



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Development Services Director

FROM: Sarah Clark, Senior Planner/Project Manager

RE: Discussion and Possible Action on Barney Family Neighborhood Preliminary Plat (Case P19-0095), a request from Greg Davis for a preliminary plat approval of a 14-lot, 20-acre residential subdivision located at the northwest corner of Signal Butte and Queen Creek roads

DATE: October 9, 2019

STAFF RECOMMENDATION

Staff recommends approval of Barney Family Neighborhood Preliminary Plat (Case P19-0095 subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Staff recommends approval of Barney Family Neighborhood Preliminary Plat (Case P19-0095 subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request by Greg Davis of Iplan Consulting for approval of a Preliminary Plat for a 14 lot residential subdivision. The 20-acre project site is currently zoned R1-43/PAD (Rural Estate District) and is located at the northwest corner of Signal Butte and Queen Creek roads.

HISTORY

May 5, 2010: Town Council approved "Barney 20" PAD Rezone (Case RZ07-099) and Preliminary Plat (Case SD07-100)

PROJECT INFORMATION

| | |
|-----------------------------|--|
| Project Name | Barney Family Neighborhood Preliminary Plat |
| Site Location | Northwest corner of Signal Butte and Queen Creek roads |
| Current Zoning | R1-43/PAD (Rural Estate District) |
| Surrounding Zoning: | |
| North | RC (Future East Park Site |
| South | RU-43 (Maricopa County) – Anglin Dairy |
| East | R1-5/PAD (Fulton Homes at Barney Farms) |
| West | Benjamin Franklin Charter School |
| Gross Acreage: | 20 acres |
| Net Acreage | 17 acres |
| Total Lots/Units: | 14 lots |
| Net Density: | 0.82 dwelling units/acre |
| Open Space Acreage (Total): | Required: 0% Provided: 1% |

DISCUSSION

The lot sizes range from 43,587 square feet to 81,140 square feet. All lots meet the minimum lot standards for the R1-43 zoning district.

Currently, there are seven existing homes located on the 20-acre project site. The existing homes access their property from Queen Creek or Signal Butte roads.

In 2010, the property was rezoned to R1-43/PAD. A Preliminary Plat (SD07-100) coincided with the PAD rezone request to establish a subdivision plat for the 20-acre site. The PAD and Preliminary Plat provided the opportunity for existing and future homes to be built and accessed internally like a traditional neighborhood, rather than accessing individual lots from Queen Creek or Signal Butte road. Since the 2010 approval of the PAD and Preliminary, the Preliminary Plat has expired.

The current proposed Preliminary Plat is consistent with the approved PAD for the subject site. The proposed 14-lot neighborhood will be accessed from an access point off Queen Creek Road (222nd Street). An internal two-cul-de-sac local street that spreads out east and west from 222nd Street provides internal vehicular and utility access to all 14 lots. The proposed Preliminary Plat will eliminate several locations of direct access onto Queen Creek road; consolidating vehicular access to a single point of access at the future 222nd Street.

The Zoning Ordinance requires 0% open space and 0% active open space for properties zoned R1-43. The development is proposing to provide 1.31 (0.7%) acres of open space, with landscaping along Queen Creek and Signal Butte roads and a landscaped local street and median at 222nd Street. Landscaping and right-of way improvements along Queen Creek and Signal Butte roads are being completed as part of a Town CIP project.

CONDITIONS OF APPROVAL

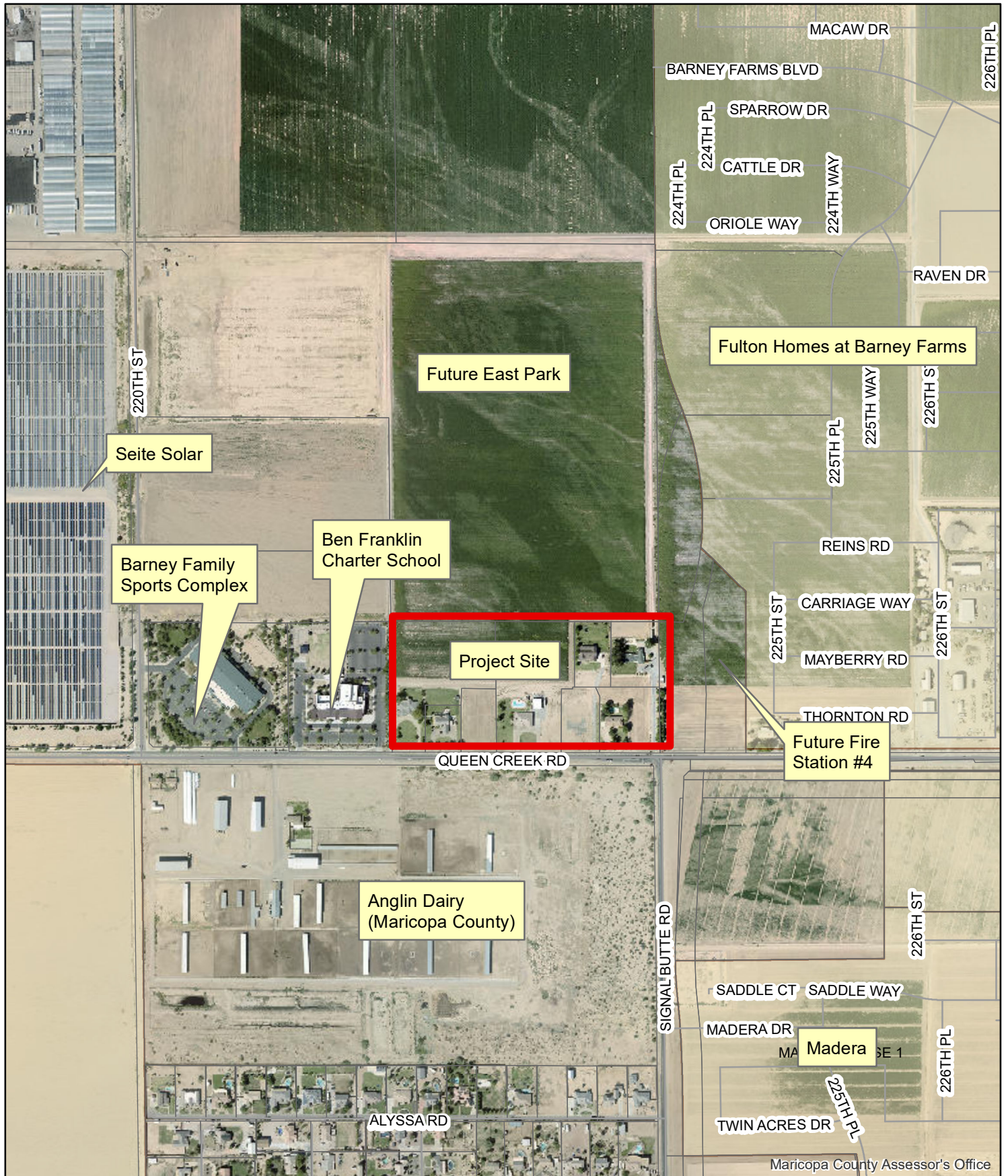
1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. A signed agreement with the Queen Creek Unified School District shall be executed prior to approval of the Final Plat.
3. This project shall be developed in accordance with all Conditions of Approval outlined in the "Barney 20" Ordinance 477-10, RZ07-099, and the conditions as amended by the Minor PAD Amendment Case P19-0094
4. Subdivision developments (including commercial projects) consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request.
5. As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development.
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. Twenty-two (22) feet of half street of Right-of-Way on Queen Creek Road shall be dedicated for the entire frontage entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat.

| |
|--------------------|
| ATTACHMENTS |
|--------------------|

1. Aerial Photo Exhibit
2. Current Zoning Map
3. Barney Family Neighborhood Preliminary Plat
4. Barney Family Neighborhood Landscape Plan
5. Barney Family Neighborhood Wall Plan

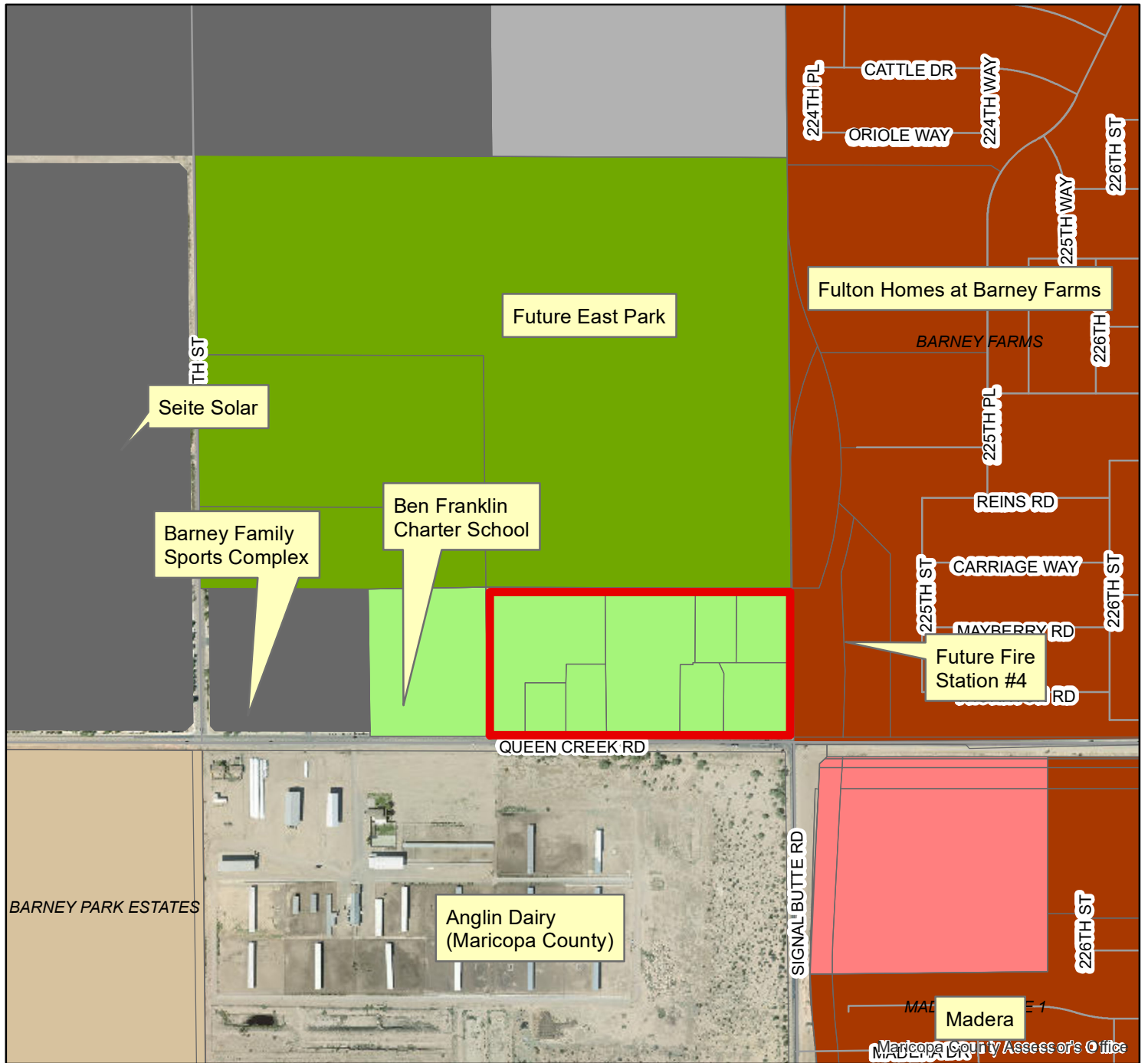
Project Name: Barney Family Neighborhood Preliminary Plat Aerial Exhibit
Case Numbers: P19-0095
Hearing Date: October 9, 2019 (Planning Commission)




























Project Name: Barney Family Neighborhood Preliminary Plat Zoning Exhibit

Case Numbers: P19-0095

Hearing Date: October 9, 2019 (Planning Commission)



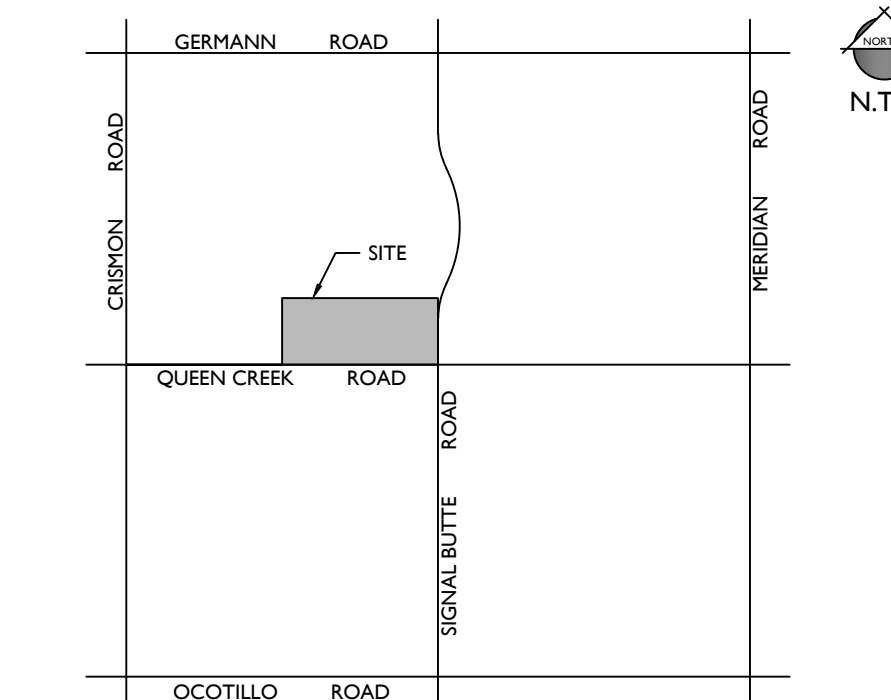
Zoning Districts

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

PRELIMINARY PLAT FOR BARNEY FAMILY NEIGHBORHOOD

LOCATED IN A PORTION OF SECTION 11, T.2 S., R.7E., GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER: BARNEY FAMILY / LANDMARK COMPANIES 4915 E. BASELINE RD. #105 GILBERT, AZ 85234 CONTACT: JASON BARNEY

CONSULTANT: IPLAN CONSULTING 3317 S. HIGLEY RD. STE 114-622 GILBERT, AZ 85297 CONTACT: GREG DAVIS

ENGINEER: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD. STE 120 MESA, AZ 85201 TEL: (480) 503-2250 CONTACT: BRIAN NICHOLLS

PROJECT DATA

A.P.N. 304-63-020; 304-63-023; 304-63-021; 304-63-022; 304-63-010U; 304-64-886; 304-63-010F; 304-64-885

EXISTING GENERAL PLAN: RESIDENTIAL

EXISTING ZONING: R1-43 PAD

PROPOSED ZONING: R1-43 PAD

GROSS AREA: +/- 20 ACRES (INCLUDING R/W FOR QUEEN CREEK AND SIGNAL BUTTE)

NET AREA: +/- 17 ACRES (EXCLUDING R/W FOR QUEEN CREEK AND SIGNAL BUTTE)

NUMBER OF LOTS: 14

TOTAL LOT AREA (SF): 745,348

TOTAL LOT AREA (AC): 17.11

GROSS DENSITY: 0.69 DU/AC

NET DENSITY: 0.82 DU/AC

OPEN SPACE REQUIRED: 0.4 AC (2%)

OPEN SPACE PROVIDED: 1.31 AC

R1-43 PAD STANDARDS

MINIMUM BUILDING SETBACKS (FT.)

| | |
|-------------------------|-----------------|
| FRONT | 40 |
| SIDE | 20 |
| REAR | 40 |
| MAXIMUM HEIGHT | 30' (2 STORIES) |
| MAXIMUM LOT COVERAGE | 25% |
| LOT WIDTH (MIN. / MAX.) | 145' |
| LOT DEPTH (MIN.) | - |
| MINIMUM LOT AREA | 43,560 SQ. FT. |

NOTES:

ALL LOTS BACKING ONTO QUEEN CREEK ROAD AND SIGNAL BUTTE ROAD SHALL BE LIMITED TO SINGLE STORY HOMES.

ALL FUTURE HOMES SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST A 25 DB EXTERIOR TO INTERIOR NOISE LEVEL REDUCTION USING THE SOUND INSULATION STANDARDS, DESCRIBED IN APPENDIX C OF THE PART 150 STUDY FOR THE PHOENIX-MESA GATEWAY AIRPORT, MODIFIED IF NEEDED TO BE CONSISTENT WITH THE TOWN CONSTRUCTION CODES AT THE TIME OF PERMIT ISSUANCE.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS RECORDED IN GDACS SURVEY, BOOK 1143, PAGE 21, MARICOPA COUNTY RECORDS.

BEING: SOUTH 00 DEGREES 33 MINUTES 14 SECONDS EAST

BENCHMARK

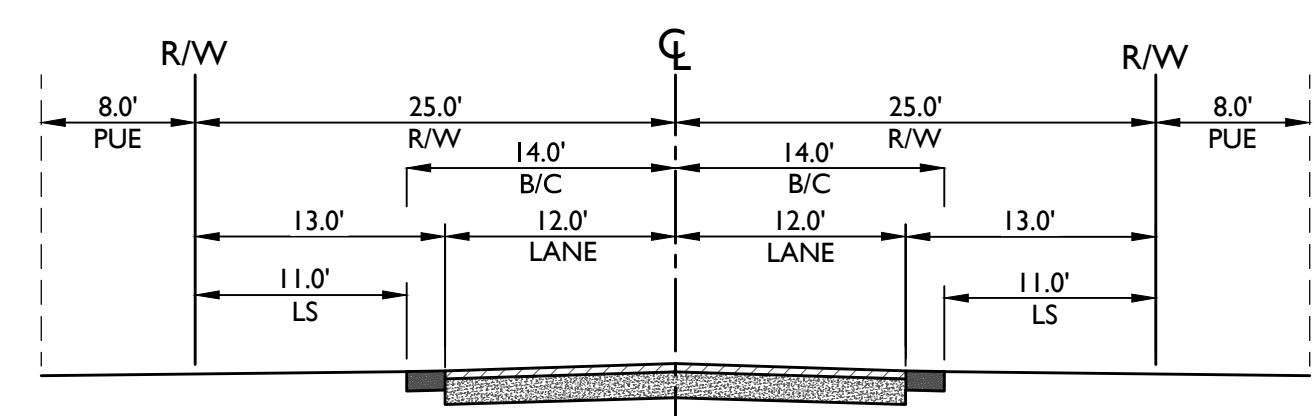
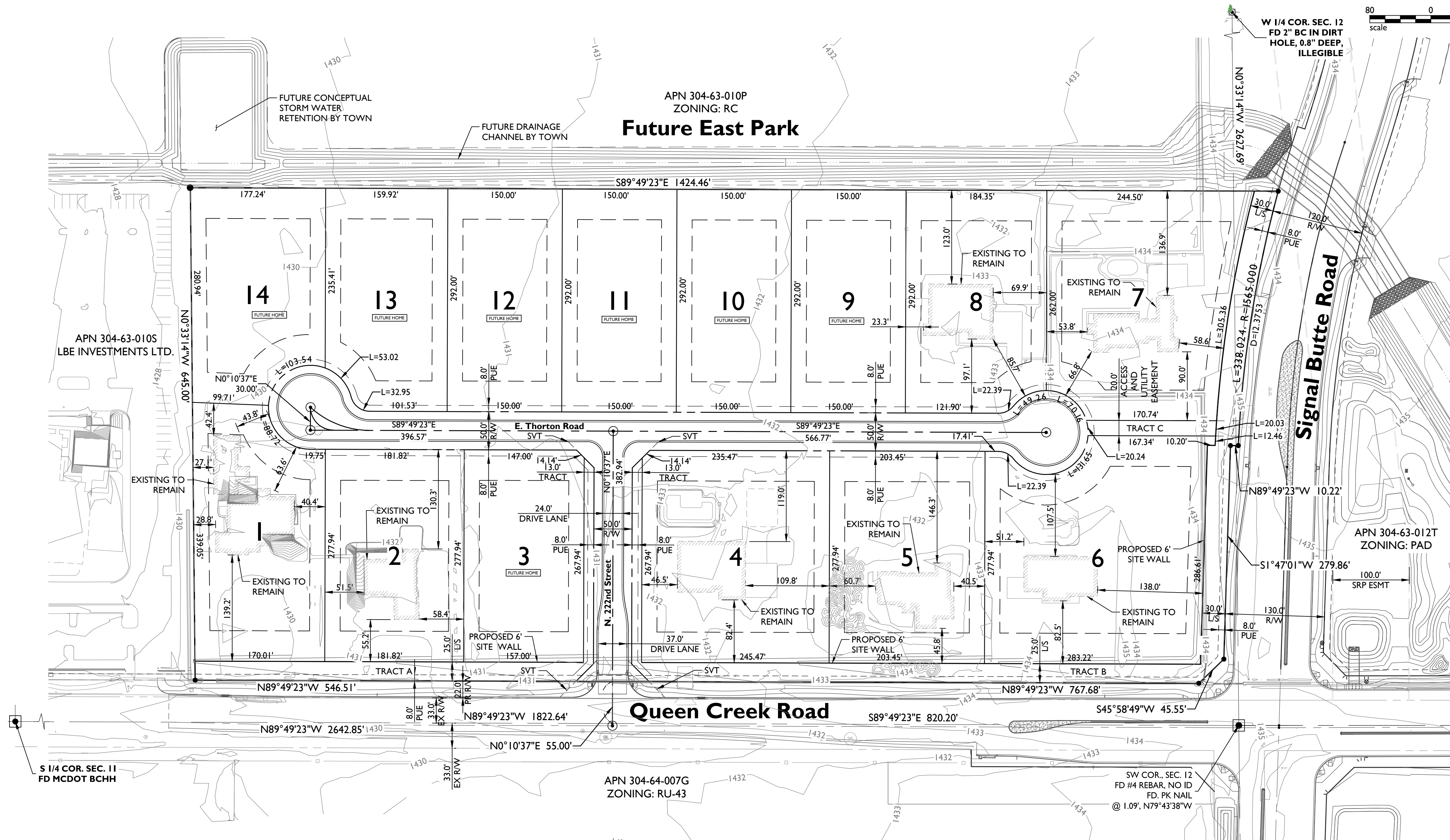
3" MARICOPA COUNTY BRASS CAP INHAND HOLEAT NORTH 1/4 CORNER OF SECTION 11, T.2S., R. 7 E. G. & S. R. M., MARICOPA COUNTY, ARIZONA
ELEVATION = 1418.74, NAVD 88

GENERAL NOTES

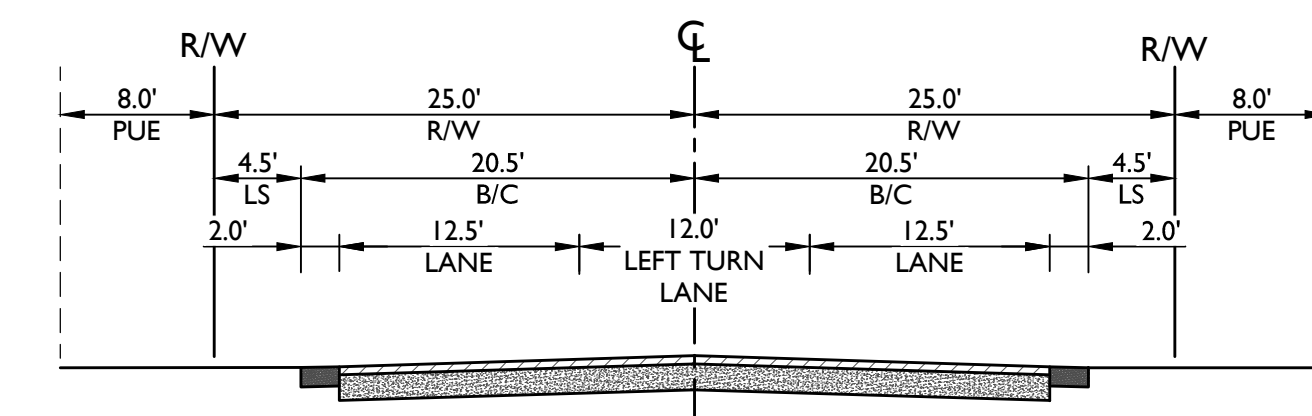
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- WELLS MUST BE REGISTERED PRIOR TO DISPOSITION AND DOCUMENTATION PROVIDED TO THE TOWN. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT (480) 358-3000 TO COORDINATE WELL REGISTRATION AND DISPOSITION.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- SUBDIVISIONS WITH RESIDENTIAL LOTS 1 ACRE OR LARGER CAN USE ON-LOT RETENTION TO MEET THE SUBDIVISION RETENTION REQUIREMENT.

UTILITIES

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



Rural Local Roads
(TOQC Detail R-108)
N.T.S.



Entrance Road
N.T.S.

LOT AREA TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 1 | 54,267 | 1.2458 |
| 2 | 50,535 | 1.1601 |
| 3 | 43,587 | 1.0006 |
| 4 | 68,176 | 1.5651 |
| 5 | 56,546 | 1.2981 |
| 6 | 81,140 | 1.8627 |
| 7 | 71,546 | 1.6425 |

LOT AREA TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 8 | 52,755 | 1.2111 |
| 9 | 43,800 | 1.0055 |
| 10 | 43,800 | 1.0055 |
| 11 | 43,800 | 1.0055 |
| 12 | 43,800 | 1.0055 |
| 13 | 45,075 | 1.0348 |
| 14 | 46,521 | 1.0680 |

TRACT USE TABLE

| TRACT | USE | AREA (SF) | AREA (AC) |
|---------|-----------|-----------|-----------|
| TRACT A | LANDSCAPE | 16,244 | 0.373 |
| TRACT B | LANDSCAPE | 40,803 | 0.937 |
| TRACT C | UTILITIES | 3,368 | 0.077 |

1130 N. Alma School Road
 Suite 120
 Mesa, AZ 85210
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com

EPS GROUP

Project: Barney Family Neighborhood
 Queen Creek, AZ

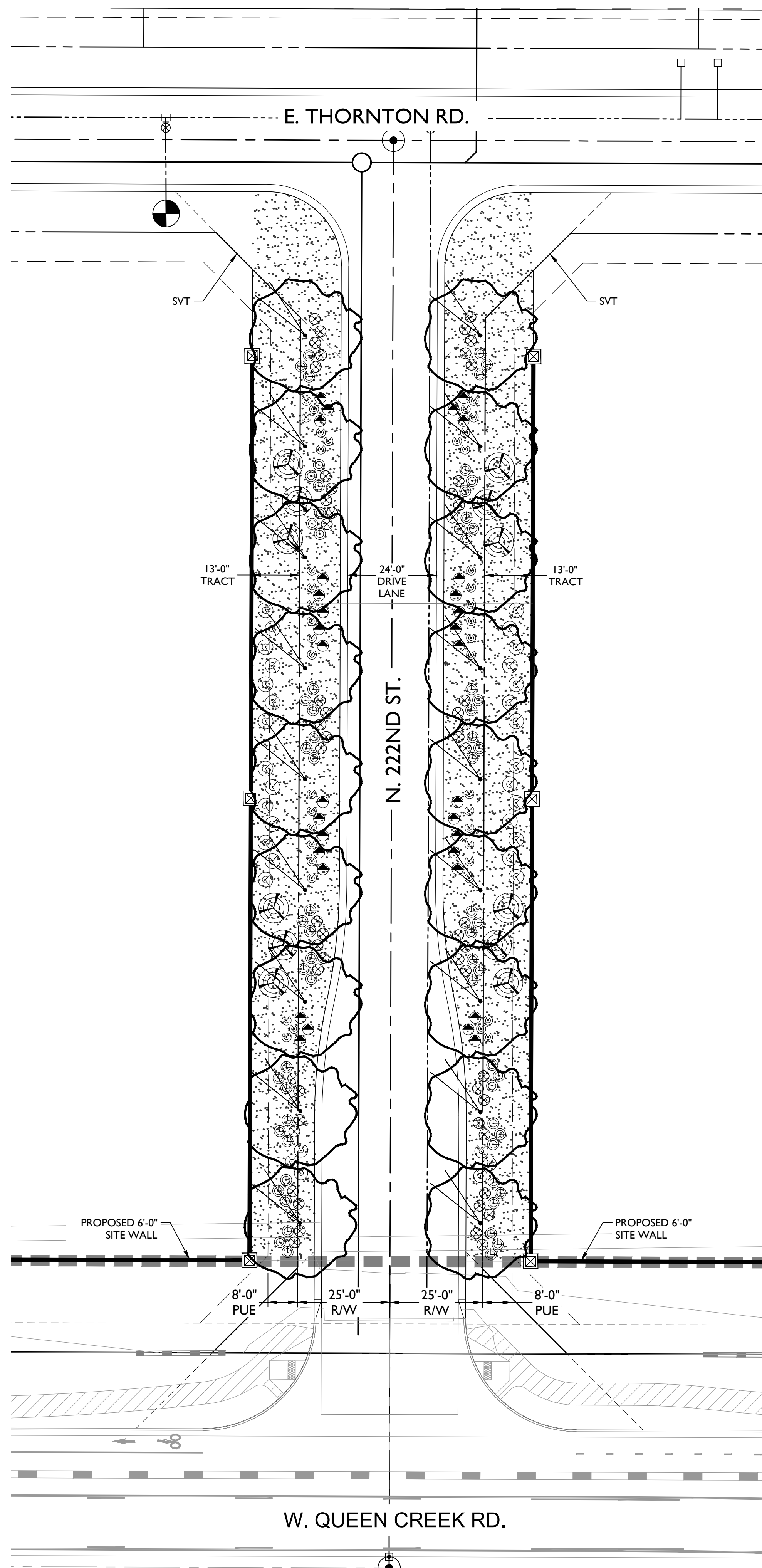
PRELIMINARY PLAT

Revisions:

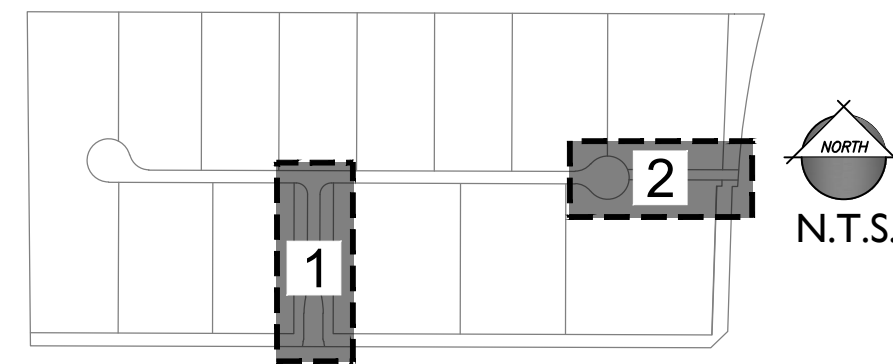
Designer: BAN
 Drawn by: BRVW

Registered Professional Engineer (PE)
 CERTIFICATE NO. 54652
 BRIAN NICHOLLS
 State of Arizona (PE 00000000)

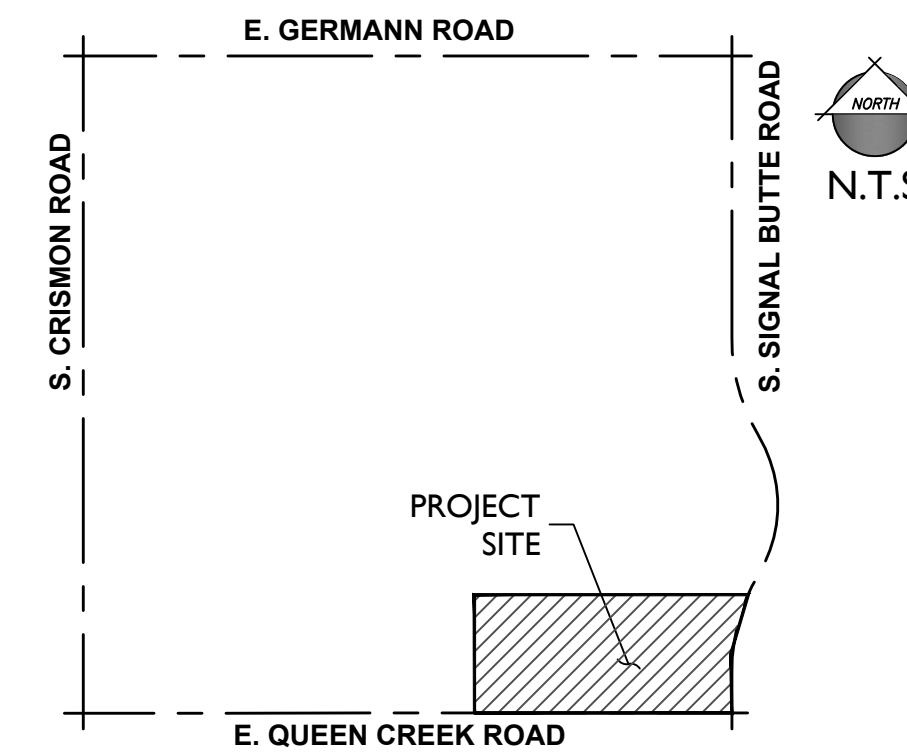
Job No. 19-0053
PRE-PLAT
 Sheet No. 1 of 1



KEY MAP



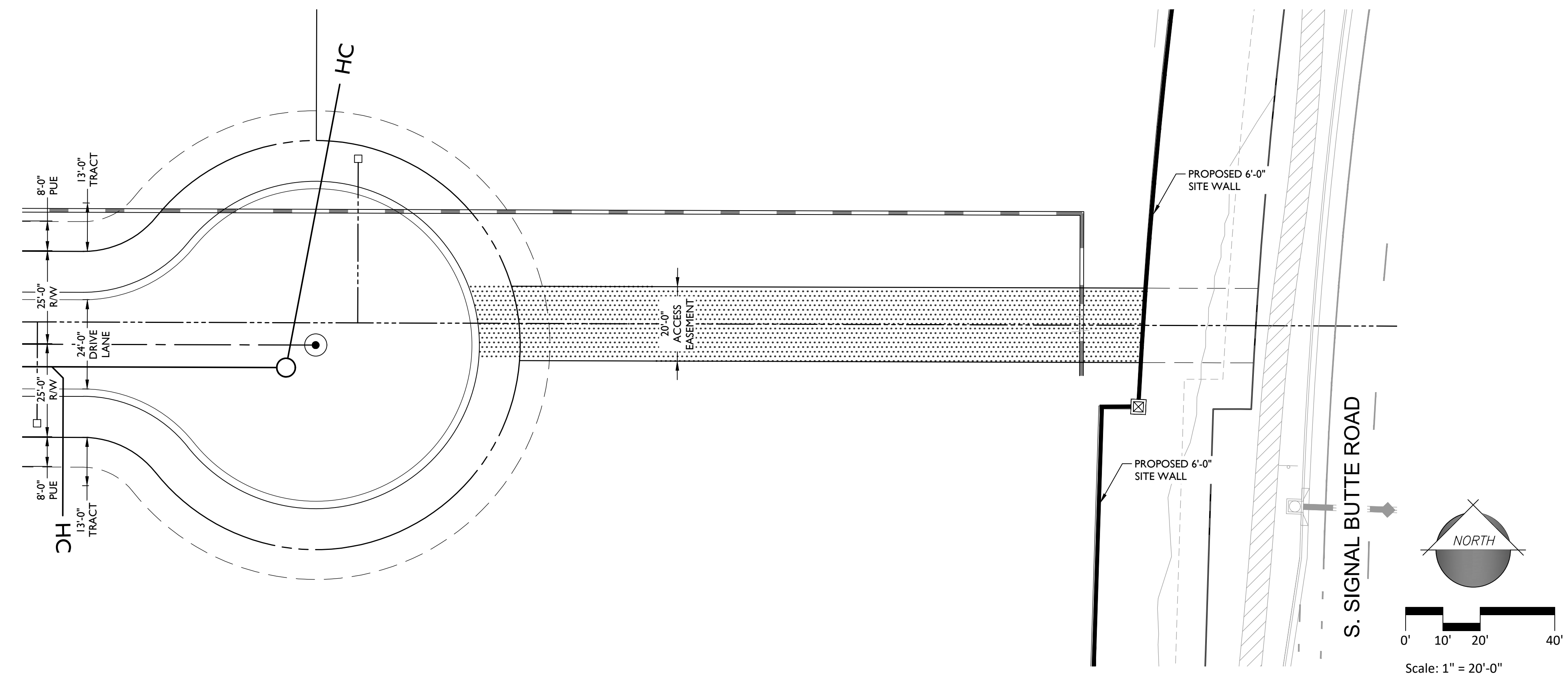
VICINITY MAP



PLANT PALETTE

| TREES | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|----------------|--|-------------------------|---------|-----|
| | <i>Pistacia chinensis</i> 'Red Push' | Red Push Pistache | 24" Box | 18 |
| SHRUBS/ACCENTS | COMMON NAME | SIZE | QTY | |
| | <i>Callistemon viminalis</i> 'Little John' | Little John | 5 Gal | 60 |
| | <i>Eremophila hygrophana</i> | Blue Bells Emu Bush | 5 Gal | 66 |
| | <i>Hesperaloe funifera</i> | Giant Hesperaloe | 5 Gal | 6 |
| | <i>Hesperaloe parviflora</i> 'Brakelights' | Brakelights Red Yucca | 5 Gal | 42 |
| | <i>Nerium oleander</i> 'Petite Pink' | 'Petite Pink' Oleander | 5 Gal | 28 |
| | <i>Tecoma stans</i> 'Gold Star' | Yellow Bells | 5 Gal | 12 |
| GROUNDCOVERS | COMMON NAME | SIZE | QTY | |
| | <i>Lantana montevidensis</i> | Trailing Purple Lantana | 1 Gal | 32 |

| MATERIALS LEGEND | SYMBOL | ITEM | SIZE | QTY |
|------------------|--------|--|---------------------------------|--------------|
| | | "Desert Brown" Decomposed Granite or Equal | 1/2" Screened 2" Depth, Min. | 12,780 SQ/FT |
| | | "Desert Brown" Compacted Decomposed Granite or Equal | 1/4" Minus 4" Depth, Min. | 3,577 SQ/FT |



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: **Barney 20**
Queen Creek, AZ

Preliminary Planting Plan

Revisions:

PLANTING PLAN SUBMITTAL - 5/7/2019
2ND PRELIMINARY PLANTING PLAN SUBMITTAL - 6/26/2019
3RD PRELIMINARY PLANTING PLAN SUBMITTAL - 8/7/2019

Call all trees for full working days before you begin excavation.

ARIZONA 811
Dig Safe - 1-800-4-A-SAFE (1-800-472-7283)
Maricopa County: (602)283-1100

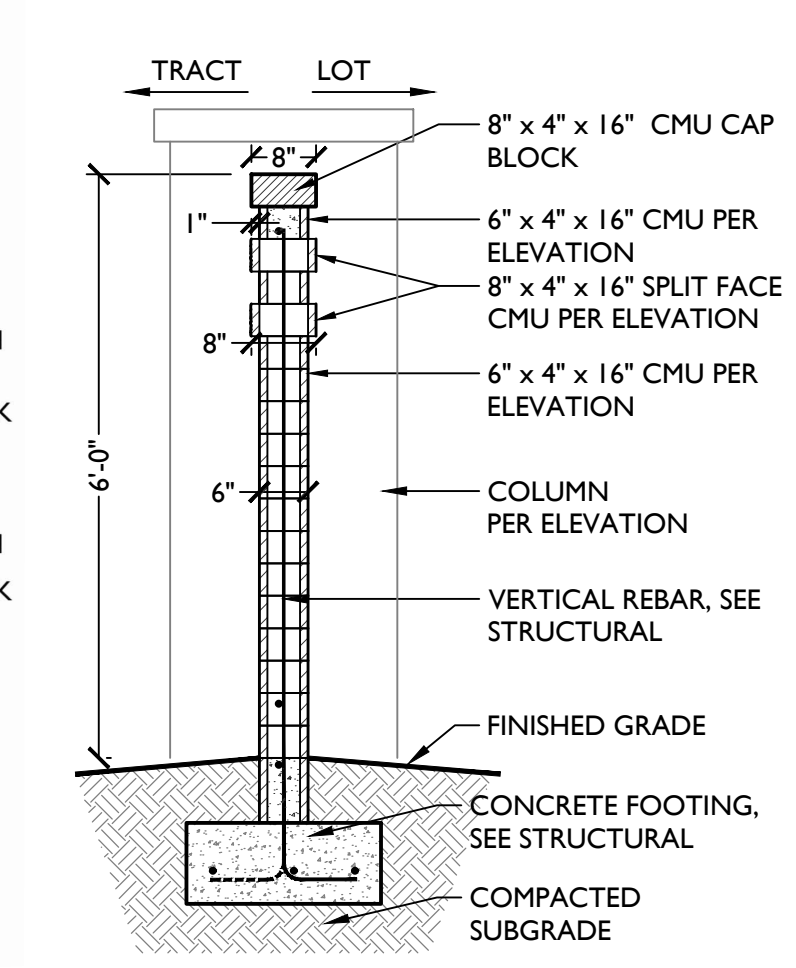
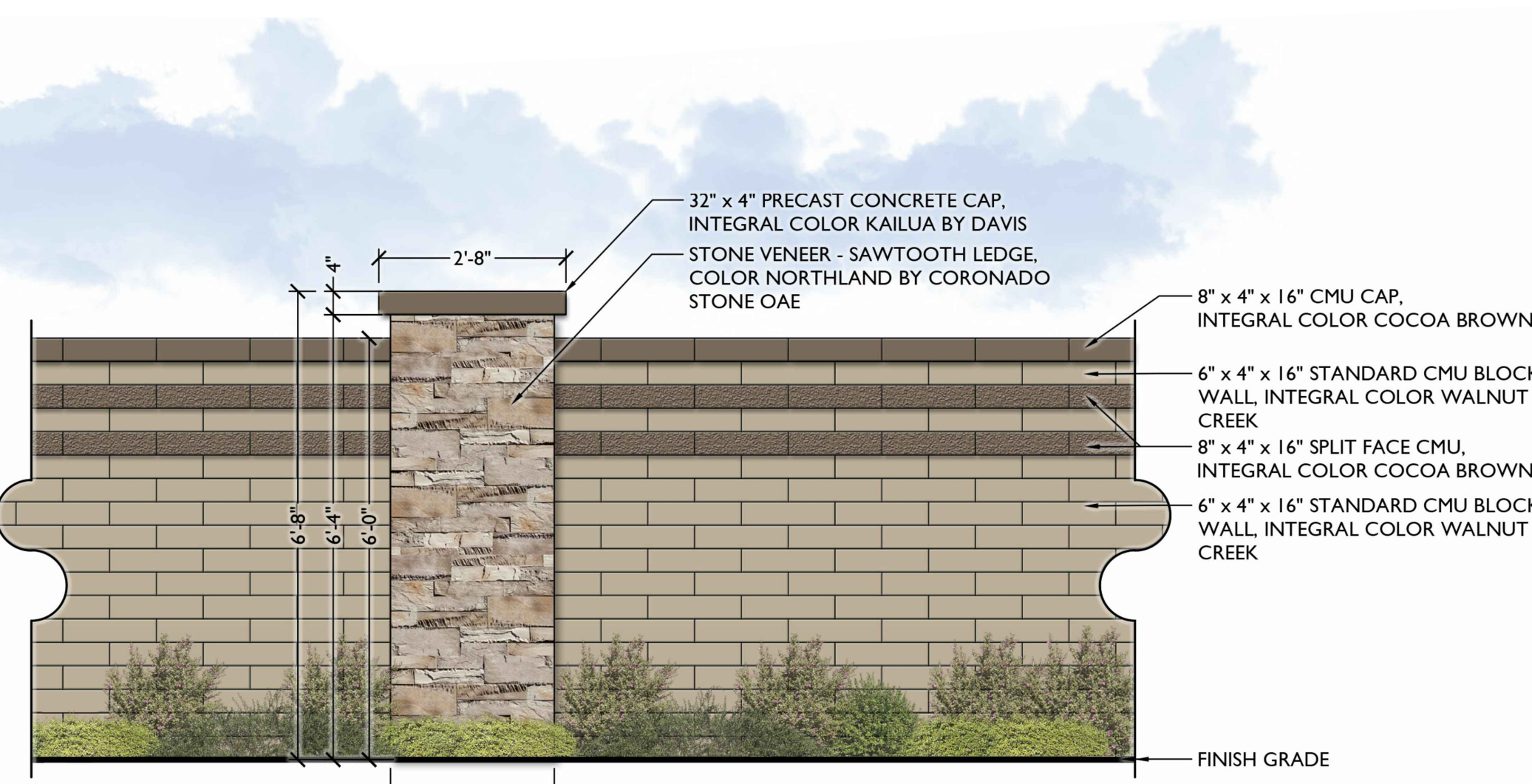
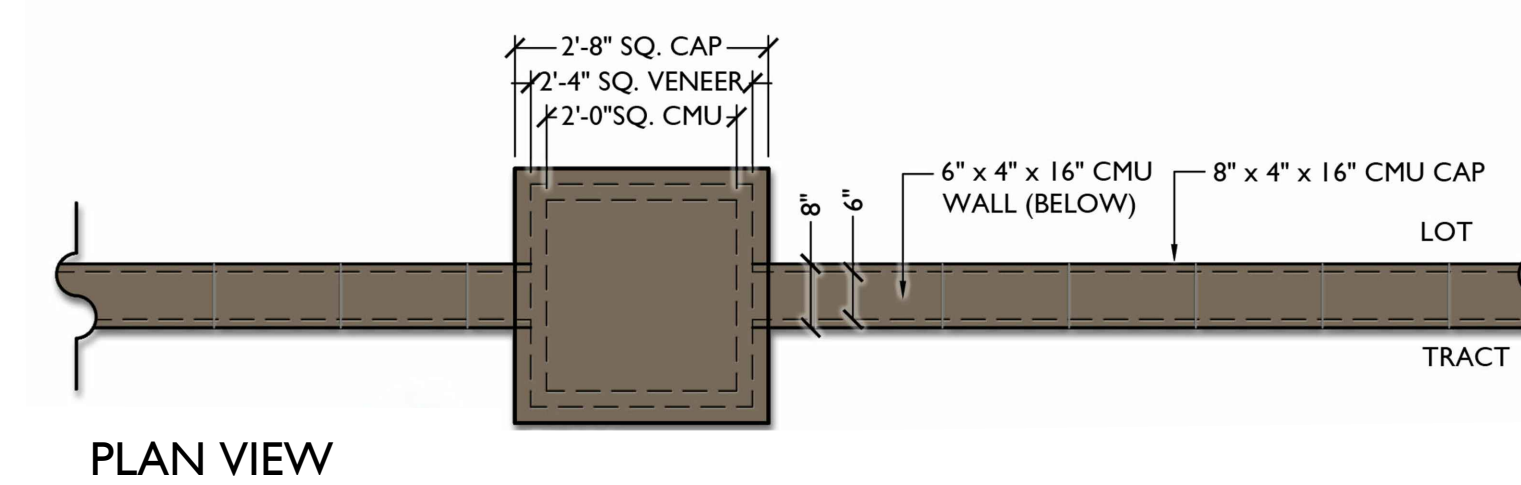
Designer: AES
Drawn by: DH

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALEX E. SABIN
ARIZONA - D.S.# 19000
Job No. **19-0053**

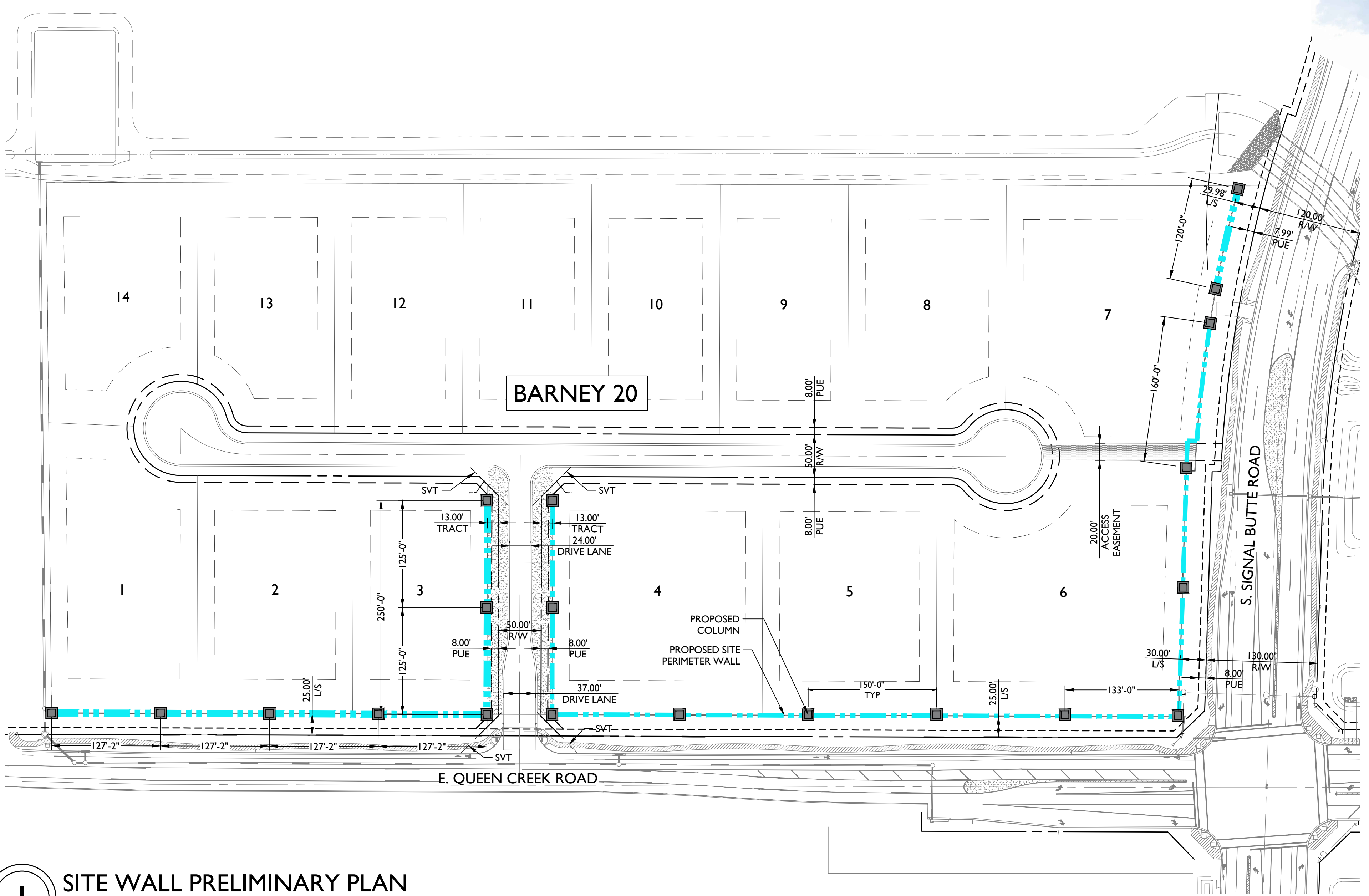
CONSTRUCTION DOCUMENTATION

Sheet No. **L-LS**

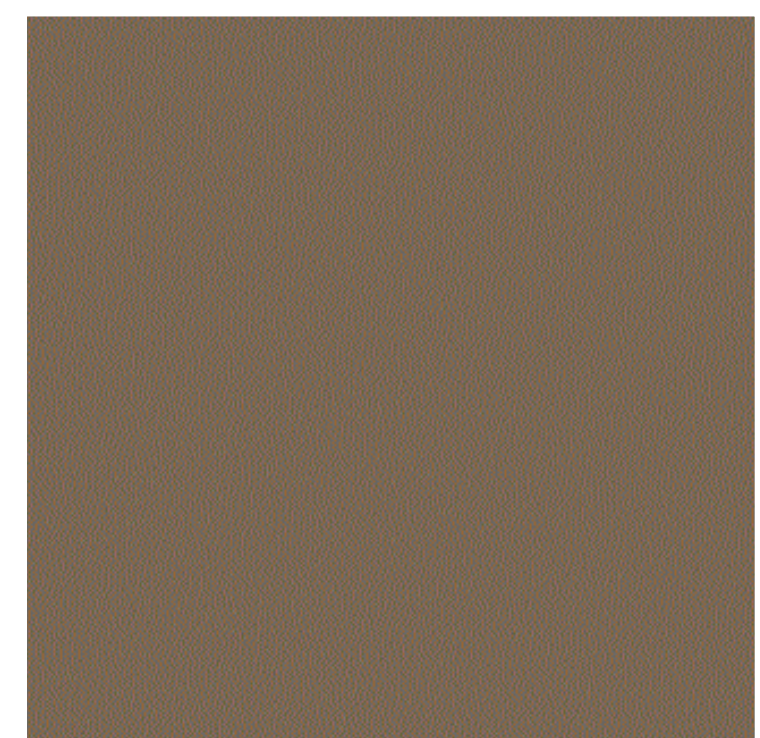
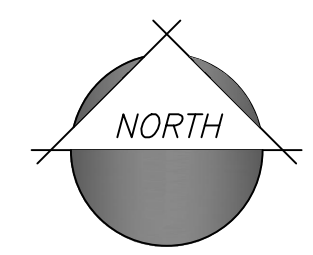
1 of 1



ELEVATION
I SITE WALL ELEVATION
 Scale: 1/2" = 1'-0"



I SITE WALL PRELIMINARY PLAN
 Scale: 1" = 80'



CONCRETE COLOR TO MATCH KAILUA BY DAVIS COLORS OAE



STANDARD CMU COLOR WALNUT CREEK OAE



STONE VENEER SAWTOOTH LEDGE COLOR NORTHLAND BY CORONADO STONE OAE



SPLIT FACE CMU COLOR COCOA BROWN OAE