



**TO: Planning and Zoning Commission**

**FROM: Brett Burningham, Interim Development Services Director;  
Steven Ester, Planner I**

**RE: Public Hearing and Possible Action on “Orangewood PAD” Case P18-0125, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to R1-7/PAD and R1-12/PAD for 93 lots on approximately 44 acres located at the northwest corner of 220<sup>th</sup> Street and Cloud Road.**

**DATE: November 14, 2018**

**STAFF RECOMMENDATION**

Staff recommends approval of “Orangewood PAD” Case P18-0125, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to recommend approval of “Orangewood PAD” Case P18-0125, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**



Secure Future



Effective Government

**SUMMARY**

This proposal consists of a request to rezone from R1-43 to R1-7/PAD and R1-12/PAD on approximately 44 acres located at the northwest corner of 220<sup>th</sup> Street and Cloud Road. The applicant is proposing 93 lots ranging in minimum lot sizes from 10,500 square feet to 15,000 square feet at a density of 2.10 du/gross acre or 2.89 du/net acre.

Under the PAD, a modification to the development standards for the R1-12 zoning district is being proposed. In the R1-12/PAD, the applicant is proposing to increase the Maximum Lot Coverage from 35% (or 40% with a front porch) to 40% (or 45% with a front porch). According to the applicant, additional lot coverage will allow for larger home product that more closely aligns with the surrounding context. Within the proposed development, the minimum lot sizes outlined in the PAD are also considerably larger than the standards set within the Zoning Ordinance.

There are 13 lots associated with the requested R1-12/PAD zoning. This modification would make the lot coverage for the R1-12/PAD portion of the development consistent with the lot coverage for the other 80 lots with the R1-7/PAD zoning.

**HISTORY**

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).

**PROJECT INFORMATION**

Project Name	Orangewood PAD
Site Location	NWC of the 220 <sup>th</sup> Street and Cloud Road
Current Zoning	R1-43 (Rural Estate District)
Proposed Zoning	R1-7/PAD and R1-12/PAD
General Plan Designation	Neighborhood Open Space
Surrounding Zoning Designations:	
North	RC (Recreation and Conservation) – Queen Creek Wash R1-7/PAD – The Villages Phase 2
South	Cloud Rd RU-43 (County) - LDS Church Meetinghouse
East	RU-43 (County) - Vacant Land
West	RU-43 (County) – Cloud Creek Ranch R1-9/PAD – Hastings Farms Parcel G R1-43 – Kowalski Residence
Gross Acreage	44.3 Acres
Total Lots/Units	93
Proposed Density	2.10 dwelling units/gross acre 2.89 dwelling units/net acre
Open Space Acreage:	
Provided	R1-7 (27%) - (9.8 ac.) R1-12 (23%) - (2.1 ac.)
Required	R1-7 (20%) - (7.0 ac.) R1-12 (7.5%) - (0.7 ac.)

## DISCUSSION

This proposal consists of a request to rezone from R1-43 to R1-7/PAD and R1-12/PAD on approximately 44 acres located at the northwest corner of 220<sup>th</sup> Street and Cloud Road. The applicant is proposing 93 lots ranging in minimum lot sizes from 10,500 square feet to 15,000 square feet at a density of 2.10 du/gross acre or 2.89 du/net acre.

Under the PAD, a modification to the development standards for the R1-12 zoning district is being proposed. In the R1-12/PAD, the applicant is proposing to increase the Maximum Lot Coverage from 35% (or 40% with a front porch) to 40% (or 45% with a front porch). According to the applicant, additional lot coverage will allow for larger home product that more closely aligns with the surrounding context. Within the proposed development, the minimum lot sizes outlined in the PAD are also considerably larger than the standards set within the Zoning Ordinance.

There are 13 lots associated with the requested R1-12/PAD zoning. This modification would make the lot coverage for the R1-12/PAD portion of the development consistent with the lot coverage for the other 80 lots with the R1-7/PAD zoning.

The current General Plan designations for this property are Neighborhood and Open Space, as a small portion of the parcel is within the Queen Creek Wash. Considerations have been made to ensure construction will not encroach within the wash's required setback. The proposed Development Plan at 2.10 du/gross acre complies with the current density allowed in the General Plan designation of Neighborhood (0-20 du/ac). As described above, the areas surrounding the proposed project are also designated as Neighborhood on the 2018 General Plan. Lot sizes and orientation, in combination with efficient landscape buffering, have been arranged to provide a compatible transition as referenced in the 2018 General Plan.

The subject property is currently zoned R1-43 (Rural Estate District). While the site is immediately bounded by the Queen Creek Wash to the north, the remaining sides are adjacent to existing development. Hastings Farms Parcel G zoned R1-9/PAD and the Kowalski Residence zoned R1-43 abut the site along the western boundary with a 10' access easement in between. To the east, Cloud Creek Ranch is zoned County RU-43. The site is bounded on the south by Cloud Road. Across Cloud Road on the southern side, an LDS Church Meetinghouse and vacant land are both zoned County RU-43.

The proposed Development Plan at a density of 2.10 du/gross acres is in conformance with the existing General Plan density of Neighborhood (0-20 du/ac). Generally, Cloud Creek Ranch on the east side of the site has a lower density with most lots slightly over an acre in size. Properties on the west side of the site are designated on the General Plan as Neighborhood (0-20 du/ac) as well. Against the lower southwestern portion of the project, the Kowalski Residence is a singular, rural lot around 4.7 acres in size. The differences between neighboring and proposed lot sizes are transitioned through several effective methods. A building setback ranging from 50' to over 100' is provided along the eastern boundary adjacent to the Cloud Creek Ranch development to reduce

the impact on neighboring property owners. This includes a 12-foot multi-use trail and access easement for the properties immediately east of the property, a wide landscape buffer that ranges from 30' to over 60' in width with a double row of trees and a privacy hedge, a local road internal to Orangewood, and the yards of the proposed lots.

The R1-12 PAD zoning district includes a minimum lot size of 100' x 150', but most lots are larger, with an average lot size of 18,395 square feet. Within the R1-7 PAD zoning district, three lot sizes are proposed including 150' x 95' (14,250 square foot "wide shallow lots"), 70' x 190' (13,300 square foot "deep lots"), and 70' x 150' (10,500 square foot "standard lots"). The average lot size within the R1-7 PAD district is 11,700 square feet, exceeding the 7,000 square foot minimum requirement. According to the applicant, the purpose for the R1-7 district is due to the proposed 70' lot width, which is strategically provided to offer a luxury 55' wide home product within the development. Accordingly, the deviation proposed to increase the Maximum Lot Coverage to 40% (or 45% with a front porch) in the R1-12 zoning district will allow for larger, estate-style home product on all lots. The applicant has not included any increased minimum lot depths as deviations, but refers to them as codifying dimensions to enhance the open feel envisioned for the project.

The proposed Orangewood subdivision will be a gated community with private streets. Residents will have one point of access off of Cloud Road, and an emergency access for services located at the lower southeastern corner of the site next to lot 89. The gated entry features enhanced paving with a central amenity designed with brick and wood in the walls, fence, gates, and signage to establish character for the community. A grove of citrus trees and turf are incorporated into the tracts on either side of the entry drive and within the median to create the feel of an orchard.

To provide additional pedestrian connectivity through the site and to the portion of the 12-foot Queen Creek Wash Trail that will be extended along the northern perimeter, a network of recreational trails has been designed to supplement the sidewalks along one side of all local streets within the community. This includes a 12-foot public trail and access easement along the entire east edge of the site connecting Cloud Road to the regional Queen Creek Wash Trail. The trail features two rest areas along the way with benches and shade trees, accented by arbors to encourage and highlight community access points. The proposed pedestrian path that encircles the central amenity adds another aspect of pedestrian connectivity in the community. Surrounded by turf and shaded by pistache trees, the granite path will provide a walking loop for residents.

A 40,000-square foot community amenity is centrally located near the entry to the development. A large shade structure with a flexible performance area, picnic tables, community garden beds, play elements, tire swings, ping pong tables, and a large turf area is provided. Aligning with the rural character of the neighborhood, gardening beds are incorporated at the park to allow residential interaction through community gardening.

A wide entry feature is planned along Cloud Road with landscaping in the center median on either side of the entry to enhance the community theming elements from the main road as you pass by or enter the subdivision. Along the northern boundary of the site is the Queen Creek Wash and an approximate 50-foot protective buffer that will serve as an open space asset to the community as well as provide for a regional trail corridor along the southern bank of the wash. The wash corridor and adjacent trail alignment will be dedicated to the Town as permanent, protected open space.

## ANALYSIS

**General Plan Review:** The current General Plan designations for this property are Neighborhood and Open Space. The proposed Development Plan at 2.10 du/gross acre complies with the current density allowed in the General Plan designation of Neighborhood (0-20 du/ac). As described above, the areas surrounding the proposed project on all sides are also designated as Neighborhood on the 2018 General Plan. Lot sizes and orientation, in combination with efficient landscape buffering, have been arranged to fabricate a compatible transition as described in the 2018 General Plan.

**Zoning Review:** The current zoning designation of the property is R1-43 (Rural Estate District). The applicant is requesting R1-7 (Urban Development Type A) and R1-12 (Suburban Development Type B) with a Planned Area Development (PAD) overlay. The deviation being requested modifies the development standards for the R1-12 zoning district. In the R1-12/PAD, the request is to increase the Maximum Lot Coverage from 35% (or 40% with a front porch) to 40% (or 45% with a front porch) to maintain consistency throughout the development. According to the applicant, additional lot coverage will allow for larger home product that more closely aligns with the surrounding context. The minimum lot sizes outlined in the PAD are also considerably larger than the standards set within the Zoning Ordinance.

There are 13 lots associated with the requested R1-12/PAD zoning. This modification would make the lot coverage for the R1-12/PAD portion of the development consistent with the lot coverage for the other 80 lots with the R1-7/PAD zoning. Based on the findings of fact in the PAD ordinance and the applicant meeting the design amenities in the PAD ordinance, staff is recommending approval of this application. Staff has reviewed this proposal and believes the overall quality of the request will support favorable consideration of the requested modifications.

The proposed changes to the dimensional standards for each zoning district are listed below in bold type:

PAD Zoning District Proposed Modifications

<b>R1-12 PAD Zoning Table</b>				
Zoning District	Min. Lot Area (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Lot Coverage (%)
R1-12 District Standards	12,000	100	120	35% (40% with front porch)
R1-12 PAD Proposed Standards (standard lots)	15,000	100	150	<b>40% (45% with front porch)</b>

*\*Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot area, width and depth.*

*\*All homes along the northern boundary (Queen Creek Wash) and eastern boundary are restricted to 1-story.*

*\*Courtyards shall also be applicable to grant the additional 5% increase in Maximum Lot Coverage.*

The applicant has provided the following justification for the requested deviation:

**Applicant Response:** “The requested modifications are being proposed as a result of numerous meetings with neighbors and Town staff. The focus of those meetings has been how to design this community in a manner that will provide a smooth and orderly transition from the smaller lots being built to the west of Orangewood, and the larger lots that already exist on the east side. The adjacent property owners have provided valuable input during this process and have made clear their preference for: larger lots in the eastern portion of the proposed subdivision, maintenance of an access way to their properties, and a large landscape buffer to screen Orangewood from their properties. This community has been designed to accomplish those objectives, while still providing an abundance of common open space for future residents.”

The R1-12 PAD zoning district being proposed includes a minimum lot size of 100’ x 150’, but all lots within this district are much larger, with an average lot size of 18,395 square feet. The requested deviation to increase the R1-12 lot coverage from 35% (40% with front porch) to 40% (45% with front porch) will maintain consistency throughout the development.

**Planned Area Development (PAD) Overlay Compliance:** The purpose of the Planned Area Development Overlay District (PAD) is to provide for the orderly development of land consistent with the Town of Queen Creek General Plan and Zoning Ordinance while permitting flexibility in the design, construction and processing of residential, commercial and/or industrial developments of a quality which could not be achieved by

traditional lot by lot development under conventional zoning concepts. While the conventional zoning districts and the requirements of those districts set forth in the Town of Queen Creek Zoning Ordinance are reasonable, there may be circumstances in which it is in the Town's best interests to allow unique and/or creative designs and techniques that:

- Promote the most appropriate use of a parcel;
- Allow diversification of use;
- Allow economic development;
- Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage and sewer and water utilities;
- Preserve and utilize open space;
- Offer recreational opportunities close to residential uses;
- Enhance the neighborhood's appearance;
- Counteract adverse effects of urbanization; and
- Provide for the unified control of land development.

In order to grant the PAD Overlay Zoning District, the following findings of fact must be made:

- a) That the requested modifications to the requirements of the Zoning Ordinance and the underlying Zoning Districts are in the best interests of the Town and are beneficial to the Town in that a higher quality or more appropriate design, or economic benefits (such as employment) can be achieved by not requiring strict adherence to the terms and regulations of the zoning ordinance;

**Applicant Response:**

*All modifications to the code are to accommodate excesses to the code requirements and to provide assurance to the Town Staff and adjacent property owners. The modifications requested within this PAD application have been thoughtfully crafted to allow for the development of a community featuring high-quality architecture, substantial lot sizes, clever home placement on the lots and the provision of common amenities and abundant open space.*

- b) That strict adherence to the requirements of the Zoning Ordinance is not required in order to ensure the health, safety and welfare of the future occupants of the proposed development

**Applicant Response:**

*The modifications requested have specifically taken into account the desires of current and future homebuyers, as well as adjacent property owners. Toll Brothers has extensive homebuilding experience and frequently conducts market research to ensure that each new Toll Brothers community addresses the needs of current and future homebuyers. The design of this community takes into account a preference expressed*

for lot sizes that are able to feature large homes without the upkeep required on a larger lot.

- c) That strict adherence to the requirements of the Zoning Ordinance is not required in order to ensure that property values of adjacent properties will not be reduced;

**Applicant Response:**

*The goal of this community is to provide residents of Queen Creek with a new type of housing product that features distinctive architecture, strong community theming, and exclusive, gated access. It is anticipated that the homes featured within this community will be priced significantly higher than the subdivision to the west, and at a per-square-foot basis comparable to the homes on the eastern boundary.*

- d) That the proposed development is consistent with the goals, objectives and policies of the General Plan.

**Applicant Response:**

Land Use Element

*Goal 1: Maintain the Town's unique community character.*

*The Town of Queen Creek has a rich agricultural heritage and its more recent history as a rural community has maintained the agrarian character of the area. This character is reflected in the proposed materials, plant palette, architecture, and programmed spaces of the community. Additionally, the proposed gross density of 2.1 du/ac is consistent with the land use designation for the property.*

*Goal 2: Effectively manage the Town's growth.*

*The proposed development is a relatively small site that is consistent with the expected land uses designated in the General Plan. It will complement the areas growth pattern with a compatible residential development that features dedicated permanent open space and public trail amenities along the Queen Creek Wash that will benefit the entire community.*

Growth Areas Element

*Goal 3: Plan for and prepare to guide development within growth areas.*

*The site is located near growth areas, and is consistent with the growth expectations.*

Environmental Element

*Goal 4: Prevent the pollution of the Queen Creek and Sonoqui Washes and groundwater system.*

*The Queen Creek wash runs through the northern portion of the site and will be protected with a minimum 50-foot erosion hazard setback beyond the southern bank of*



*the wash corridor. Additionally, the entire wash corridor and adjacent trail alignment will be dedicated to the City as permanent, protected open space.*

#### Economic Development Element

*Goal 5: Leverage trails and outdoor recreation to attract visitors.*

*Development of the parcel will construct and connect the existing trail along the southern bank of the Queen Creek Wash, providing an extension to the existing regional trail alignment. Additionally, a trail connection from Cloud Road will be provided along the eastern perimeter of the property to provide additional access to the Queen Creek Wash trail corridor.*

**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. A Condition of Approval has been added to require the applicant to provide a signed agreement with the School District prior to approval of the Final Plat.

**Engineering, Utilities and Transportation Review:** The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address Engineering and Utilities requirements for this project.

**Landscape / Open Space Review:** A total of 11.9 acres of open space is provided, which includes both the common and active open space area. For the R1-7 proposed zoned area, a total of 20% (7.0 acres) open space is required, 27% (9.8 acres) is provided. For the areas proposed to be zoned R1-12, a total of 7.5% (0.7 acres) of open space is required, 23% (2.1 acres) is provided. The amenities provided within these open space areas described above meet the Zoning Ordinance requirements, and further characterize the PAD with unique features available to its future residents.

**Wall/Fencing Plan:** The Orangewood PAD is proposed to be surrounded by a decorative theme wall. Along Cloud Road, the primary theme wall features a pattern of articulated brick and stucco walls accented with decorative columns. Steel trellises covered with climbing bougainvillea integrate into this wall pattern to provide color and interest to the stucco portions of the wall. These themes are carried through the rest of the community in the design of the secondary and partial view walls. A pipe rail fence separates the 12-foot trail and 20-foot emergency access easement on the east side of the development. Accordingly, the walls, fences and entry features meet the Zoning Ordinance and Design Standards requirements.

**Public Notification/Participation:** The applicant held one (1) neighborhood meeting on July 17, 2018 with 14 residents. Notification of the meeting was mailed to property owners within 1,200 feet of the project, as required by the Zoning Ordinance. Generally, there were questions over lot sizes, density, home pricing, traffic, two-story homes, and the frontage along Cloud Road. In response to the feedback, increased lot sizes, single-story restrictions, and wider landscape buffers were added to the proposal. Overall,

residents were supportive of the request and the efforts being taken to create a transition.

Staff has received one (1) phone call from a resident who owns the 4.7 acre lot abutting the project at the southwestern corner. She was curious as to the proposed lot sizing and zoning, and also wanted to know what was planned for the existing concrete channel that runs along the north side of Cloud Road. She wanted to confirm that she would still be able to irrigate on her property.

Aside from the phone call and meeting, no other public input has been received.

**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 homes along the northern and eastern boundaries of the project shall be restricted to one (1) story in height. The lots are identified below:
  - a. Lots 38-51;
  - b. Lots 52, 71, 72, 81, 82, 85, 88, and 89.
3. This project shall be developed in accordance with the following modifications to the underlying zoning district requirements:

<b>Orangewood R1-12 PAD Zoning Table</b>				
Zoning District	Min. Lot Area (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Lot Coverage (%)
R1-12 District Standards	12,000	100	120	35% (40% with front porch)
R1-12 PAD Proposed Standards (standard lots)	15,000	100	150	<b>40% (45% with front porch)</b>

*\*Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot area, width and depth.*

*\*All homes along the northern boundary (Queen Creek Wash) and eastern boundary are restricted to 1-story.*

*\*Courtyards shall also be applicable to grant the additional 5% increase in Maximum Lot Coverage.*

4. A signed agreement with the Queen Creek Unified School District shall be executed prior to approval of the Final Plat.
5. As part of the final design, the Developer will analyze the Queen Creek Wash to determine any necessary bank stabilization to control lateral migration of the wash.
6. For the onsite improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed certificate of occupancy hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
7. For the offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or bond, to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
8. Forty (40) feet of half street of Right-of-Way on Cloud Road for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat.
9. Full ½ street improvements per the Town's Detail No. R-103 shall be required to be designed and constructed for Cloud Road for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall be to the section line of the improved road and shall include removal and replacement of all asphalt to the section line. Improvements shall also include all appropriate roadway tapers as required by the Town's Traffic Department.
10. Development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS.
11. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGR") program with ADWR.

## ATTACHMENTS

1. Orangewood Aerial Exhibit
2. Orangewood General Plan Exhibit
3. Orangewood Current Zoning Map Exhibit
4. Orangewood Proposed Zoning Exhibit
5. Orangewood Development Plan
6. Orangewood PAD Narrative
7. Orangewood Landscape Plan
8. Orangewood Open Space Plan & Trails Master Plan
9. Orangewood Wall Plans
10. Orangewood Neighborhood Meeting Minutes

Project Name: Orangewood PAD Aerial Exhibit

Case Number: P18-0125

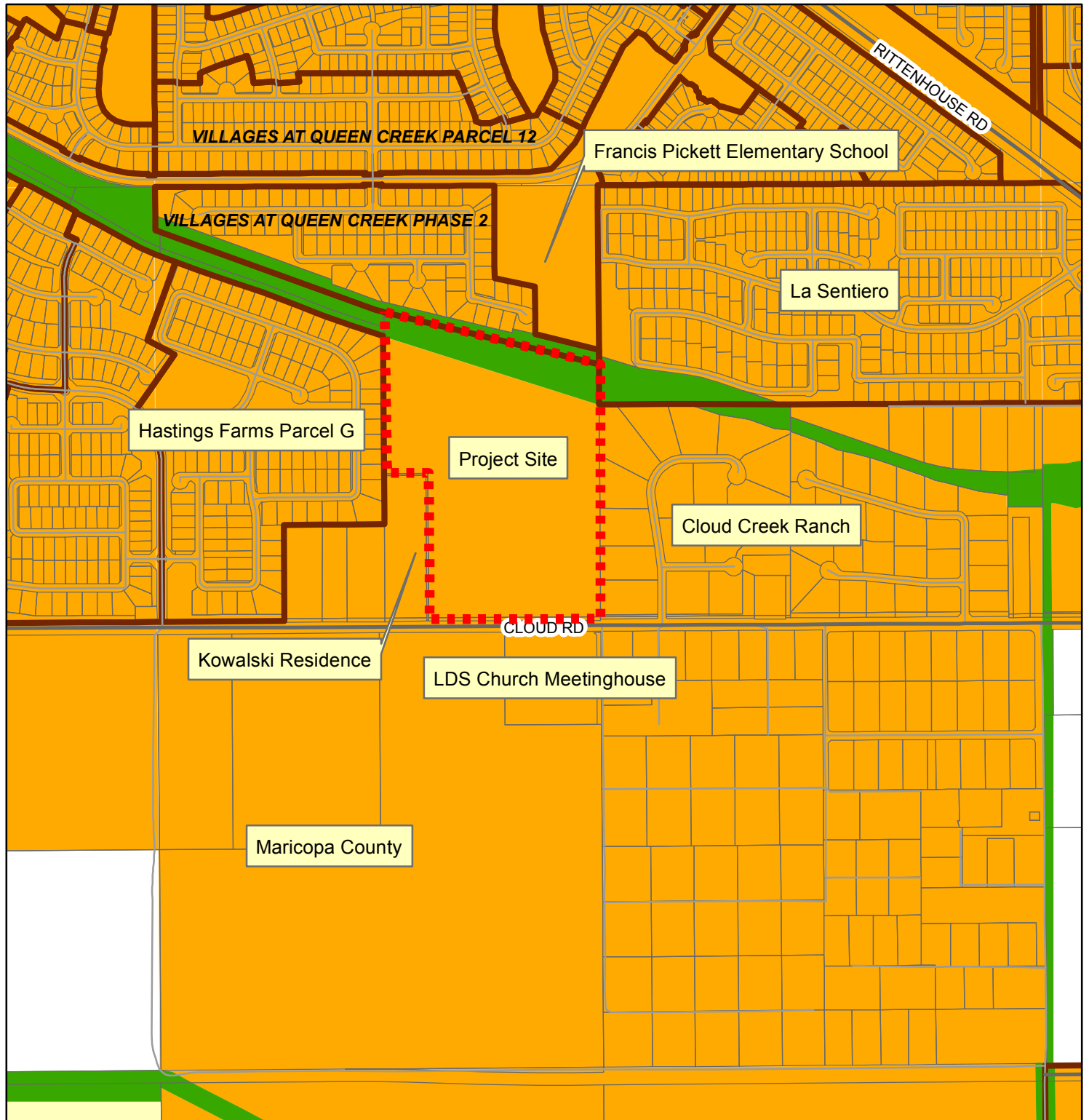
Hearing Date: November 14, 2018 (Planning Commission)



# Project Name: Orangewood PAD General Plan Exhibit

Case Numbers: P18-0125

Hearing Date: November 14, 2018 (Planning Commission)



## General Plan Land Use

- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |























# Project Name: Orangewood PAD Current Zoning Exhibit

Case Numbers: P18-0125

Hearing Date: November 14, 2018 (Planning Commission)




















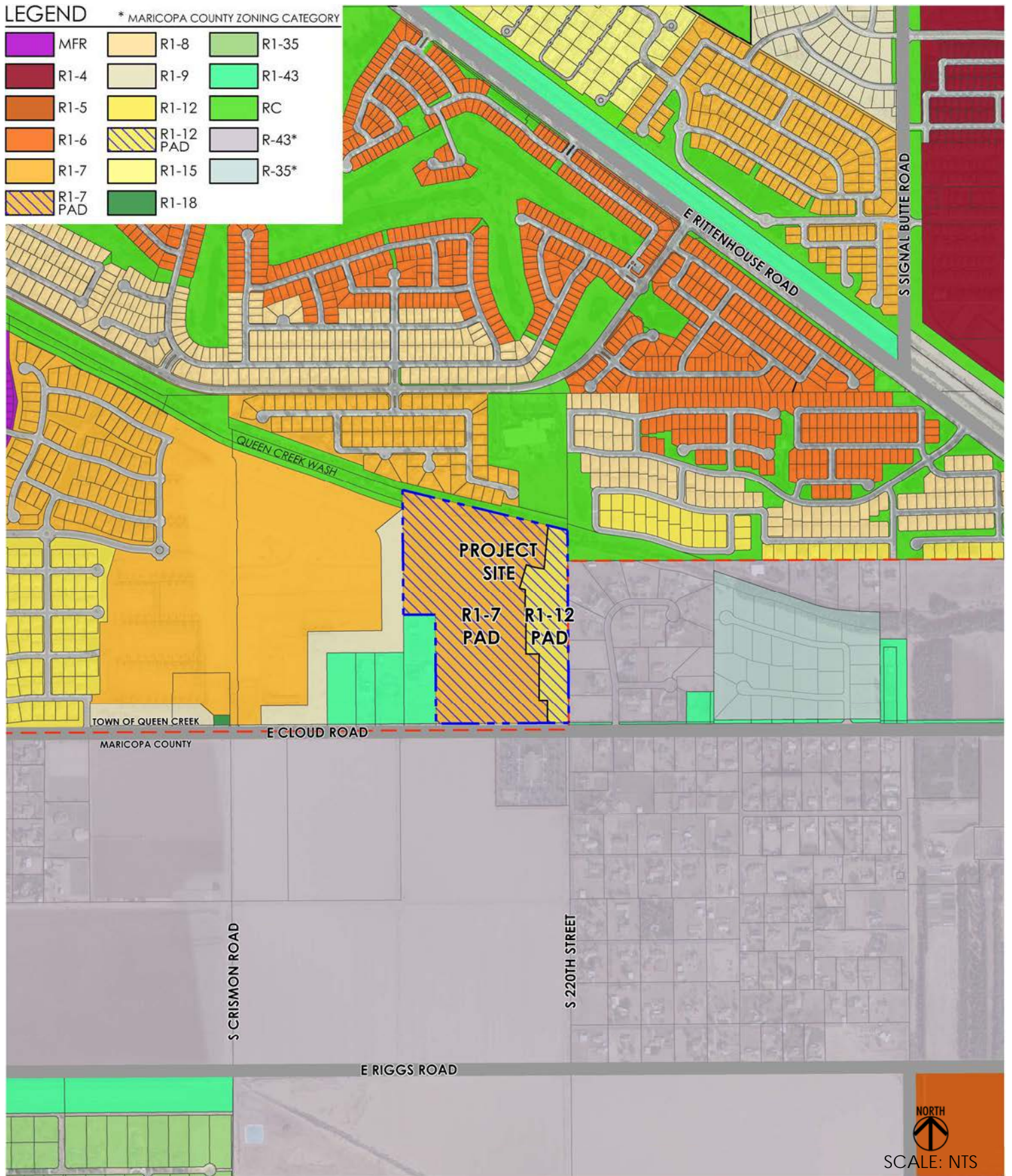
## Zoning Districts

 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-7 - Residential	 R1-35 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-8 - Residential	 R1-43 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-9 - Residential	 R1-54 - Residential
 TC - Commercial	 R1-4 - Residential	 R1-12 - Residential	 R1-190 - Residential
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-15 - Residential	 PCD - Planned Community
 EMP B - General Industrial	 R1-6 - Residential	 R1-18 - Residential	 AT - Agritainment

**LEGEND**

\* MARICOPA COUNTY ZONING CATEGORY

	MFR		R1-8		R1-35
	R1-4		R1-9		R1-43
	R1-5		R1-12		RC
	R1-6		R1-12 PAD		R-43*
	R1-7		R1-15		R-35*
	R1-7 PAD		R1-18		



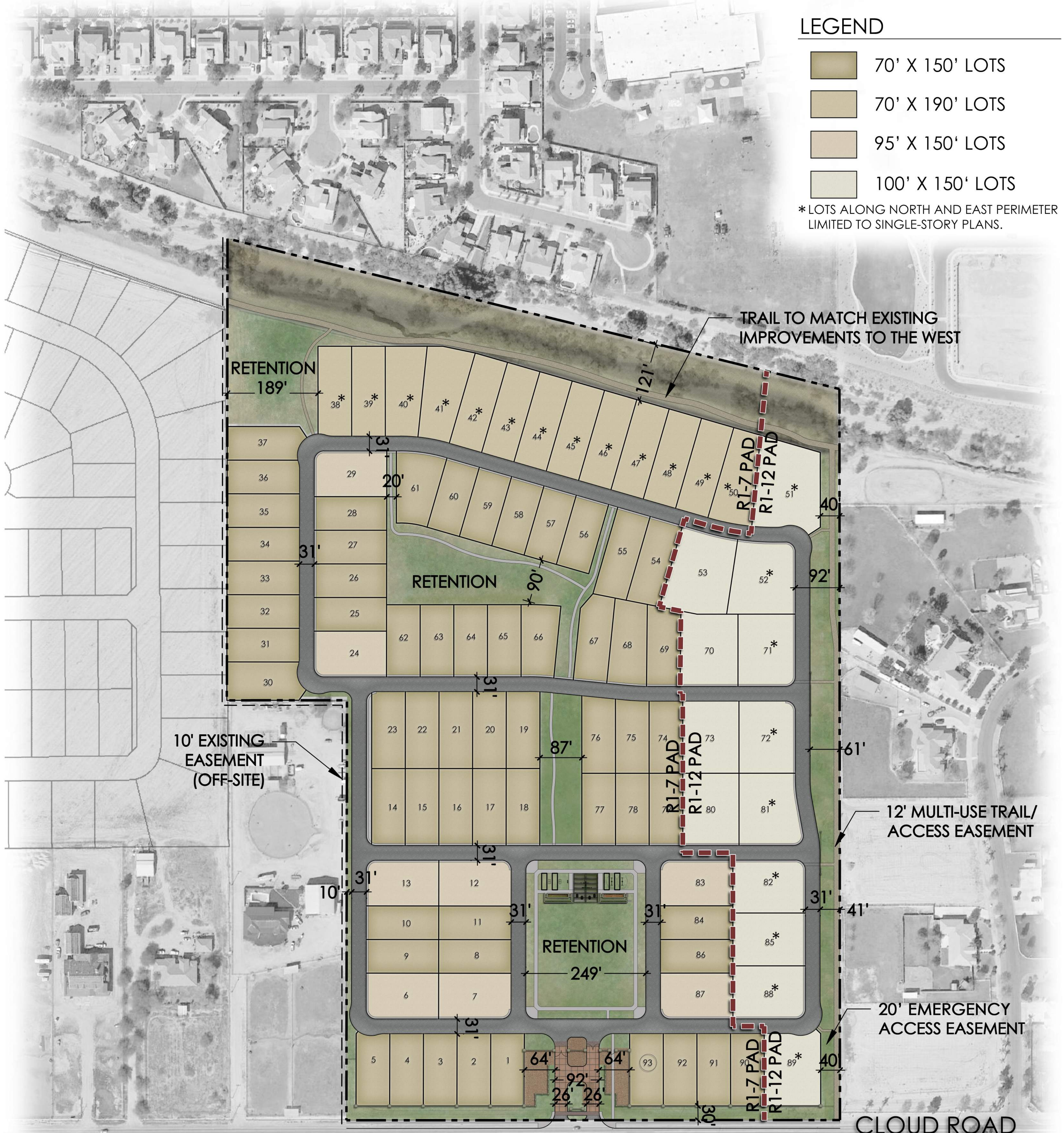
**FIGURE C: PROPOSED ZONING PLAN**



**LEGEND**

- 70' X 150' LOTS
- 70' X 190' LOTS
- 95' X 150' LOTS
- 100' X 150' LOTS

\* LOTS ALONG NORTH AND EAST PERIMETER LIMITED TO SINGLE-STORY PLANS.



Site Data Table									
Gross Project Area (ac)	Net Area for Density Calc. (ac)	Existing Zoning	Proposed Zoning	Minimum Lot Sizes (ft)	Gross Density	Net Density	Total Lots	Number of Lots by Lot Size	Average Lot Size
44.3	32.2	R1-43	R1-12 PAD	100 x 150	2.10	2.89	93	13	12,645
			R1-7 PAD	95 x 150				8	
			R1-7 PAD	70 x 190				13	
			R1-7 PAD	70 x 150				59	

R1-12 PAD Development Standards									
Zoning District	Min. Lot Area (sf) <sup>(2)</sup>	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage (%) <sup>(1)</sup>	Max. Building Height (ft)	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	# of Lots
R1-12 District Standards	12,000	100	120	35 or 40 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	10	25	-
R1-12 PAD Proposed Standards	16,500	100	150	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	10	25	13

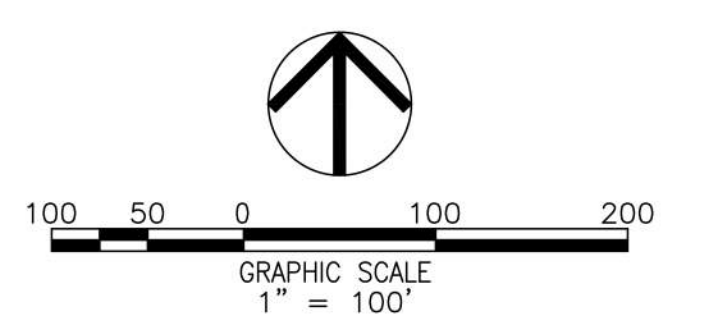
R1-7 PAD Development Standards									
Zoning District	Min. Lot Area (sf) <sup>(2)</sup>	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage (%) <sup>(1)</sup>	Max. Building Height (ft)	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	# of Lots
R1-7 District Standards	7,000	70	100	40 or 45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	-
R1-7 PAD Proposed Standards (Shallow lots)	10,500	70	150	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	59
R1-7 PAD Proposed Standards (deep lots)	13,300	70	190	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	65	13
R1-7 PAD Proposed Standards (wide lots)	14,250	150	95	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	8

(1) Lot coverage includes all under roof areas (i.e. covered patios, porches) as part of overall calculation per Queen Creek Zoning Ordinance  
 (2) Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot area, width and depth.



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# ORANGEWOOD CONCEPTUAL DEVELOPMENT PLAN



18000106 DRAWN BY: DM 09/25/18



# ORANGEWOOD

TOWN OF QUEEN CREEK

*October 2018*

*“Live closer to home”*

***REZONING & PLANNED AREA DEVELOPMENT***

***Toll Brothers***

# ORANGEWOOD

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# O R A N G E W O O D

## **TABLE OF CONTENTS:**

SECTION 1: INTRODUCTION .....	1
A.    Rezone Request.....	1
B.    Project Location & Description.....	1
C.    Relationship to Surrounding Properties .....	1
SECTION 2: Development Proposal .....	2
A.    Site Plan .....	2
B.    Landscape & Community Character .....	3
C.    Entry Monument & Walls .....	5
D.    Open Space, Trails & Amenity.....	5
E.    Architecture .....	6
SECTION 3: Public Utilities & Services.....	6
A.    Water .....	6
B.    Sewer .....	6
C.    Reclaimed Water .....	7
D.    Dry Utilities .....	7
E.    Drainage Concept .....	7
F.    Irrigation Easements .....	7
SECTION 4: PAD Overlay Development Standards & Justification .....	7
SECTION 5: Conclusion.....	10

# O R A N G E W O O D

## ***LIST OF FIGURES:***

Figure A:	Vicinity Map .....	11
Figure B:	Existing Zoning Plan .....	12
Figure C:	Proposed Zoning Plan .....	13
Figure D:	General Plan Land Use Map .....	14
Figure E:	Conceptual Development Plan .....	15
Figure F:	East Perimeter Buffer Plan & Section .....	16
Figure G:	Lot Diagrams .....	17
Figure H:	Conceptual Landscape Plan .....	18
Figure I:	Entry Monument & Wall Details .....	19
Figure J:	Wall Plan .....	22
Figure K:	Open Space, Trails & Amenities Plan .....	23
Figure L:	Amenity Enlargement .....	24
Figure M:	Conceptual Elevations & Floor Plans .....	25

## ***LIST OF TABLES:***

Table 1:	Vicinity Map .....	2
Table 2:	Existing Zoning Plan .....	8
Table 3:	Proposed Zoning Plan .....	8

# SECTION 1: INTRODUCTION

## A. Rezone Request

Toll Brothers is pleased to submit a rezoning request for an approximately 44.3-acre property located on the northwest corner of the intersection of Cloud Road and 220<sup>th</sup> Street within the Town of Queen Creek, Arizona. See **Figure A**, *Vicinity Map* for the location of the property and surrounding area.

The purpose of this request is for a change in the zoning of the property from 44.3-acres of Rural Estate District (R1-43) to 9.0 acres of Suburban Development Type B (R1-12 PAD) and 35.3 acres of Suburban Development Type A (R1-7 PAD) with a PAD Overlay to provide more restrictive development standards. This combination of R1-12 PAD and R1-7 PAD zoning of the property will create an appropriate transition between the lower density parcels on the east side of the property and the higher density parcels to the west. See **Figure B**, *Existing Zoning Plan*, and **Figure C**, *Proposed Zoning Plan*, for the existing and proposed zoning on the site and surrounding area.

A PAD overlay is being requested for the property to codify the commitment to both Town staff and adjacent property owners for lot sizes in this community that are larger than those required in the underlying zoning districts as shown on the Development Plan. This will ensure an enhanced, high quality development plan that addresses surrounding neighborhood transitions and quality design elements such as larger lot sizes along the eastern perimeter, enhanced landscaping, wider perimeter setbacks, additional open space and community amenity features that will contribute to the overall aesthetic and character of the community. Additionally, the gross density is below what is permitted within the ‘Neighborhoods’ General Plan Land Use Category and the zoning designations for the site, and the minimum lot area is significantly larger than the base standard. This enhances the character and provides for a feeling of openness throughout the development.

## B. Project Location and Description

The property is ±44.3 gross (44.13 net) acres and is located on the northwest corner of Cloud Road and 220<sup>th</sup> Street. The Assessor Parcel Number for the site is APN#304-94-976. The current land use is vacant agricultural land. The 2018 Town of Queen Creek General Plan designation for the site is Neighborhoods. The R1-12 PAD and R1-7 PAD zoning districts are permitted within the Neighborhood land use designation. Accordingly, the proposed development is in conformance with the General Plan Land Use Designation for the property. See **Figure D**, *Existing General Plan Land Use Map*, for the general plan land use designation on the site and surrounding area.

## C. Relationship to Surrounding Properties

The project site is bounded on the east by Cloud Creek Ranch, a large-lot single-family residential development within unincorporated Maricopa County. To the south is The Church of Jesus Christ of the Latter-Day Saints and vacant land within unincorporated Maricopa County. To the west is a large-lot residential parcel and Hastings Farms, a new single-family residential subdivision currently under construction. To the north is the Queen Creek Wash with single-family residential development and the Frances Brandon Pickett Elementary School north of the wash corridor. Additional developments and amenities near the site include Queen Creek Marketplace, Schnepf Farms, the Queen Creek Olive Mill and the Queen Creek Performing Arts Center. See **Table 1**, *Site and Surrounding Developments*, for a more detailed description of the existing land uses immediately surrounding the property.

**Table 1: Site and Surrounding Developments**

Location	Development	Acres	Units	Gross Density*	General Plan	Zoning
East	Cloud Creek Ranch	32.30	17	0.53	(County)	R1-43
South	LDS Church	6.97	-	-	(County)	RU-43
	Vacant Land	111.47	-	-	(County)	RU-43
West	Residence	4.76	1	0.21	MDR	R1-43
	Hastings Farms (Parcel G)	44.17	126	2.85	MDR	R1-7 & R1-9
North	Villages at Queen Creek (Phase II)	31.46	75	2.38	MDR	R1-7

Site	Existing	44.3	0	n/a	MDR	R1-43
	Proposed	44.3	98	2.2	MDR	R1-12 PAD, R1-7 PAD

\*Gross density calculated by dividing total lots by gross land area for comparison purposes.

## SECTION 2: DEVELOPMENT PROPOSAL

### A. Site Plan

The proposed 44.3 gross acre development plan provides for a gated, 93-lot single-family detached residential development with a gross project density of 2.1 du/ac (93 lots / 44.3 gross acres = 2.1 du/ac). The overall net density is 2.9 du/ac, with the variance between net and gross density primarily related to the abundance of open space proposed within the development. The plan includes 11.9 acres of open space, which is over 26% of the site's gross acreage. Coupled with the 0.17 acres of Cloud Road right-of-way to be dedicated, the acreage for net density calculations is 32.2 ac. This translated to a net density of 2.9 du/ac (93 lots / (44.3 gross acres - 0.17 acres of ROW – 11.9 acres of open space) = 2.9 du/ac).

The R1-12 PAD zoning district includes a minimum lot size of 100' x 150', but most lots are much larger, with an average lot size of 18,395 square feet. Within the R1-7 PAD zoning district, three lot sizes are proposed, including 95' x 150' (14,250 square feet), 70' x 190' (13,300 square feet), and 70' x 150' (10,500 square feet). The average lot sizes within the R1-7 PAD district is 11,700 square feet, significantly exceeding the 7,000 square foot minimum requirement. The purpose for the R1-7 district is due to the proposed 70' lot width, which is strategically provided to offer a luxury 55' wide home product within the development. Most of the lots are oriented north/south to provide for optimal solar orientation. The layout includes a modified grid to maximize efficiency and lot orientation while providing perimeter buffers and an abundance of open space throughout. See **Figure E**, *Conceptual Development Plan*, for the overall layout of the proposed development.

The proposed development plan is sensitive to the existing residential developments that border the property and the greater surrounding area of Queen Creek. A building setback ranging from 50' to over 100' is provided along the eastern boundary adjacent to the Cloud Creek Ranch development to reduce the impact of the development on neighboring property owners. This includes a 12-foot multi-use trail and access easement for the properties immediately east of the property, a wide landscape buffer that ranges from 30' to over 60' in width with a double row of trees and a privacy hedge, a local road internal to Orangewood, and front or side yards of proposed lots. All lots along the eastern portion of the property within the R1-12 PAD district are proposed at a range of over 16,000 square feet to over 23,000 square feet, with the average lot size at over 18,000 square feet. This larger lot size will provide an appropriate transition where adjacent to the eastern

property line. Additionally, all homes along the eastern and northern perimeters of the development **will be limited to single-story plans** to further reduce the impacts to adjacent properties. See **Figure F**, *East Perimeter Buffer Plan & Section*, for a cross section of the wider perimeter buffer and landscaping along the applicable eastern edge of the development. In addition there will be a secondary emergency access easement at the southeast corner of the site adjacent to Lot 89 connecting to the interior roads.

A wide entry feature is planned along Cloud Road with an abundance of landscaping within the center median on either side of the entry to enhance the landscaping and community theming elements along Cloud Road and as you pass by or enter the community. Along the northern boundary of the site is the Queen Creek Wash and an approximate 50-foot protective buffer that will serve as an open space asset to the community as well as provide for a regional trail corridor along the southern bank of the wash. All walls and fences for lots along the northern edge of the property will be set back up to 50' feet from the bank of the Queen Creek Wash, even if the lot encroaches into this setback. This open space area will also provide an attractive landscaped buffer between the community to the north and the proposed development. All homes along the Queen Creek Wash will be limited to single-story to minimize building height and create more viewsheds along the wash corridor. Along the northeast and northwest areas of the site, additional open space is provided to accommodate openness and trail connectivity to the Queen Creek Wash as well as to provide perimeter buffering and retention for the development.

The southwestern edge of the proposed development includes a setback that ranges from 20 to 50 feet. Lots in the northwestern portion of the development back up to the Hastings Farms development. A large open space tract is provided along the northwest corner of the site, providing for retention and an internal trail connection to the Queen Creek Wash trail system.

The community will feature a wide decorative gated entry with a large center landscaped median, which will terminate at a community park for the use and enjoyment of residents and will create a beautiful entry experience as residents and visitors enter the community. All homes surrounding the central amenity are designed to face the park, providing for high visibility and premium lot opportunities. A linear open space corridor will continue north through the property, creating a physically and visually connected open space system through the development. View fencing along the rear portion of the side yards will ensure openness and visual access within this open space area. An additional centralized open space area is provided within the northern portion of the site, with rear-lot view fencing to provide lot premiums and visual accessibility to this area. Trail connectivity will be provided throughout as well as active and passive amenities for residents. In total, 11.9 acres or 26% of the net acreage will be designated as open space which exceed the collective requirement of the 7.5% open space requirement for R1-12 PAD (0.7 acres) and 20% open space requirement for R1-7 PAD (7.0 acres) for a total requirement of 7.7 acres of open space (per **Table 5.4.1**, *Required Open Space* in the Town of Queen Creek Zoning Ordinance).

An additional design feature of this community is the unique home product planned for the eight corner lots that are 95' x 150. These lots incorporate a home product that has the front door and livable area along what would traditionally be the side yard of the lot adjacent to the street. This unique and innovative product design eliminates the need for walls along the traditional side yard facing the street, and instead provides beautiful home architecture along both streets at the corner, reducing perimeter walls and providing more on-lot landscaping, openness and architectural elements visible within the community. This is in addition to the large lots and home product proposed within the R1-12 PAD along the eastern edge of the community. A detail of the various lot sizes is shown as **Figure G**, *Lot Diagrams*.



## D. Landscape & Community Character

The Town of Queen Creek has grown from its deep rural roots into what is one of the most innovatively planned family-friendly home towns in Arizona. The Town understands that this is critical to preserving the integrity of their identity, and that their long-term success depends upon building toward their vision for the future, and not just for present needs.

There are many towns within the Phoenix metropolitan area that started as small farming and ranching towns, not unlike Queen Creek, but grew quickly into modern cities with little evidence of their roots remaining. There are some notable exceptions, where neighborhoods were designed and built in such a way that they've retained aspects of their rural identity to this day. These neighborhoods have become some of the most sought-after places to live because of that unique character that stands in stark contrast with the more typical suburban development surrounding them. For example, the North Central Corridor of Phoenix and the Arcadia neighborhood are communities that people gravitate toward because of the lush, mature landscaping, irrigated lots, and idyllic traditional ranch-style architecture. They are also celebrated for their proximity to iconic landscape features, such as the Murphy Bridle Trail and the Canal recreation corridor. The other notable feature of these neighborhoods is their central location within the metro area. Many of the residents that choose to call these neighborhoods "home" do so because they want to live close to their workplace for convenience. This creates a unique sense of place, where like-minded families come together to form a community that connects everyone together.

Orangewood is inspired by the lasting success and community spirit of neighborhoods like Arcadia and the North Central Corridor and is envisioned as a place that has similar characteristics but is also very different in an important way. The obvious difference is the location – far from the center of the metropolis. At Orangewood, the distance is an advantage, because there are many people who would prefer to live closer to the things that matter in their private life than the things that matter to their work life. Some families prefer a quieter, simpler lifestyle than a neighborhood close to the city center can provide them. Orangewood is for these people, who would like to put down roots next to neighbors who share those same values and come together as a community. Orangewood offers them all the ability to "Live closer to Home."

The design approach of the development celebrates the character and values of Queen Creek including preservation of the agricultural heritage, respect for the land, and cultivation of a strong family and community atmosphere. Rather than importing a modern, uniform neighborhood look, the design will favor the authentic vernacular and materials of the area. The aesthetic is designed to be timeless, by using forms and materials that stand the test of time. Trendy hardscape materials will be avoided, because 'new' quickly becomes 'dated.' The material palette for Orangewood includes brick walls, that harken back to the ranch style homes which inspired the theme. The brick will be a warm, neutral earth tone color, and will be used in multiple patterns to provide ample texture, dimension, and interest within the walls, resulting in a very rich look that isn't seen everywhere. Weathered wood will be used as an accent material in limited quantities since it requires maintenance in our climate. Where enhanced paving is desired, brick pavers in a traditional herringbone pattern will be used in combination with a premium concrete, since these materials could have been used here a century ago and will likely still be used for decades to come.

Plant material is constantly renewing itself, so it never becomes dated. In fact, quite the opposite is true, since mature vegetation is a valuable aspect of the landscape that can provide many benefits to residents. Vegetation is also an important aspect of placemaking, setting the tone for the overall landscape plan. At Orangewood, trees will be planted in organized masses that complement the use of the area in which they are located. A row of Heritage Live Oaks planted in turf establish a traditional and lush streetscape scene along Cloud Road. A grove of citrus trees at the entry imply that the site was once an orchard and provides a crop of citrus that the community can enjoy. The pedestrian path around the central park is shaded by an alley of pistache trees that will light up the park with fall color in the autumn season. Internal streets are lined with evergreen elm trees planted in lawns to encourage activity in the front yards. Pecan trees are planted along

the Queen Creek frontage on the north side of the community to shade the recreational trail in the summer and provide a crop of pecans in the winter.

Another aspect of the overall landscape concept for Orangewood are the privacy buffers being provided for the surrounding properties. To the east is a 40 to 60-foot landscape buffer with a double row of evergreen elm trees and a dense hedge of hop seed bush. A 12-foot multi-use trail and access easement is provided within this buffer to provide for property access for the eastern properties to Cloud Road, and pedestrian access from Cloud Road to the south to the Queen Creek Wash trail to the north. A vehicular gate will be provided approximately 80 feet behind the ROW to allow horse trailer access to the properties directly east of the development. Soft, colorful landscape materials and several seating nodes, complete with accent fencing and arbors, punctuate the sidewalk connections to this trail from the community. To demarcate this public access and protect the landscaping, a low pipe-rail fence is provided on the eastern edge of the buffer between the lush landscaping and the public access and trail easement. Along the southwestern property boundary is a landscape and roadway buffer ranging from 20 to 50 feet wide that also includes a row of evergreen elm and a hop seed bush hedge. For additional detail concerning the proposed landscape character, see **Figure H**, *Conceptual Landscape Plan*.

## E. Entry Monument & Walls

The development plan proposes a gated community with private streets. The gated entry to Orangewood is located off Cloud Road and terminates on the central amenity. The design of the entry clearly establishes the character of the community. The use of brick and wood in the walls, fence, gates and signage is reminiscent of materials used on the homesteads that make up the heritage of the area. Enhanced paving establishes an enhanced sense of arrival. A grove of citrus trees and turf incorporated into the broad tracts on either side of the entry drive and within the widened median recreates the feel of passing through an orchard. Within the median is a simple and clean sign wall that resolutely announces the community's identity. The open screen of the decorative fence that envelopes the drive, punctuated with integrated lantern posts, adds rhythm and interest to accent the neighborhood entry. See **Figure I**, *Entry Monument & Wall Details* for the design and character of the entry monumentation and walls.

Along Cloud Road, the Primary Theme Wall maintains aesthetic appeal and furthers the agrarian character of the community through a pattern of articulated brick and stucco walls accented with decorative columns that mimic the 'patchwork' look of agricultural estates that have grown over time. Steel trellises covered with climbing bougainvillea integrated into this wall pattern will provide a burst of color throughout the year when in bloom and will soften and add interest to the stucco portions of the wall. These themes are carried through the rest of the community in the design of the Secondary and Partial View Walls, and similar elements and materials have been incorporated into other open space areas including the central amenity and the public trail along the east boundary. See **Figure J**, *Wall Plan* for the location of the various wall types throughout the development.

## F. Open Space, Trails & Amenity

In keeping with the rural character intended for the site, approximately 11.9 acres of open space (26% of the net property area), of which 10.4 acres (87%) are active open space as defined by the Town of Queen Creek. The active open space areas are spread throughout the community ensuring that each resident has convenient access to it. Open spaces include perimeter landscape setbacks along the community edges to buffer adjoining properties, retention areas needed to mitigate onsite storm water, regional and neighborhood trail corridors and recreational amenity areas.

To provide additional pedestrian connectivity through the site and to the portion of the 12-foot Queen Creek Wash Trail that will be extended through the northern portion of the site, a network of recreational trails has been designed to supplement the sidewalks along one side of all local streets within the community. This network includes a 12-foot public trail and access easement along the entire east edge of the site connecting

Cloud Road to the regional Queen Creek Wash Trail. The trail features two rest areas along the way with benches and shade trees, accented by arbors to encourage and highlight community access points. The proposed pedestrian path that encircles the central amenity adds another aspect of pedestrian connectivity in the community. Surrounded by turf and shaded by an allee of pistache trees, this compacted decomposed granite path will provide a more comfortable walking loop during the hotter months of summer, while also emphasizing the amenity area. See **Figure K**, *Open Space, Trails & Amenities Plan*, for the location and conceptual design of the open space system.

The 40,000-square foot community amenity is centrally located near the entry to the development. Programming in this space may include, but is not limited to, a large shade structure that features a flexible performance area, picnic tables, community garden beds, play elements such as a treehouse structure, tire swings and ping pong tables, and a large turf area. The shade structure is intended to recreate the feel of a town gazebo. Located at the center of the amenity, it provides a space to facilitate community events and family gatherings. In addition to the edible landscape elements throughout the development such as the citrus and pecan trees, the incorporation of gardening beds provides the residents with the ability to relax and interact through gardening and a more complete sense of ownership within the community. See **Figure L**, *Amenity Enlargement* for more detail regarding the conceptual amenity design.

## G. Architecture

There are three housing types proposed for the development. The smaller traditional product is proposed for the 70' x 150' lots while the 95' x 150' lots, located on many corner lots throughout the development, introduce a new product type specifically designed to enhance the architectural presence on corner lots. These homes are oriented with the front of the house facing the wider frontage lot line, creating a home design that is wide and shallow rather than narrow and long. The benefit to this design is the increased amount of architecture and the reduction of long expanses of walls along the street. In this case, the implementation of this product type will also enhance the view of the development from the neighboring properties to the east. Finally, the larger minimum 100' x 150' lots will offer a larger home footprint option within the eastern portion of the property as a transitional buffer to the property to the east.

The proposed architectural character of the homes within the development will reaffirm the agricultural identity of the community. The proposed architecture includes various distinct floorplans for each of the three lot sizes. Each floorplan will have a variety of elevations in architectural styles which will complement the overall character of the community and the surrounding area. See **Figure M**, *Conceptual Elevations & Floor Plans*.

## SECTION 3: PUBLIC UTILITIES AND SERVICES

### A. Water

Domestic water service will be provided by the City of Queen Creek. Water lines will be constructed within private streets with connections to Cloud Road and a 12-inch connection crossing Queen Creek wash to the subdivision northeast of the project. The City will be given easements for ownership and maintenance. A 12-inch water line will be extended in Cloud Road from an existing line west of the project. The City will cost share in the Cloud Road non-frontage water line extension. A water report will be prepared by EPS to show how the water system is expected to meet City Standards for water service demands and fire flows.

### B. Sewer

Sewer service will be provided by the City of Queen Creek. Sewer lines will be installed in private streets to serve each lot and designed per the City standards. An existing sewer in Cloud Road needs to be extended to serve the project. Based on timing of plans by others to extend the line will determine if the line will be extended by this project or existing at the time this project is built.

### C. Reclaimed Water

This project has no plans to use reclaimed water.

### D. Dry Utilities

This project has services available from Salt River Project, Southwest Gas, Century Link and Cox Communications.

### E. Drainage Concept

This project will be designed in accordance with the City of Queen Creek drainage standards. Finish floors will be set to comply with 100-year flood protection. Onsite retention will be provided for the 100-year 2-hour storm. Onsite retention basins will have minor bleed off pipes to Queen Creek wash to dewater the basins within 36 hours. Half street drainage from Cloud Road will be managed in a drainage tract basin adjacent to the street.

### F. Irrigation Easements

This project is within the Queen Creek Irrigation District. The District does not have any facilities on the property. Existing ditches on the property will be abandoned and removed. No irrigation easements are existing or needed on the project.

## SECTION 4: PAD OVERLAY DEVELOPMENT STANDARDS, MODIFICATIONS & ENHANCEMENTS

As discussed in the Queen Creek Zoning Ordinance, the purpose of the Planned Area Development Overlay District (PAD) is to provide for development of land consistent with the Town of Queen Creek General Plan and Zoning Ordinance, while “permitting flexibility in the design, construction and processing of residential developments of a quality that could not be achieved by traditional lot by lot development under conventional zoning concepts.” The PAD development tool enables the Town to allow unique and creative designs that, among other things, promote the most appropriate use of a parcel, preserve and utilize open space and provide for the unified control of land development. The only deviation proposed to the development standards within the R1-7 PAD and R1-12 PAD is to increase the Maximum Lot Coverage to 45% for both zoning districts to allow for larger, estate-style home product on all lots. Many of the proposed home product is single-story, so the additional lot coverage will allow for these larger homes to be provided on all lots within the development.

Though only one deviation to the development standards is being requested, this PAD is also proposing to codify larger lot sizes than those provided for in the underlying zoning districts. This is to provide a measure of comfort to Town staff and surrounding property owners that, though the underlying zoning districts allow smaller lot sizes, Toll Brothers will ultimately process a preliminary plat that will substantially conform to the approximate lot sizes provided for in this PAD.

#### Requested PAD Enhancements:

As shown in the following Development Standards tables, this proposed development meets all of the zoning district dimensional standards with the exception of the Maximum Lot Coverage. As noted above, this PAD is being requested to also provide for the minimum lot sizes that exceed the ordinance requirements. These lot sizes will be ultimately reflected on the preliminary and final plats proposed after the approval of this PAD rezoning request.

**Table 2: R1-12 PAD Development Standards**

Zoning District	Min. Lot Area (sf) <sup>(2)</sup>	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage (%) <sup>(1)</sup>	Max. Building Height (ft)	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	# of Lots
R1-12 District Standards	12,000	100	120	35 or 40 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	10	25	-
R1-12 PAD Proposed Standards	16,500	100	150	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	10	25	13

**Table 3: R1-7 PAD Development Standards**

Zoning District	Min. Lot Area (sf) <sup>(2)</sup>	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage (%) <sup>(1)</sup>	Max. Building Height (ft)	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	# of Lots
R1-7 District Standards	7,000	70	100	40 or 45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	-
R1-7 PAD Proposed Standards (Std lots)	10,500	70	150	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	59
R1-7 PAD Proposed Standards (deep lots)	13,300	70	190	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	65	13
R1-7 PAD Proposed Standards (wide lots)	14,250	150	95	45 with front porch or courtyard	30	20, 10 for side entry garage, living area, covered porch	5/15 Total	25	8

(1) Lot coverage includes all under roof areas (i.e. covered patios, porches) as part of overall calculation per Queen Creek Zoning Ordinance

(2) Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot area, width and depth.

### Rationale for Proposed Modifications and Enhancements:

The requested modifications are being proposed as a result of numerous meetings with neighbors and Town staff. The focus of those meetings has been how to design this community in a manner that will provide a smooth and orderly transition from the smaller lots being built to the west of Orangewood, and the larger lots that already exist on the east side. The adjacent property owners have provided valuable input during this process and have made clear their preference for: larger lots in the eastern portion of the proposed subdivision, maintenance of an access way to their properties, and a large landscape buffer to screen Orangewood from their properties. This community has been designed to accomplish those objectives, while still providing an abundance of common open space for future residents.

The R1-12 PAD zoning district being proposed includes a minimum lot size of 100' x 150', but all lots within this district are much larger, with an average lot size of 18,395 square feet. Similarly, within the R1-7 PAD zoning district, three lot sizes are proposed, including 95' x 150' (14,250 square feet), 70' x 190' (13,300 square feet), and 70' x 150' (10,500 square feet). The average lot sizes within the R1-7 PAD district is 11,700 square feet, which significantly exceeds the 7,000 square foot minimum requirement. The decision to propose the R1-7 PAD zoning district is to allow the proposed 70' lot width, without deviation from the Zoning Ordinance. The 70-foot width is important to provide a luxury 55' wide home product within the development, with meaningful backyard space. The overall average lot size for the Orangewood community is approximately 12,635 square feet.

The open space in this community will provide for common community enjoyment and a feeling of openness and connectivity within the development. The proposed development plan provides 26% of the net land area as open space. This not only encourages the establishment of strong community ties between neighbors, but also provides visual openness within and along the perimeter of the development. The additional common open space provides a generous landscape buffer along all project boundaries, with the largest being provided along the eastern edge of the property adjacent to the Cloud Creek Ranch development.

Finally, a unique aspect of this community design is the wide-shallow corner lots. Eight of the corner lots in the community will be almost 19% larger than the standard at 14,250 square feet. These lots are not only larger than the base standards but are designed to provide significant aesthetic benefit to the community by eliminating the need for side-yard walls along the corner lots. The wide-shallow lot concept provides for the ability to provide a home product that includes a sprawling single-level, ranch-style home with a front yard that is configured with the front door and garage on the wider 150-foot street frontage of the lot, rather than the narrower, conventional street frontage. This unique configuration allows for both street frontages to appear as front yards, thereby eliminating the need for a perimeter wall on the corner street side of the lot. The result is a much more open and attractive streetscape within the community, particularly along selected corner lots. This design approach significantly benefits the adjacent properties to the east by providing the appearance of fewer, larger single-story homes especially along the eastern boundary of the property. The application of the Wide-Shallow product is discussed further in *Section 2.E Architecture*, and is graphically represented in **Figure G, Lot Diagrams**.

As required in the Queen Creek Zoning Ordinance, a PAD request must meet certain findings. The findings are shown below in *italics*, and the manner in which this proposed development meets them are shown in **bold** text.

- a. *That the requested modifications from the ordinance are in the best interest of the Town and a higher quality of design can be achieved by not requiring strict adherence to the terms and regulations of the ordinance.*

**All modifications to the code are to accommodate excesses to the code requirements and to provide assurance to the Town Staff and adjacent property owners. The modifications requested within this PAD application have been thoughtfully crafted to allow for the development of a community featuring high-quality architecture, substantial lot sizes, clever home placement on the lots and the provision of common amenities and abundant open space.**

- b. *That strict adherence to the ordinance is not required in order to ensure the health, safety and welfare of the future occupants of the proposed development.*

**The modifications requested have specifically taken into account the desires of current and future homebuyers, as well as adjacent property owners. Toll Brothers has extensive homebuilding experience and frequently conducts market research to ensure that each new Toll Brothers community addresses the needs of current and future homebuyers. The design of this community takes into account a preference expressed for lot sizes that are able to feature large homes without the upkeep required on a larger lot.**

- c. *That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.*

**The goal of this community is to provide residents of Queen Creek with a new type of housing product that features distinctive architecture, strong community theming, and exclusive, gated access. It is anticipated that the homes featured within this community will be priced significantly higher than the subdivision to the west, and at a per-square-foot basis comparable to the homes on the eastern boundary.**

d. *That the proposed development is consistent with the goals and objectives of the Queen Creek General Plan.*

**The proposed development supports the goals of the General Plan as follows:**

- **Land Use Element –**

- **Goal 1: Maintain the Town’s unique community character.**

The Town of Queen Creek has a rich agricultural heritage and its more recent history as a rural community has maintained the agrarian character of the area. This character is reflected in the proposed materials, plant palette, architecture and programmed spaces of the community. Additionally, the proposed gross density of 2.2 du/ac is consistent with the land use designation for the property.

- **Goal 2: Effectively manage the Town’s growth.**

The proposed development is a relatively small site that is consistent with the expected land uses designated in the General Plan. It will complement the areas growth pattern with a compatible residential development that features dedicated permanent open space and public trail amenities along the Queen Creek Wash that will benefit the entire community.

- **Growth Areas Element -**

- **Goal 1: Plan for and prepare to guide development within growth areas.**

*The Site is located near growth areas 7, 8 & 9 and is consistent with the growth expectations defined within the General Plan.*

- **Environmental Element –**

- **Goal 3: Prevent the pollution of the Queen Creek and Sonoqui washes and groundwater system.**

The Queen Creek wash runs through the northern portion of the site and will be protected with a minimum 50-foot erosion hazard setback beyond the southern bank of the wash corridor. Additionally, the entire wash corridor and adjacent trail alignment will be dedicated to the City as permanent, protected open space.

- **Economic Development Element –**

- **Goal 4: Leverage trails and outdoor recreation to attract visitors.**

*Development of the parcel will construct and connect the existing trail along the southern bank of the Queen Creek Wash, providing an extension to the existing regional trail alignment. Additionally, a trail connection from Cloud Road will be provided along the eastern perimeter of the property to provide additional access to the Queen Creek Wash trail corridor.*

## **SECTION 5: CONCLUSION**
















This PAD overlay is being requested to enable Toll Brothers to provide a community in Queen Creek that features exclusive architectural and landscape features, and that will contribute to the overall aesthetic and character of the community. The proposed density is permitted within the ‘Neighborhoods’ General Plan Land Use Category and enhanced development standards have been provided to meet the needs of the future homebuyers and surrounding property owners. This proposed community will benefit the residents within the community as well as the neighboring communities. Toll Brothers looks forward to working with the Town of Queen Creek to implement our vision for this parcel.



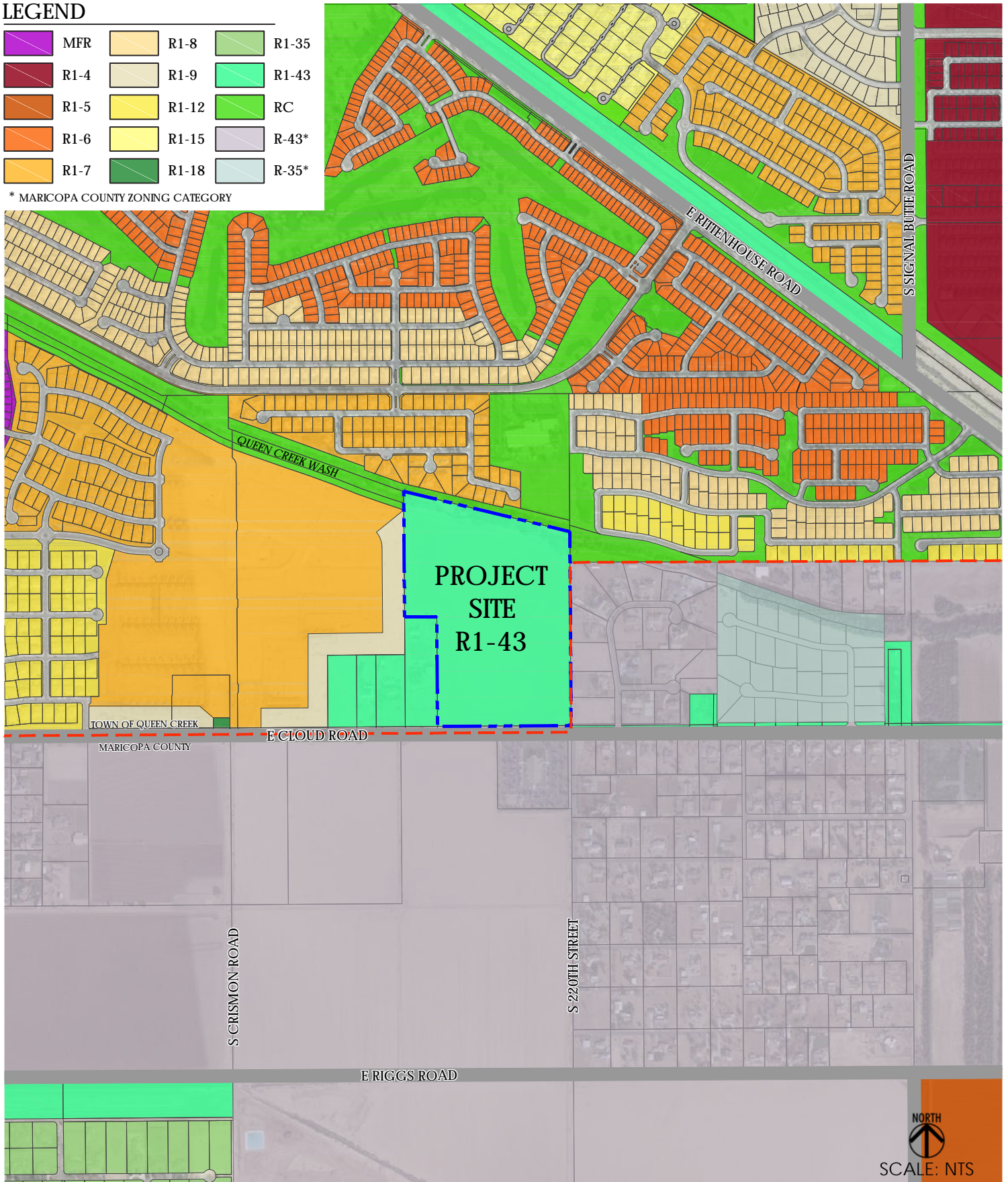
FIGURE A: VICINITY MAP



**LEGEND**

	MFR		R1-8		R1-35
	R1-4		R1-9		R1-43
	R1-5		R1-12		RC
	R1-6		R1-15		R-43*
	R1-7		R1-18		R-35*

\* MARICOPA COUNTY ZONING CATEGORY

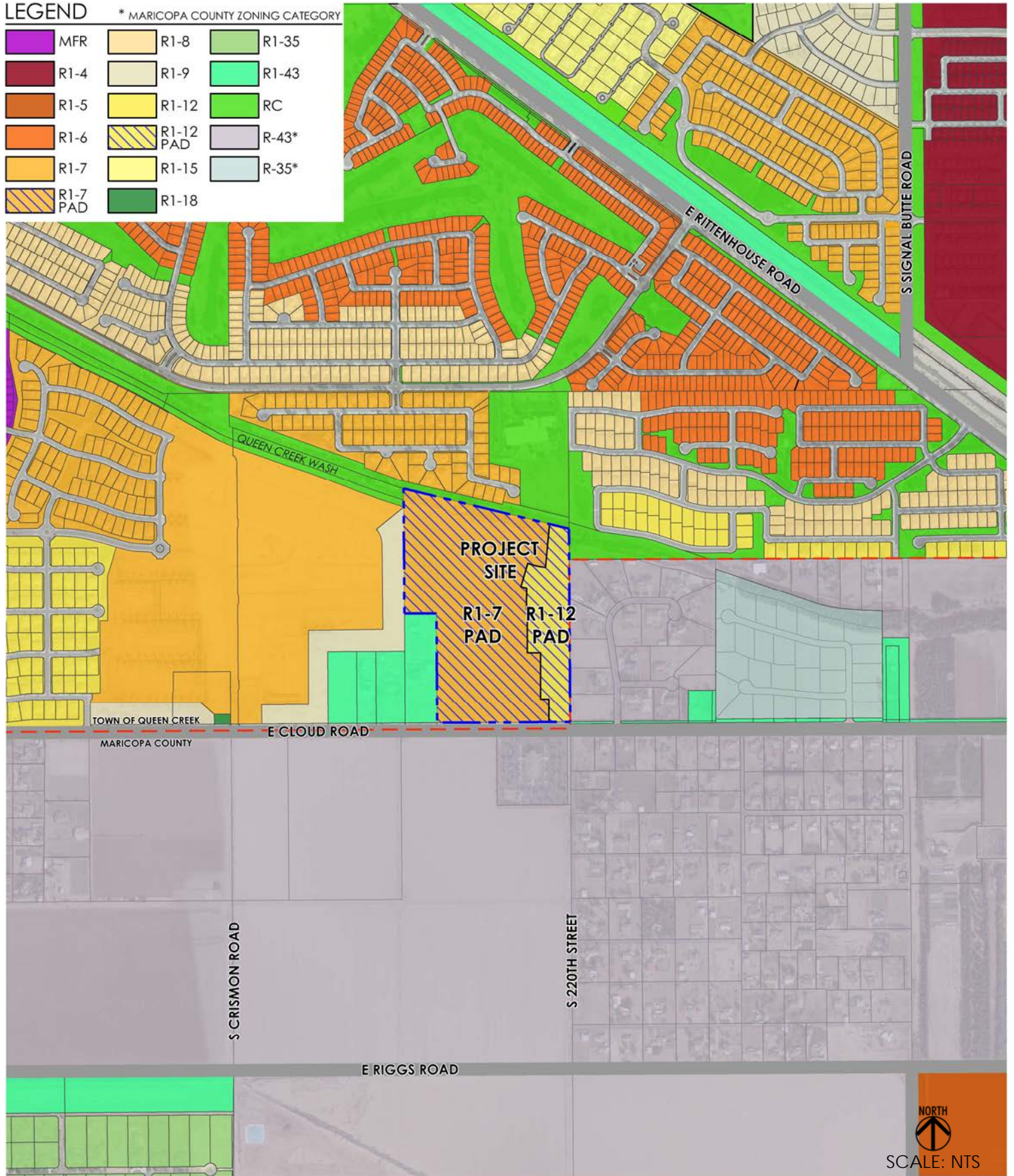


**FIGURE B: EXISTING ZONING PLAN**

**LEGEND**






\* MARICOPA COUNTY ZONING CATEGORY

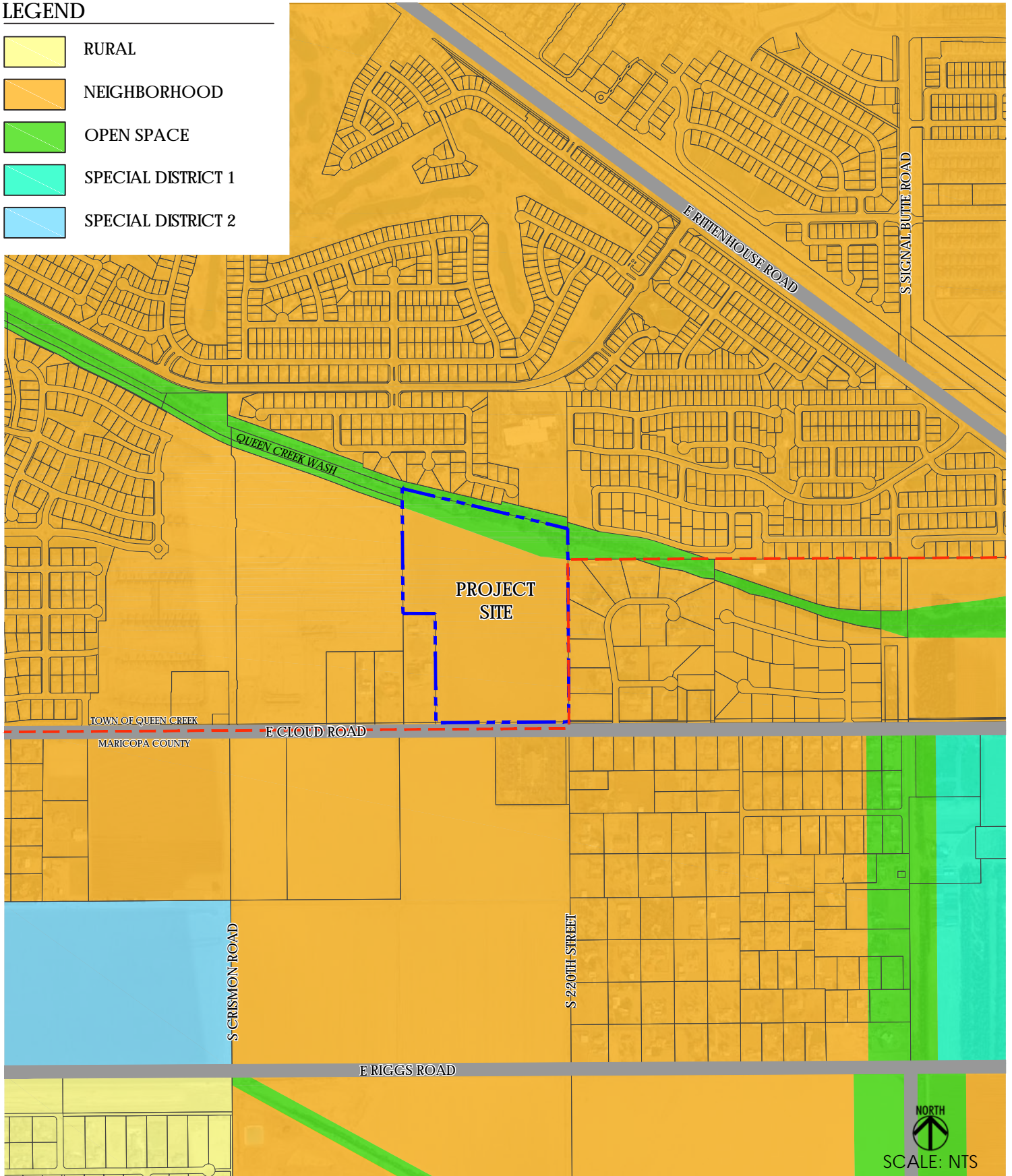
MFR	R1-8	R1-35
R1-4	R1-9	R1-43
R1-5	R1-12	RC
R1-6	R1-12 PAD	R-43*
R1-7	R1-15	R-35*
R1-7 PAD	R1-18	



**FIGURE C: PROPOSED ZONING PLAN**

**LEGEND**

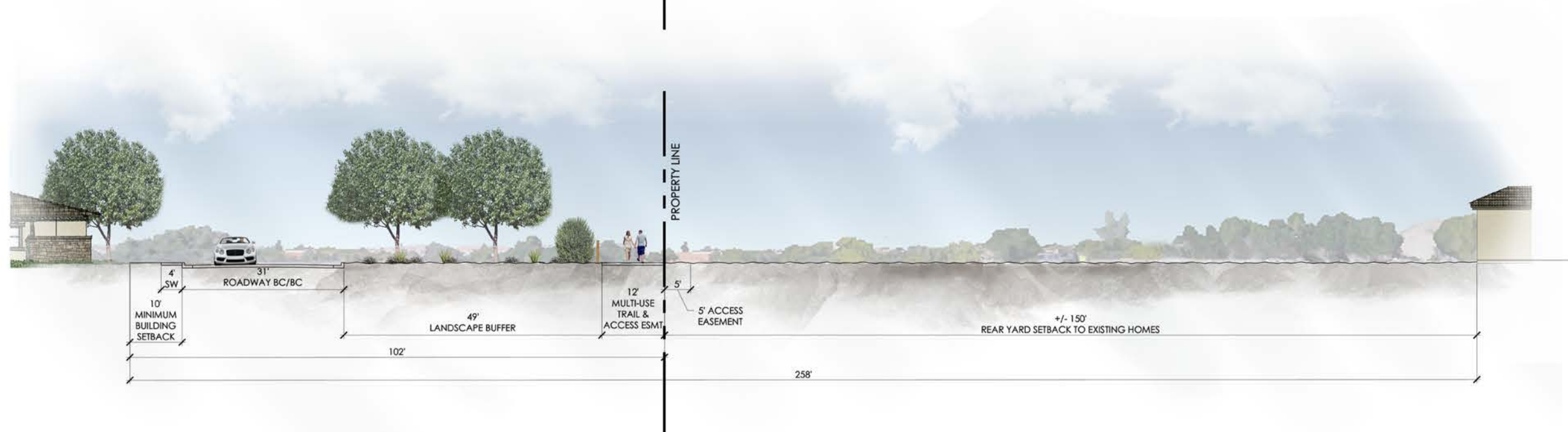
-  RURAL
-  NEIGHBORHOOD
-  OPEN SPACE
-  SPECIAL DISTRICT 1
-  SPECIAL DISTRICT 2



**FIGURE D: GENERAL PLAN LAND USE MAP**

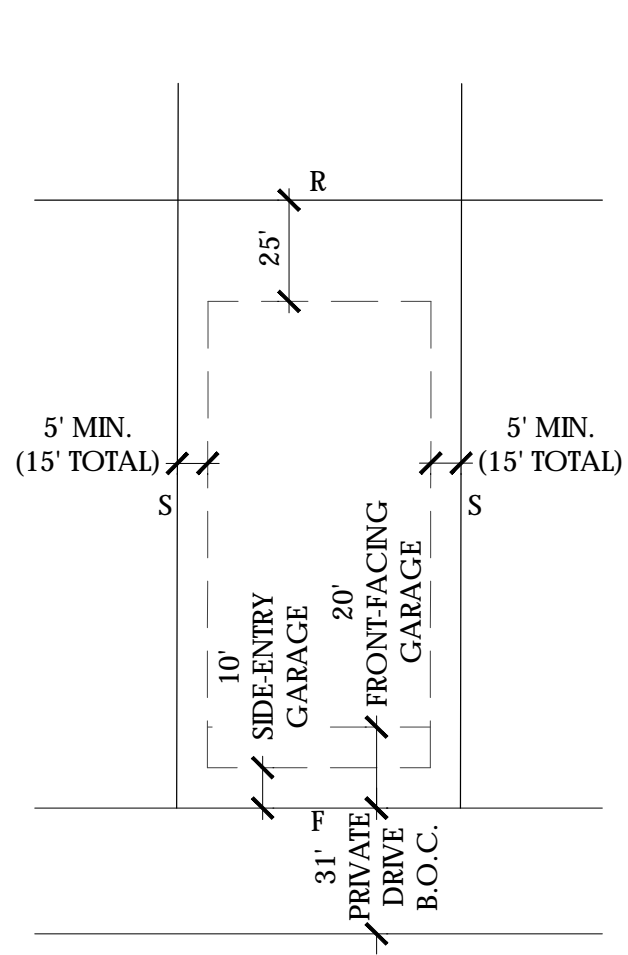


FIGURE E: CONCEPTUAL DEVELOPMENT PLAN

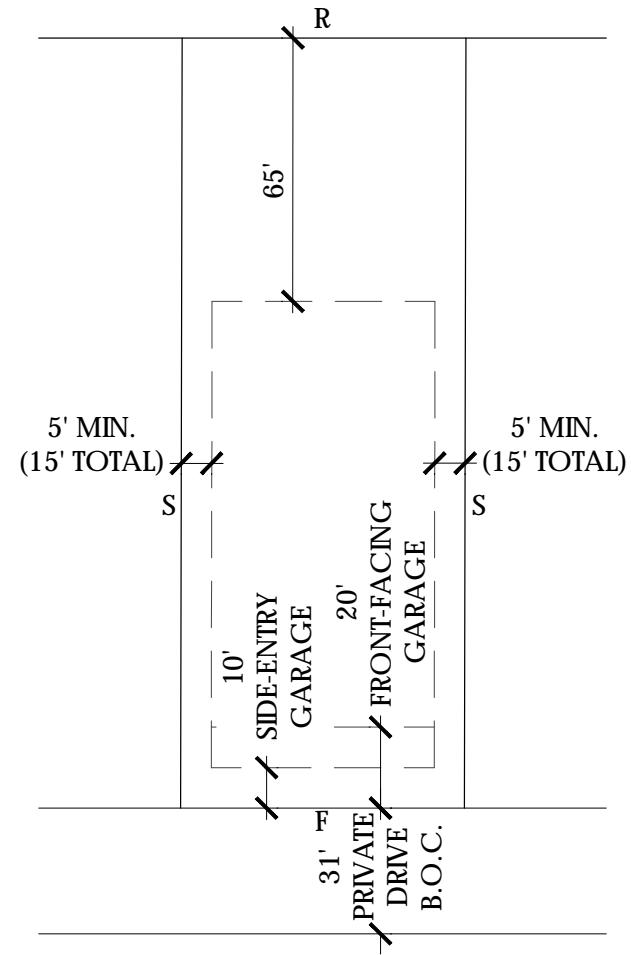


NORTH  
SCALE: NTS

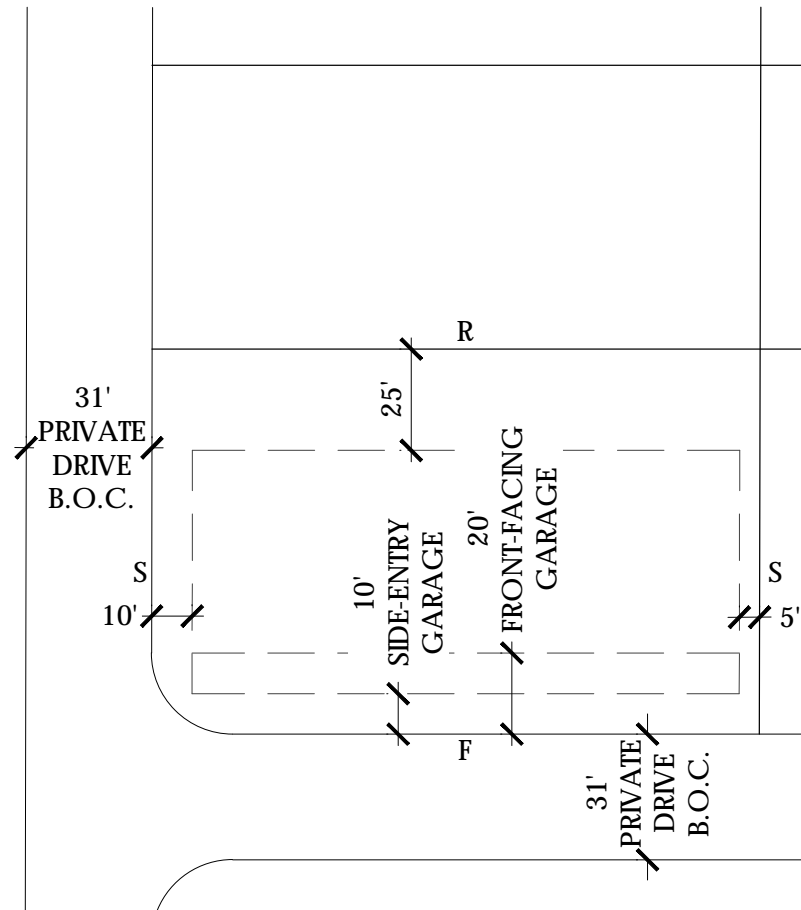
FIGURE F: EAST PERIMETER BUFFER PLAN & SECTION



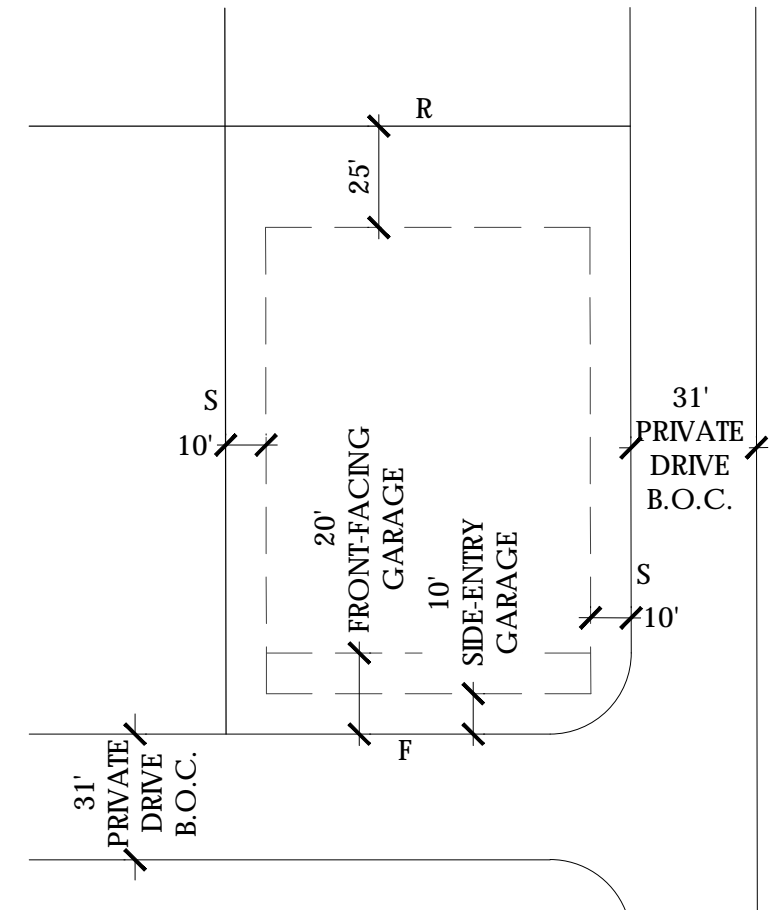
**LOT DIAGRAM**  
70' X 150' LOT



**LOT DIAGRAM**  
70' X 190' LOT

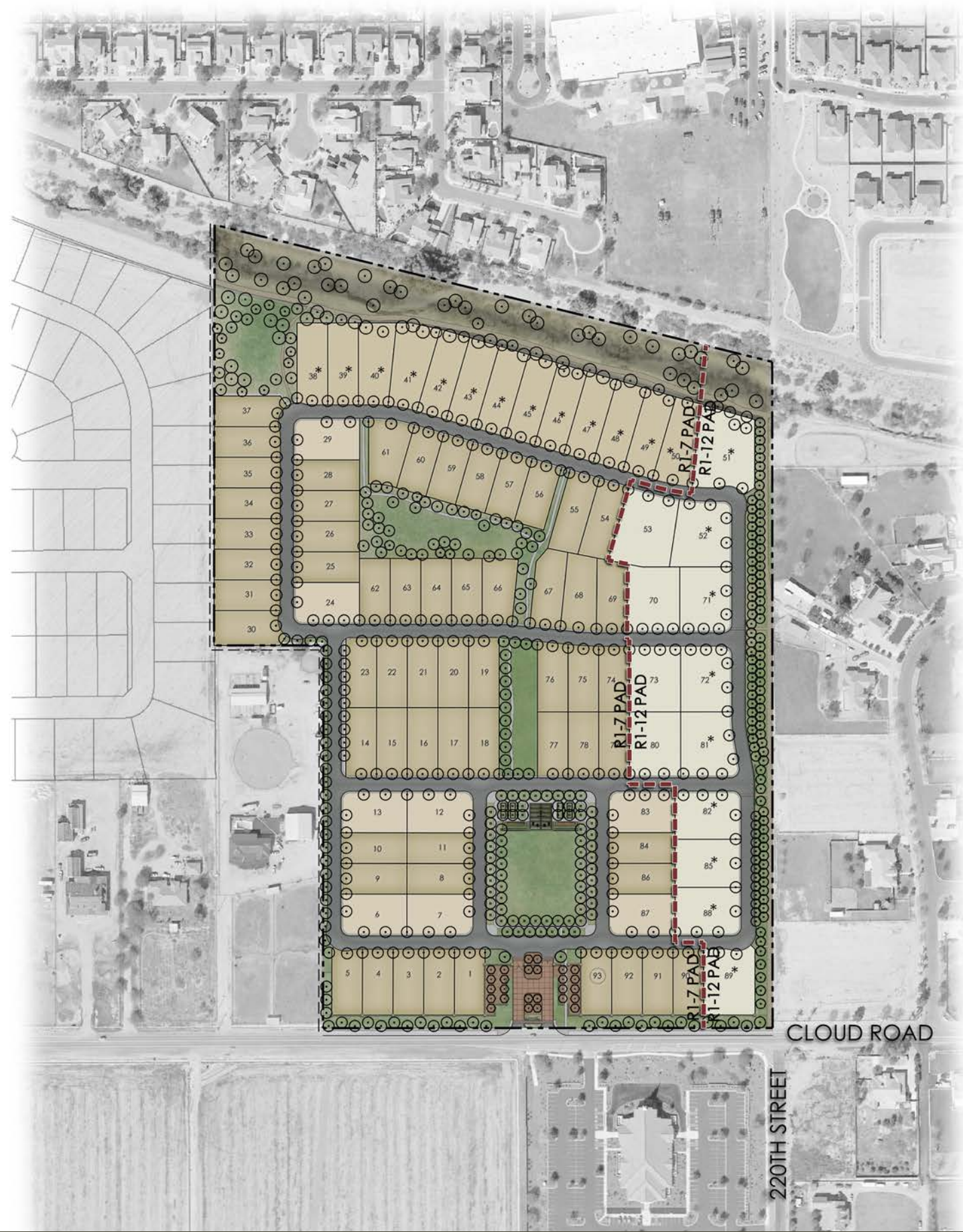


**LOT DIAGRAM**  
95' X 150' LOT (CORNER LOTS)



**LOT DIAGRAM**  
100' X 150' LOT (CORNER LOTS)

**FIGURE G: LOT DIAGRAMS**



### ORANGEWOOD PLANTING LEGEND

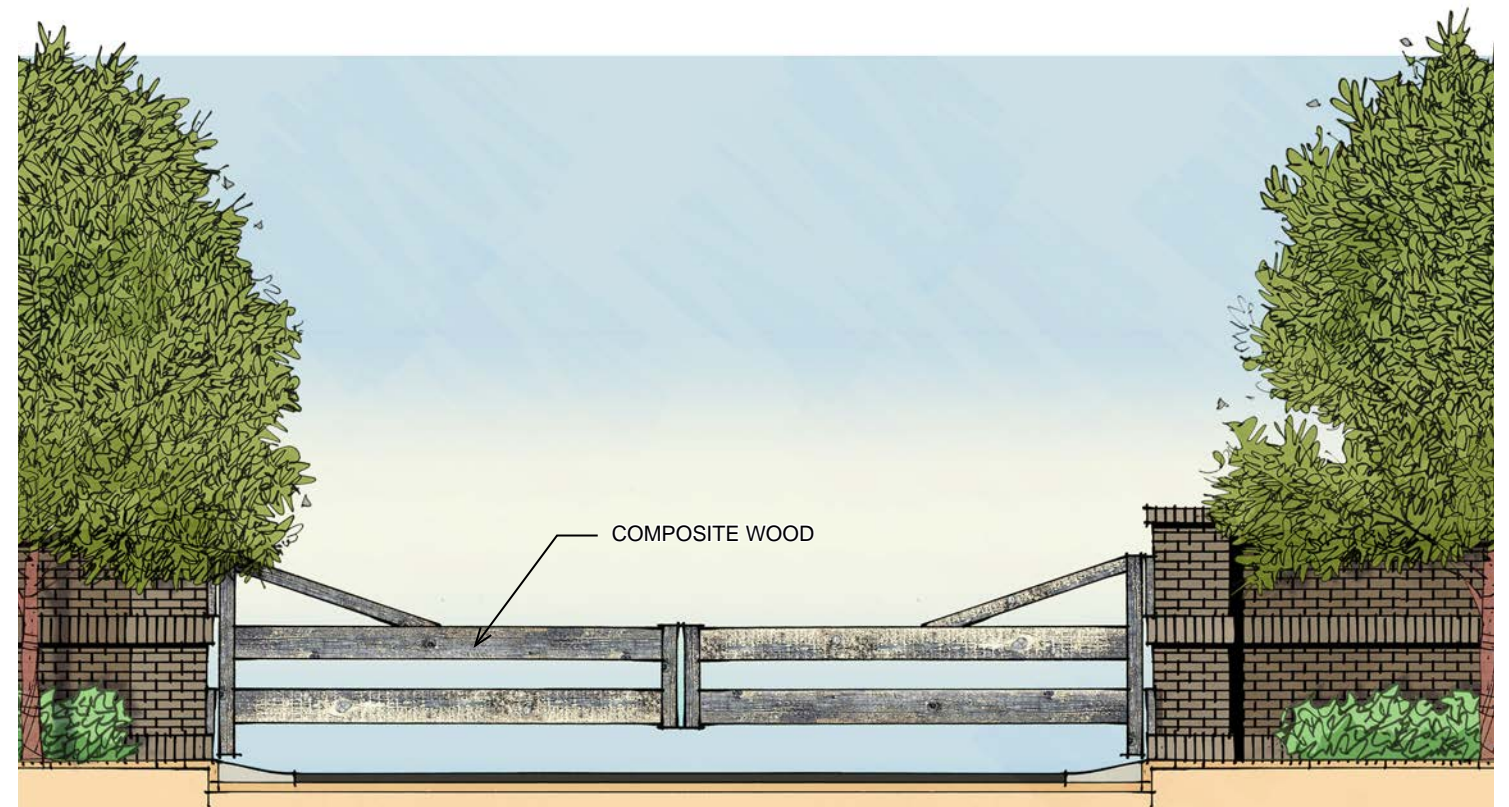
TREES		SIZE
	CARYA ILLINOENSIS	36" BOX
	CHILOPSIS LINEARIS	24" BOX
	CITRUS X 'ARIZONA SWEET'	48" BOX
	FICUS MICROCARPA NITIDA	24" BOX
	PISTACIA X 'RED PUSH'	24" BOX
	QUERCUS VIRGINIANA	24" BOX
	THEVETIA PERUVIANA	24" BOX
	ULMUS PARVIFOLIA	24" BOX
SHRUBS		SIZE
	BOUGAINVILLEA SP.	'BARBARA KARST' 5 GAL.
	BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH 5 GAL.
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE 5 GAL.
	DODONAEA VISCOSA	HOP BUSH 5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS 5 GAL.
	EREMOPHILA MACULATA	VALENTINE BUSH 5 GAL.
	HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS 5 GAL.
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE 5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE 5 GAL.
	MUHLENBERGIA CAPILLARIS	'REGAL MIST' 5 GAL.
	MUHLENBERGIA LINDHEIMERI	'AUTUMN GLOW' 5 GAL.
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE 5 GAL.
	PENNISETUM SETACEUM 'PURPUREA'	PURPLE FOUNTAIN GRASS 5 GAL.
	RHAMPHOLEPIS INDICA	INDIAN HAWTHORN 5 GAL.
	ROSMARINUS OFFICINALIS	ROSEMARY 5 GAL.
	TECOMA ELATA	ORANGE JUBILEE 5 GAL.
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE 5 GAL.
ACCENTS		SIZE
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE 5 GAL.
	HESPERALOE FUNIFERA	GIANT HESPERALOE 5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA 5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA 5 GAL.
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW HESPERALOE 5 GAL.
VINES		SIZE
	BOUGAINVILLEA SP.	BOUGAINVILLEA 5 GAL.
	FICUS PUMILA	CREeping FIG 5 GAL.
	ROSA BANKSAE	LADY BANKS ROSE 5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE 5 GAL.
GROUNDCOVERS		SIZE
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA 1 GAL.
	LANTANA 'DALLAS RED'	DALLAS RED LANTANA 1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA 1 GAL.
	ROSMARINUS OFFICINALIS	'PROSTRATUS' ROSEMARY 1 GAL.
	WEDELIA TRILOBATA	YELLOW DOT 1 GAL.
LANDSCAPE MATERIALS		
	TURF	
	COMPOST MULCH	
	ANNUALS	
	HEADER	
	DECOMPOSED GRANITE	

NORTH  
SCALE: NTS

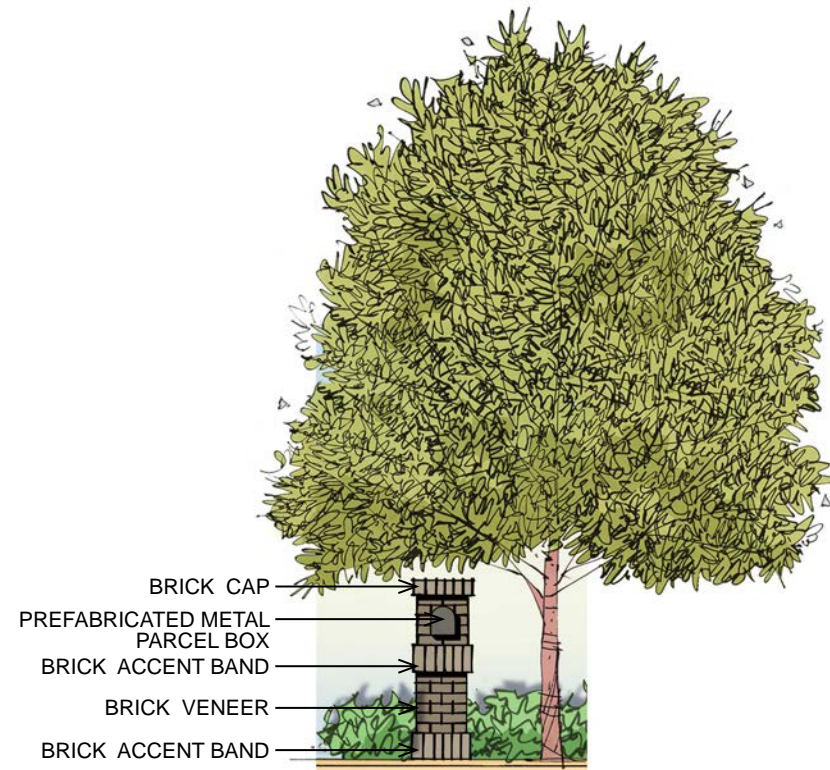
FIGURE H: CONCEPTUAL LANDSCAPE PLAN



entry sign



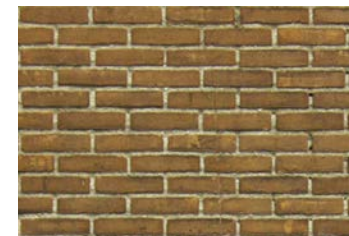
entry gate



parcel box

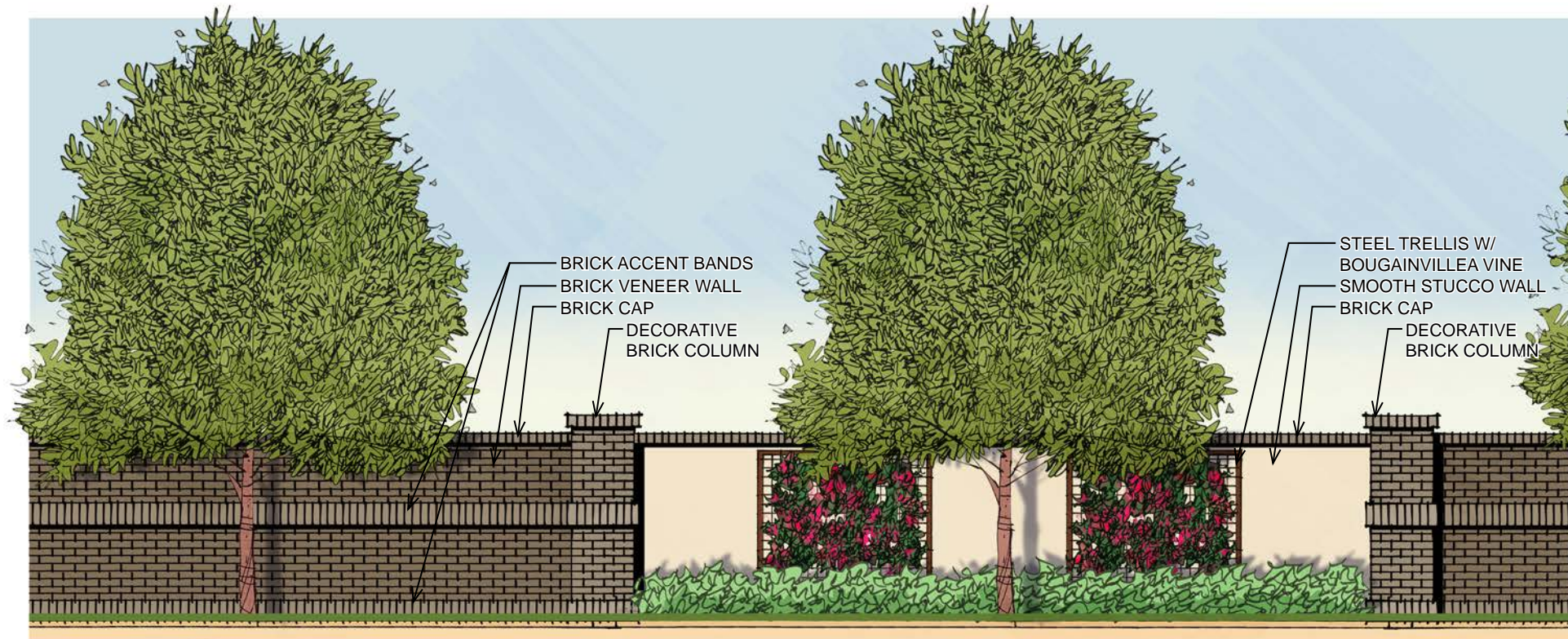


COMPOSITE WOOD  
(WEATHERED GRAY TONE)

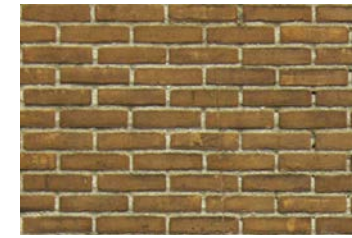


BRICK /BRICK VENEER  
(NEUTRAL EARTH TONE)





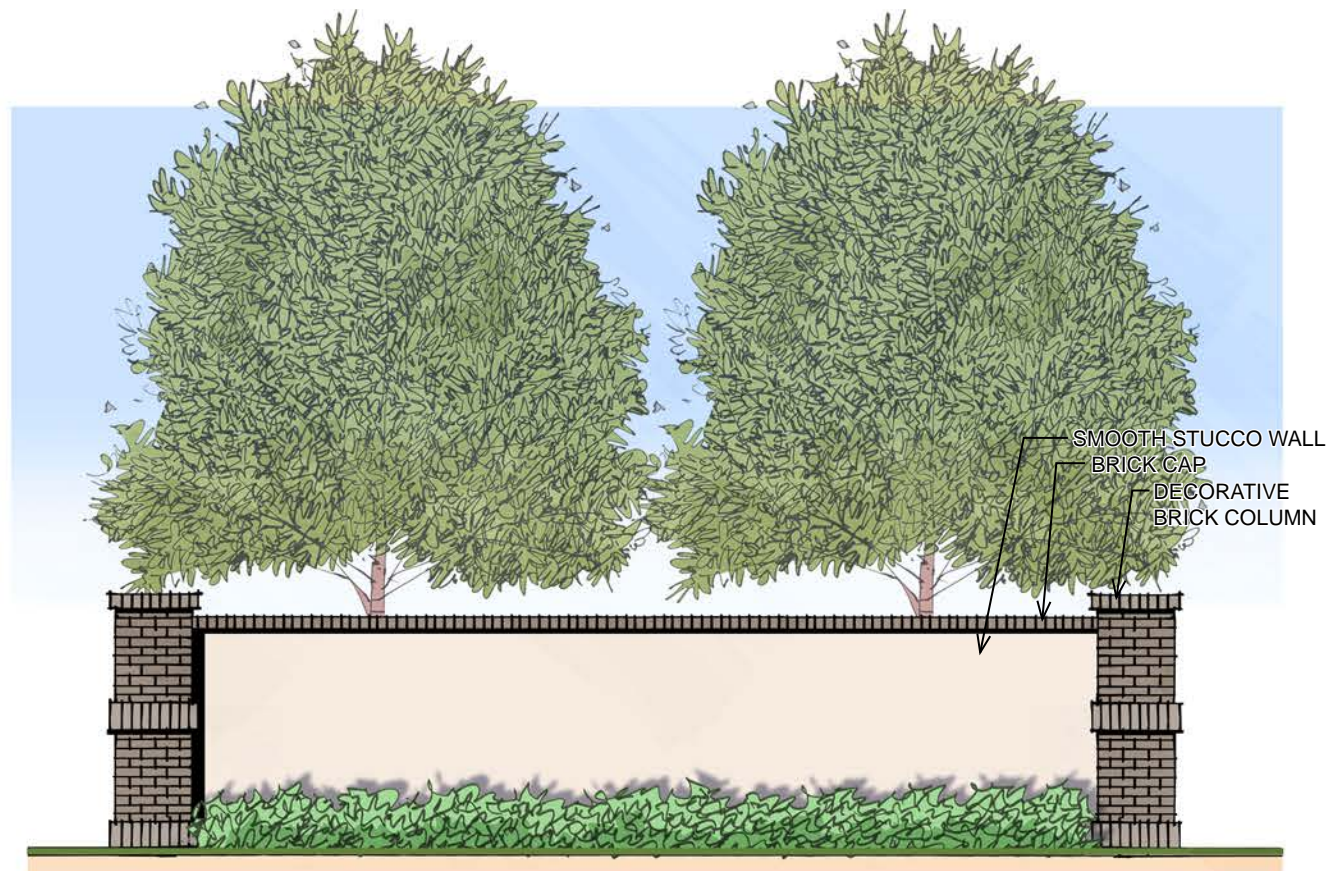
primary theme wall with columns



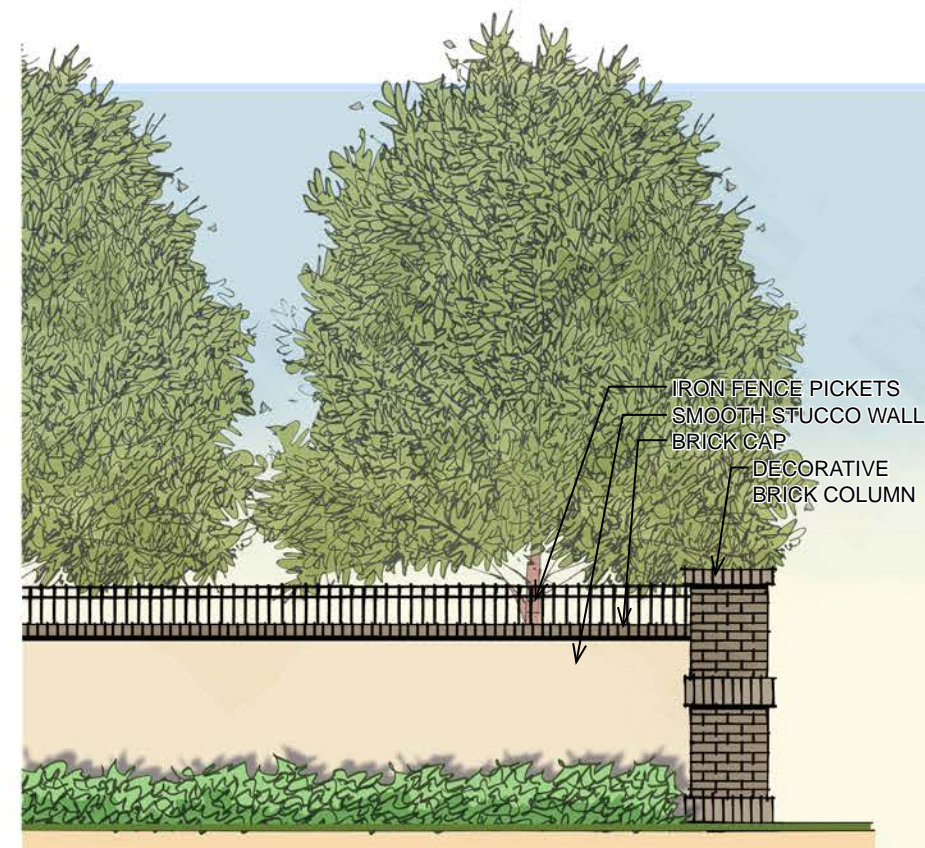
BRICK /BRICK VENEER  
(NEUTRAL EARTH TONE)



WROUGHT IRON FENCING  
(PAINTED BLACK)



secondary theme wall with columns



partial view wall with column

FIGURE I: ENTRY MONUMENT & WALL DETAILS (PAGE 2 OF 3)



fence post lamp options



community garden fence



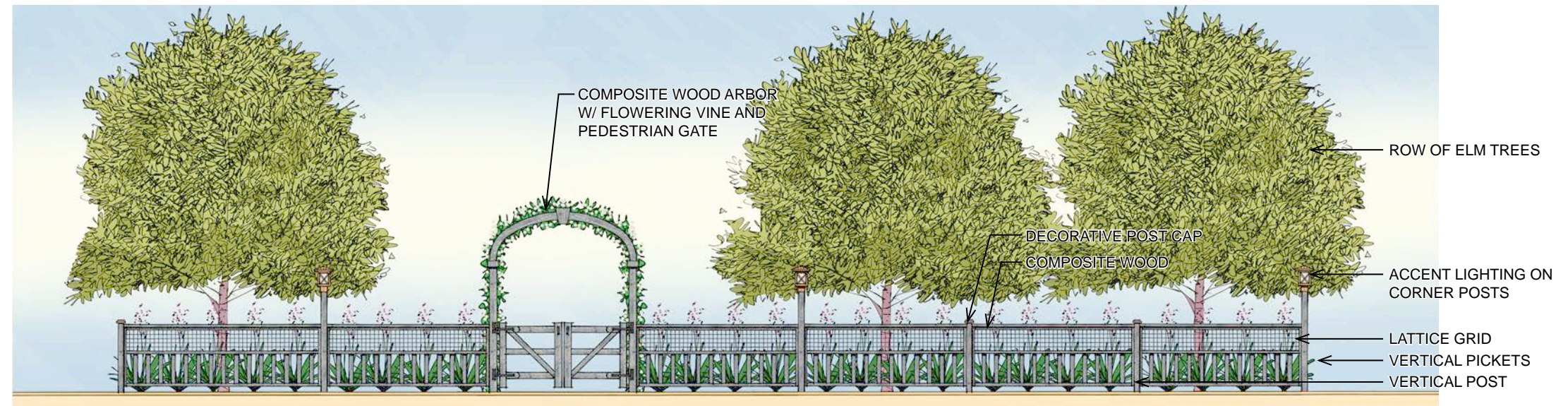
pipe-rail fence



decorative fence at entry



COMPOSITE WOOD (WEATHERED GRAY TONE)



accent fence at trail seating nodes

FIGURE I: ENTRY MONUMENT & WALL DETAILS (PAGE 3 OF 3)



FIGURE J: WALL PLAN



FIGURE K: OPEN SPACE, TRAILS & AMENITIES PLAN

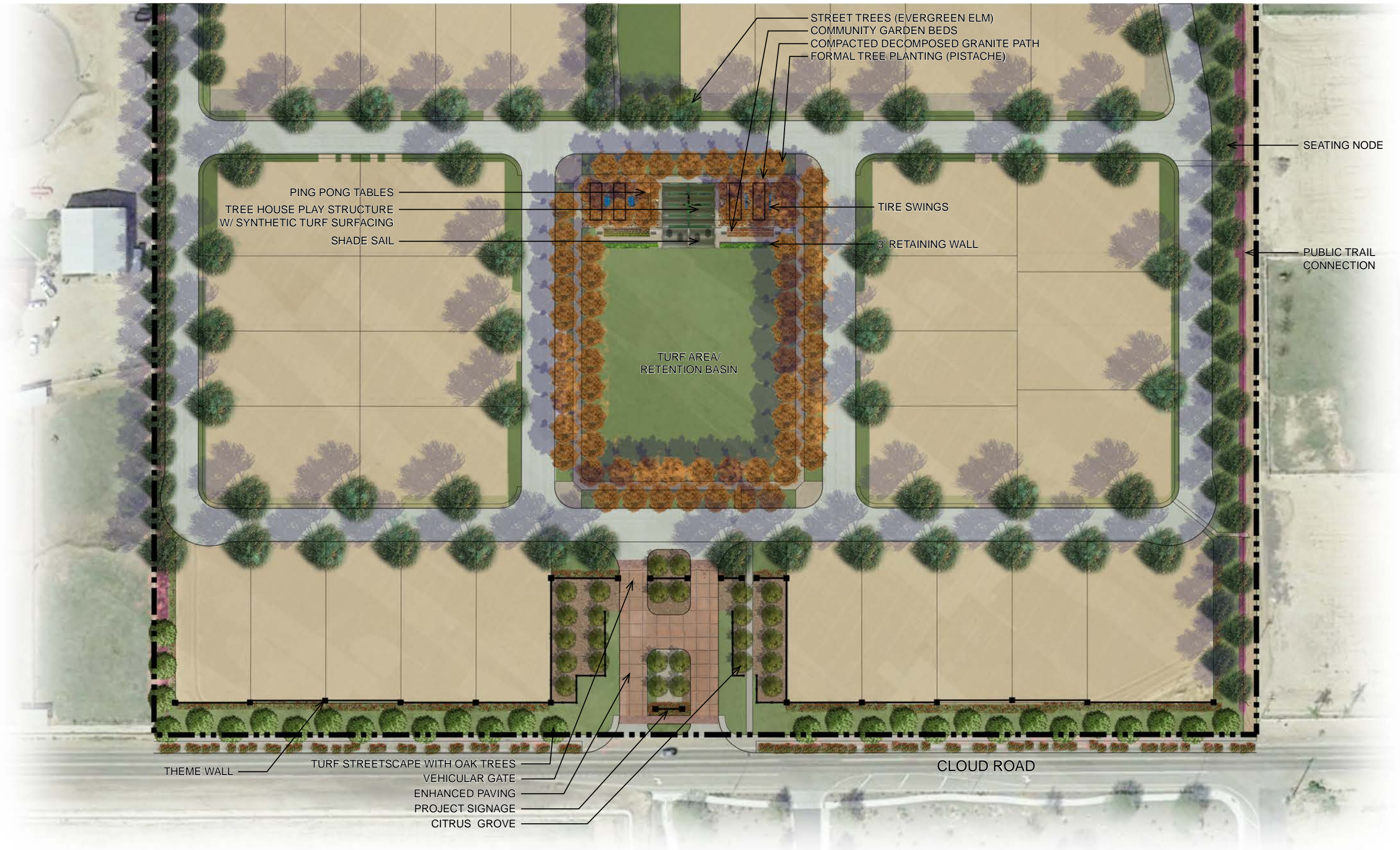
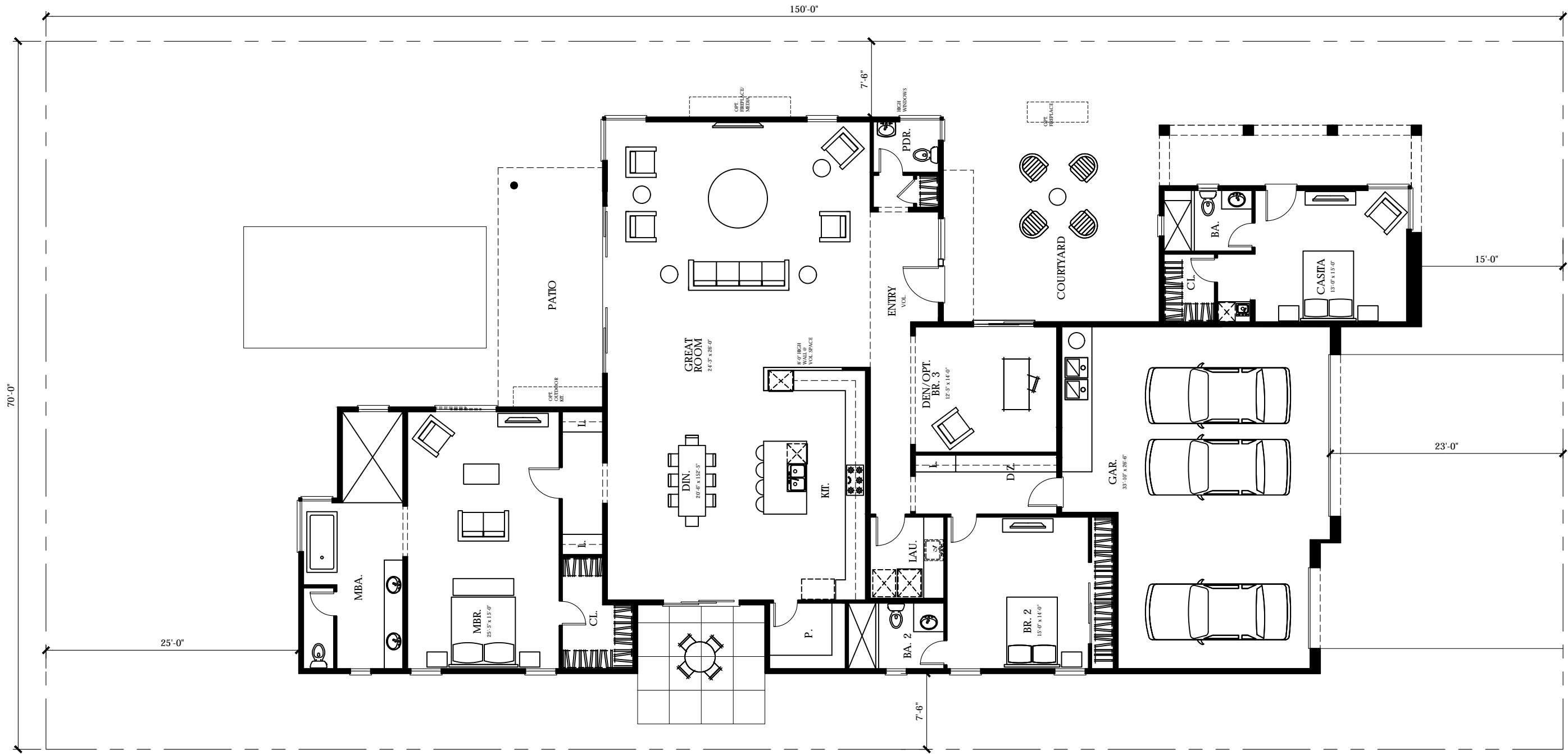


FIGURE L: AMENITY ENLARGEMENT



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3534  
RANCH STYLE

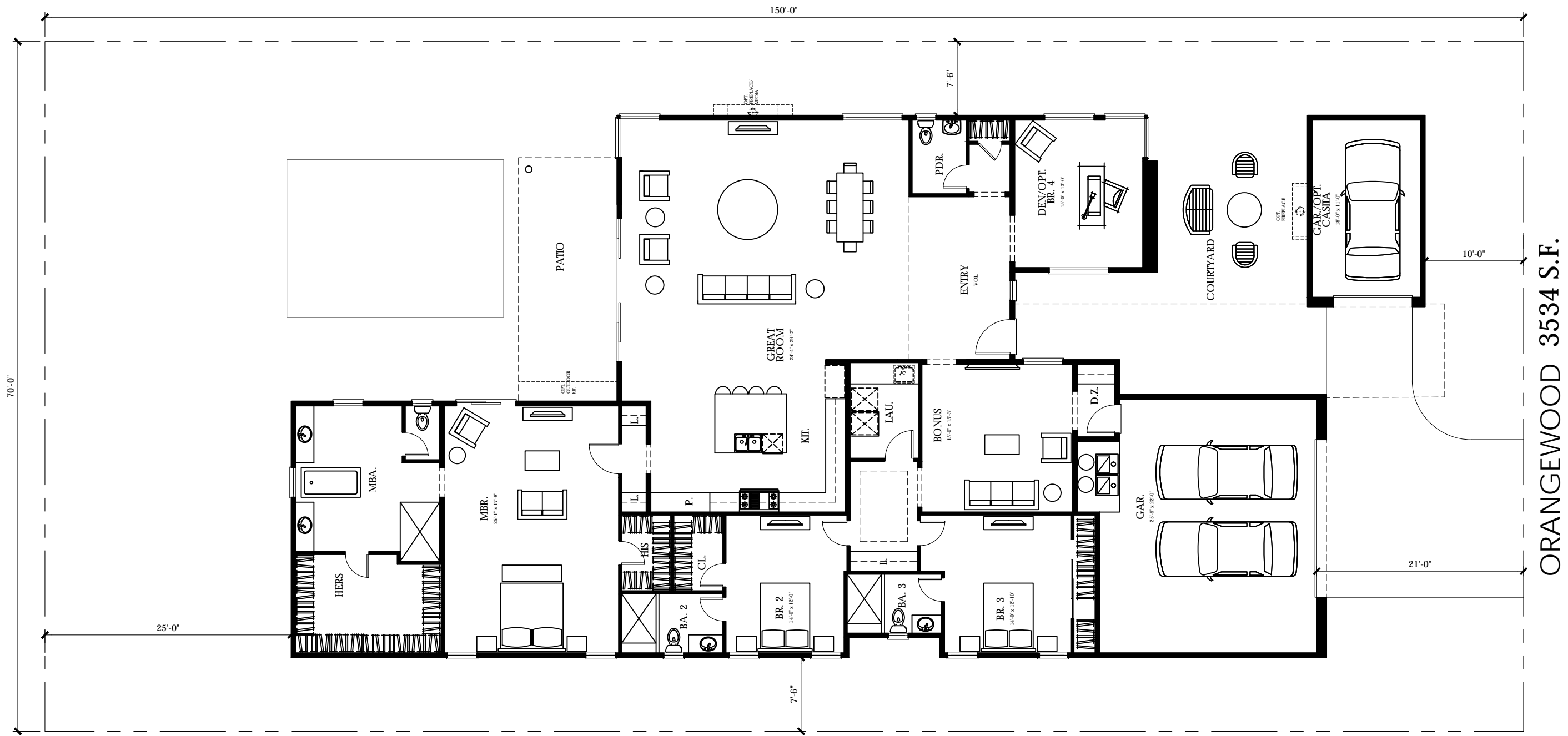


ORANGEWOOD 3365 S.F.



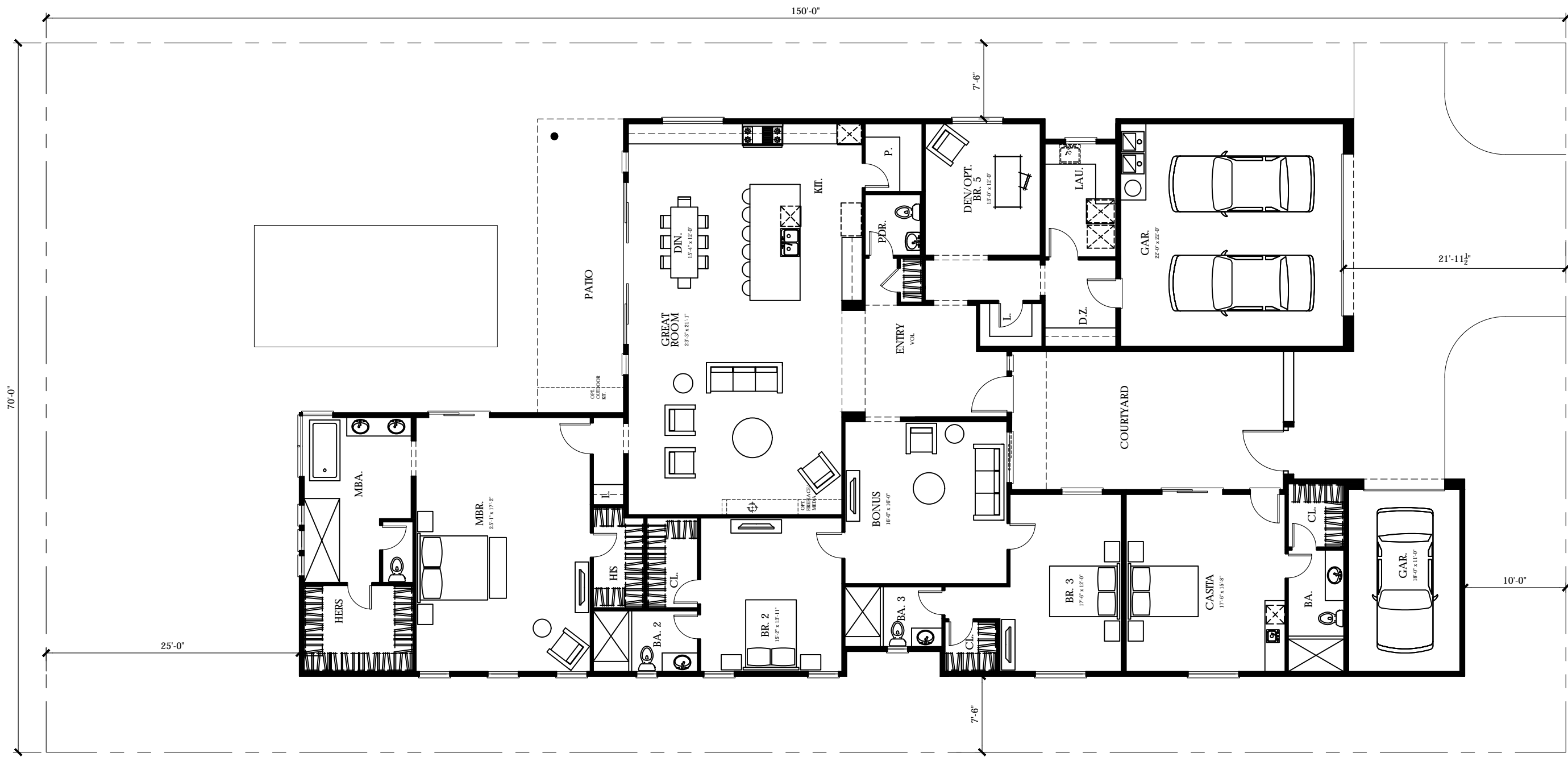
ORANGEWOOD  
3365  
FARM STYLE







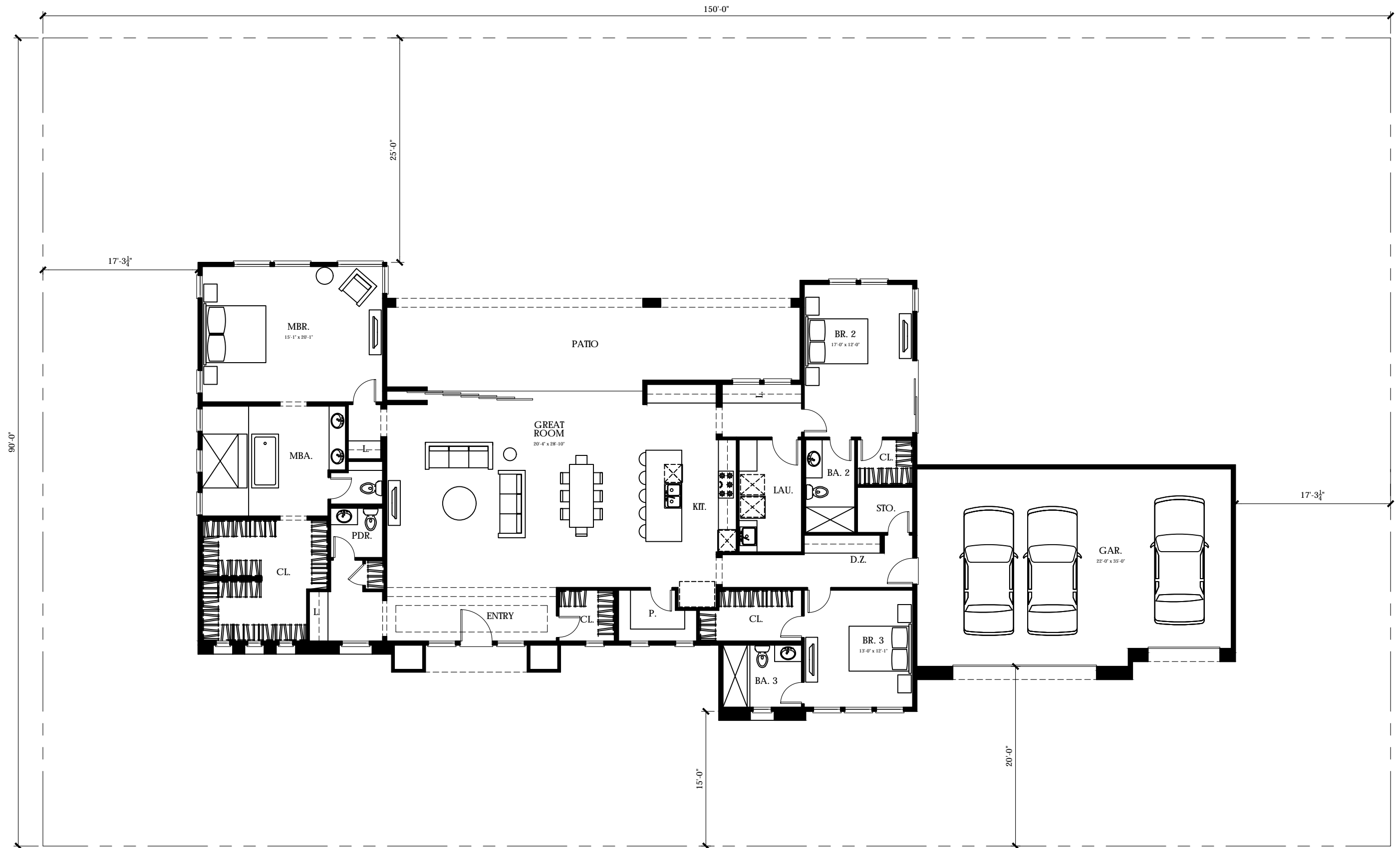
ORANGEWOOD  
3766  
CRAFTSMAN STYLE



ORANGEWOOD 3766 S.F.



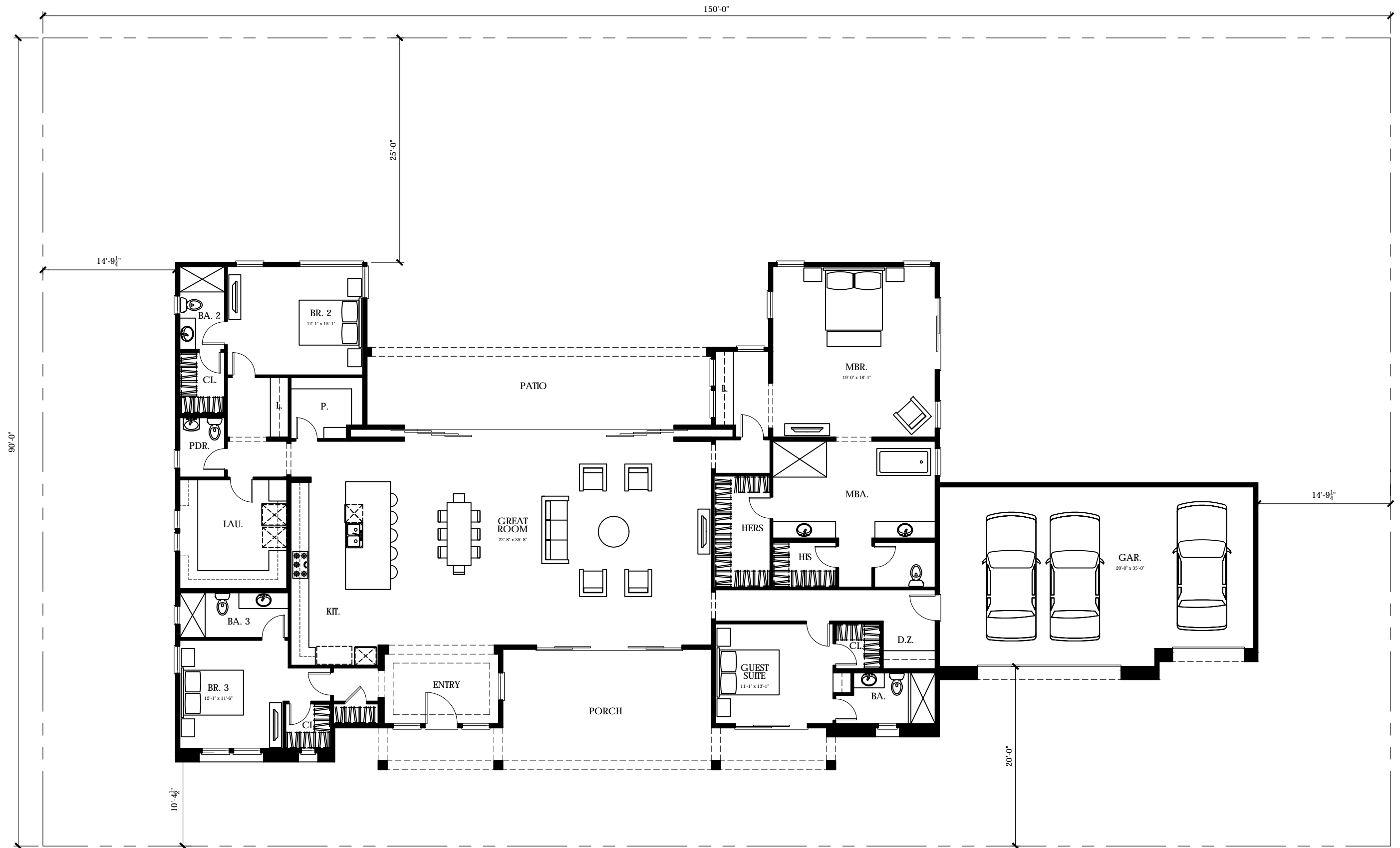
ORANGEWOOD  
2921  
PRAIRIE STYLE



ORANGEWOOD 2921 S.F.



ORANGEWOOD  
3497  
FARM STYLE



ORANGEWOOD 3497 S.F.

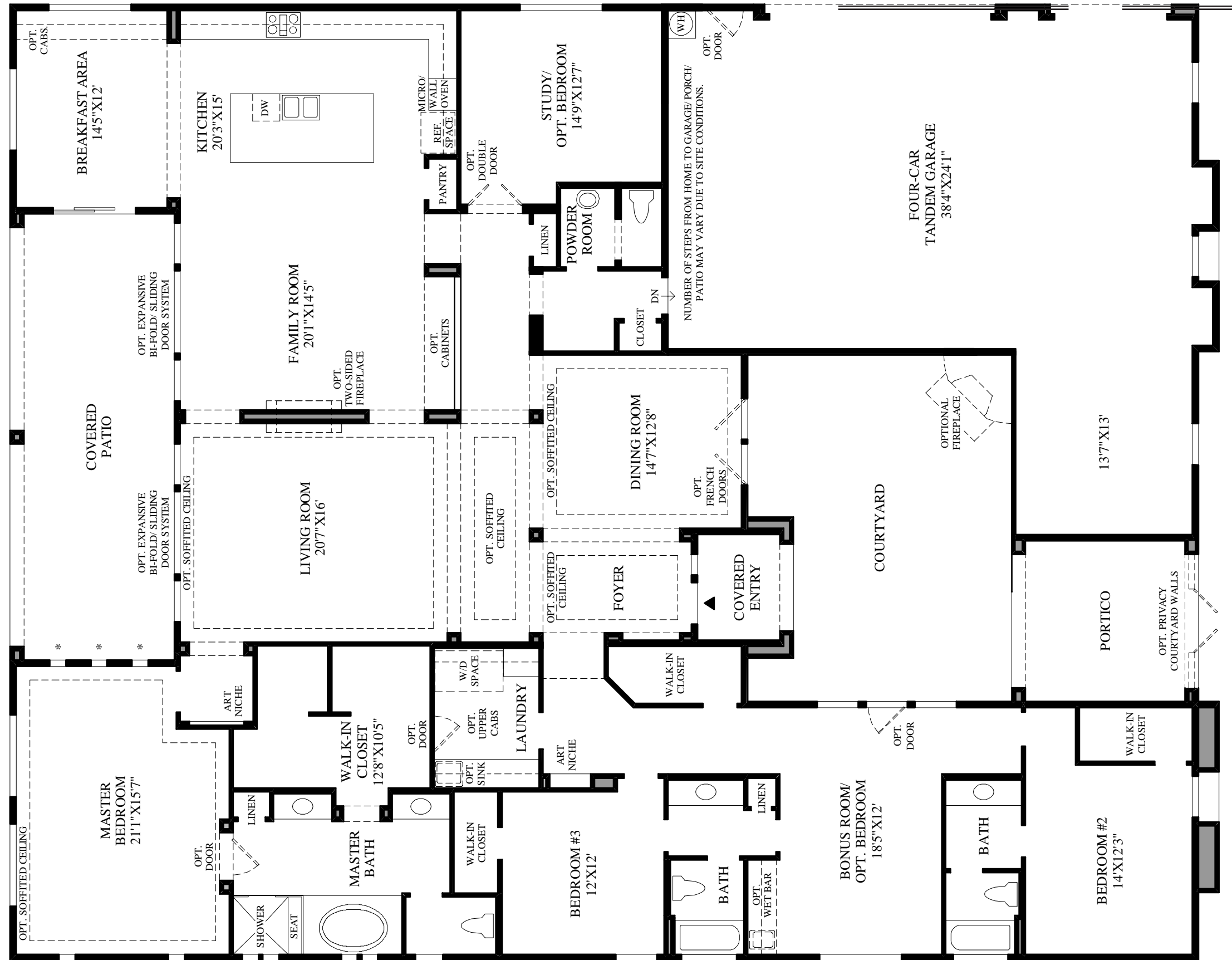


ARACENA CRAFTSMAN





ARACENA MODERN RANCH



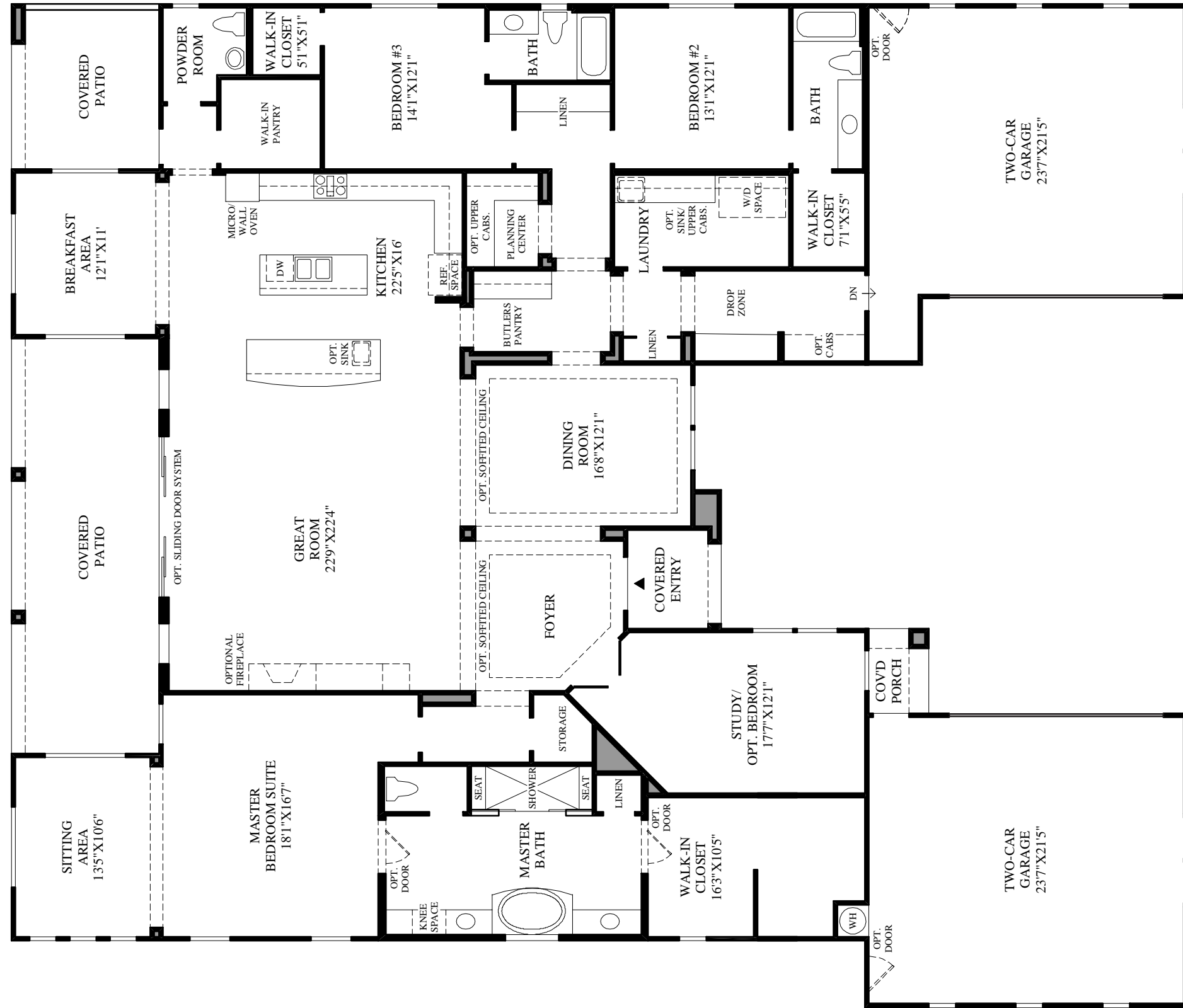
ARACENA



AURORA CRAFTSMAN



AURORA MODERN RANCH



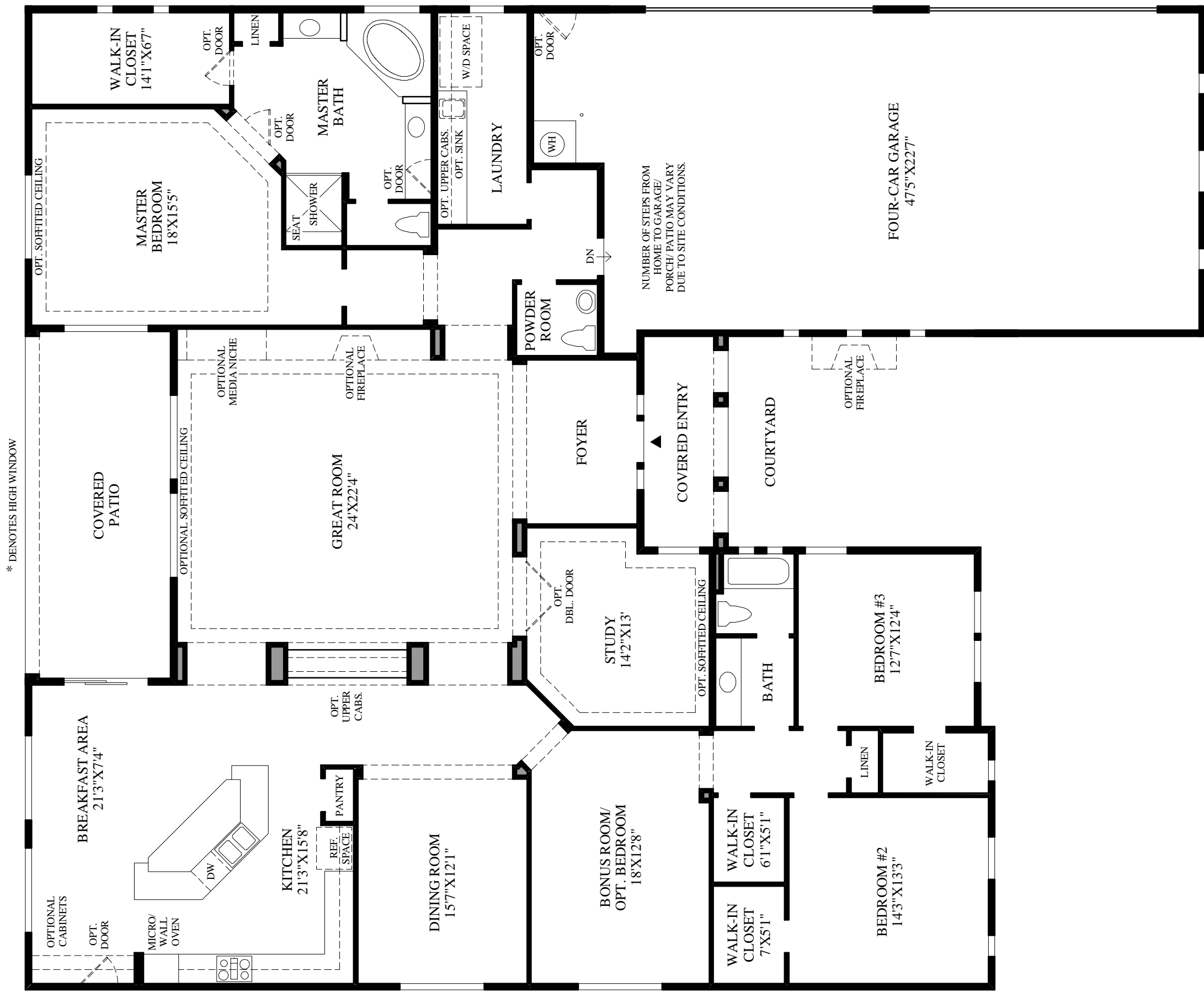
AURORA



COSTELLANA CRAFTSMAN

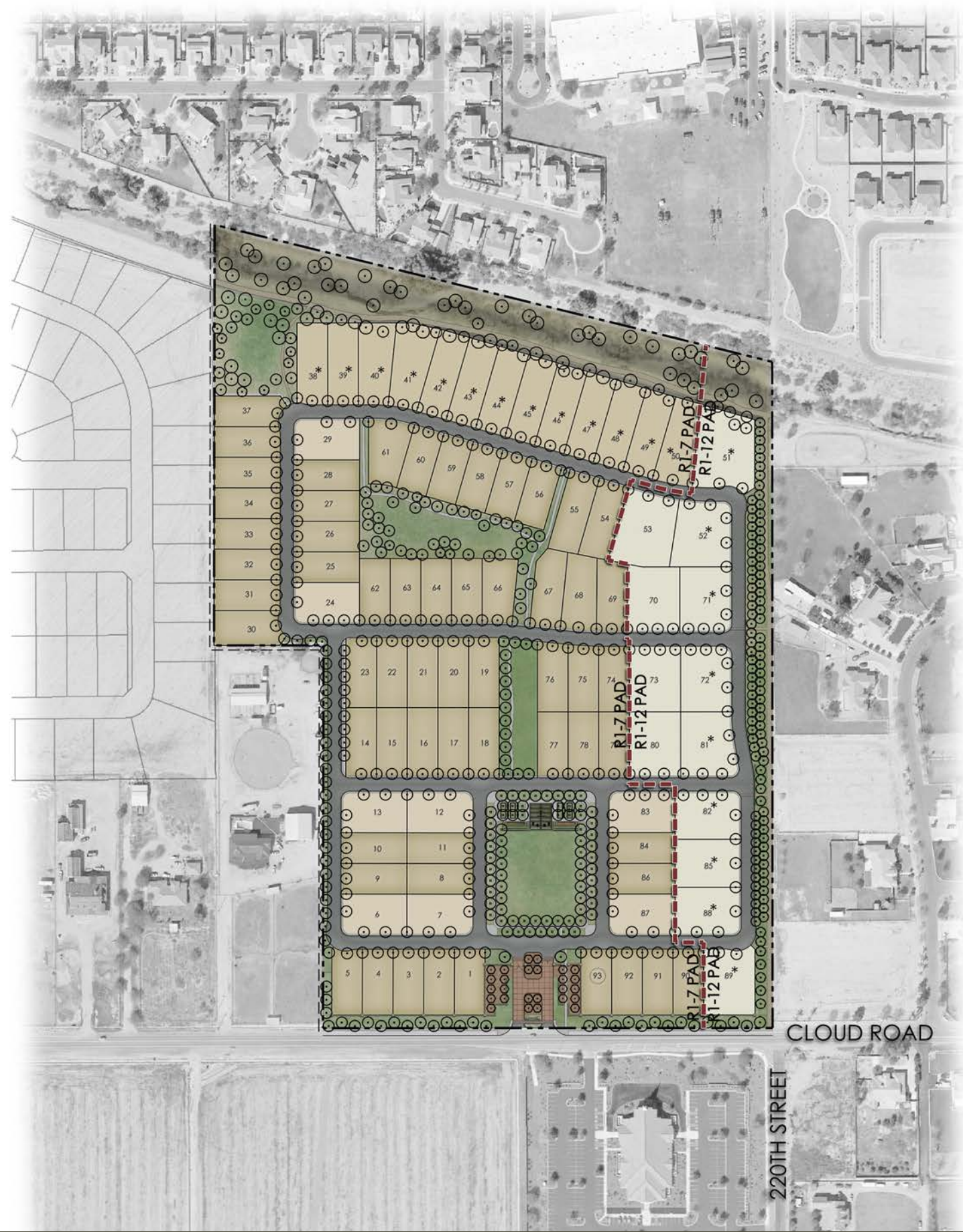


COSTELLANA MODERN RANCH



COSTELLANA





### ORANGEWOOD PLANTING LEGEND

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	PISTACIA X 'RED PUSH'	24" BOX
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	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE 5 GAL.
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	WEDELIA TRILOBATA	YELLOW DOT 1 GAL.
LANDSCAPE MATERIALS		
	TURF	
	COMPOST MULCH	
	ANNUALS	
	HEADER	
	DECOMPOSED GRANITE	

NORTH  
SCALE: NTS

FIGURE H: CONCEPTUAL LANDSCAPE PLAN

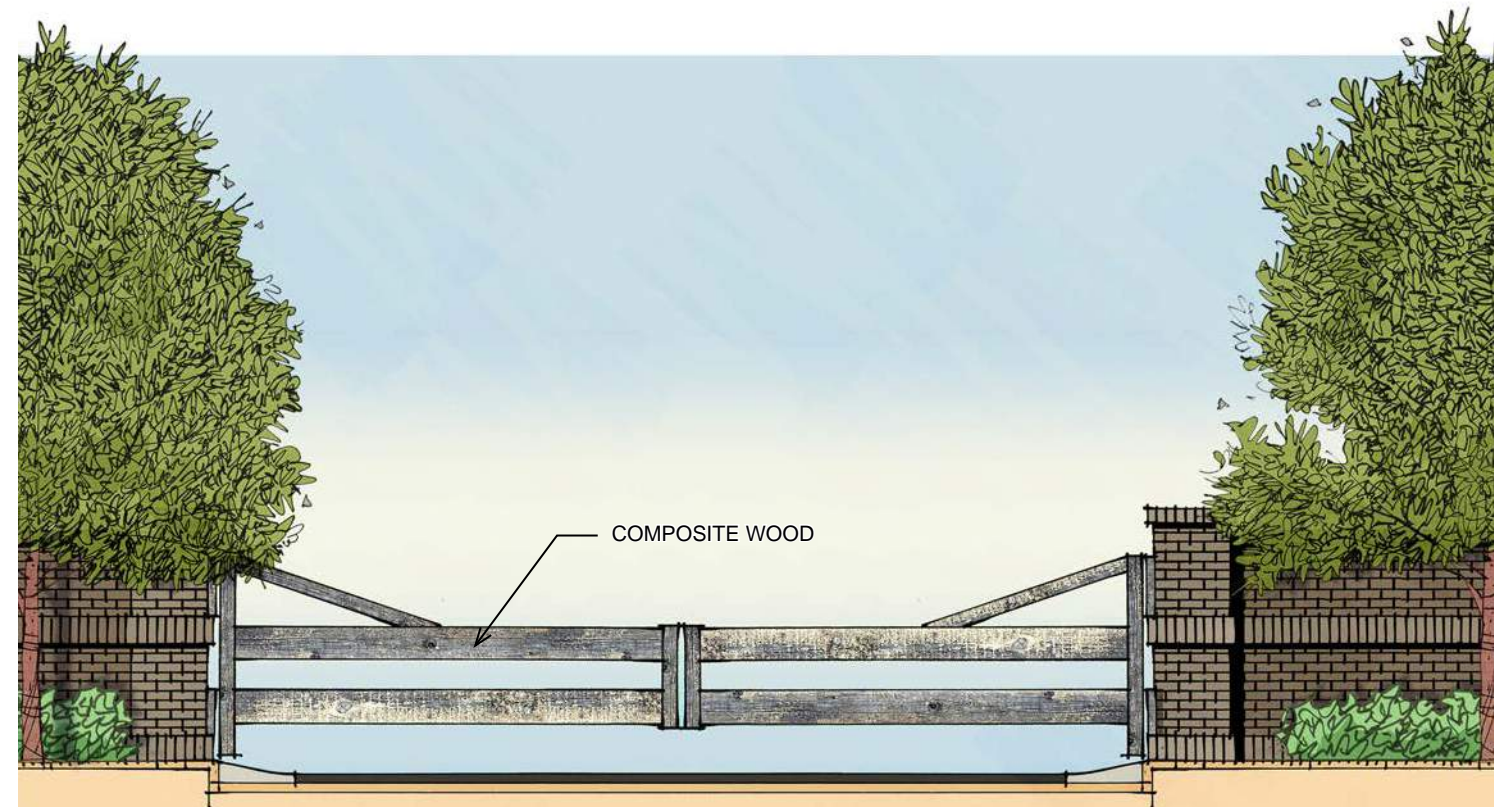


FIGURE K: OPEN SPACE, TRAILS & AMENITIES PLAN

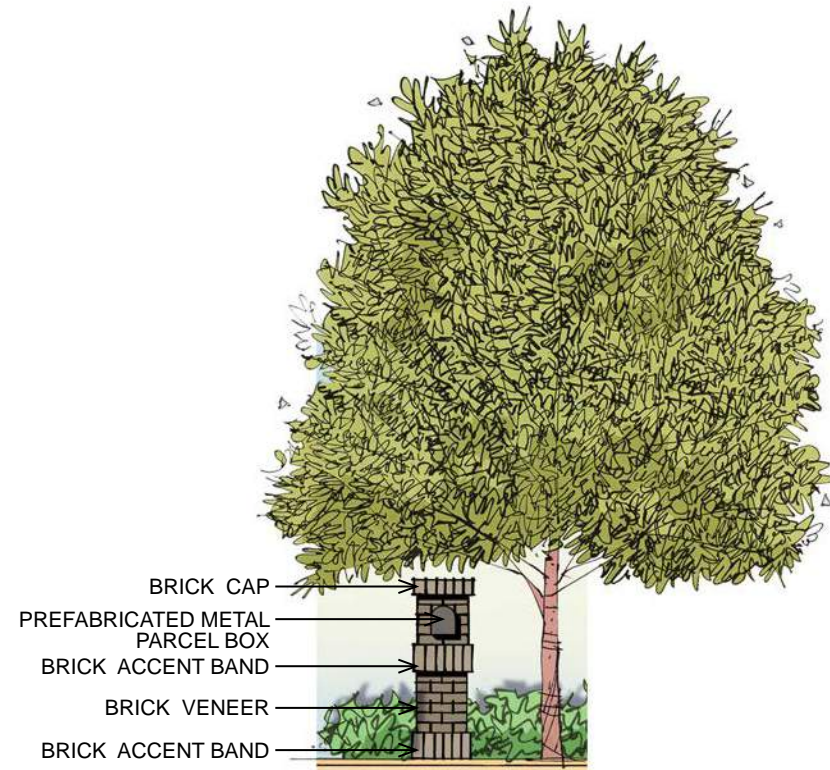




entry sign



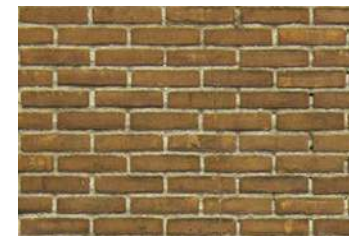
entry gate



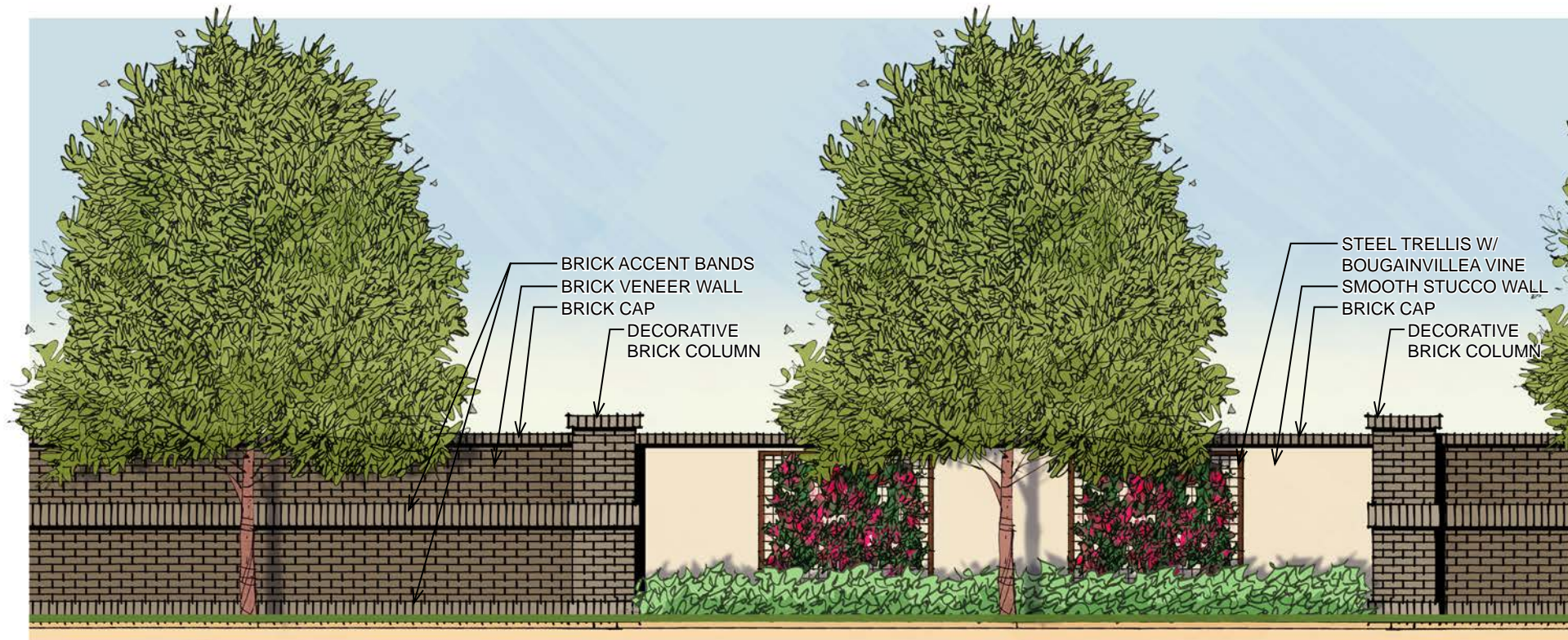
parcel box



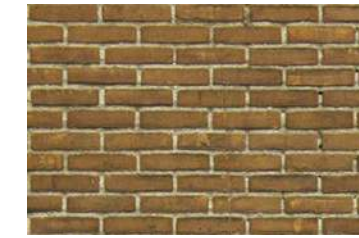
COMPOSITE WOOD  
(WEATHERED GRAY TONE)



BRICK /BRICK VENEER  
(NEUTRAL EARTH TONE)



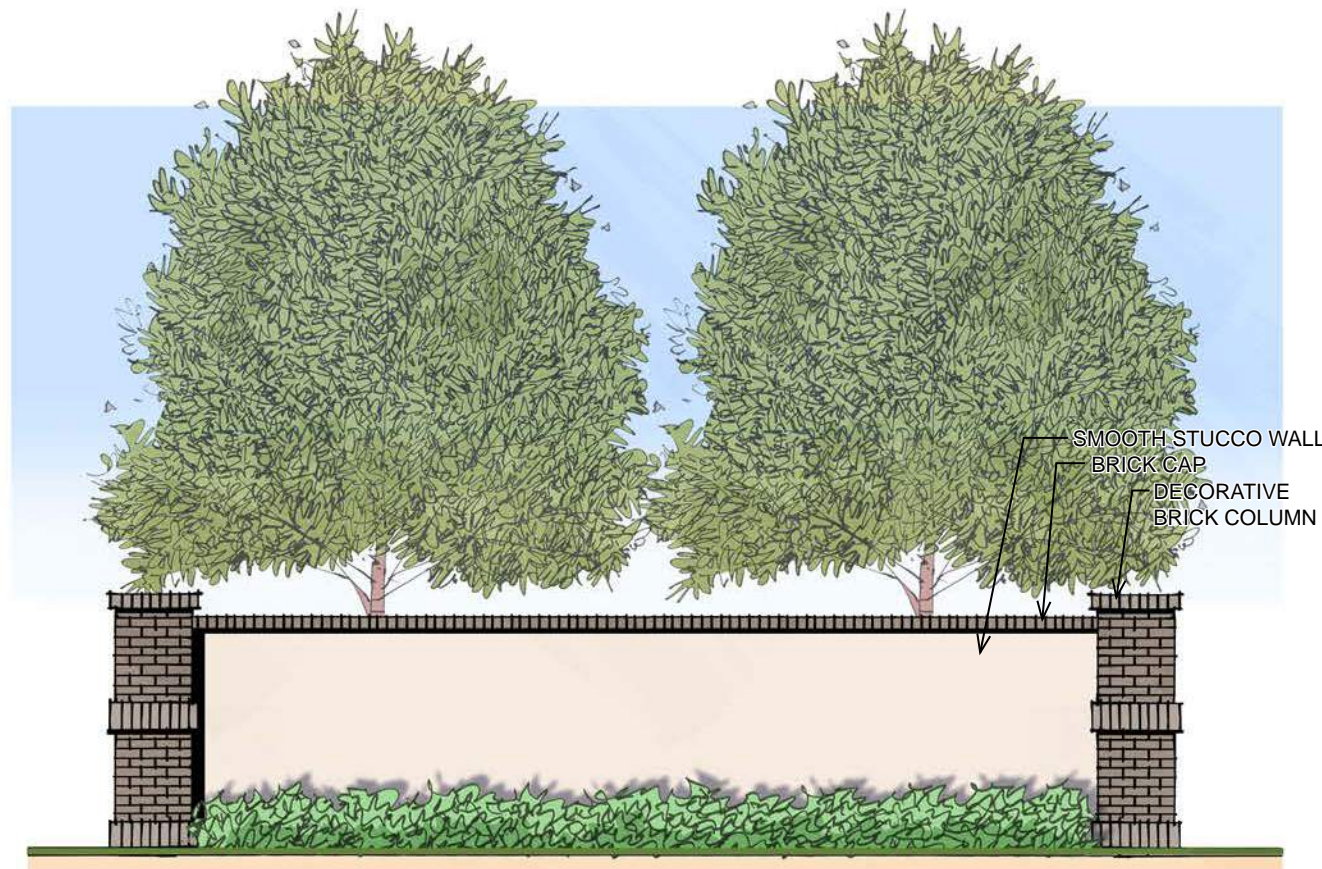
primary theme wall with columns



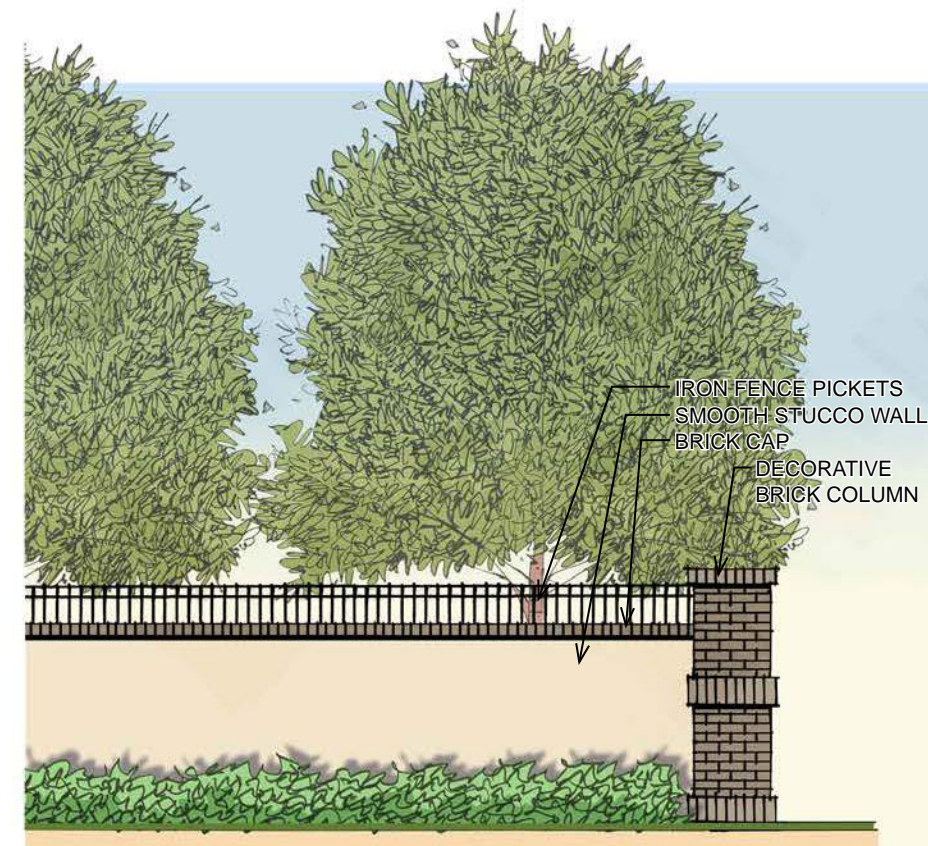
BRICK /BRICK VENEER (NEUTRAL EARTH TONE)



WROUGHT IRON FENCING (PAINTED BLACK)



secondary theme wall with columns



partial view wall with column

FIGURE I: ENTRY MONUMENT & WALL DETAILS (PAGE 2 OF 3)



fence post lamp options



community garden fence



pipe-rail fence



decorative fence at entry



COMPOSITE WOOD (WEATHERED GRAY TONE)



accent fence at trail seating nodes

FIGURE I: ENTRY MONUMENT & WALL DETAILS (PAGE 3 OF 3)

## Orangewood Neighborhood Meeting

**Queen Creek Public Safety/  
Community Chambers Building**  
20727 E Civic Parkway  
Queen Creek, AZ, US 85142

**July 17, 2018**

Meeting began at 6:05 pm

Mr. Lake made introductions. There were approximately 14 people in attendance.

Mr. Lake gave a brief presentation regarding the project and some of the following key points:

- ❖ Background and history of origin of project name as a reference to historic Orangewood area in Phoenix
- ❖ Proposal is a rezoning from Suburban Development to PAD to tie it to our site plan
- ❖ Over 30 percent of site set aside for open space
  - Open space and trails will be owned and maintained by HOA
- ❖ Wide-shallow lots are proposed; acts as an additional buffer to the east and west.
  - Don't see just garage with the home, but rather wider ranch-style home elevation with garage on side
  - Home appears bigger and better street presence. Wide-shallow strategically located and creates better street scape
- ❖ Only single story homes will be built on the eastern and northern project boundaries
  - This will be tied to the zoning and development plan
- ❖ Wide divided entrance; heavily landscaped and wide; different perception than a tract home development; feel and perception that much nicer
  - Entry leads directly to central park and clubhouse facilities with ramadas and sports with an open feel as you enter the project
- ❖ Project early on in the process and just submitted formal application to the Town
  - Will require review by Staff, then Planning Commission and ultimately City Council approval

*Questions, Answers and Comments were taken. (See table below)*

Meeting concluded at 7:03 pm

Public Comment	Applicant Response
<p><i>I like that you are proposing only single story homes on the eastern and northern side. I also understand you are targeting empty nesters. My concern is families still need the larger homes and two stories. Is there a limit to how many two stories you will be allowing in the interior of the project?</i></p>	<p>We don't have a percentage of how many one and two stories there will be. This not a senior 55+ community. Some of the amenities do include more family oriented type activities, like a tot lot. We will also be exploring if basements are an option at this location.</p>
<p><i>Is it possible to have a two story on the eastern side?</i></p>	<p>No. There will be no two story homes on eastern or northern side because this restriction will be tied to a development plan and the zoning.</p>
<p><i>Is there any other secondary ingress/egress or is it only Cloud?</i></p>	<p>The property is land locked on three of its sides. Hastings has already developed, the wash is to the north, etc. That is one of the reasons we designed the development with a larger and grander entrance. If there were an issue on one side of the entrance, you have access in or out on the other side. Emergency vehicles still have all the access they require.</p>
<p><i>I'm concerned about the interior street along our neighborhood and the speed and how it's just a straight way.</i></p>	<p>We'll look into and consider a re-alignment of the road bumping out and creating a traffic calming effect.</p>
<p><i>I understand that there will be some of those homes facing us. What kind of fencing and wall are you thinking of using along the eastern property line?</i></p>	<p>We're working with neighbors along the east side on how the treatment will look. It hasn't been determined if it will be low wall with metal on top, or some other open feel. We do not want to create a barrier. Also, there's an existing dirt access road and we're working with them on that area.</p> <p>Fencing was installed at a location that did not leave 5 feet for that road. We anticipated keeping the 10 feet and putting it all on our side of the property lien and then still have a 10 foot Vehicular Access Path, but we are still determining the width of the path. We do know that there will be multiple levels of screening, starting with shrubs as a hedging, fencing and then trees.</p>



<p><i>What are the lot sizes? What were considerations for the lot size?</i></p>	<p>Our lot sizes are between 10,500 up to 15,000 square feet. We looked at the type of homes that we plan on being built and determined lot size from there.</p>
<p><i>What about the traffic this development will generate, have you had discussions with the County about a traffic signal, there has to be a [traffic signal] somewhere.</i></p>	<p>Traffic review is part of the approval process. We will actually be working with the Town of Queen Creek traffic engineering, who will coordinate with Maricopa County. The Town's traffic engineer will do the review and determine if a traffic signal is warranted.</p>
<p><i>They're widening [Cloud] Road in front of the project, and all these homes will be added, but then you have Riggs and Rittenhouse and at Schnepf Farms and there is such a bottleneck. These traffic issues probably aren't directly related to your project, but it is still a concern.</i></p>	<p>Understood. Those traffic issues are not caused by this development; however, the Town has ways it is working on improving traffic and collecting impact fees for transportation needs. There are also road improvement plans in the area and 5 year capital improvement programs that will pay and construct needed road improvements.</p>
<p><i>If your engineering plans came back and a left turn lane or deceleration lane was required, would you have enough room to construct it?</i></p>	<p>Yes, the street's right-of-way width has already been determined by the Town and this distance has the room to construct those kinds of street improvements.</p>
<p><i>I don't know what the setback is on Cloud Road, but will this project have a similar setback as Hastings?</i></p>	<p>We will have the same distance from the road as Hastings. There is the set right-of-way distance and then usually some amount of excess right-of-way. We don't know at this time how much excess there will be, but whatever it is will be landscaped.</p>
<p><i>When you're selling homes, will the buyers understand that horses on the west side and that there are live animals and cattle in the area?</i></p>	<p>Yes. As part of the disclosures when someone buys a home here they are notified that the home is located next to potential agricultural uses.</p>
<p><i>I'd prefer to see much bigger homes than proposed and I was hoping for much larger lots. What you have more internal to the lot, but I really want larger lots on the eastern side.</i></p>	<p>Noted. We have taken under consideration the layout of the subdivision with buffering the project's edges with the larger lots.</p>
<p><i>Is there a location where you can see the same models of the homes that will be built here?</i></p>	<p>You can see very similar single story homes at Calliandra in Gilbert. You'll see the high quality, finishing touches and layouts at these homes. The products for the wide-shallow lots were</p>

	designed specifically for this project, so that one is not yet a model. Toll is not stagnant with elevations either, they are regularly updated and changing.
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