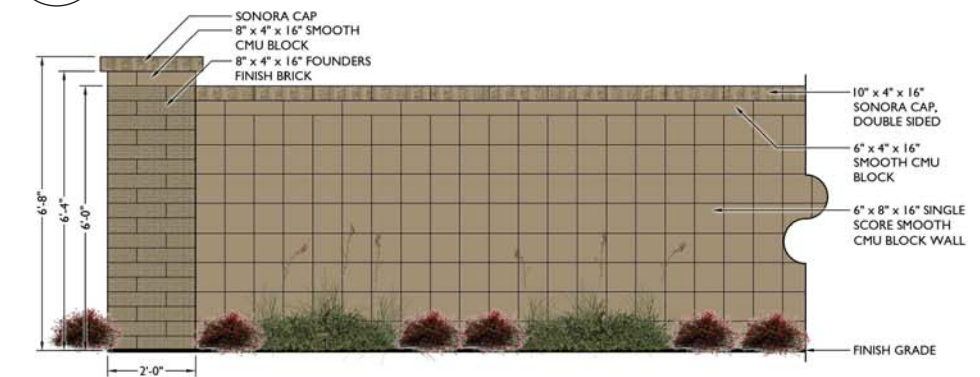
4 PARTIAL VIEW WALL TYPE 2
Scale: 1/2" = 1'-0"



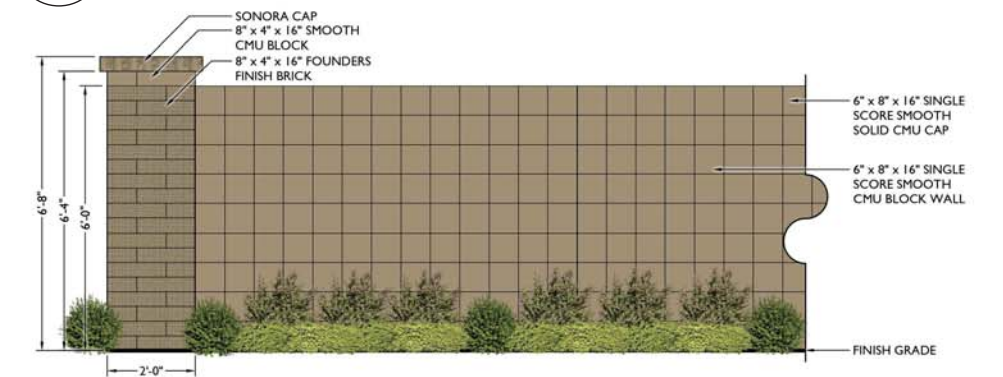
5 FULL VIEW FENCE
Scale: 1/2" = 1'-0"



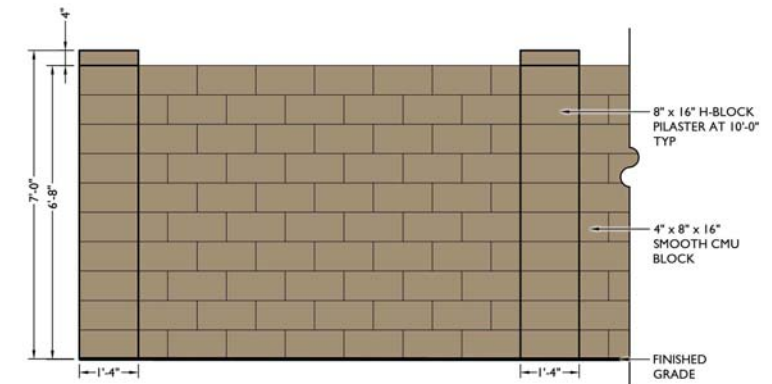
6 DOUBLE SIDED PERIMETER WALL
Scale: 1/2" = 1'-0"



7 TERTIARY THEME WALL
Scale: 1/2" = 1'-0"



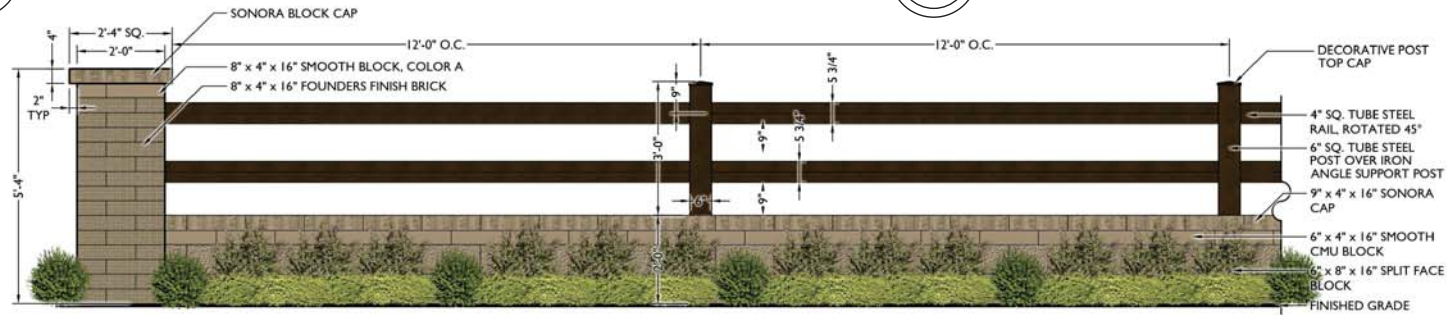
7 TERTIARY THEME WALL
Scale: 1/2" = 1'-0"



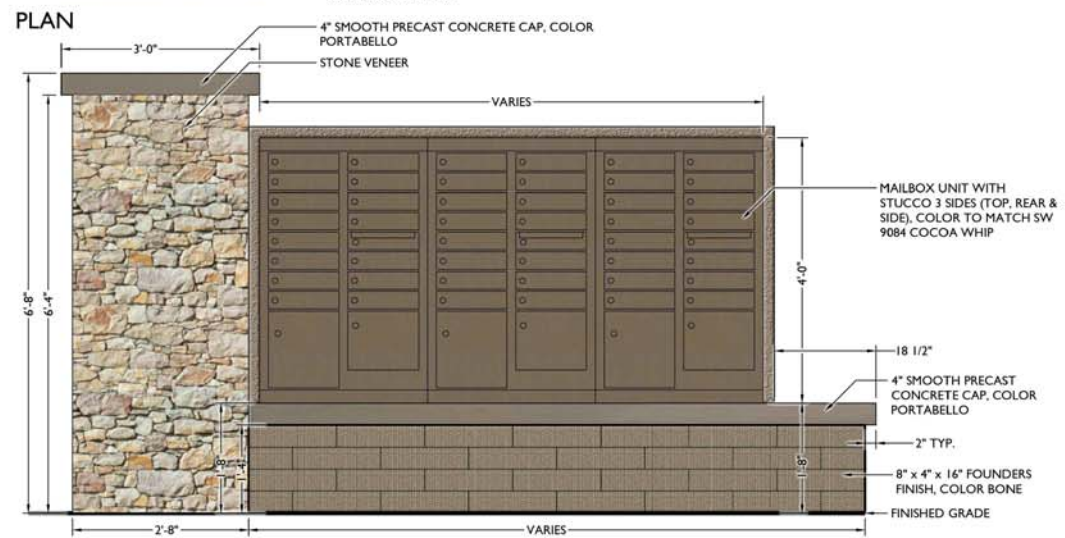
1 GARDEN WALL
Scale: 1/2" = 1'-0"

2 PARKING SCREEN WALL
Scale: 1/2" = 1'-0"

3 BUILDER WALL
Scale: 1/2" = 1'-0"



4 RAIL FENCE
Scale: 1/2" = 1'-0"



5 MAILBOX
Scale: 3/8" = 1'-0"



KEYMAP



L-0.16C



Fulton Homes Barney Farms Neighborhood Meeting Summary

Queen Creek Council Chambers – February 12, 2018

Attendees:

Applicant: Greg Davis – Iplan Consulting
Developer: Norm Nicholls – Fulton Homes & Brian Nicholls – EPS Group
Town: Sarah Clark
Neighbors: See Sign-in Sheet

Meeting start at 6:05PM.

Mr. Davis, Provided a summary of the purpose of the meeting and introduced the team.

Mr. Davis explained the PAD Amendment approval process and then provided a detailed overview of the proposal to the meeting attendees.

Mr. Nicholls spoke about Fulton Homes interest in the property and their overall vision for the development.

Mr. Davis then opened the meeting for questions and/or comments:

Q: What is being done to buffer the industrial uses to the north?

A: Mr. Davis explained that the exact same buffer as approved in the existing PAD is proposed in this project.

Q: Where are the access points for the project?

A: Mr. Davis explained that there are three primary points of access; one at Meridian, one onto Queen Creek Road, and one on Signal Butte. These are approximately in the same location as previously approved. Two secondary points of access are planned along Meridian Road.

Q: What about all the traffic being dumped on our front door (Germann Road)?

A: Mr. Davis explained that a Traffic Study was prepared and submitted to the Town for their review of the future traffic conditions resulting from this project and would comment if they determined there would be an issue. Furthermore, Mr. Davis explained that there are 16 fewer lots in this proposal, thus the amount of traffic will be a bit less than the amount the current PAD would produce.

A: Mr. Nicholls discussed many of the road improvements planned for the larger area which will alleviate the east-west traffic on many of Queen Creek's arterial streets.

A: Mr. Davis mentioned the estimated timing of the State Route 24 extension to Ironwood and the beneficial impact that would have to property owners along Germann.



Q: Will the road improvements be completed prior to people moving in?

A: Mr. Davis explained that yes, the Town will require road improvements adjacent to his project be completed prior to any families moving in.

A: Mr. Nicholls spoke to the discussions he has had with Town Management about the priority of road improvements, specifically Signal Butte Road.

Q: What is the timing of the project?

A: Mr. Davis referred to a slide of the Phasing Plan and explained that the soonest families could be moving into the project would be in late 2019, but more likely early 2020 which coincides with the timing of many of the regional road improvements.

A: Mr. Nicholls detailed the numerous steps required before homes can be sold and closed and the timing associated with those.

Seeing no other questions, Mr. Davis adjourned the meeting at 6:40pm.

Meeting adjourned at 6:40PM.