



TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Interim Development Services Director

FROM: Kyle Barichello, Planner II

RE: Public Hearing and Possible Action on Case P18-0166 “Ranchos Legante PAD”, a request from Sean Lake, Pew and Lake PLC, to Rezone from R1-43 to R1-12/PAD for a 116 lot subdivision on approximately 58.52 acres located at the southwest corner of Ellsworth and Riggs roads.

DATE: February 13, 2019

STAFF RECOMMENDATION

Staff recommends approval of P18-0166 “Ranchos Legante PAD”, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to recommend approval of P18-0166 “Ranchos Legante PAD”, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request to rezone approximately 58.52 acres from R1-43 to R1-12/PAD. The property is located at the southwest corner of Ellsworth and Riggs roads. The applicant is proposing 116 lots ranging in lot sizes from 12,600 square feet to 20,500 square feet at a density of 2.33 du/gross acre or 2.40 du/net acre.

To provide an adequate transition to the properties south of the development, there are 19 lots sized at 100' x 205' along the southern border exceeding the R1-12 lot size development standards. These lots are proposed to create a more adequate transition

to the existing development to the south and provide an additional buffer. The extra lot depth is proposed in addition to a 22' unimproved roadway along the south border between the proposed development perimeter wall and the rear property lines of the adjacent neighbors to the south.

HISTORY

October 25, 2007: The land was subdivided into 61 parcels in Maricopa County. The property has remained vacant since 2007.

August 25, 2018: An annexation application (P18-0167) was filed with the Town in combination with the rezone application.

PROJECT INFORMATION

Project Name	Ranchos Legante PAD
Site Location	SWC of Ellsworth and Riggs roads
Current Zoning	R1-43 (Rural Estate District)
Proposed Zoning	R1-12/PAD
General Plan Designation	Neighborhood
Surrounding Zoning Designations:	
North	C-2 (General Commercial) – Pecan Lakes R1-5/PAD – Pecan Lakes
South	RU-43 (County) - Residential
East	R1-35 (Town Limits) – Vacant, Residential
West	RU-43 (County) – Residential
Gross Acreage	58.52 Acres
Total Lots/Units	116
Proposed Density	2.33 dwelling units/gross acre 2.40 dwelling units/net acre
Open Space Acreage:	
Provided	R1-12 (19.29%) - (9.2 ac.)
Required	R1-12 (7.5%) - (3.6 ac.)

DISCUSSION

The subject property is currently zoned RU-43 and exists within unincorporated Maricopa County and follows a proposed annexation application. The site is immediately bounded by two washes north and west of the property. South and west are residential lots that are approximately one acre in size and zoned RU-43 within Maricopa County. To the east across Ellsworth is vacant land zoned R1-35. North, across Riggs Road, is the Pecan Lakes master planned community with a combination of R1-5 and C-2 zoning.

Under the PAD, two modifications to the development standards for the R1-12 zoning district are requested. 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. The second request is for the minimum lot width requirement of the R1-12 district of 100' to be reduced to a width of 90'. This deviation still allows the lots to meet the minimum lot area due to an additional 20' in standard lot depth, to a minimum depth of 140'.

The R1-12/PAD proposal includes a minimum lot size of 90' x 140' with an average lot size of 15,478 square feet. The largest lots in the proposed development are along the southern border at 100' x 205' or 20,500 sq. ft. in size. Moreover, these lots will be restricted to single story to help lower the impact of the increased density to the development along the south.

The proposed development plan at 2.40 du/gross acre complies with the current density allowed in the Neighborhood designation (0-20 du/ac) in the 2018 General Plan. The areas surrounding the proposed project are also designated as Neighborhood in the General Plan. While the proposed development plan is higher in density than the surrounding development, the differences between neighboring and proposed lot sizes are transitioned through several methods. The subject property is surrounded by a previous Maricopa County Flood Control District Drainage Channel which is now owned and maintained by the Town. The drainage channel provides a natural buffer spanning approximately 240' from the western perimeter wall of the subject site to the nearest residential development and approximately 175' from Riggs Road to the north perimeter walls of the development.

To the south of the proposed development, the existing residential development is buffered by a 22' unimproved roadway easement which will be left in its current state. This unimproved roadway was an important feature specifically requested to remain by the surrounding neighbors. The lot sizes and orientation, in combination with required landscape buffering, have been arranged to provide a compatible transition as referenced in the 2018 General Plan.

The proposed development will include a 10-foot multi-use trail immediately east of the property along Ellsworth Road and connects to the existing equestrian trail within the drainage channel in the front of the development along Riggs. Additional streetscape landscaping will be provided along Riggs and Ellsworth roads to maintain a street lined appearance.

The proposed Ranchos Legante subdivision will be a gated community with private streets. Residents will have one point of access off of Riggs Road, and an emergency access for services located at the lower southeastern corner which connects to Ellsworth Road. The gated entry features enhanced paving with a central amenity designed with brick and wood in the walls, fence, gates, unique landscaping, and signage to establish character for the community.

A 3.74 acre community amenity is centrally located in the development. This community park features two, large areas of open space and a collection of amenities within a shaded tree grove. The amenities include area, picnic table, shade structure and outdoor kitchen, log tunnels, log steppers, bocce ball, games, porch swings, and other play equipment. The proposed development exceeds the open space and active open space requirement of 7.5% and 15% and provides 19.9% open space and 26.52% active open space.

ANALYSIS

General Plan Review: The current General Plan designations for this property are Neighborhood and Open Space. The proposed Development Plan at 2.40 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 zoning designation of the property will become R1-43 (Rural Estate District) upon annexation. The applicant is requesting 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 and the possibility of standard RV garages and/or casita.

The second development standard deviation proposed is for the minimum lot width requirement of the R1-12 zone of 100' to be reduced to a width of 90'. This deviation still allows the lots to meet the minimum lot area due to an added extra 20' in standard lot depth.

There are 19 larger lots associated with the requested R1-12/PAD zoning. This increase in lot size is primarily to serve as a more appropriate transition to the existing homes directly adjacent to the south of the development. The proposed size for the homes along the southern border will be 100' x 205' which meets the standard minimum lot width requirement of the R1-12 zone and significantly exceeds the lot depth and minimum lot size requirements. The average lot size for the southern border of homes is 20,500 sq. ft. which exceeds the minimum lot size of the R1-12 zone by 8,500 sq. ft. 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

R1-12 PAD Zoning Table				
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)	12,000	90	140	40% (45% with front porch)

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

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

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 the parcel, allow diversification of use, and facilitate the adequate and economic provisions of streets, parks and open space among others.

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

- a) 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:

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 well-designed accessory structures. None of these could be achieved through the strict adherence to the Zoning Ordinance.

- 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. 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 larger lot sizes that are able to feature large homes and accessory structures to accommodate active families.

- 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 type of housing product that features distinctive architecture, strong community theming, gated access and abundant open space. The modern housing product offered in Ranchos Legante will command a price that will contribute to an increase in comparable home values in the immediate area.

- 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 reinforced the agrarian character of the area. In Ranchos Legante this character will be reflected in the proposed materials, plant palette, architecture and open space. Additionally, the proposed gross density of 2.1 du/ac is at the very low end of the density range allowed for in the Neighborhood designation for the property.

Goal 2: Effectively manage the Town's growth.

The proposed development is a relatively small subdivision that has been designed to complement the established neighborhoods in the immediate area. The developer has planned a neighborhood that effectively integrates a new community that has been designed with updated land planning principles, with the existing, large-lot developments in the immediate area.

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: Promote Seamless development between the Town and adjacent jurisdictions.

By annexing this property into the Town of Queen Creek, the Town will be able to effectively manage its growth while increasing its population base. This will contribute to the Town's ability to provide for its long-term economic stability.

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 9.2 acres of open space is provided, which includes both the common and active open space area. For the R1-12 proposed zoned area, a total of 7.5% (3.5 acres) open space is required, 19.29% (9.2 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 Ranchos Legante PAD is proposed to be surrounded by a decorative theme wall. Along Riggs road, the primary theme wall features a pattern of slump block wall and accented with decorative stone veneer columns. These themes are carried through the rest of the community in the design of the secondary and partial view walls. An existing pipe rail fence in the southeastern part of the site separates the 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 September 20, 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 existing unimproved roadway along the south of the property. In response to the feedback, increased lot sizes, single-story restrictions, maintaining the existing easement, 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. No additional 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 southern boundaries of the project shall be restricted to one (1) story in height. The lots are identified below:
 - a. Lots 47-65
3. This project shall be developed in accordance with the following modifications to the underlying zoning district requirements:

Ranchos Legante R1-12 PAD Zoning Table				
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)	12,000	90	140	40% (45% with front porch)

**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 southern boundary (Queen Creek Wash) are restricted to 1-story.*

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

4. 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.

5. 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.
6. 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.
7. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.

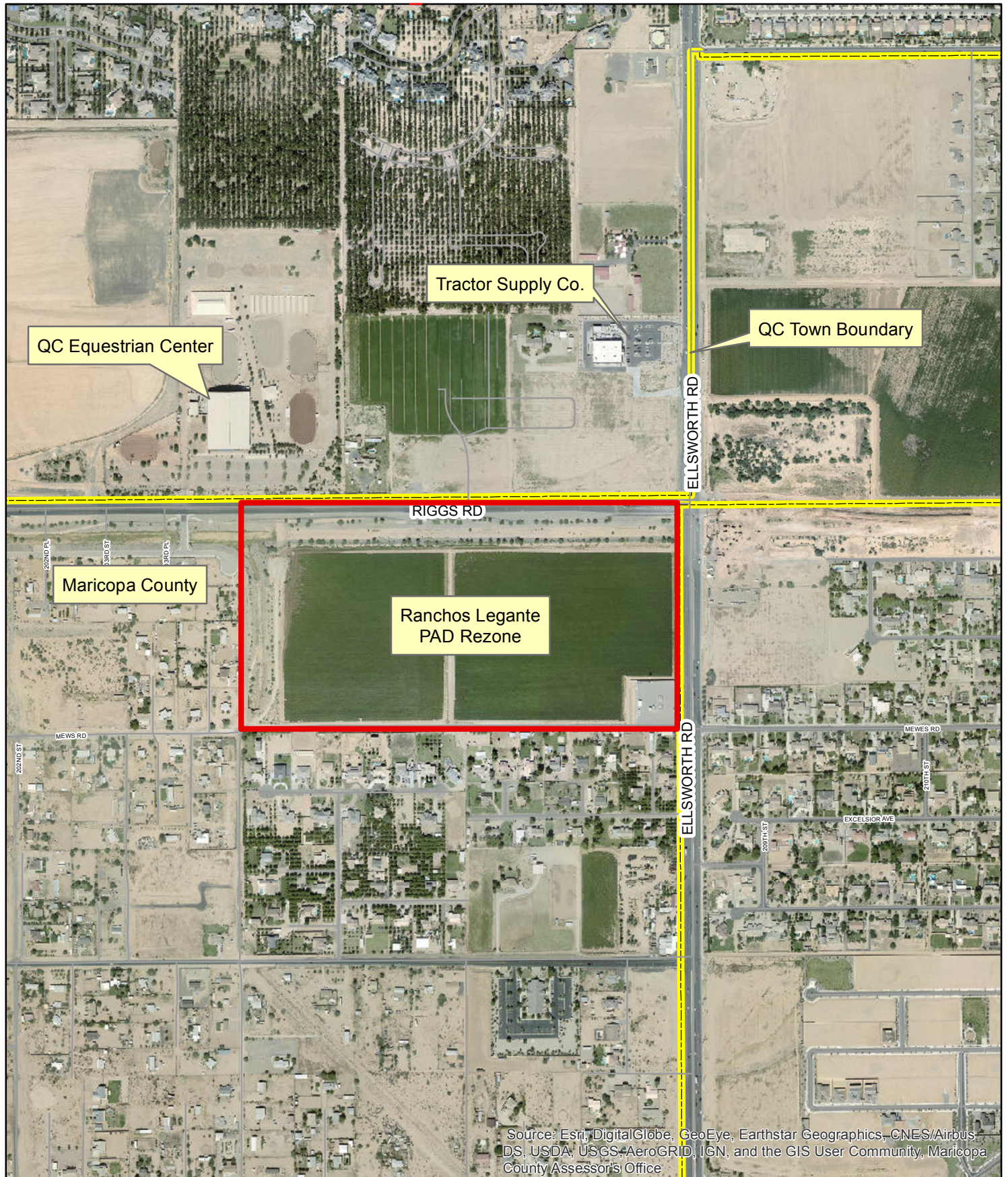
ATTACHMENTS

1. Ranchos Legante Aerial Exhibit
2. Ranchos Legante General Plan Exhibit
3. Ranchos Legante Current Zoning Map Exhibit
4. Ranchos Legante Proposed Zoning Exhibit
5. Ranchos Legante Development Plan
6. Ranchos Legante PAD Narrative
7. Ranchos Legante Landscape Plan
8. Ranchos Legante Wall Plans
9. Ranchos Legante Neighborhood Meeting Minutes

Project Name: Ranchos Legante PAD Rezone

Case Number: P18-0166

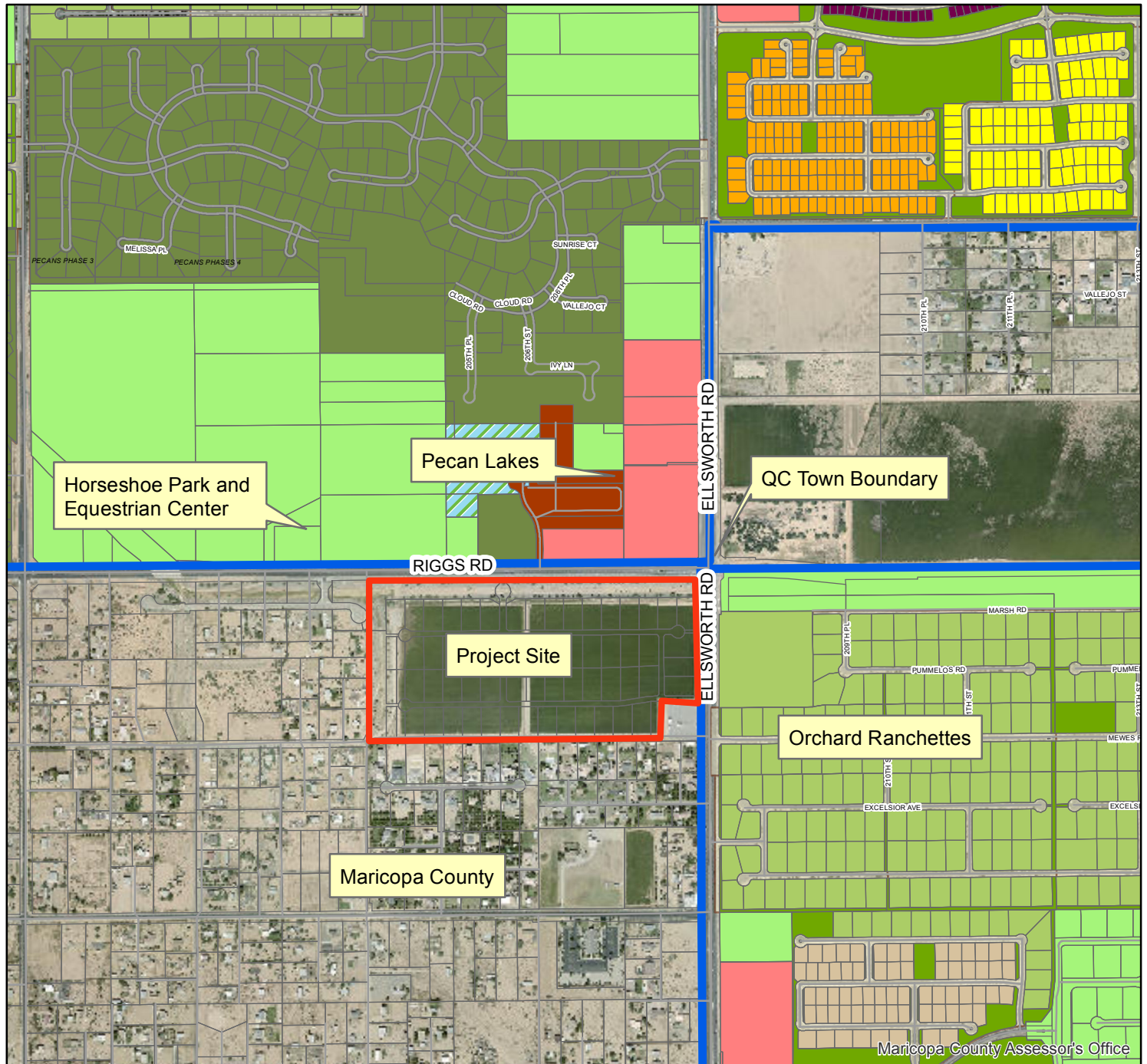
Hearing Date: February 13, 2019 (Planning Commission)

























Project Name: Ranchos Legante PAD Current Zoning Exhibit

Case Numbers: P18-0166

Hearing Date: February 13, 2019 (Planning Commission)



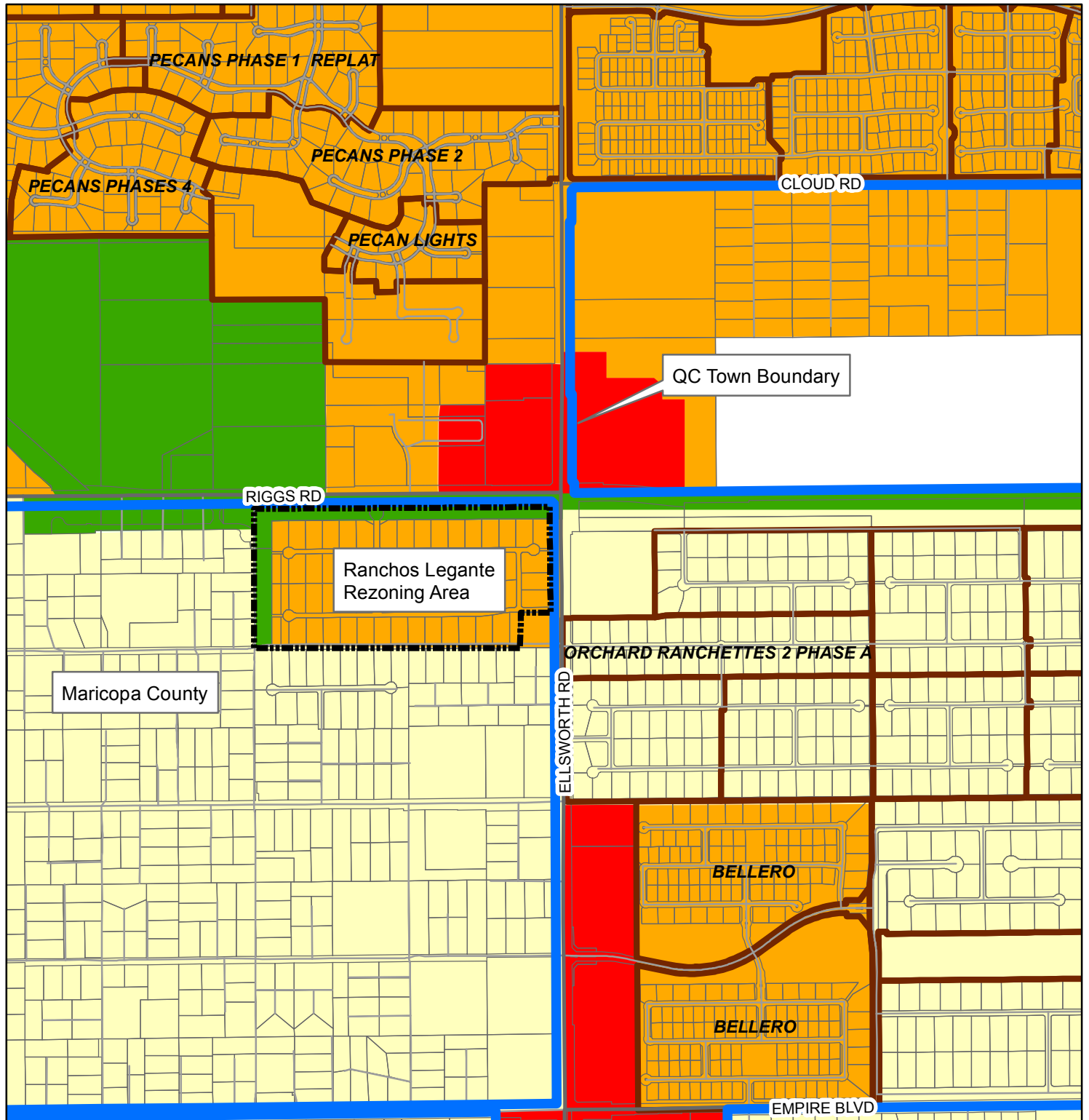
Zoning Districts

 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

Project Name: Ranchos Legante PAD Rezone

Case Number: P18-0166

Hearing Date: February 13, 2018 (Planning Commission)



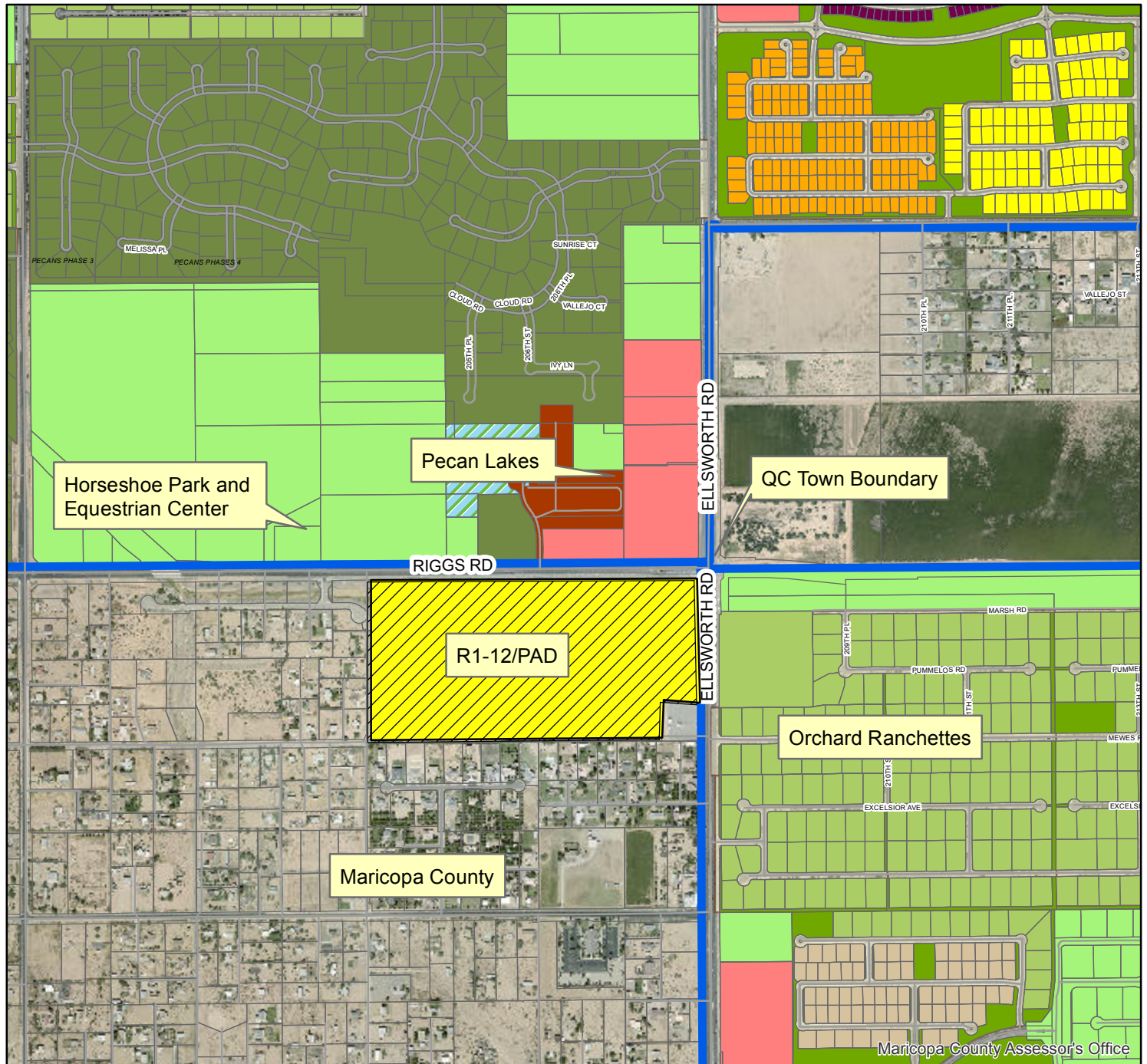
General Plan Land Use

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

Project Name: Ranchos Legante PAD Proposed Zoning Exhibit

Case Numbers: P18-0166

Hearing Date: February 13, 2019 (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
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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



PROPERTY BOUNDARY

MARICOPA COUNTY FLOOD CONTROL CHANNEL

EXISTING MULTI-USE PATH TO REMAIN

RIGGS ROAD

EQUESTRIAN TRAIL

EXISTING PAVED WASH TRAIL

EXISTING EQUESTRIAN TRAIL

EXISTING TREES

ENTRY FEATURE

MARICOPA COUNTY FLOOD CONTROL CHANNEL

EXISTING TREES

RETENTION

AMENITY

RETENTION

TRAFFIC CALMING

ELLSWORTH ROAD

LOT LEGEND

- 90x152
- 100x200

PLANT MATERIALS LEGEND

Tree	Size
Acacia smallii	24" Box
Sweet Acacia	24" Box
Bauhinia lunarioides	24" Box
Anacacho Orchid Tree	24" Box
Bauhinia lunarioides	36" Box
Anacacho Orchid Tree	36" Box
Chamaecyparis humilis	24" Box
Mediterranean Fan Palm	24" Box
Chitalpa tashkinensis	24" Box
Chitalpa	24" Box
Existing Tree	Per NPI
Protected In Place	
Olea europaea	36" Box Multi
'Wilsoni' Olive	36" Box Multi
Fraxinus velutina 'Rio Grande'	
Fern Tree Ash	
Pistacia chinensis	24" Box
Chinese Pistache	24" Box
Pistacia chinensis	36" Box
Chinese Pistache	36" Box
Pistacia lentiscus	24" Box
Mastic Tree	24" Box
Prosopis juliflora	24" Box
Chilean Mesquite	24" Box
Quercus fusiformis 'Joan Lionelli', PPAF	24" Box
Joan Lionelli Live Oak	24" Box
Ulmus parvifolia	24" Box
'Sempervirens' Elm	24" Box

* NOTE: ALL EXISTING TREES EFFECTED BY CONSTRUCTION SHALL BE REPLACED WITH A 24" BOX TREES

* NOTE: ALL ON LOT PARKWAY TREES ARE TO BE INSTALLED WITH HOME CONSTRUCTION. FINAL LOCATIONS AND SPACING IS DEPENDENT ON THE FIREHYDRANTS, STREET LIGHTS, UTILITIES, AND DRIVEWAY LOCATIONS.

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Toll Brothers
 American Luxury Home Builder

Ranchos Legante
 S Ellsworth Road and E Riggs Road
 Queen Creek, AZ

Colored Landscape Plan

revisions

- △
- △
- △

issued for

- design dev.
- progress set
- city submittal
- bid package
- construction

01-21-19

title
 Colored Landscape Plan
 date issued
 01-21-19
 scale
 1" = 20'-0"
 drawn by
 CR
 checked by
 CH, AB
 project number
 03-028-18

review number

sheet number
LA3.00

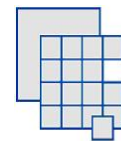
Ranchos Legante

Annexation and PAD Rezoning Narrative

August 2018 REVISED November 16, 2018



Submitted by:



Pew & Lake, P.L.C.
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On behalf of:

Toll Brothers®

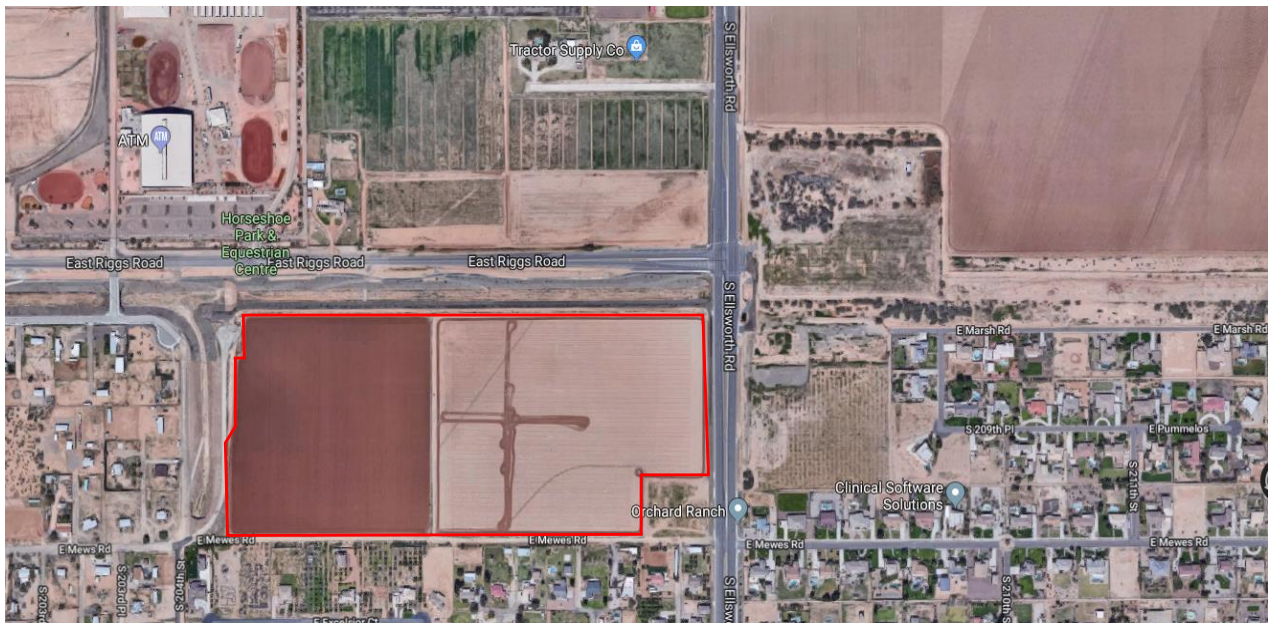
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Introduction

Pew & Lake, PLC, on behalf of Toll Brothers, Inc., is pleased to submit this narrative statement in support of applications submitted to the Town of Queen Creek for Ranchos Legante single family home community proposed for the southwest corner of Ellsworth and Riggs Roads. The project site is approximately 58 acres, as shown below, and is identified by 61 different Maricopa County Assessor parcel numbers. Ranchos Legante is the subject of a Final Plat recorded on October 25, 2007 as Instrument 2007-1158743 in the Maricopa County Recorder's Office.

Figure 1- Project Vicinity Map



Requests

With this formal application, the following development approvals requested are:

1. **Annexation** of 71.79 acres into the Town of Queen Creek.
2. **Rezoning** of the entire property from Maricopa County RU-43 zoning district to R1-12 (PAD).

Approval of these requests will allow for the development of Ranchos Legante a 116-lot, single family subdivision.

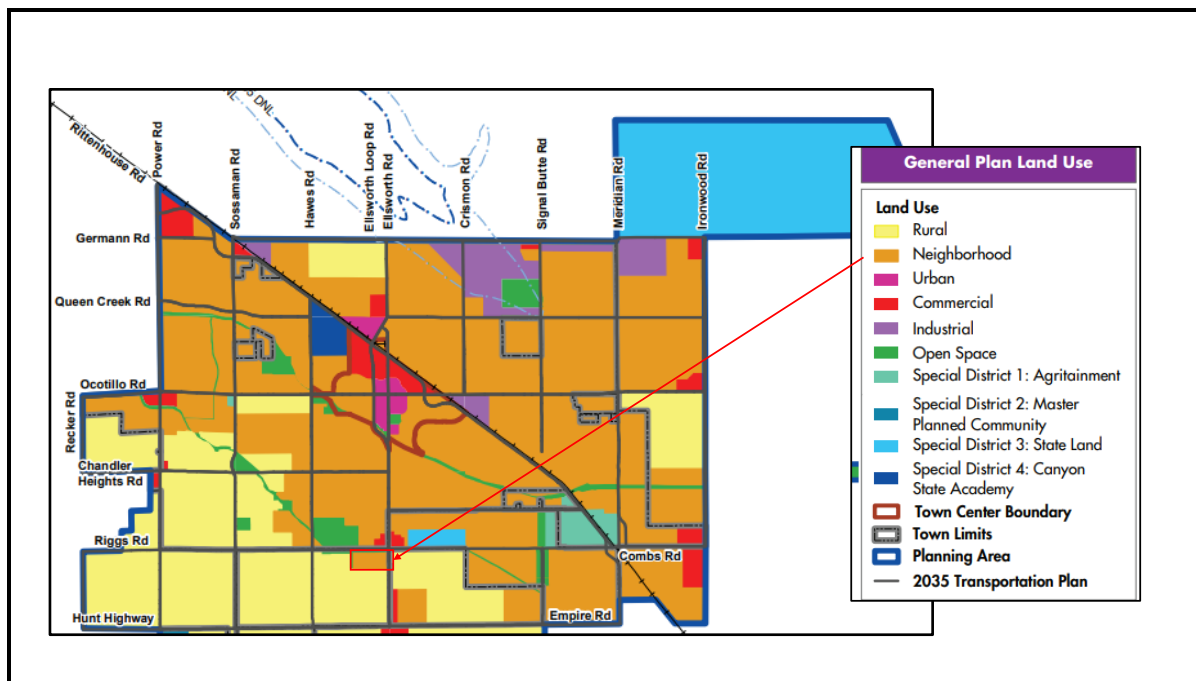
Existing Designations and Site Conditions

Existing Zoning

As noted above, the site currently is within the jurisdictional boundaries of Maricopa County and is zoned Rural-43, Rural Zoning District.

Existing General Plan Designation

The project site is within the Queen Creek planning area and is currently designated in the 2018 Town of Queen Creek General Plan as Neighborhood.



Existing Topography and Site Conditions

The site is rectangular and unremarkable in its topography. It is located on land that is an existing farm field and the general topography of the site is such that the eastern half of the property slopes northwest at a grade of approximately 0.7%. The western half of the property slopes northwest at approximately 0.3%.

Surrounding Land Uses and Zoning

The site is bound on the west by mobile homes, on the north by vacant property and the Queen Creek Equestrian Center; on the east by the Orchard Ranchettes subdivision and on the south by single family homes on large lots.

	General Plan Designation	Zoning	Existing Use
North	Neighborhood/Commercial	C-2 and R1-18	Vacant
South	Rural	RU-43 County	SRP substation and Residential
East	Rural	RU-43 and R1-35	Vacant
West	Rural	RU-43 County	Residential Mobile Homes
Project Site	Neighborhood	RU-43 County	Vacant

The Development Proposal

Site Plan

The proposed gated subdivision includes a total of 116 lots. There are 97 lots that are 90' wide, and 19 lots that are 100' wide. Depths of the lots range from 140' to 205'. The minimum lot size will be 90' x 140' (12,600 square feet) while the largest lots will be 20,500 square feet and may be found along the southern boundary of the project. Moreover, the 19 homes along the southern boundary will be limited to single story and 205-feet in depth. The average lot size in the proposed subdivision is 15,478 square feet. Many of the homes in Ranchos Legante will feature front porches, and the lots are large enough to accommodate RV garages in the back of the lot.

The primary, gated entry to the subdivision will be on Riggs Road, with secondary emergency access on Ellsworth Road. The subdivision will include a gated entry, private streets and a large, central park which will provide open space and recreational opportunities for residents. In all, the subdivision will have approximately 15% of open space, which is double the 7.5% required in the R1-12 zoning district.

Density

As discussed in Section 4.7 of the Queen Creek Zoning Ordinance, density in the Town is calculated as shown follows: $DU / (\text{Gross or Net acres} \textit{ minus open space})$. Accordingly, the density in Ranchos Legante is 2.33 du/ac (gross) or 2.40 (net). This is well below the 3.0 du/ac net density that is allowed in the R-12 zoning district as shown in Table 4.7-1 of the Zoning Ordinance.

Open Space



As shown on the Site Plan and in the enlargement above, there is a large retention and amenity area right across from the main entry. This open space area is over four acres and is programmed to feature a shade structure and outdoor kitchen, bocce ball courts, a horse show toss, play structures and a stone wall with window accents.

Open space is provided in Ranchos Legante as shown below:

Open Space Data		
Gross Area	58.52 acres	
Net Area	57.12 acres	
Open Space	8.88 acres	15.2% of gross area
Active Open Space	4.72 acres	53.2% of open space

Streets

The main, gated entry to Ranchos Legante is on Riggs Road. Visitors and residents will enter the site via a 72-foot wide roadway that crosses the 145-foot wide County flood control channel. Upon

entering the gates, a roundabout will provide traffic calming and provide a focal point for the amenity area. The private streets within this development are proposed to be 31-foot wide, with a landscape strip and sidewalk on one side of the street.

Walls

As shown on the next page, the theme walls in Ranchos Legante will be comprised of slump block with stone veneer accents and precast concrete caps on the accent columns and panels. Where view fencing is provided, it will feature steel rails atop a two-foot block wall.



Treatment of Edge Conditions

Careful consideration has been given to the boundaries of the Ranchos Legante subdivision. There is a twenty-one foot accessway along the entire southern boundary that not only provides a meaningful buffer to the adjacent properties, but also maintains the access that these neighbors have traditionally had to their properties. There will be lush landscaping and view fencing along Ellsworth Road that will reinforce the agrarian theme of the community.

Proposed Services, Infrastructure and Utilities

Utilities and Services

Public Utilities and services for this community will be provided by the entities shown below:

Service	Provider
Water	Town of Queen Creek
Sanitary Sewer	Town of Queen Creek

Solid Waste Collection	Town of Queen Creek
Electric	Salt River Project
Gas	Southwest Gas
Cable	Cable America
Telephone	Qwest
Law Enforcement	Maricopa County Sheriff
Fire	Town of Queen Creek

Water and Wastewater

The water for this development will be serviced by an existing 12-inch waterline in E. Riggs Road and an existing 12-inch waterline in S. Ellsworth Road. Ranchos Legante is located in the Town of Queen Creek and discussions with Town Staff have indicated that the Town will be able to service this property.

Due to the depth of the existing sewer main in Ellsworth Road and the existing grading of the site it is not feasible to service the entire site on a gravity sewer line. Wastewater from the eastern half of the site, 60 units, will generally flow to the west through 8-inch sewer gravity lines. The eastern half of the site, 58 units, will flow to the north and west to a lift station near the entry of the Project. The lift station's force main will connect to manhole #14 in the adjacent local street where the wastewater will flow within the proposed onsite system out to Ellsworth Road. The wastewater system will connect to the existing Town of Queen Creek 15-inch sewer main on S. Ellsworth Road. The lift station design and details will be provided with the final construction documents and Final Sewer Report.

All sewer lines located in local streets will be 8-inch gravity fed lines.

Drainage Solutions

The Project is adjacent to recent improvements of the Sonoqui Wash. The Sonoqui Wash East Branch bounds the north of the Project and the Upper Main Branch bounds the west side of the project. Per the Sonoqui Wash Channelization Chandler Heights to Crismon Road Design report prepared by Stanley Consultants the East Branch has a 100-yr peak flow of 2100 cfs and the Upper Main Branch has a 100-yr peak flow of 1900 cfs.

In order to build the main entrance to the Project out to Riggs Road across the East Branch of the channel a box culvert will be built as a part of this project. The above mentioned Sonoqui Wash report notes that the box culvert to be installed near that location will be a 6 barrel 10'x6' box

culvert. The design report has already included this culvert as a part of their channel model. The Final Drainage Report for the Project will verify the adequacy of the culvert to be built with the project.

The site receives offsite drainage from the south of the project through the adjacent subdivisions to the south. A channel will be provided in the open tract between the Project and the adjacent property. The channel will outfall into the Upper Main Branch of the Sonoqui Wash on the west side of the project.

All finished floors onsite will be set to be a minimum of 1 foot above the adjacent 100-yr water surface elevation.

PAD Development Standards and Justification

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.

Requested Modifications:

To meet the development requirements of the project, Toll Brothers is requesting the following modifications to the R1-12 development standards as permitted by the Town of Queen Creek through the PAD overlay provision:

1. A reduction of the minimum lot width from 100' to 90'.
2. An increase of 5% in the maximum lot coverage.

The requested modifications are shown in red in the graphic below:

R1-12 Development Standards		
Standard	Required	Proposed
Minimum Lot Width	100'	90'
Minimum Lot Depth	120'	140'
Minimum Lot Area (s.f.)	12,000 s.f.	12,000 s.f.

Average Lot Size	No Standard	14,190
Lot Coverage	35%*	40%*
Maximum Building Height	30'	30'
Minimum Setbacks**:		
Front: Front Facing Garage	20'	20'
Front: Side Facing Garage, Living Area and Front Porch Minimum Setback	10'	10'
Side Setback	10'	10'
Rear Setback-	25'	25'
R1-12 Accessory Structure Standards		
Maximum Square Footage (30% of Rear Setback Area)	675 s.f.	675 s.f.
Maximum Height of Accessory Structure within rear setback	15'	15'
Setbacks (Minimums):		
From primary structure	10'	10'
Rear	5'	5'
Side	10'	10'

*May be increased by 5% for front porches.

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

Justification for Proposed Modifications

The proposed modifications are being requested to allow for a narrower, deeper lot that is being designed to satisfy the preferences of many Toll Brothers homebuyers. After consulting with current and potential homebuyers, Toll Brothers has concluded that homebuyers want usable backyard space in the form of narrower, deeper yards. While we are asking for a reduction in the minimum lot width, the minimum lot depth is exceeded. Lot depths in the subdivision range from 140 feet to 205 feet. A consequence of this increase in lot depth is a generous average lot size within the subdivision. The average lot size in Ranchos Legante is 15,478 square feet. Additionally, homebuyers want to live in a community with ample public open space. At nearly nine acres, Ranchos Legante provides 15.5% of its gross area as open space. Finally, in an effort to mitigate any perceived impacts on the homeowners to the south, Toll Brothers has agreed to limit the homes along the southern boundary to single-story homes only.

Along with the larger lot size, Toll Brothers intends to offer their homebuyers in this subdivision an option for an RV garage or casita built at the time of the primary residence. To implement this

option, we are requesting a 5% increase in the lot coverage maximum. If approved, the increase in lot coverage will allow for a well-designed casita or RV garage that is dimensionally appropriate, and that has similar architecture and finishes as the primary residence. This option will allow future homebuyers in Ranchos Legante to store their boats or other recreational equipment in an orderly fashion without having to build their own accessory structure at a later date. This will allow for an integrated and cohesively designed community.

Required Findings

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.*

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 well-designed accessory structures. None of these could be achieved through the strict adherence to the Zoning Ordinance.

- 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. 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 larger lot sizes that are able to feature large homes and accessory structures to accommodate active families.

- 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 type of housing product that features distinctive architecture, strong community theming, gated access and abundant open space. The modern housing product offered in Ranchos Legante will command a price that will contribute to an increase in comparable home values in the immediate area.

- 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 reinforced the agrarian character of the area. In Ranchos Legante this character will be reflected in the proposed materials, plant palette, architecture and open space. Additionally, the proposed gross density of 2.1 du/ac is at the very low end of the density range allowed for in the Neighborhood designation for the property.

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

The proposed development is a relatively small subdivision that has been designed to complement the established neighborhoods in the immediate area. The developer has planned a neighborhood that effectively integrates a new community that has been designed with updated land planning principles, with the existing, large-lot developments in the immediate area.

- **Goal 4: Promote seamless development between the Town and adjacent jurisdictions.**

By annexing this property into the Town of Queen Creek, the Town will be able to effectively manage its growth while increasing its population base. This will contribute to the Town’s ability to provide for its long-term economic stability.

Implementation

Purpose and Intent

Development of Ranchos Legante will be implemented in conformance with the regulations and guidance contained within this PAD. This section outlines the procedures for administration of the development detail contained herein.

Public Participation

The applicant and property owner have complied with the zoning procedures set forth in Article 3.1 A(3) of the Queen Creek Zoning Ordinance relating to neighborhood meetings and property postings. A neighborhood meeting was held on September 20, 2018 to introduce the proposed development to adjacent neighbors and interested parties. The meeting was attended by 11 neighbors. Their questions focused primarily on lot size, the treatment of the southern boundary and whether there would be two-story homes in the subdivision. When they learned that their historical access behind their homes would be maintained, and that the homes in this area would be restricted to a single-story, they were supportive of the proposed development.

General Administration

The Ranchos Legante PAD will be administered and enforced by the Town of Queen Creek Planning Department in accordance with the Town of Queen Creek Zoning Ordinance.

Residential Subdivision

Residential lots within Ranchos Legante will be created through the preliminary, final plat and residential subdivision process as outlined in the Town of Queen Creek subdivision ordinance.

Professional Development Team

Property Owner

The Miller Partnership
Mr. Mark Miller
221 South Ranchos Legante Road
Gilbert, AZ 85296
480-350-1979

Developer

Toll Brothers, Inc.
Ms. Megan Neal
Land Entitlement Manager
8767 E. Via de Ventura, Suite 390
Scottsdale, AZ 85258

Applicant

Pew & Lake, PLC.
Sean B. Lake, Land Use Counsel
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670

Land Planner

Anderson-Baron
Mr. Andy Baron, Partner
50 N. McClintock Drive, Suite 1
Chandler, AZ 85226
480-689-5602

Engineer

EPS, Inc.
Mr. Rich Hoppe P.E., L.S.
Senior Project Manager
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
480-503-2250

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 development standards have been requested to be slightly modified to meet the needs of future homebuyers. This proposed community will benefit the residents within the community as well as the immediate vicinity. Toll Brothers, Inc. and the entire development team looks forward to working with the Town of Queen Creek to implement our vision for this parcel.

Development Standards

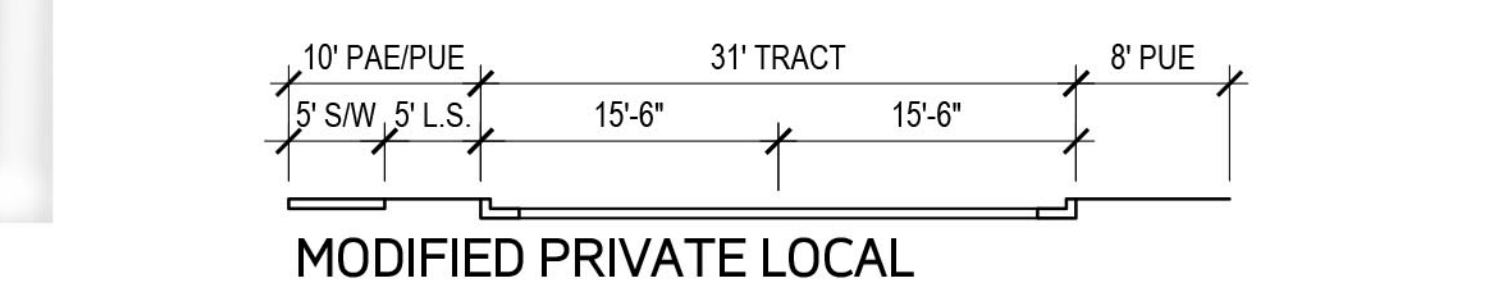
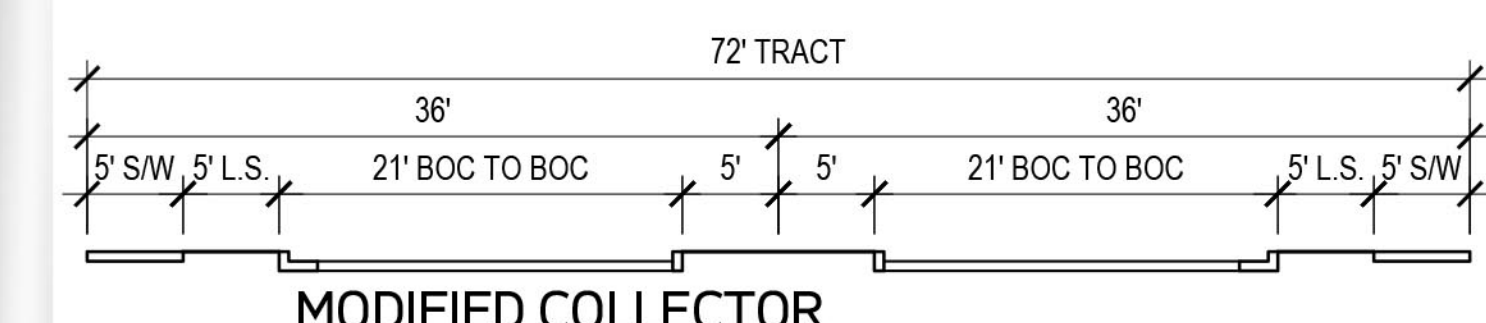
Description Standard	Zoning District	Minimum Lot Width	Minimum Lot Depth	Lot Area	Lot Coverage	Maximum Building Height	Front Facing Garage Minimum Setback	Side Facing Garage, Living Area and Front Porch Minimum Setback	Side Minimum Setback	Side Minimum Separation	Rear Two-Story Minimum Setback	Rear One-Story Or Covered Patio Minimum Setback	Allowed Bay Window Encroachments Into Setback	Allowed Chimney Encroachments Into Setback
	R1-12	100'	120'	12,000	35% +5% For Porches	30'	20'	10'	10'	20'	25'	3'	2'	
Proposed	R1-12	90'	140'	12,600	40% +5% For Porches	30'	20'	10'	10'	20'	25'	3'	2'	

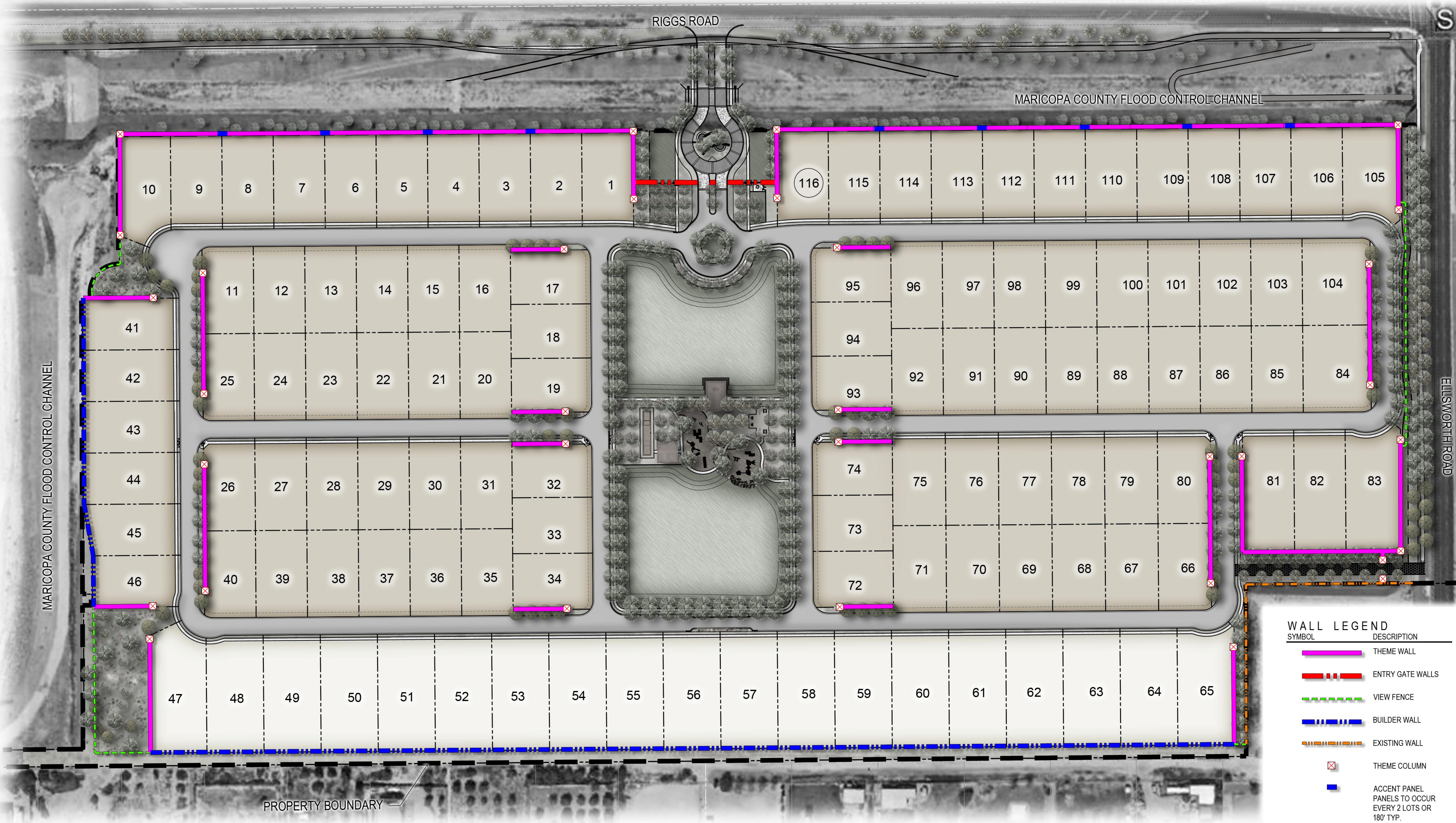
R1-12 Accessory Structure Standards

Allowed Building Area Within Rear Setback (30% of Rear Setback Area)	Maximum Building Height Within Buildable Lot	Maximum Building Height Within Rear Setback	Minimum Setback From Primary Structure	Minimum Side Setback	Minimum Rear Setback
675	30'	15'	10'	10'	5'

Site Data

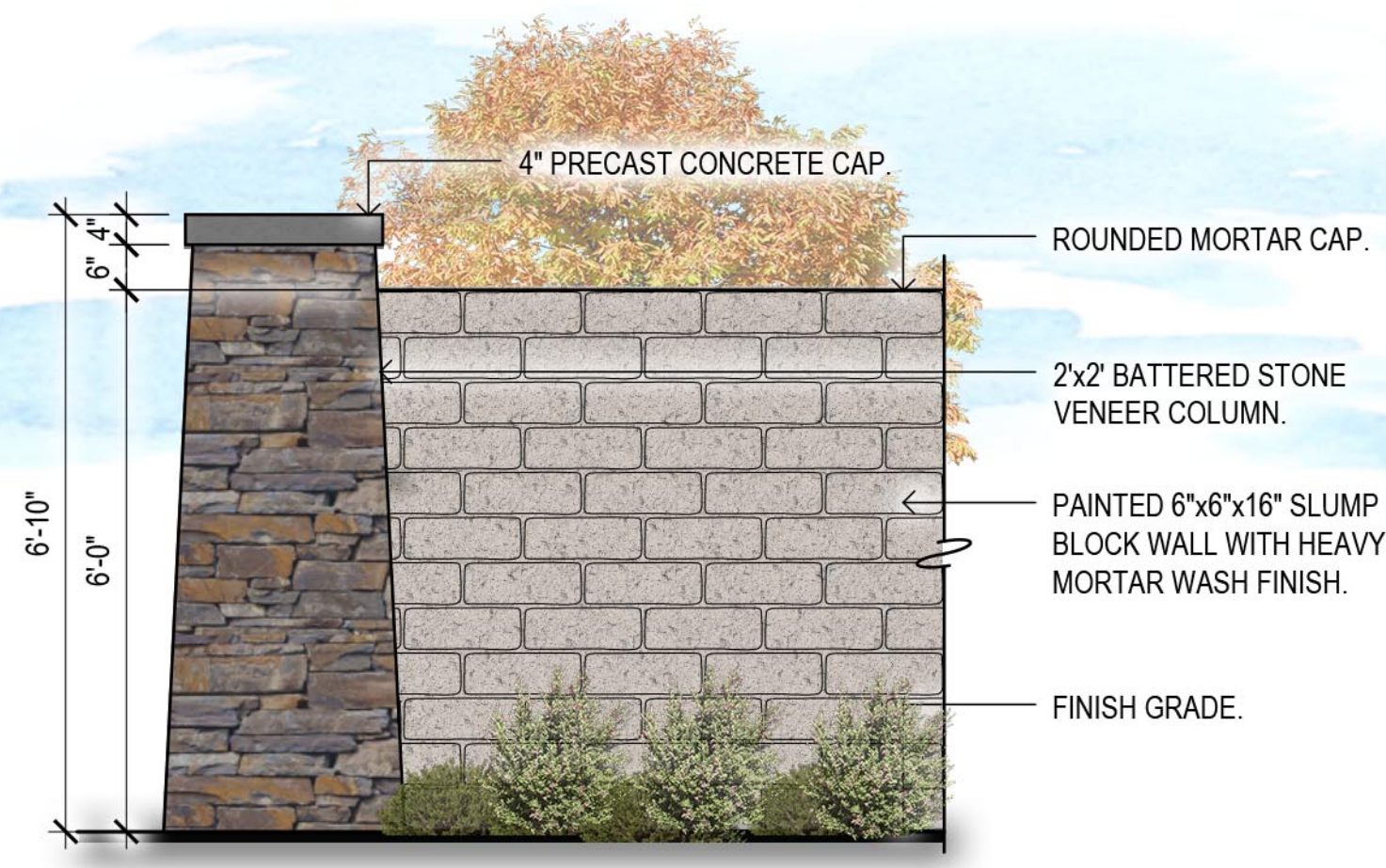
+/- Gross Area	58.52 AC	1.98 DU/AC
+/- *Net Area	57.12 AC	2.03 DU/AC
Open Space	8.88 AC	15.2%
Active Open Space	4.72 AC	53.2%
90' Wide 12,000 SF Lots	97 Units	83.62%
100' Wide 12,000 SF Min. Lots	19 Units	16.38%
Total Units	116 Units	





WALL LEGEND

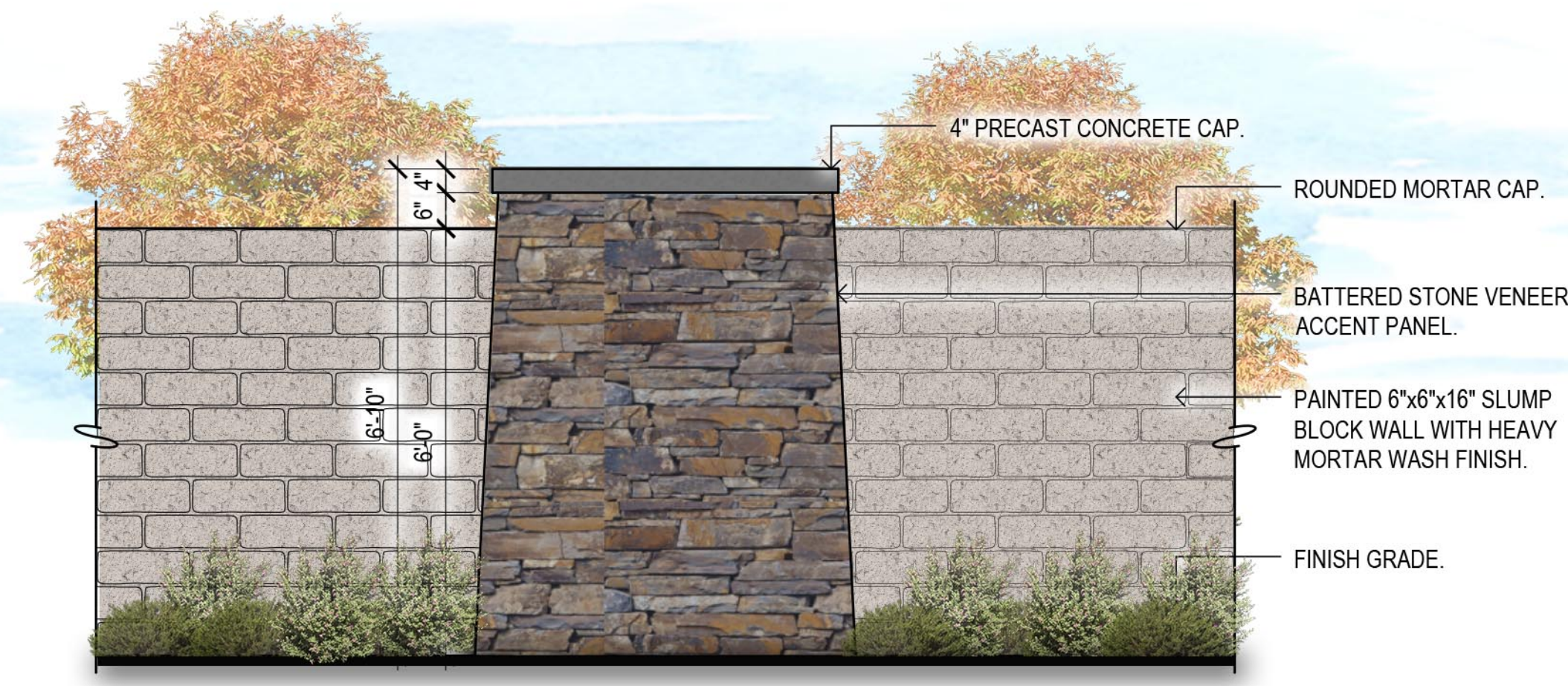
SYMBOL	DESCRIPTION
	THEME WALL
	ENTRY GATE WALLS
	VIEW FENCE
	BUILDER WALL
	EXISTING WALL
	THEME COLUMN
	ACCENT PANEL PANELS TO OCCUR EVERY 2 LOTS OR 180' TYP.



NOTE: ALL CORNER COLUMNS TO BE A MINIMUM OF 2' x 2' SQUARE

Theme Wall & Column

SCALE: 1/2"=1'-0"



Accent Panel

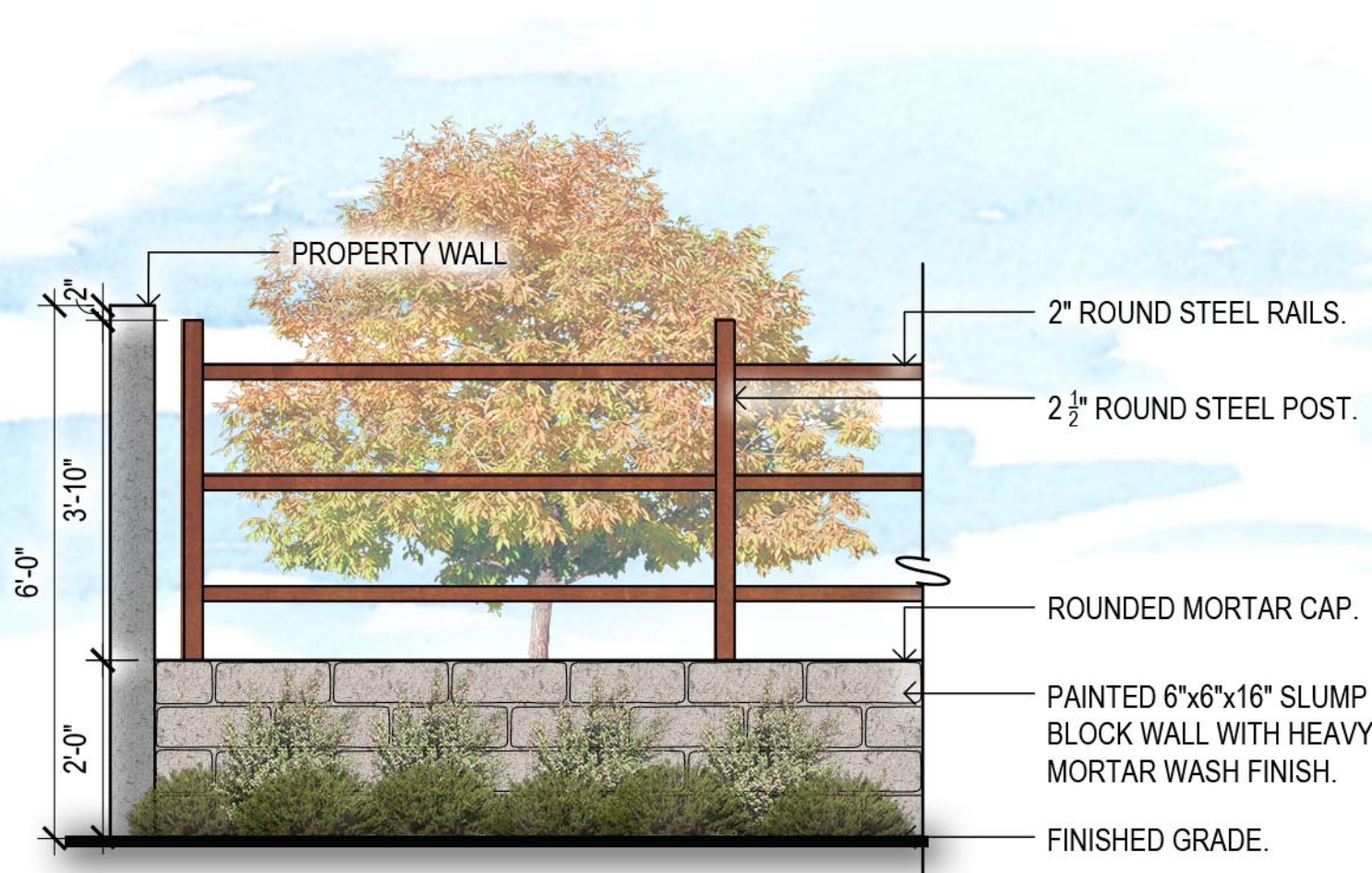
SCALE: 1/2"=1'-0"



PAINTED SLUMP BLOCK W/
HEAVY MORTAR WASH

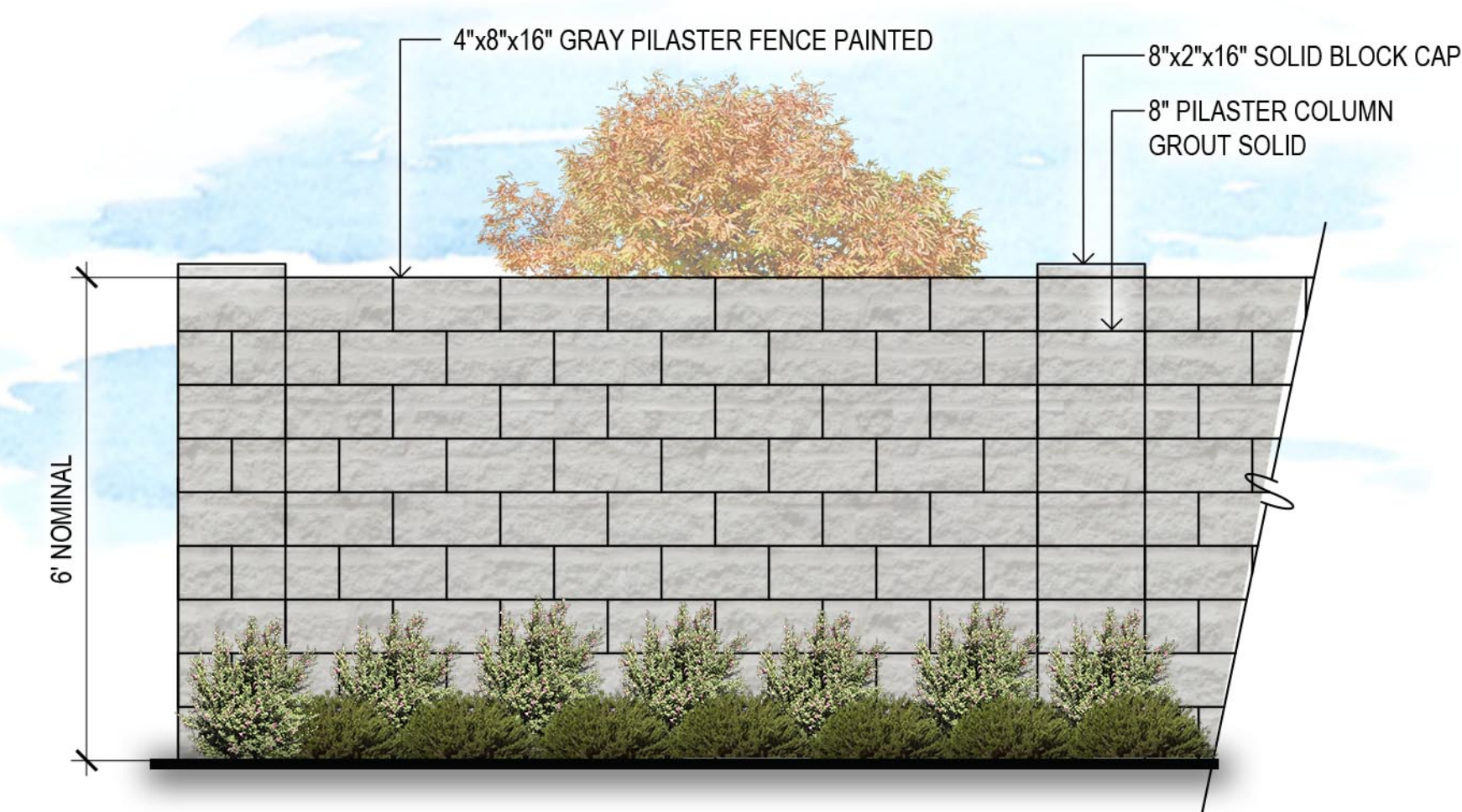


PRECAST WALL CAP



View Fence

SCALE: 1/2"=1'-0"



Builder Wall

SCALE: 1/2"=1'-0"



STONE VENEER WALL



VIEW FENCE W/ ROUND RAILS

Design Intent Images

SCALE: NTS



Slump Block Color
Ash Gray DEC 751



Concrete Cap Color
Argos SW 7065



Concrete Cap



Builder Wall Color
Passive SW 7064



Anasazi Stone
Dry Creek Blend



Rusted Metal for
Round Rails



Mailbox Cluster

Neighborhood Meeting Summary

**Toll Brothers- Ranchos Legante
SWC or Ellsworth & Riggs Roads
September 20, 2018
Queen Creek Community Chamber
6:00 p.m.**

The meeting was called to order by Sean Lake at 6:01 p.m. There were eleven (11) individuals in attendance. Sign-in sheets are attached to this summary. Mr. Lake introduced Ms. Megan Neal, of Toll Brothers, who was also in attendance.

Mr. Lake briefly discussed the actions that had been taken to provide notice for the neighborhood meeting and to indicate that we had only recently filed a formal application for annexation and rezoning of the property. Mr. Lake explained the rezoning process, the requested R-18 and R-12 zoning districts and the annexation process.

The proposed Site Plan (attached) was on display at the meeting, as were proposed home elevations. Mr. Lake walked through the proposed site configuration, parking, circulation, amenities, edge treatments and open space. The general sense from the neighbors was that the product was very nice, but there were concerns over the distances to existing homes, specifically on the south side of the property.

Mr. Lake opened the meeting up to questions or comments from the neighbors in attendance. The questions and responses (**in bold**) are shown below.

Question: What will be the size of the smallest home? **Response: 3,000 square feet.**

Question: What will the asking starting price be? **Response: They will start at \$600,000.**

Question: There is a trail behind our homes. What are your plans for this tract of land? **Response: We will be purchasing this property, and intend to leave it in its current condition.**

Question: So, you don't own that strip? **Response: No, but we will be leaving it alone.**

Question: What will the perimeter wall look like? **Response: A standard builder wall made of concrete block.**

Question: What about these accessory structures? Where will they go? **Response: The current plan is to allow for guest houses and RV garages setback 5' from the back wall.**

Question: How tall will the RV garages be? **Response: Up to 25' high.**

(Some neighbors expressed displeasure, another commented that it would be better to look at an RV Garage, than an RV itself.)

Question: Is there an amphitheater in the middle of the project? **Response: No. That is just open space.**

Question: When would this community open? **Response: Probably a year till ground-breaking, and 1 ½ years till the models open.**

Question: Has the property already been purchased? **Response: No, but it is in escrow.**

Question: What will the bridge on Riggs Road be like? Will we be able to ride our horses underneath it? **Response from K. Barichello: The Town will be involved in the design on=f the entry to ensure that it complies with Queen Creek's Master Trails Plan.**

Question: Will the property be graded to even out the grade differences on the property? **Response: Yes. We will level it off. Our plan is not to import or export any dirt from the site.**

Comment: If you can leave the trail alone, that would be great. It would really be helpful to our irrigation.

Comment: I am happy to see something finally happening with this property.

Comment: This is so much better than a CVS or other commercial use.

Comment: This is so much better than a previous plan proposed for this location.

A written comment card is attached to this summary.

Mr. Lake discussed the next steps in the entitlement process— that we have made a formal application for annexation and a rezoning request and are awaiting the first round of staff comments. Additionally, he noted that there would be public hearings at the Queen Creek Planning Commission and Town Council. The whole rezoning/annexation process could take 4-5 months. He indicated that those in attendance would be given notice of those meetings as well.

The meeting adjourned at 6:30 p.m.

**TOLL BROTHERS
NEIGHBORHOOD MEETING**
Sign-In Sheet

Applicant:

Toll Brothers

Property Location:

SWC Ellsworth & Riggs

Date:

September 20th, 2018

Meeting Location:

Queen Creek Community Chambers Building
20727 E Civic Parkway
Queen Creek, AZ 85142

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Jose E DeLaTorre	25318 S. 202nd PL Queen Creek	85142	Mr.delatorre@hotmail.com	602-376-8473
2	Tim + Kristi Sheahan	20623 E Excelsior Ave QC	85142	huntingjep@me.com	480-437-4964
3	Scott + Laurie Heggem	25708 S 206th PL QC	85142	lheggem03@gmail.com	480 440-7402
4	Charlene O'Connell	20929 E. Mewes Rd QC	85142	charlebl@cox.net	949-702-3402
5	Bonnie Jewell	20972 E Mewes Rd QC	85142	tbjewell@cox.net	602-686-4981
6	Rich + Kristen Causey	20924 E. Mewes Rd QC	85142	rcausey@cox.net	480 232 3955
7					
8					
9					
10					
11					
12					

TOLL BROTHERS
NEIGHBORHOOD MEETING
6:00PM- September 20th, 2018
COMMENT CARD

NAME Scott & Laurie Heggem PHONE 480 440 7402

ADDRESS 25708 S 206th PL QC 85142

COMMENT: Thank you for maintaining MEWS road so we
have access to our back gate! Please be aware many of us
flood irrigate to the back fence and if the road is lowered
much it could create flooding. (gopher holes, etc) We are
responsible for our burms, but its more difficult if other side is too low.

Also, big RV garages will be an eye sore for us. But we do
appreciate the upscale homes 😊

Thank you again -
Laurie