



TO: PLANNING AND ZONING COMMISSION

THROUGH: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR

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

RE: Discussion and Possible Action on case P18-0048 "Light Sky Ranch Preliminary Plat Extension" a request by Jackie Guthrie, of EPS Group, for a Preliminary Subdivision Plat Extension as originally approved by Town Council on June 4, 2014 (Case SD13-037). This project is located on the southeast corner of Crismon Road and Queen Creek Road.

DATE: May 9, 2018

STAFF RECOMMENDATION

Staff recommends approval of a 24-month Preliminary Subdivision Plat Extension of case SD13-037, "Light Sky Ranch" subject to the Conditions of Approval outlined in this report.

MOTION

Move to approve a 24-month Preliminary Subdivision Plat Extension of case SD13-037, "Light Sky Ranch" subject to the Conditions of Approval outlined in this report.

SUMMARY

The applicant is requesting a 24-month Preliminary Plat extension of SD13-037. No other changes to the Preliminary Plat have been requested.

HISTORY

June 4, 2014	Town Council approved the Minor General Plan Amendment (GPA14-009), PAD Rezone (RZ13-036) and Preliminary Plat (SD13-037) for "Light Sky Ranch."
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June 8, 2016

Planning Commission approves a 24-monh extension for the Light Sky Ranch Preliminary Plat (SD13-037).

DISCUSSION

This is a request for approval of a Preliminary Subdivision Plat Extension as originally approved by Council on June 4, 2014. The applicant is not proposing any changes to the previously approved plans. This project remains in compliance with the Town's Zoning Ordinance and Design Standards..

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans as approved by Council on June 4, 2014 (Ordinance No. 549-14).

ATTACHMENTS

1. Original June 4, 2014 Council Staff Report
2. Preliminary Plat



Requesting Department:
Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
SIDNEY URIAS, PLANNER**

**RE: PUBLIC HEARING AND POSSIBLE ACTION ON MINOR GPA14-009 /
RZ13-036 (ORDINANCE NO. 549-14) / SD13-037 "LIGHT SKY
RANCH", A REQUEST BY EPS GROUP INC., FOR MINOR GENERAL
PLAN AMENDMENT (15 ACRES), PLANNED AREA DEVELOPMENT
(PAD)/REZONING APPROVAL FOR APPROXIMATELY 40 ACRES
FROM R1-43 (RURAL ESTATE DISTRICT) TO PAD/R1-7 (URBAN
DEVELOPMENT TYPE A DISTRICT), AND FOR APPROVAL OF A
PRELIMINARY SUBDIVISION PLAT TO FACILITATE THE
DEVELOPMENT OF A 111 LOT RESIDENTIAL DEVELOPMENT. THIS
PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF QUEEN
CREEK ROAD AND CRISMON ROAD.**

DATE: JUNE 4, 2014

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of GPA14-009, RZ13-036 and SD13-037 for "Light Sky Ranch" subject to the Conditions of Approval contained in this report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation.

PROPOSED MOTION

Move to approve Ordinance No. 549-14 approving Minor GPA14-009, RZ13-036, SD13-037 "Light Sky Ranch," subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL

General Plan Goal 1: Maintain the Town's unique community character

Policy 1c: Maintain and strengthen the ambiance and character of the Town's equestrian and low-density areas as development occurs in their surrounding areas.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3a: Recognize and maintain the unique character of the Town's low density equestrian areas in the density, design and construction of both public and private projects planned in areas where these neighborhoods exist.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3b: Provide a diversity of housing opportunities within the Town ranging from lower density residential areas in the desert foothills and equestrian neighborhoods to higher-density housing in master planned developments.

General Plan Goal 3: Develop superior residential neighborhoods

Policy 3D: Ensure compatibility between new projects and existing neighborhoods by providing appropriate transitional treatments when;

- a. New residential subdivisions are adjacent to existing residential areas; and,
- b. New development contains lots adjacent to open space, a non-residential land use or an arterial street.

SUMMARY

The proposal consists of a request by EPS Group Inc., for Minor General Plan Amendment (15 acres), Planned Area Development (PAD)/Rezoning approval for approximately 40 acres from R1-43 (Rural Estate District) to PAD/R1-7 (Urban Development Type A District), and for approval of a Preliminary Subdivision Plat to facilitate the development of a 111 lot residential development. This project is located on the southeast corner of Queen Creek Road and Crismon Road.

HISTORY

No development history is available for the subject property. The subject property has historically been used for agricultural uses and is zoned R1-43.

DISCUSSION

This project is located on the southeast corner of Queen Creek Road and Crismon Road. This site is composed of two parcels; 304-64-009S and 304-64-009Q. Adjacent to the site, on the north is Solar Siete development. To the west of the site, across Crismon Road, is Langley Gateway Estates which is currently zoned R1-6, R1-7, R1-8

and R1-12. To the east of the site is an agricultural use with underlying zoning of R1-43. The nearest use to the south is Crismon Ranch Estates which is zoned R1-43.

The applicant is requesting a Minor General Plan Amendment for 15 acres at the immediate southeast corner of Queen Creek Road and Crismon Road from Commercial to Medium Density Residential (0-3 dwelling units per acre). The applicant is also requesting to rezone approximately 40 acres from R1-43 (Rural Estate District) to PAD/R1-7 (Urban Development Type A District), and approval of a Preliminary Subdivision Plat and landscape plan to facilitate the development of a 111 lot residential subdivision.

The applicant proposes that the PAD provide two parcels differentiating in lot sizes. The minimum lot sizes and development standards for Parcel I will be a minimum of 65'x 125' (8,125 square feet) for a total of 63 lots. Parcel II will provide two categories within the parcel which consist of 75' x 135' (10,125 square feet) lots and 85' x 135' (11,475 square feet) lots which are to be contiguous on the southern border of the development and adjacent to the residents of Crismon Ranch Estates. The applicant is proposing that the larger lots adjacent to Crismon Ranch Estates along with the 48 foot wide open space buffer will provide an adequate transition between zoning categories and allow for residents to enjoy outdoor space while maintaining a sense of privacy.

Light Sky Ranch Project Information	
Project Name	Light Sky Ranch
Site Location	Southeast corner of Queen Creek Road and Crismon Road
Current Zoning	R1-43
Proposed Zoning	Planned Area Development (PAD) / R1-7
General Plan Designation	Commercial and Medium Density Residential (0-3 dwelling units per acre)
Surrounding Zoning Designations:	
North	C-2, Solar Siete
South	R1-43, Crismon Ranch Estates
East	R1-6, R1-7, R1-8, R1-12, Gateway Langley Estates
West	R1-43 Residential (undeveloped land)
Gross Acreage	40 Acres
Total Lots/Units	111
Proposed Density	2.75 dwelling units per acre
Open Space Acreage:	
Provided	22.9% (9.27 acres)
Required	20%

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential (MDR) (0-3 DU/AC). The overall density for this project is 2.75 dwelling units per acre when averaged over the entire 40 acre site. The proposed density is consistent with the General Plan for this area. Staff concurs with the “findings of fact” (General Plan Amendment review criteria) provided in the staff report.

Zoning Review: The zoning designation of the property is R1-43 (Rural Estate District). The applicant is proposing a Planned Area Development (PAD) with underlying Zoning District of R1-7 (Urban Development Type A District). The intent of the R1-7 Zoning District is to provide a transitional district between single family and trade districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. The Zoning Ordinance notes that the R1-7 Zoning District implements the Medium Density Residential future land use classification of the Queen Creek General Plan.

This project is proposed to be developed in accordance with the R1-7 Zoning Ordinance standards with the following deviations/modifications listed below:

Development Standards – RS Residential Single Dwelling Districts				
	R1-7 (Town of Queen Creek)	Proposed R1-7 PAD Parcel 1	Proposed R1-7 PAD Parcel 2	Proposed R1-7 PAD Parcel 3
Minimum Lot Area (sq. ft.)	7,000	8,125	10,120	11,475
Minimum Lot Width (ft.)	70	65	75	85
Maximum Lot Width (ft.)	100	No change	No change	No change
Minimum Lot Depth (ft.)	100	125	135	135
Maximum Lot Depth (ft.)	130	No change	135	135
Maximum Building Height (ft.)	30' ² /2 stories ³	No change	No change	No change
Building Setbacks (ft.)				
Minimum Front	20	15 ¹	15 ¹	15 ¹
Maximum Front	30	No change	No change	No change
Minimum Side	5	No change	No change	No change
Side (Min. aggregate between buildings)	15	No change	No change	No change
Minimum Rear	25	No change	No change	No change
Maximum Building Coverage (% of lot)	40 ²	No Change	No Change	No change

¹ 15' front setback to livable area, front porch or side entry garage. 20' front setback to front loaded garage.

² Lot coverage may increase up to five percent (5%) for houses that provide front porches that meet the design criteria stated in Article 5, §5.11, Residential Design Standards.

³ Homes along the south boundary will be limited to one story.

Staff is in agreement with the request for modifications to the standard dimensions for the Zoning Districts listed above.

Engineering Review: The project has been reviewed by the Engineering Division. Conditions of Approval have been added to address Engineering conditions for this project.

Preliminary Plat Review: The Preliminary Plat consists of 111 lots and 4 tracts for open space, landscaping, and drainage. The tracts will be owned and maintained by the Light Sky Ranch Home Owner's Association (HOA). The subdivision plat is in compliance with all applicable codes of the Town.

Building Elevation Review: No building elevations were submitted with this application(s). The future residential plans will be subject to the Town's Residential Design Review process and will be required to be in compliance with the Residential Architectural Design Standards.

Landscape / Open Space / Fence Plan Review: The overall landscaping and open space as proposed meets the standards set forth in the Zoning Ordinance. Trails are also provided throughout the site in compliance with the Parks and Trails Master Plan. The applicant noted that the proposed 48' foot wide trail along the southern border of the development has been designed to be complimentary and serve to a buffer between the rural atmosphere and to the neighboring large lot R1-43, single-family homes to the south.

GENERAL PLAN AMENDMENT FINDING OF FACT

By State law and the Town's zoning requirements, an applicant is required to demonstrate a "finding of fact" that their proposed project meets certain "tests" to be considered for approval. Nine factors, or findings of fact, established in the Zoning Ordinance, are to be used in evaluating a General Plan amendment request. Of these nine criteria, the applicant for a General Plan amendment is asked to provide a written response to the first four. The applicant's proposed findings of fact are provided below:

1. Does the development pattern contained in the future land use plan provide appropriate optional sites for the use proposed in the amendment?

Applicant Response: This request for a Minor Plan Amendment removes 15 acres of Commercial/Services (CS) and adds 15 acres of Medium Density Residential (MDR 0-3 dwelling units per acre). The future land use plan has Commercial/Services land use on several major intersections within the Town that are more appropriately located for successful development of commercial and office sites. This particular site is not on the 'going home side' of the arterial roadways and is further encumbered by Crismon Road currently terminating at Queen Creek Road, with future development terminating one mile north of Queen Creek Road.

Commercial/Service uses are dependent on users from a 360-degree radius around the site and this site is limited to access from only three directions. The requested MDR is consistent with the future and existing land uses on three borders and provides a transitional land use for the employment use to the north.

2. Does the amendment constitute an overall improvement to the Queen Creek General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

Applicant Response: This request does constitute an overall improvement to the Queen Creek General Plan. The property to the north has been developed as a major solar facility. There will never be residences directly to the north to support commercial service uses at this location. MDR is defined as a transitional use between employment and lower density residential. This land use change provides for that transition from the employment uses located to the north and the low density to the south and east.

This revision is based upon the surrounding land use patterns and is not for the benefit of one landowner, it is for the benefit of the long-term success of the Town's residential and commercial development.

3. The degree to which the proposed amendment will impact the community as a whole or a portion of the community:

Applicant Response (a): The proposed amendment will not significantly alter acceptable existing land use patterns. The minor amendment removes only 15 acres of Commercial /Services land use and adds 15 acres of Medium Density Residential land use.

According to Table 1 of the Queen Creek General Plan, the MDR Land Use designation includes 6,864 acres, 16% of the town's total land use. An increase of 15 acres is an increase of .002%. Concurrently, the Commercial/Services land use designation decreases from 1,268 acres to 1,253 acres, a decrease of .01% of the Commercial land use.

(b) The requested land use amendment will not require larger and more extensive improvements to roads, sewer, or water systems that are needed to support the prevailing land uses and will not negatively impact development of other lands. The development of this site for residential will include full half street improvements for Queen Creek Road, Crismon Road and the signal at the intersection of Queen Creek and Crismon roads. These improvements will be the responsibility of the developer and not the Town. Should the site remain as a Commercial/Service land use, it may not develop for many years and the full improvements would not be completed. The Traffic Impact Analysis prepared for Light Sky Ranch demonstrates that the planned roadway improvements are designed to handle the projected traffic volumes.

(c) Single family development of the 15 acres will result in a decrease of traffic as compared to Commercial/Services and will not increase traffic on the existing system.

4. The amendment is consistent with the overall intent of the General Plan's Vision, Goals and Policies as outlined below:

Applicant Response:

VISION: Keeping Queen Creek Unique

“The unique character of Queen Creek will be maintained by promoting orderly development in accordance with the goals and policies described in our General plan, which provides for a range of land uses and lifestyles consistent with our desired community Character.”

Light Sky Ranch supports this vision through:

- The use of street trees on Crismon Road and Queen Creek Road, arterial roadways;
- Distinctive design and development standards for exterior walls and entry
- Statements;
- The emphasis on open space as a community asset; and,
- Distinctive architectural style.

Land Use Element

Goal 1 – Maintain the Town's unique community character

Applicant Response: Light Sky Ranch promotes the Town's development potential to develop a unique, attractive, desirable and economically sustainable community by providing residential lot sizes that reduce the ratio of public service costs to revenue generation as compared to larger lots, Goal 1, Policy 1a. Light Sky Ranch will ensure that the Town's historic character is reflected in design and appearance in a private project through the unique design elements incorporated in the project walls, signage, open space and architecture, Goal 1, Policy 1f.

Goal 2 – Effectively manage the Town's growth

Applicant Response: Light Sky Ranch promotes land development in an area where infrastructure already exists, Goal 2, Policy 2b and 2d.

Goal 3 – Develop superior residential neighborhoods

Applicant Response: Light Sky Ranch will provide a diversity of housing opportunities, with the inclusion of a variety of lot sizes and corresponding home sizes, in a master planned development near future employment areas, Goal 3, Policy 3b.

Light Sky Ranch incorporates trails and paths for pedestrians providing connectivity to the Town's residential areas into the design and orientation of this new residential neighborhood, Goal 3, Policy 3c.

Light Sky Ranch will ensure compatibility with the adjacent development to the south by providing appropriate transitional element consisting of a 48 feet landscape buffer area, view fencing and lots that will be 85' wide and 135' deep, Goal 3, Policy 3d.

Light Sky Ranch incorporates traffic calming with a circulation design that directs traffic around the neighborhood with a loop system with entry's that 't' into open space areas, slowing traffic as it enters the neighborhood, Goal 3, Policy 3e.

Light Sky ranch incorporates a primary trail along Queen Creek Road and a secondary trail along Crismon Road that provide connectivity to existing and proposed trails system, Goal 3, policy 3f.

Parks, Trails and Open Space Element

Goal 1 – Develop a comprehensive park system to provide the open spaces and recreational opportunities needed to meet the Town's recreational needs.

Applicant Response: Light Sky Ranch will incorporate neighborhood parks with play facilities, trails, open turf fields and other amenities in the development for maintenance by a Home Owners Association, Goal 1, Policy 1h.

Goal 5 – Complete a comprehensive trail system within the Town and within the Towns' planning area where possible.

Applicant Response: Light Sky Ranch will develop a primary unpaved trail along the Queen Creek Road frontage and a secondary unpaved trail along the Crismon Road frontage to support the town's multi-use trail system, which is intended to connect parks, schools, open spaces, public facilities and other activity centers within the community, Goal 5, Policy 5a.

Goal 6 – Encourage neighborhood design and development which provides pedestrian and non-vehicular linkages with other areas in town.

Applicant Response: Light Sky Ranch will incorporate the connections needed to implement the Town's multi use trail system adjacent to the new development, Goal 6, Policy 6a. Light Sky Ranch will provide safe pedestrian linkages within the neighborhood with linkages to surrounding neighborhoods, Goal 6, Policy 6b. Light Sky Ranch will develop bicycle lanes in the arterial roads adjacent to the development, Goal 6, Policy 6c.

Environmental Planning Element

Goal 1 – Enhance the quality of life in Queen Creek by recognizing the importance of environmental stewardship.

Applicant Response: Light Sky Ranch will provide low level internal street lighting to support the “dark sky” program, Goal 1, Policy 1b.

Goal 4 – Develop programs to promote environmental sensitivity in the build environment.

Applicant Response: Light Sky Ranch will provide xeriscape and the use of desert-adapted, drought tolerant plant material to promote environmental sensitivity, Goal 4, Policy 4c.

Applicant Response: In summary, the proposed General Plan amendment and PAD will promote the overarching goals of the 2008 General Plan to keep Queen Creek unique, develop superior neighborhoods, provide open space and linkages and encourage environmental sensitivity.

Staff concurs with the “findings of fact” (General Plan Amendment review criteria) outlined above. It is staff’s evaluation that the proposed Light Sky Ranch project meets the intent of the General Plan.

PUBLIC COMMENTS

The applicant conducted a Neighborhood Meeting on Wednesday, December 3, 2013 and on Monday, February 17, 2014. On December 3, a total of four residents attended the neighborhood meeting. The Neighborhood Meeting minutes are included as an attachment to this report. Also, on February 17, a total of six residents from Crismon Ranch Estates attended the meeting. Several revisions to the application have been made by the applicant as an effort to address comments generated during the neighborhood meetings. Revisions to the plan have included the following:

1. A decrease in the total number of lots proposed along the southern edge of the property adjacent to the Crismon Ranch Estates subdivision;
2. An increase in the lot size along the southern edge of the development adjacent to the Crismon Ranch Estates subdivision;
3. An increase in the amount of open space provided at the southern edge of the proposed project adjacent to the Crismon Ranch Estates subdivision. A 48-foot buffer with two rows of shade trees are now proposed adjacent to the Crismon Ranch Estates subdivision; Single-story home restrictions along the southern boundary of the project adjacent to the Crismon Ranch Estates subdivision;
4. The addition of a trail around the perimeter of the project; and,
5. The addition of a split rail fencing along the southern trail to ensure safety adjacent to the existing irrigation canal.

Furthermore, the applicant held an additional informal meeting with Mr. Derek Neighbors a resident in Langley Gateway Estates to discuss his initial concerns over the proposed Minor General Plan Amendment. Staff has received an email from Mr.

Neighbors conveying he no longer has a concern regarding this proposed project. The email from Mr. Neighbors is included as an attachment to this report.

Staff advertised the public hearing in the Arizona Republic, posted a large public hearing sign on the property and mailed property owner letters to all owners within 1,200 feet of the subject property.

PLANNING COMMISSION

The Planning Commission considered this case at its regular meeting on May 14, 2014. Staff and the applicant provided presentations for the proposed project. The commission inquired about trail access, traffic measures and overall subdivision design.

A resident from Crismon Ranch Estates asked if safety fencing will be provided adjacent to the proposed trail and Crismon Ranch Estates canal, the applicant assured the resident that there will be split rail fencing along the canal to ensure appropriate safety for trail users. No other public comment was taken.

The Planning Commission recommended approval of cases GPA14-009, RZ13-036 and SD13-037 for "Light Sky Ranch" with a vote of 5 to 0 (Commissioners Turley and Sossaman were absent).

CONDITIONS OF APPROVAL

1. Lots adjacent to the southern edge of the property (i.e. lots 69-78) shall be restricted to single-story homes.
2. Trees along Southern Trail shall be a minimum of 24" boxes.
3. No more than one of every three homes adjacent to an arterial may be two-story. No two story-units shall be adjacent to each other.
4. 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.
5. The Developer shall create a Home Owners Association (HOA) for the maintenance of all landscaping within all arterial and local right-of-ways adjacent to HOA residential lots and/or HOA owned tracts and all HOA owned open spaces, parks and/or tracts as shown on the plat or map of dedication.
6. This project shall be developed in accordance with the R1-7 Zoning Ordinance standards with the following PAD modifications listed below:

Development Standards – RS Residential Single Dwelling Districts				
	R1-7 (Town of Queen Creek)	Proposed R1-7 PAD Parcel 1	Proposed R1-7 PAD Parcel 2	Proposed R1-7 PAD Parcel 3
Minimum Lot Area (sq. ft.)	7,000	8,125	10,120	11,475
Minimum Lot Width (ft.)	70	65	75	85
Maximum Lot Width (ft.)	100	No change	No change	No change
Minimum Lot Depth (ft.)	100	125	135	135
Maximum Lot Depth (ft.)	130	No change	135	135
Maximum Building Height (ft.)	30'/2 stories ³	No change	No change	No change
Building Setbacks (ft.)				
Minimum Front	20	15 ¹	15 ¹	15 ¹
Maximum Front	30	No change	No change	No change
Minimum Side	5	No change	No change	No change
Side (Min. aggregate between buildings)	15	No change	No change	No change
Minimum Rear	25	No change	No change	No change
Maximum Building Coverage (% of lot)	40 ²	No Change	No Change	No change

¹ 15' front setback to livable area, front porch or side entry garage. 20' front setback to front loaded garage.

² Lot coverage may increase up to five percent (5%) for houses that provide front porches that meet the design criteria stated in Article 5, §5.11, Residential Design Standards.

³ Homes along the south boundary will be limited to one story.

7. The developer shall submit a clearance letter regarding archeological and cultural resources from the State Historic Preservation Office (SHPO) prior to final plat approval.
8. The developer shall provide split-rail fencing along the entire southern edge of the project boundary, south of the trail system to provide a barrier to the existing canal.
9. Solid fence designs shall require use of a minimum of three (3) materials including stone, brick, block or textured block including treated, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture.
10. SRP Power – The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements. The Town requires all poles less than 69kV to be relocated underground and all poles 69kV and larger to be relocated as necessary to accommodate roadway widening. SRP may require easements outside of Public Right-of-Way.
11. 55 feet of half street of Right-of-Way on Queen Creek Road and Crismon Road for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat.

12. Full half street improvements per the Town's Detail No. R-102 including all related pavement, sidewalk, curb and gutter, streetlights, landscaping, applicable water and sewer lines, drainage facilities, and power pole relocation shall be designed and constructed for Queen Creek Road and Crismon Road for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall include all appropriate roadway tapers as required by the Town's Traffic Department.
13. Construction assurance shall be required for all onsite and offsite public improvements in the form of a bond, irrevocable letter of credit, or cash. The construction assurance is required to be approved by the Town Attorney. Construction assurances shall be provided in accordance with the form and timing as described in Section 7 of the Town's Subdivision Ordinance.
14. The developer shall submit an Engineers Cost Estimate for all onsite public improvements and offsite public improvements. All Engineers Cost Estimates are required to be submitted to the Town during the Final Plat review phase of the project.
15. All construction documents submitted to the Town for review during the final plat review phase shall be in accordance with Town Ordinances, Town checklists, Town design standards & guidelines, and requirements, except as superseded by these conditions of approval.
16. The traffic signal at the southeast corner of the Queen Creek Road and Crismon Road intersection shall be relocated as part of the offsite improvements.
17. Traffic signal conduit and pull boxes per Town Standards are required along the entire frontage of Queen Creek Road and Crismon Road.
18. Construction of the east half of the box culvert that crosses Crismon Road shall be built with the Crismon Road improvements.
19. Developer shall provide ½ cost share (cash in lieu) for the box culvert that crosses Queen Creek Road. The amount will be determined by an engineer's estimate during the construction document review. Cash in lieu shall be deposited with the Town prior to recording of the Final Plat.
20. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District and the Federal Bureau of Reclamation for any and all work within the existing 50 foot Bureau of Reclamation Easement.
21. A copy of an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS), in the new builder/ developer's name, must be provided to the Town of Queen Creek Water Division. This may be done by

transferring a current CAWS, or an existing Analysis of Assured Water Supply, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation.

22. The developer must also enroll in the Central Arizona Groundwater Replenishment District ("CAGRD") program with ADWR.
23. The water sampling station located near the old Ben Franklin School on Crismon Road will need to have minimal foliage around a large perimeter of the device and/ or be relocated to a better suited area with less shrubs and trees. Please contact Greg Homol with questions in regards to this stipulation.
24. Contact Barney Park Estates subdivision on the east side of this project to allow/ plan for water line looping between subdivisions. Please contact the Landmark Property Holdings LLC (Jason Barney, 480-305-7002).

ATTACHMENTS

1. Ordinance No. 549-14
2. Aerial Photo Exhibit
3. General Plan Exhibit
4. Preliminary Subdivision Plat Exhibit
5. Preliminary Landscape Plan Color Exhibit
6. December 3, 2013 Neighborhood Meeting Attendance List and Meeting Minutes
7. February 17, 2013 Neighborhood Meeting Attendance List and Meeting Minutes
8. Email from Mr. Derek Neighbors
9. Planning Commission Meeting Minutes (May 14, 2014)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 7 EAST.
ASSUMED BEARING: N 89° 50' 37" W

BENCHMARK

BRASS CAP IN HAND HOLE AT CRISMON & QUEEN CREEK ROADS
ELEVATION = 1413.97' (GDACS, BOOK 610, PAGE 32, M.C.R.)

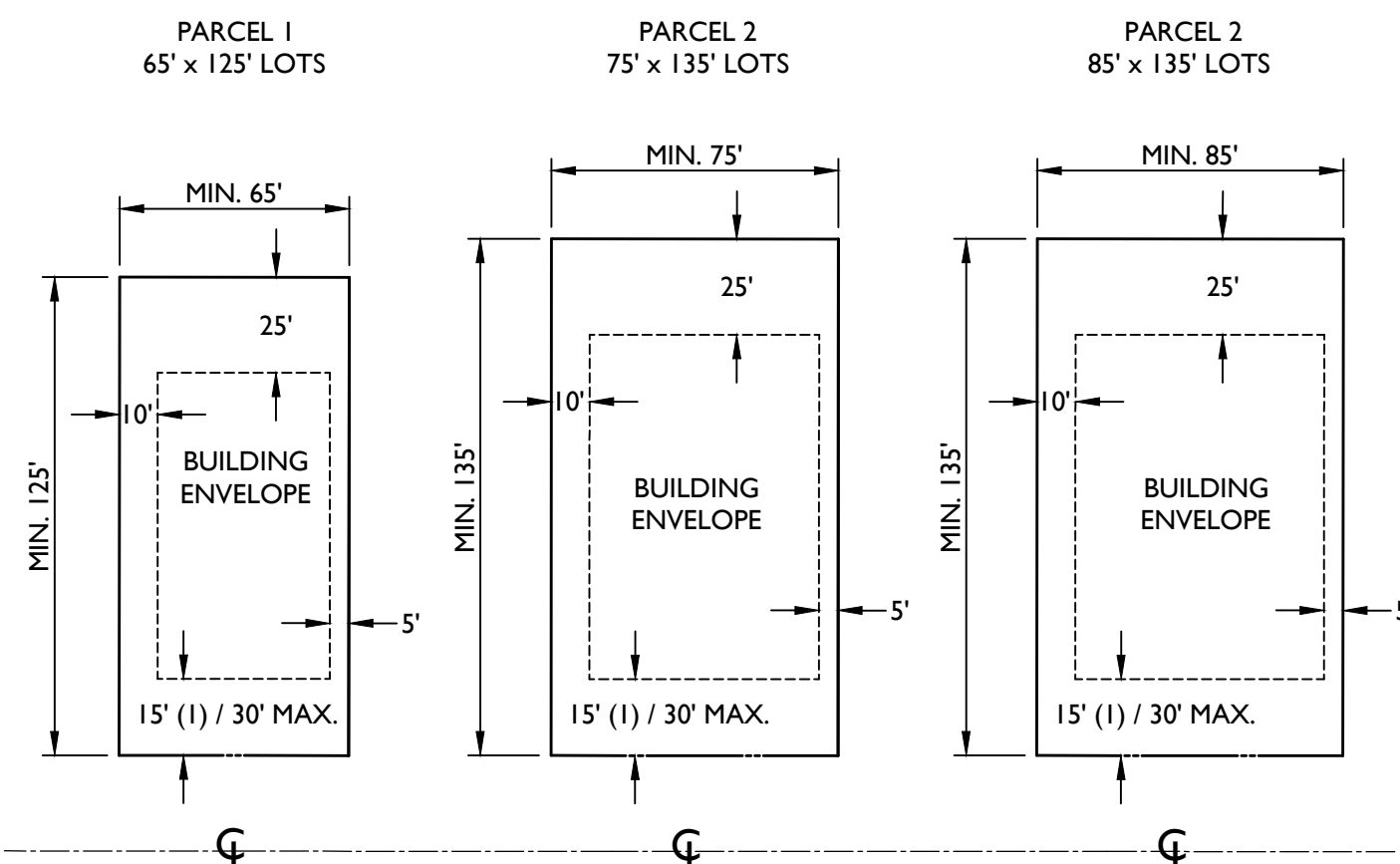
TRACT TABLE

TRACT	USE	AREA (ACRES)
A	LANDSCAPE OPEN SPACE / RETENTION	4.05 AC.
B	LANDSCAPE OPEN SPACE / RETENTION	2.19 AC.
C	LANDSCAPE OPEN SPACE	0.05 AC.
D	LANDSCAPE OPEN SPACE / RETENTION	0.87 AC.
E	LANDSCAPE OPEN SPACE	0.05 AC.
F	LANDSCAPE OPEN SPACE / RETENTION	1.84 AC.
G	LANDSCAPE OPEN SPACE	0.05 AC.
H	LANDSCAPE OPEN SPACE	0.05 AC.
I	LANDSCAPE OPEN SPACE	0.06 AC.
J	LANDSCAPE / MEDIAN	0.03 AC.
K	LANDSCAPE / MEDIAN	0.03 AC.
TOTAL		9.27 AC.

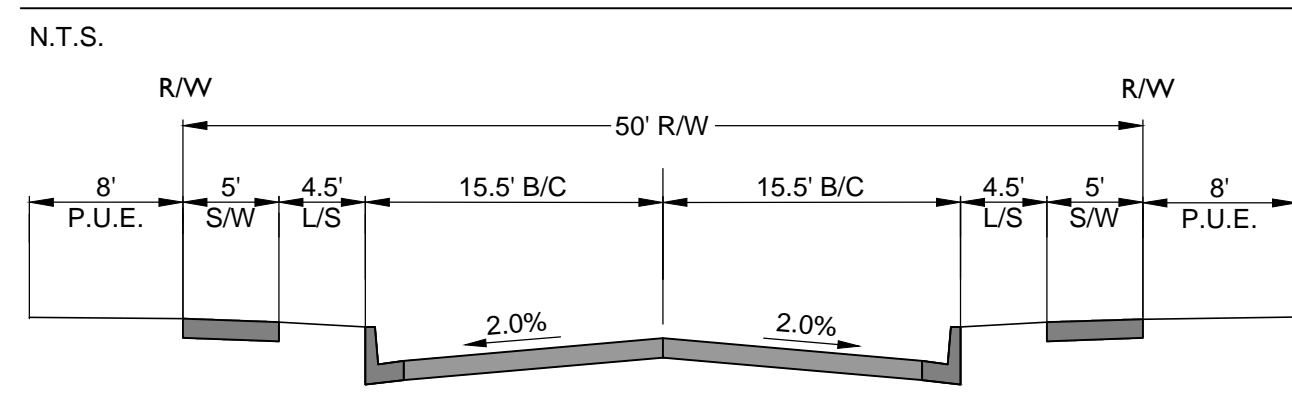
PROPOSED RI-7 PAD STANDARDS

MINIMUM BUILDING SETBACKS (FT.)	
FRONT (MIN. / MAX.)	15' (1) / 30'
REAR	25'
SIDE	5' (MIN. 15' BETWEEN BUILDINGS)
MAXIMUM BUILDING HEIGHT	30' (2 STORIES)
MAXIMUM LOT COVERAGE	40% (2)
LOT WIDTH (MIN. / MAX.)	65' / 100'
LOT DEPTH (MIN. / MAX.)	100' / 135'
MINIMUM LOT AREA	7,000 SQ. FT.

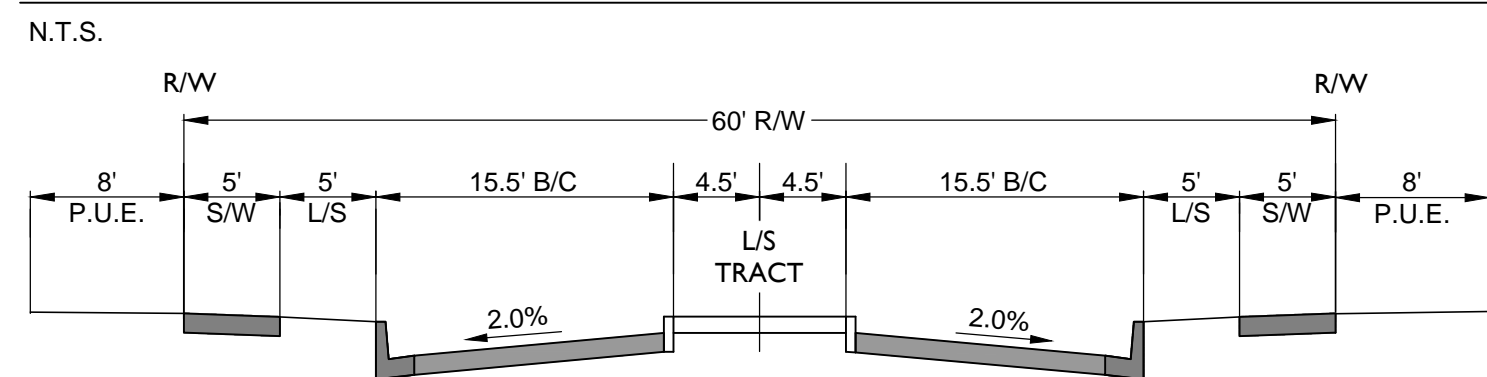
- NOTES:
- 15' FRONT SETBACK TO LIVABLE AREA, FRONT PORCH OR SIDE ENTRY GARAGE. 20' FRONT SETBACK TO FRONT LOADED GARAGE.
 - LOT COVERAGE MAY INCREASE UP TO FIVE PERCENT (5%) FOR HOUSES THAT PROVIDE FRONT PORCHES THAT MEET DESIGN CRITERIA STATED IN ARTICLE 5, §5.11, RESIDENTIAL DESIGN STANDARDS.



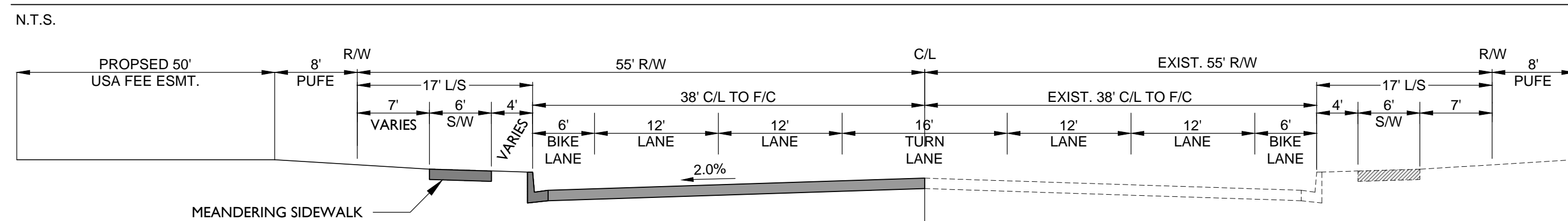
LOCAL STREET



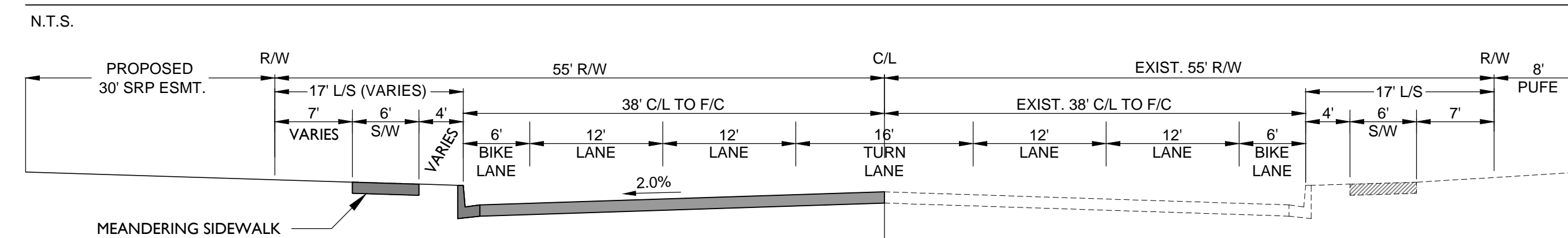
LOCAL ENTRY STREET (WITH MEDIAN)



E. QUEEN CREEK ROAD (LOOKING WEST)



S. CRISMON ROAD (LOOKING SOUTH)



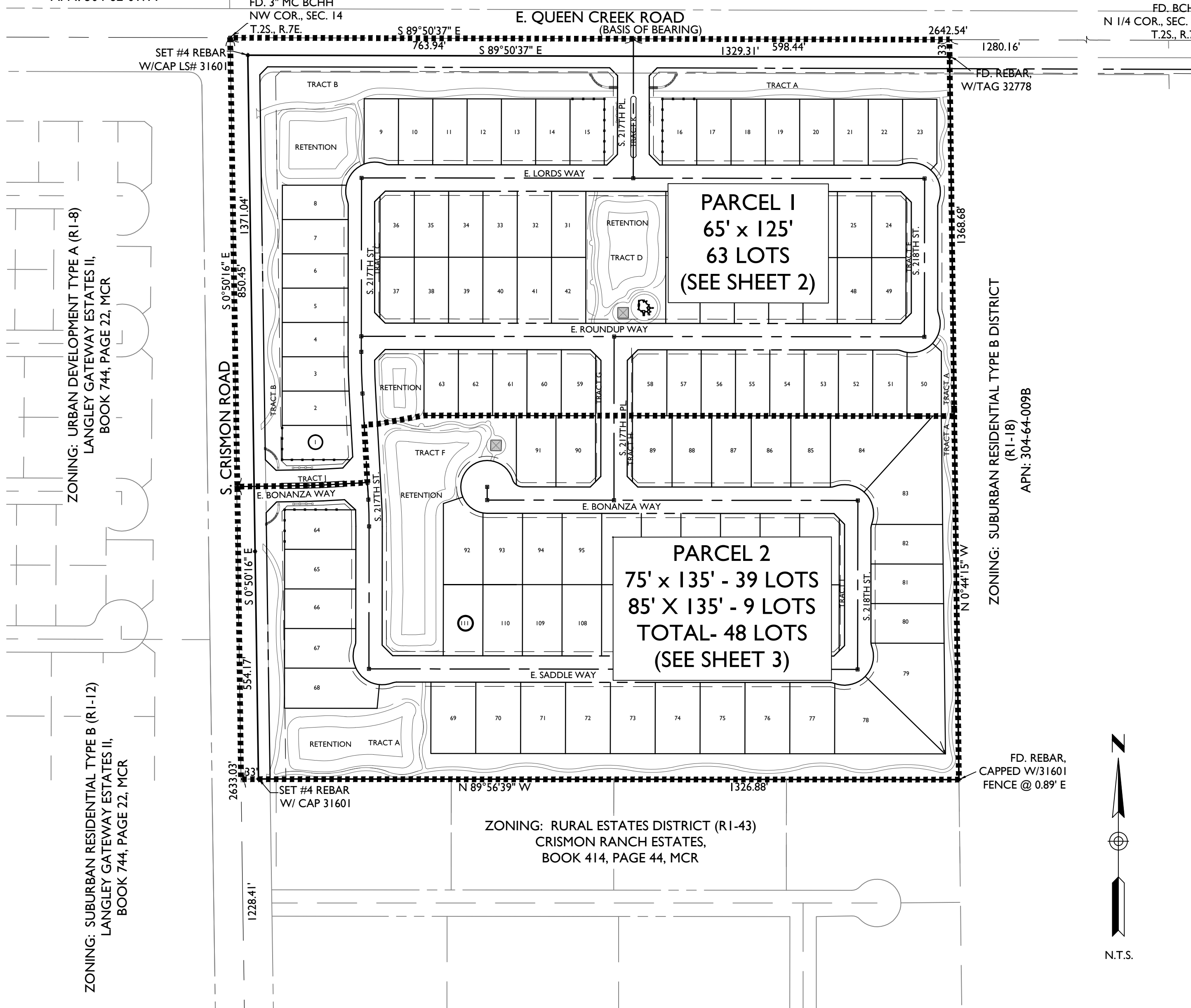
PRELIMINARY PLAT FOR LIGHT SKY RANCH

A PORTION OF THE NW 1/4 OF THE NW 1/4, SECTION 14, T.2 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

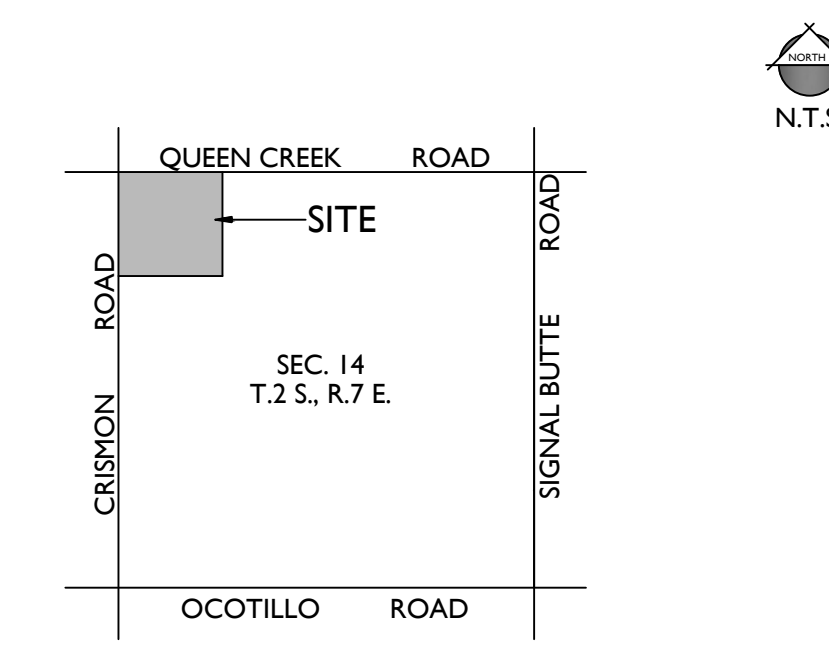
ZONING: RURAL ESTATES DISTRICT (R1-43)
APN: 304-62-017A

ZONING: RURAL ESTATES DISTRICT (R1-43)
APN: 304-63-007A

ZONING: SUBURBAN RESIDENTIAL TYPE B DISTRICT (R1-18)
APN: 304-64-009B



VICINITY MAP



PROJECT TEAM

OWNER:
SANDIMUS LLC;
SANDIMUS - QUEEN CREEK, LLC
C/O WILLIS PROPERTIES
3850 E. BASELINE ROAD, STE. 118
MESA, AZ 85206
TEL: (480) 507-6700
CONTACT: DALE WILLIS / ROY PERKINS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

PROJECT DATA

A.P.N.	304-64-009S: 009Q
EXISTING GENERAL PLAN:	COMMERCIAL SERVICES (CS) & MEDIUM DENSITY RESIDENTIAL (MDR, 0-3 DU/AC)
PROPOSED GENERAL PLAN:	PLANNED AREA DEVELOPMENT DISTRICT (R1-7 PAD)
EXISTING ZONING:	R1-43 RURAL ESTATE DISTRICT
PROPOSED ZONING:	R1-7 URBAN DEVELOPMENT TYPE A
GROSS AREA:	+/- 43.83 ACRES (including arterial R/W)
NET AREA:	+/- 40.40 ACRES (excluding arterial R/W)
QUEEN CREEK ROAD R/W:	+/- 1.69 ACRES (55' R/W)
CRISMON ROAD R/W:	+/- 1.74 ACRES (55' R/W)
NUMBER OF LOTS:	
65' x 125'	63 LOTS
75' x 135'	39 LOTS
85' x 135'	9 LOTS
TOTAL	111 LOTS
GROSS DENSITY:	2.53 DU/AC
NET DENSITY:	2.75 DU/AC
OPEN SPACE:	9.27 AC (22.95% OF NET AREA)

GENERAL NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
3. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
4. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
5. ALL PUBLIC ROADS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS.
6. A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
7. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
8. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
9. THE CHARTER SCHOOL BUILDING IN THE SOUTHWEST CORNER OF THE PROPERTY HAS BEEN REMOVED.
10. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLAN.
11. LOTS NO. 69 - 78, ALONG THE SOUTHERN BOUNDARY OF THE SITE ADJACENT TO CRISMON RANCH ESTATES, WILL BE LIMITED TO ONE STORY.

UTILITIES

WATER	TOWN OF QUEEN CREEK
SEWER	TOWN OF QUEEN CREEK
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX
REFUSE	TOWN OF QUEEN CREEK
CABLE TV	CENTURY LINK / COX

SHEET INDEX

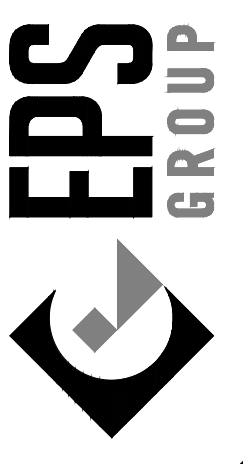
SHEET 1	CS01
SHEET 2	PP01
SHEET 3	PP02

OPEN SPACE SUMMARY

TOTAL ACTIVE / USEABLE OPEN SPACE AREA = 9.27 AC.
2 YEAR - 6 HOUR STORM
RETENTION BASIN AREA = 1.88 AC. (20.28% OF ACTIVE / USEABLE OPEN SPACE)

13-172

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Mesa, AZ 85210
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LIGHT SKY RANCH
QUEEN CREEK, AZ
PRELIMINARY PLAT

Revisions:
JULY 25, 2013 - PRE-APPLICATION SUBMITTAL
OCTOBER 16, 2013 - 1ST SUBMITTAL
JANUARY 6, 2014 - 2ND SUBMITTAL
FEBRUARY 26, 2014 - 3RD SUBMITTAL
APRIL 17, 2014 - 4TH SUBMITTAL



Designer: APH
Drawn by: APH



Expires 6/30/2015
Job No.
13-172

CS01

Sheet No.
1
of 3

13-172

LINE	LENGTH	BEARING
L1	133.89'	S89°09'44"W
L2	85.27'	N86°49'32"E
L3	29.44'	S00°03'21"W
L4	32.38'	N03°10'28"W
L5	25.00'	S00°03'21"W

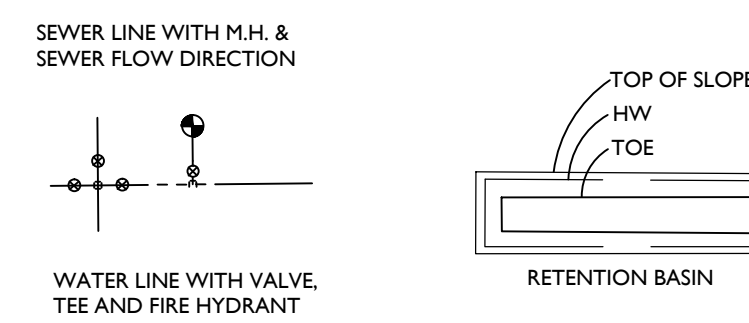
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	28.55'	700.00'	28.55'	002°20'12"
C2	78.93'	1400.00'	78.92'	003°13'48"
C3	50.74'	900.00'	50.73'	003°13'48"

PARCEL LOT TABLE (60' x 125')											
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	8594.77	11	8125.00	21	8125.00	31	8125.00	41	8125.00	51	8084.58
2	8369.72	12	8125.00	22	8116.19	32	8125.00	42	8125.00	52	8125.00
3	8172.98	13	8125.00	23	8065.39	33	8125.00	43	8125.00	53	8125.00
4	8124.94	14	8125.00	24	8075.00	34	8125.00	44	8125.00	54	8125.00
5	8124.84	15	8125.00	25	8125.00	35	8125.00	45	8125.00	55	8125.00
6	8124.84	16	8125.00	26	8125.00	36	8075.00	46	8125.00	56	8125.00
7	8124.84	17	8125.00	27	8125.00	37	8075.00	47	8125.00	57	8125.00
8	7995.33	18	8125.00	28	8125.00	38	8125.00	48	8125.00	58	8074.98
9	7971.52	19	8125.00	29	8125.00	39	8125.00	49	8075.00	59	8075.02
10	8125.00	20	8125.00	30	8125.00	40	8125.00	50	8190.61	60	8125.00
TOTAL											512,010.55 SQ. FT.

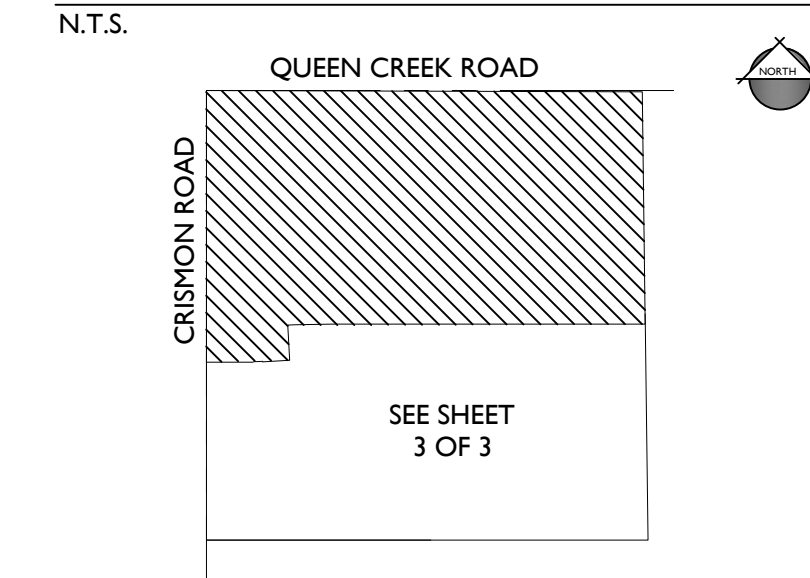
SCHEDULE B ITEMS

- ④ LIGHT POLE EASEMENT, DOCKET I 11414, PG. 317 (TO BE ABANDONED)
- ⑤ RESERVED BUREAU OF RECLAMATION RIGHT OF WAY, NO. 88-365115; AGREEMENT RECORDING IN NO. 90-043983 (TO BE ABANDONED & RELOCATED)
- ⑧ PUBLIC WATERLINE EASEMENT, RECORDING NO. 2007-1019027 (TO BE ABANDONED)

LEGEND



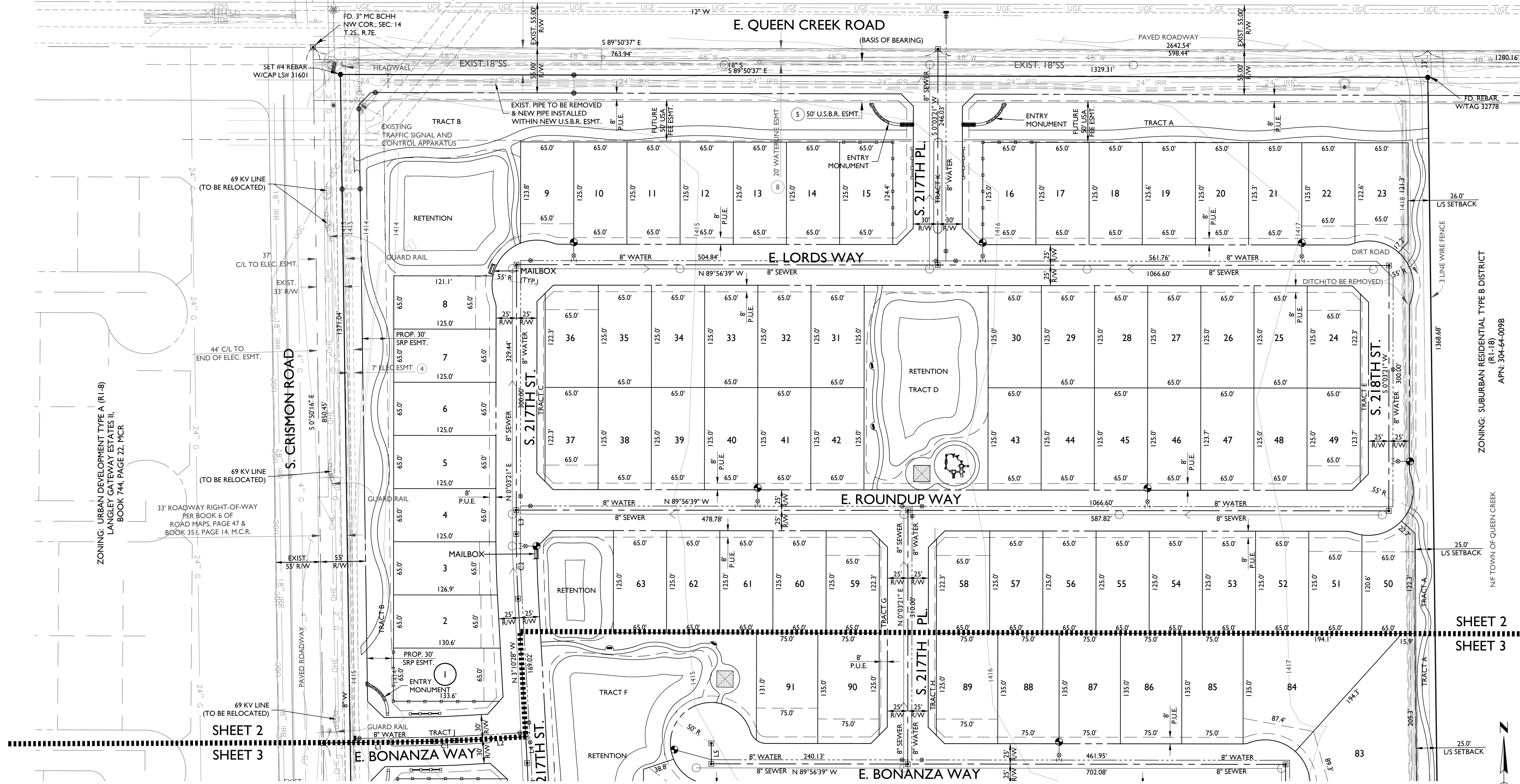
KEY MAP



ZONING: RURAL ESTATES DISTRICT (R1-43)
APN: 304-62-017A

ZONING: RURAL ESTATES DISTRICT (R1-43)
APN: 304-63-007A

ZONING: SUBURBAN RESIDENTIAL TYPE B DISTRICT (R1-18)
APN: 304-64-009B



NOTE: REFER TO LANDSCAPE PLAN FOR INFORMATION ON ENTRY MONUMENTS, TRAIL SYSTEM, AND AMENITY AREAS.



SHEET 2
SHEET 3

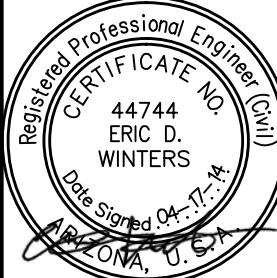
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Designer: APH
Drawn by: APH



Expires: 6/30/2015
Job No. 13-172

Sheet No. 2 of 3

ZONING: URBAN DEVELOPMENT TYPE A (R-1-B)
LANGLEY GATEWAY ESTATES II,
BOOK 744, PAGE 22, MCR

ZONING: SUBURBAN RESIDENTIAL TYPE B (R-1-12)
LANGLEY GATEWAY ESTATES II,
BOOK 744, PAGE 22, MCR

SHEET 2
SHEET 3

LINE	LENGTH	BEARING
L1	133.89'	S89°09'44"W
L2	85.27'	N86°49'32"E
L3	29.44'	S00°03'21"W
L4	32.38'	N03°10'28"W
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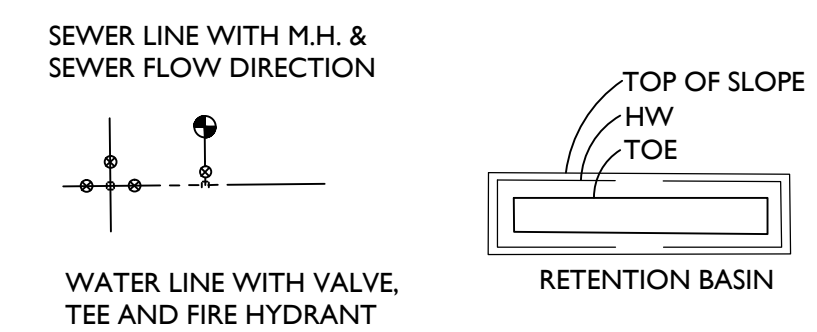
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C2	78.93'	1400.00'	78.92'	003°13'48"
C3	50.74'	900.00'	50.73'	003°13'48"

PARCEL 2 LOT TABLE (LOTS 64 - 68, 78 - 111: 75' x 135') (LOTS 69 - 77, 79, 83 & 84: 85' x 135')									
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
64	10119.04	74	11475.00	84	17909.94	94	10125.00	104	10125.00
65	10125.00	75	11475.00	85	10125.00	95	10125.00	105	10125.00
66	10125.00	76	11475.00	86	10125.00	96	10125.00	106	10125.00
67	9969.95	77	11469.55	87	10125.00	97	10125.00	107	10125.00
68	12612.47	78	18820.84	88	10125.00	98	10125.00	108	10125.00
69	11475.00	79	19783.58	89	10075.00	99	10125.00	109	10125.00
70	11475.00	80	10374.96	90	10075.00	100	10125.00	110	10125.00
71	11475.00	81	10299.39	91	10109.91	101	10075.00	111	10125.00
72	11475.00	82	10221.29	92	11415.05	102	10075.00		
73	11475.00	83	20051.04	93	10126.66	103	10125.00		
									TOTAL
									538,133.67 SQ. FT.

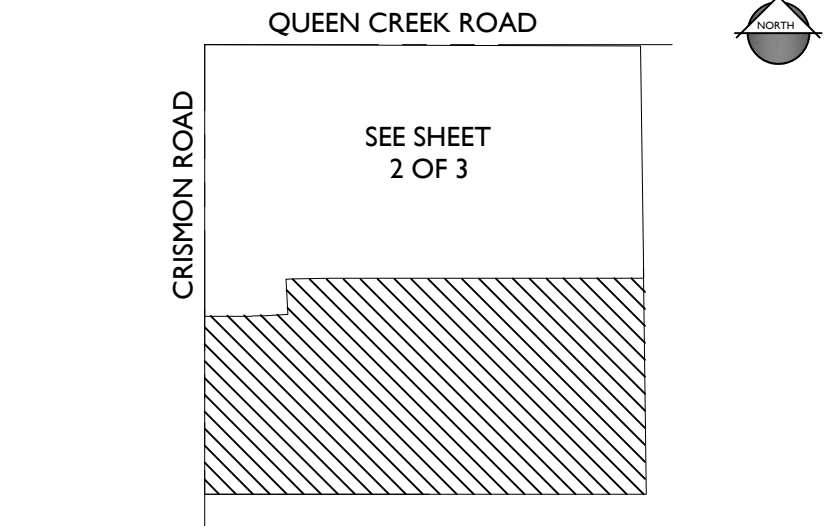
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LEGEND



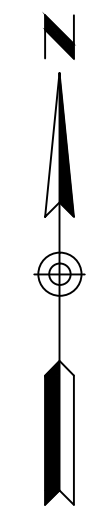
KEY MAP



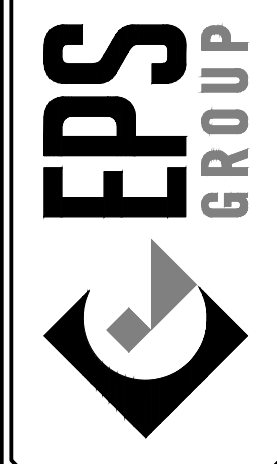
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ZONING: RURAL ESTATES DISTRICT (R1-43)
CRISMON RANCH ESTATES,
BOOK 414, PAGE 44, MCR

ZONING: SUBURBAN RESIDENTIAL TYPE B DISTRICT
(R1-18)
APN: 304-64-009B



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3
of 3