



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Interim Planning Administrator

RE: Discussion and Possible Action on P18-0194 Empire Point Preliminary Plat
a request from EPS Group for Preliminary Plat approval of an approximately 180-acre, 533-lot single-family residential subdivision located at the northwest corner of Empire Boulevard and Gary Road.

DATE: June 10, 2020

STAFF RECOMMENDATION

Staff recommends approval of P18-0194 Empire Point Preliminary Plat, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P18-0194 Empire Point Preliminary Plat, subject to the Conditions of Approval included in this report.

SUMMARY

The request is for Preliminary Plat approval for a 533-lot single-family residential subdivision located on approximately 180-acres at the northwest corner of Empire Boulevard and Gary Road. The subject site recently went through the annexation and rezoning process for the development of a single-family residential subdivision. The proposed preliminary plat is in compliance with the approved PAD zoning, the Town’s Zoning Ordinance, and the Town’s subdivision regulations. This request is a follow-up to the rezoning approval.

HISTORY

- | | |
|--------------|--|
| May 6, 2020 | Town Council Public Hearing to initiate the annexation process. |
| May 13, 2020 | Planning Commission approves P18-0193 Empire Point rezoning the subject site to R1-5/PAD and C-2 |
| May 20, 2020 | Town Council approves annexation request for the subject site. |

June 3, 2020

Town Council approves P18-0193 Empire Point rezoning the subject site to R1-5/PAD and C-2.

PROJECT INFORMATION

Project Name	Empire Point Preliminary Plat (P18-0194)
Site Location	Northwest corner Empire Boulevard and Gary Road
Current Zoning	R1-5/PAD and C-2
General Plan Designation	Neighborhood
Surrounding Zoning Designations:	
North	R1-5/PAD Harvest at Queen Creek
South	Empire Boulevard, Pinal County
East	Gary Road, Pinal County
West	R1-43 and Maricopa County island
Gross Acreage	180 acres (165 acres R1-5/PAD, 15 acres of C-2)

DISCUSSION

The request is for Preliminary Plat approval of a 533-lot single-family residential subdivision and commercial corner that was approved by Town Council at their May 13, 2020 hearing. The site is proposed to be constructed in three phases with phase 1 including 204 lots, offsite improvements for Empire Boulevard and Gary Road and Sonoqui Wash, phase 2 consisting of 216 lots, and phase 3 consisting of 113 lots and the Signal Butte Road improvements.. Three lot sizes are provided throughout the community with 50'x115' (5,750 sq. ft.), 55'x120' (6,600 sq. ft.), and 65'x125' (8,125 sq. ft.) lots with an overall density of 2.95 du/net acre.

A total of 43.45 acres of open space is provided, which includes both the common and active open space area. For the R1-5 zoning district a total of 20% (30.5 acres) of open space is required, 29% (43.45 acres) is provided. The amenities provided within the main amenity area include a basketball court, pickle ball court, bocce ball court, playground equipment, and ramada areas.

CONDITIONS OF APPROVAL

1. Any existing 69kV overhead lines within road right-of-way shall be required to be relocated outside of the rights-of-way and any overhead lines less than 69kV shall be placed underground.
2. A private drainage easement shall be recorded per the drainage design proposed for the development.
3. With the final plat submittal, water meters shall be located within the public water easement. The double check shall be located outside of the public water easement.
4. A water model with a flow test shall be provided with the construction documents to ensure system adequacy.

5. 55' of half street of Right-of-Way for Signal Butte Road and Empire Road shall be dedicated on the Final Plat.
6. Full ½ street improvements shall be required to be designed and constructed for Signal Butte Road and Empire Road for all portions of the Right-of-Way adjacent to the property frontage.
7. The Developer shall provide a roadway connection from Empire Road to the project's Signal Butte Road entry location.
8. All improvements and Right-of-Way requirements for Gary Road shall be coordinated with Pinal County.
9. The Developer shall design and construct a 6' x 5' concrete box culvert at the Sonoqui Wash crossing of Empire Road per the recommendations of the February 27, 2020 memo prepared by EPS Group and approved by Town Staff.
10. If warranted, the developer shall provide 1/2 cost share (\$200,000.00) for the traffic signal at Empire Road and North Village Lane intersection.
11. If warranted, the developer shall provide 1/2 cost share (\$200,000.00) for the traffic signal at Gary Road and Belmont Red Trail intersection.
12. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
13. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.

ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Approved Site Plan
4. Preliminary Plat

Project Name: Empire Point Preliminary Plat Aerial Exhibit

Case Numbers: P18-0194

Hearing Date: June 10, 2020 (Planning Commission)

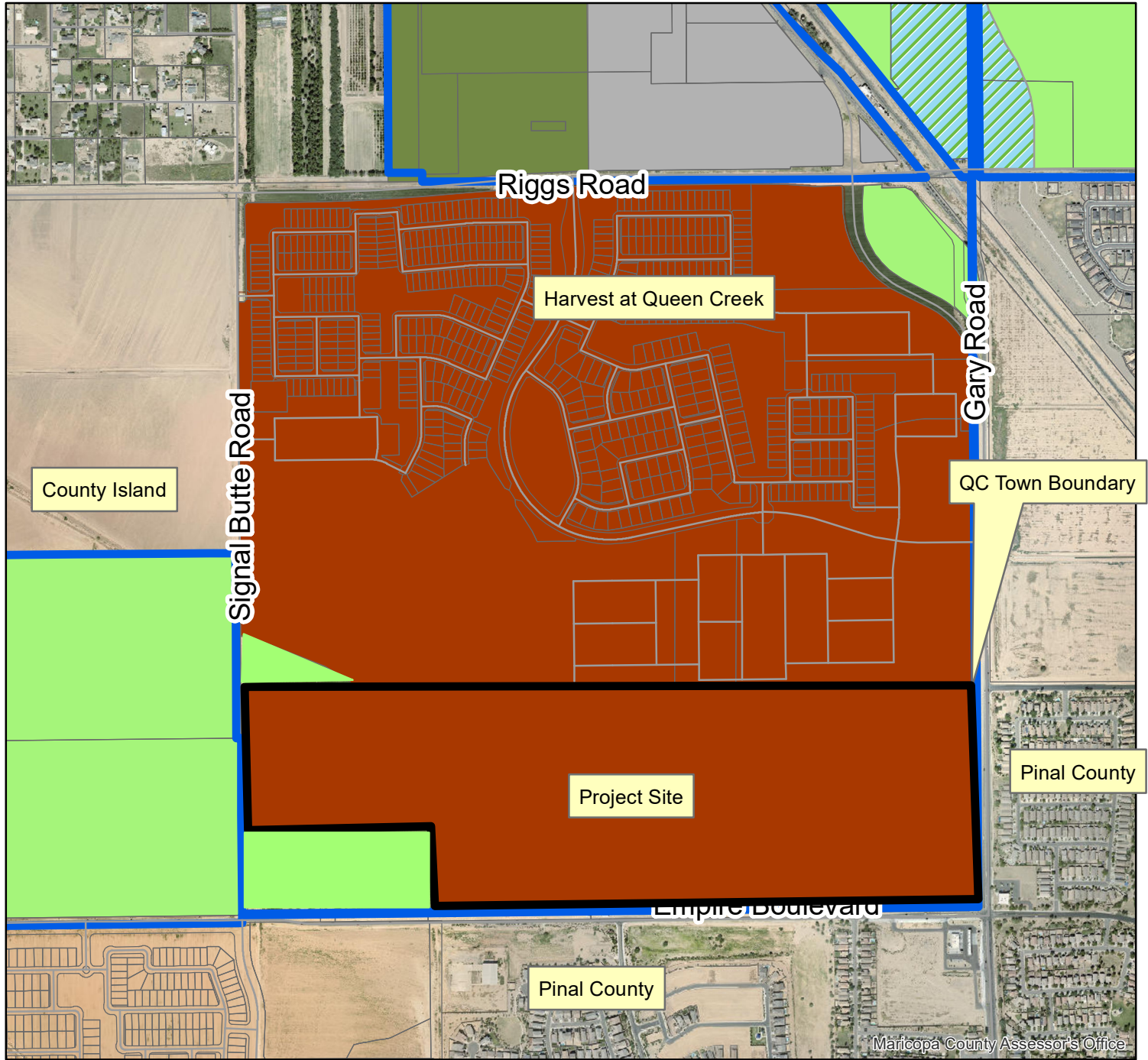


Zoning Districts

























Project Name: Empire Point Current Zoning Exhibit

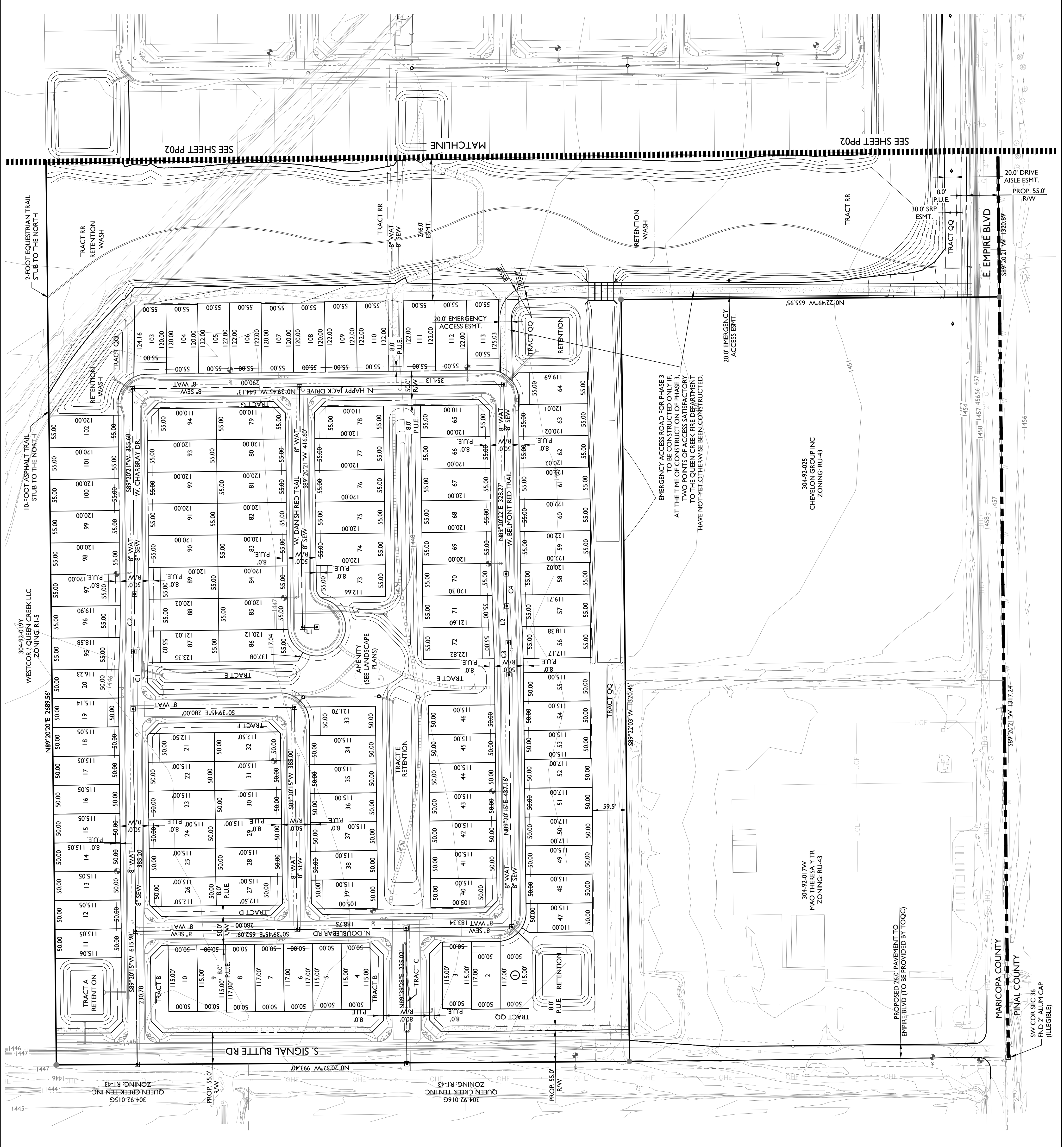
Case Numbers: P18-0193

Hearing Date: May 13, 2020 (Planning Commission)



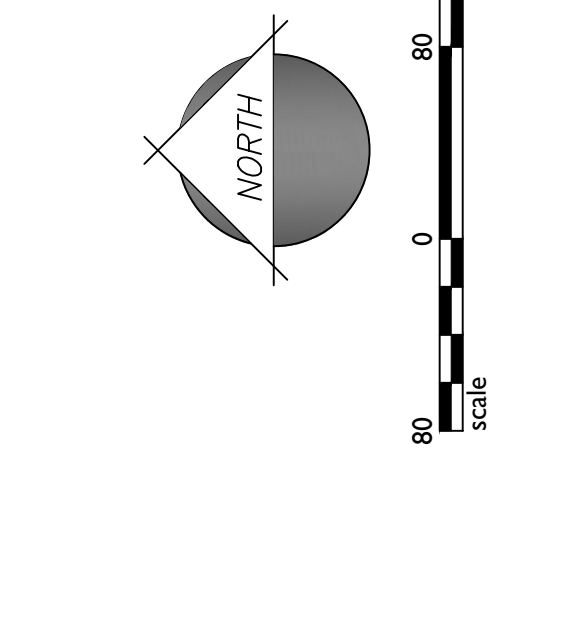
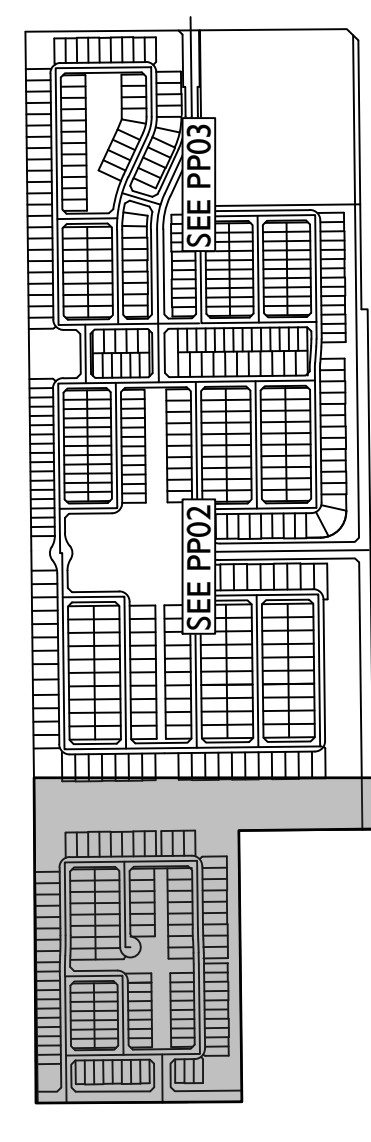
Zoning Districts

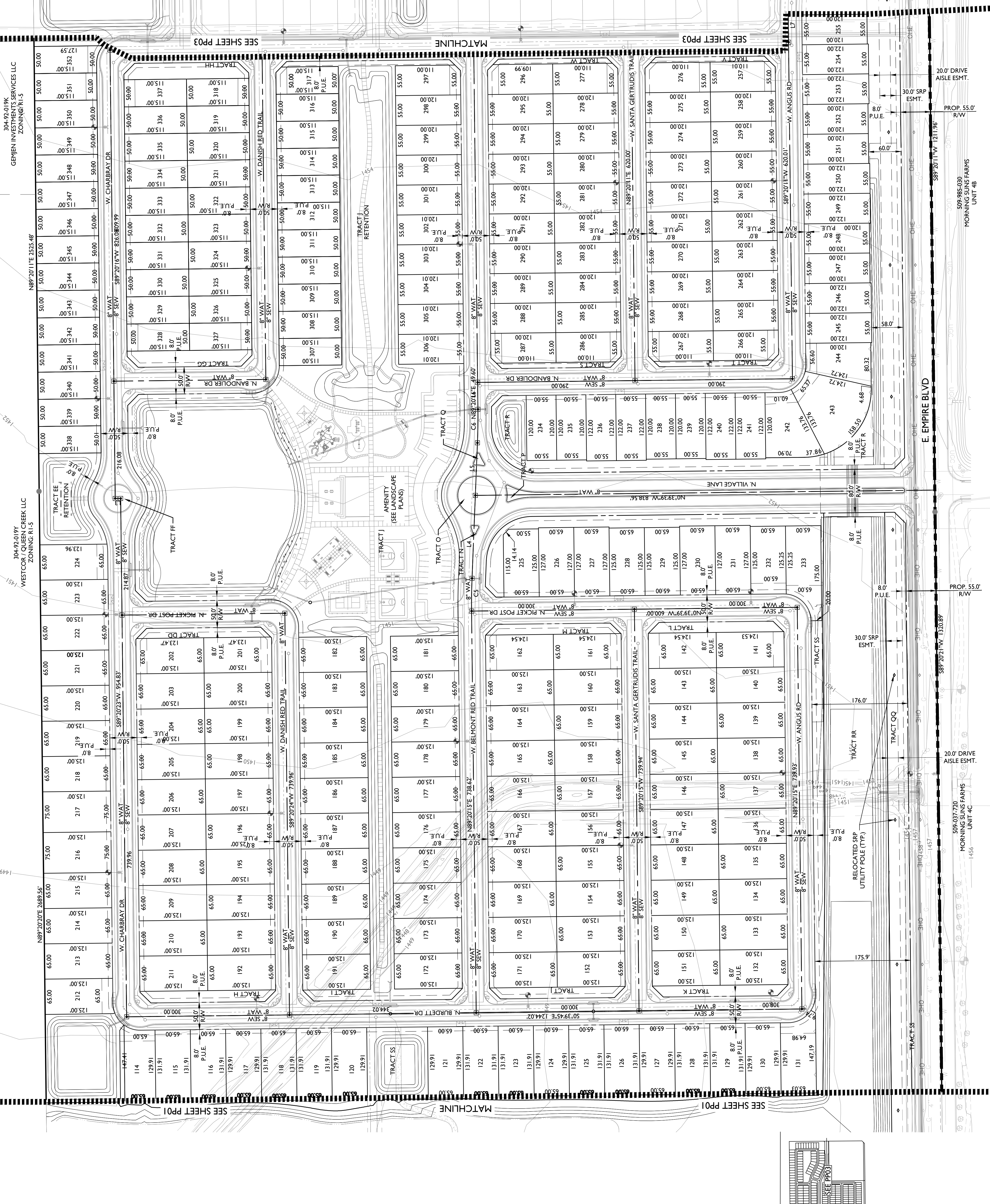
 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-7 - Residential	 R1-35 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-8 - Residential	 R1-43 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-9 - Residential	 R1-54 - Residential
 TC - Commercial	 R1-4 - Residential	 R1-12 - Residential	 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



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	99.58'	2000.00'	99.57'
C2	99.33'	2000.00'	99.52'
C3	55.49'	2200.00'	55.49'
C4	55.54'	2200.00'	55.54'
C5	61.65'	1200.00'	61.64'
C6	61.67'	1200.00'	61.67'
C7	35.06'	400.00'	35.05'
C8	35.05'	400.00'	35.04'
C9	55.75'	595.00'	55.73'
C10	76.82'	595.00'	76.77'
C11	48.33'	595.00'	48.31'
C12	84.24'	595.00'	84.17'
C13	91.35'	205.00'	90.60'
C14	121.62'	400.00'	121.15'
C15	56.62'	400.00'	56.58'
C16	178.33'	400.00'	176.86'

LINE TABLE	
LINE	BEARING
L1	N00°39'45"W
L2	N87°53'33"E
L3	N00°00'00"E
L4	S87°43'08"E
L5	S87°43'08"E
L6	N89°20'11"E
L7	S89°20'11"W
L8	N85°38'31"W



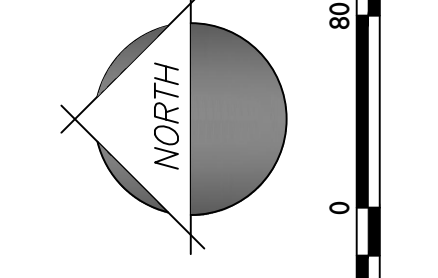
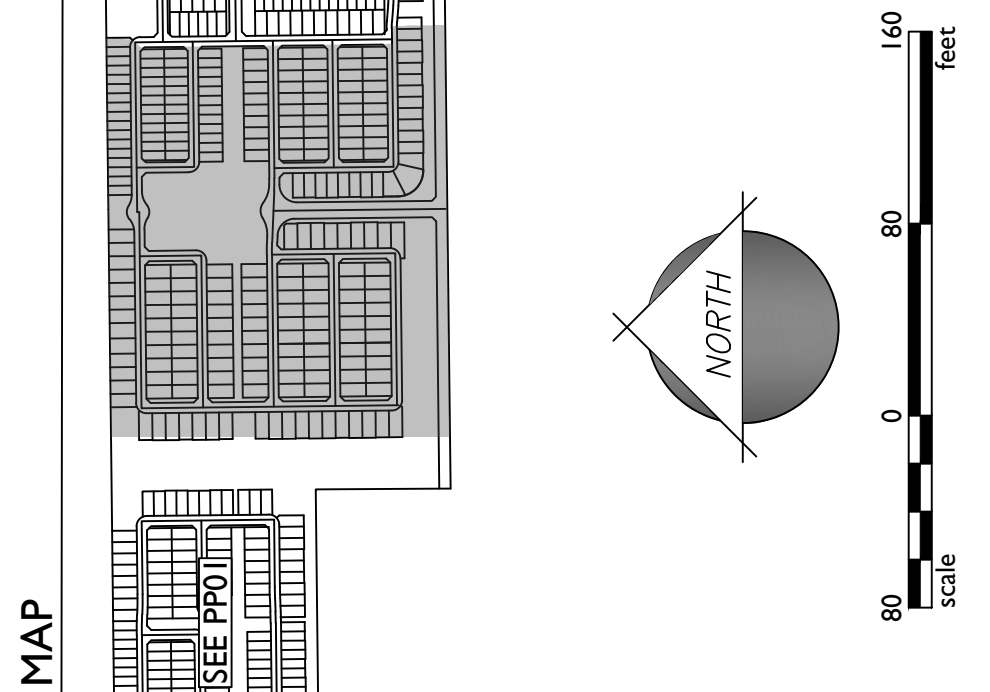


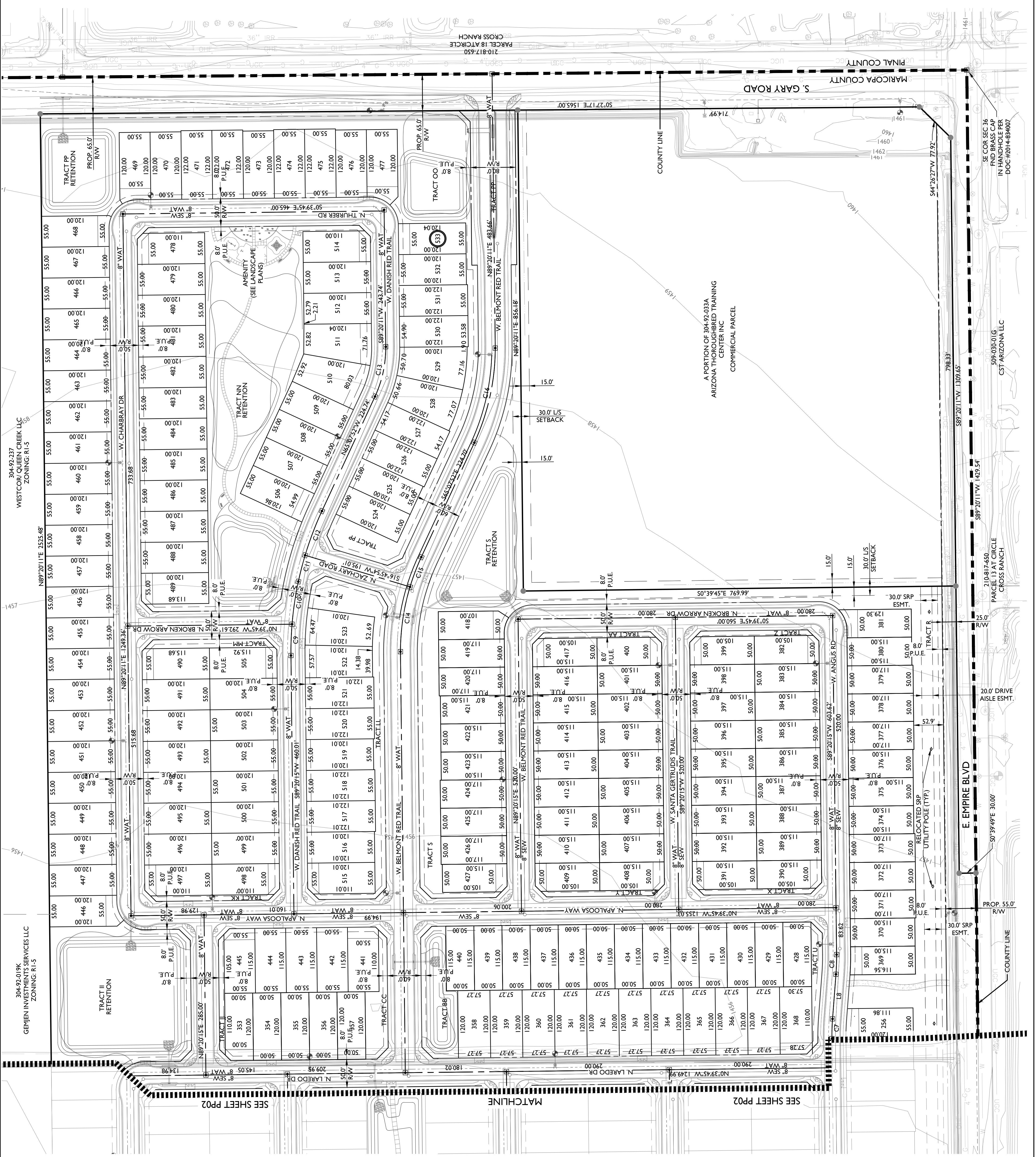
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LINE	LENGTH	BEARING
L1	25.00'	N00°39'45\"W
L2	63.48'	N87°53'33\"E
L3	10.03'	N00°00'00\"E
L4	152.95'	S87°43'08\"E
L5	96.92'	S87°43'08\"E
L6	49.60'	N89°20'11\"E
L7	52.07'	S89°20'11\"W
L8	79.60'	N85°38'31\"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	99.58'	2000.00'	99.57'	002°51'10\"
C2	99.53'	2000.00'	99.52'	002°51'05\"
C3	55.49'	2200.00'	55.49'	001°26'43\"
C4	55.54'	2200.00'	55.54'	001°26'47\"
C5	61.65'	1200.00'	61.64'	002°56'37\"
C6	61.67'	1200.00'	61.67'	002°56'41\"
C7	35.06'	400.00'	35.05'	005°01'18\"
C8	35.05'	400.00'	35.04'	005°01'14\"
C9	55.75'	595.00'	55.73'	005°22'06\"
C10	76.82'	595.00'	76.77'	007°23'50\"
C11	48.33'	595.00'	48.31'	004°39'13\"
C12	84.24'	595.00'	84.17'	008°06'43\"
C13	91.35'	205.00'	90.60'	025°31'57\"
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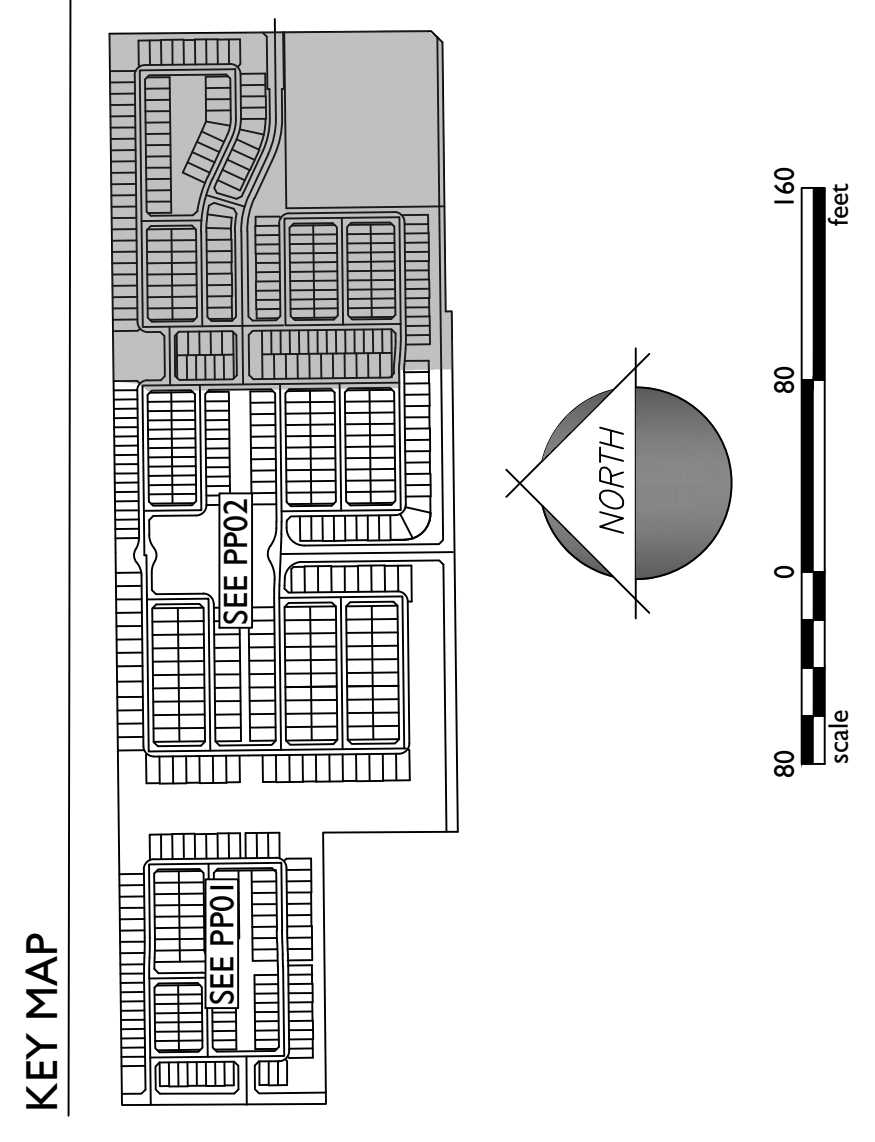


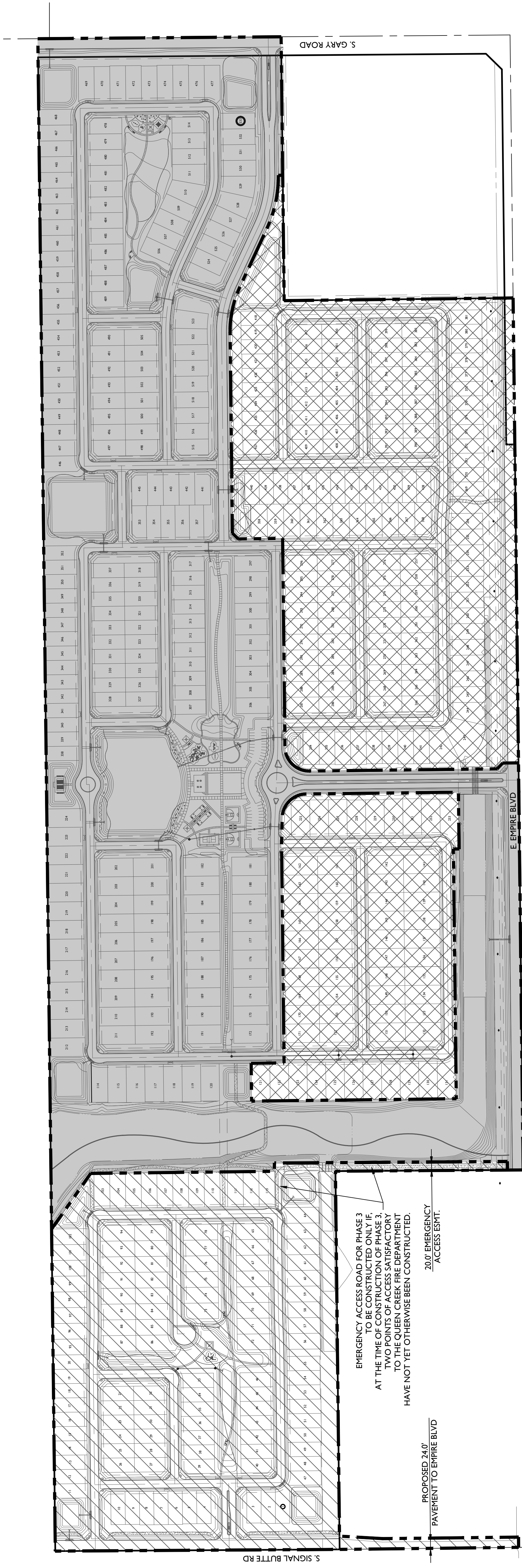
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PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

EMERGENCY ACCESS ROAD FOR PHASE 3 TO BE CONSTRUCTED ONLY IF, AT THE TIME OF CONSTRUCTION OF PHASE 3, TWO POINTS OF ACCESS SATISFACTORY TO THE QUEEN CREEK FIRE DEPARTMENT HAVE NOT YET OTHERWISE BEEN CONSTRUCTED.

PROPOSED 24.0' PAVEMENT TO EMPIRE BLVD ACCESS EBRT.

20.0' EMERGENCY ACCESS EBRT.

