



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

**FROM:** Erik Swanson, Planning Administrator  
Sarah Clark, Senior Planner/Project Manager

**RE:** Discussion and Possible Action on P20-0110 Zimmerman Dairy/ North Creek Preliminary Plat, a request from Drew Huseh of Woodside Homes, for a Preliminary Plat approval for Phase 1 of the North Creek community, consisting of 365 single-family lots on 105 acres, located generally at the southeast corner of Meridian and Germann roads.

**DATE:** November, 2020

**STAFF RECOMMENDATION**

Staff recommends approval of P20-0110 Zimmerman Dairy North Creek Pre-Plat, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Staff recommends approval of P20-0110 Zimmerman Dairy North Creek Pre-Plat, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOAL(S)**



Secure Future



Effective Government

**SUMMARY**

This proposal consists of a request from Woodside Homes for preliminary plat approval for Phase 1 of the North Creek community, consisting of 365 single-family lots on 105 acres, located generally at the southeast corner of Meridian and Germann roads. The subject site recently went through a 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 on November 4, 2020.

**HISTORY**

April 9, 2018	The property was annexed into the Town of Queen Creek
November 20, 2019	Town Council approves Resolution 1309-19 for the Zimmerman Dairy Major General Plan Amendment, which amended the property’s General Plan Land Use Designation from Industrial to Neighborhood and Commercial.
November 4, 2020	Town Council approves Ordinance 740-20 for the Zimmerman Dairy North Creek PAD Rezone which rezoned the site from AT to 142 acres of R1-5/PAD, 38-ares of MDR/PAD and 15.1 acres of C-2/PAD to allow for a future residential and commercial development

**PROJECT INFORMATION**

<b>Zimmerman Dairy/North Creek Preliminary Plat Project Information</b>	
Site Location	Southeast corner of Meridian and Germann roads (generally)
Existing Zoning	R1-5/PAD & MDR/PAD
General Plan Designations	Neighborhood
Surrounding Zoning:	
North	Special District (ASLD) Pinal County General Rural (vacant lots)
South	R1-5
East	R1-5
West	R1-5/PAD (Barney Farms) Emp-A (Barney Farms Employment)
Gross Acreage	105 acres
Total Lots/Units	365 units
Proposed Density	3.78 net dwelling units per acre
Open Space	Open Space required - 20% (18.3 acres) Open Space provided - 32% (29.1 acres) Active Open Space required - 30% (5.5 acres) Active Open Space provided - 53% (11.31 acres)

**DISCUSSION**

The proposed request includes Preliminary Plat approval for Phase 1 of the Zimmerman Dairy/North Creek development, located generally at the southeast corner of Meridian and Germann roads. This first phase consists of 365 single-family residential lots located on approximately 105 acres. The Zimmerman Dairy North Creek PAD was approved by Council on

November 4, 2020 and includes a total of 738 lots; the Preliminary Plat for Phase 2 will be submitted at a later date. The table below shows a breakdown of the lot distribution.

<b>Development Plan Summary</b>				
<b>Parcel</b>	<b>Lot Size</b>	<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b># of Lots</b>
3	Village Series	MDR/PAD	2,240 sq. ft. 2,590 sq. ft. 3,185 sq. ft.	110
2, 5 & 6	46'x120'	R1-5/PAD	5,520 sq. ft.	155
7 & 8	60'x135'	R1-5/PAD	8,100 sq. ft.	100
<b>Total</b>				<b>365</b>

Phase 1 of the development includes the completion of the Meridian Road half-street improvements, German Road roadway improvements (pavement, streetlights, and curb and gutter), the collector road and box culvert, central park amenity and the construction of Parcels 1-8 which line the eastern and southern boundaries of the development. Parcels included in Phase 1 include the alley loaded lots and the two R1-5 zoned lot types.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with all Conditions of Approval outlined in the “Zimmerman Dairy North Creek PAD Rezone” Ordinance 740-20, P20-0109.
2. The final Utility Plans shall include the 24-inch water line located along the north side of Germann across the frontage of the project site.

**ATTACHMENTS**

1. Aerial Exhibit
2. Zoning Exhibit
3. Approved Development Plan
4. Approved Phasing Plan
5. Preliminary Plat

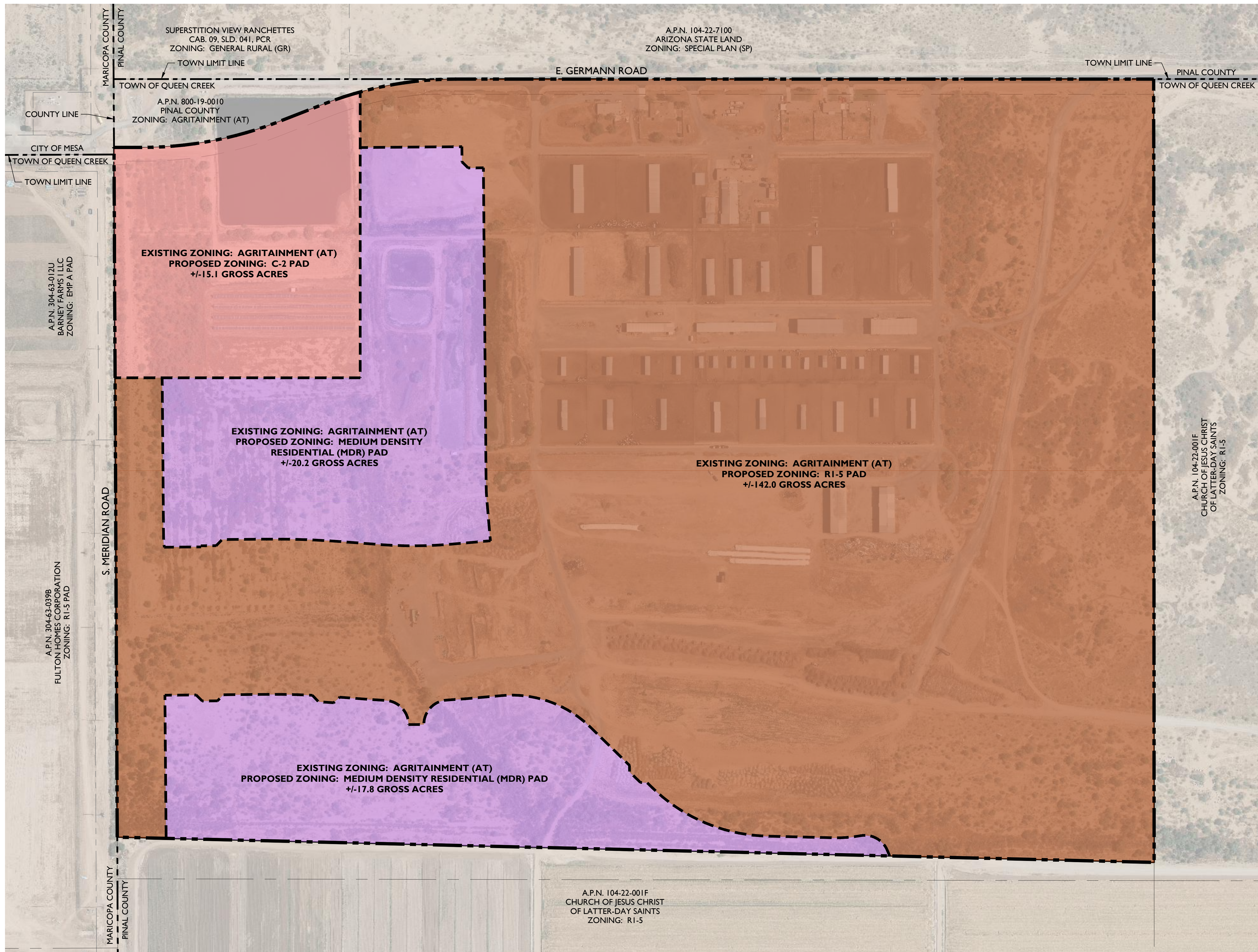
Project Name: Zimmerman Dairy/North Creek Preliminary Plat

Case Number: P20-0110

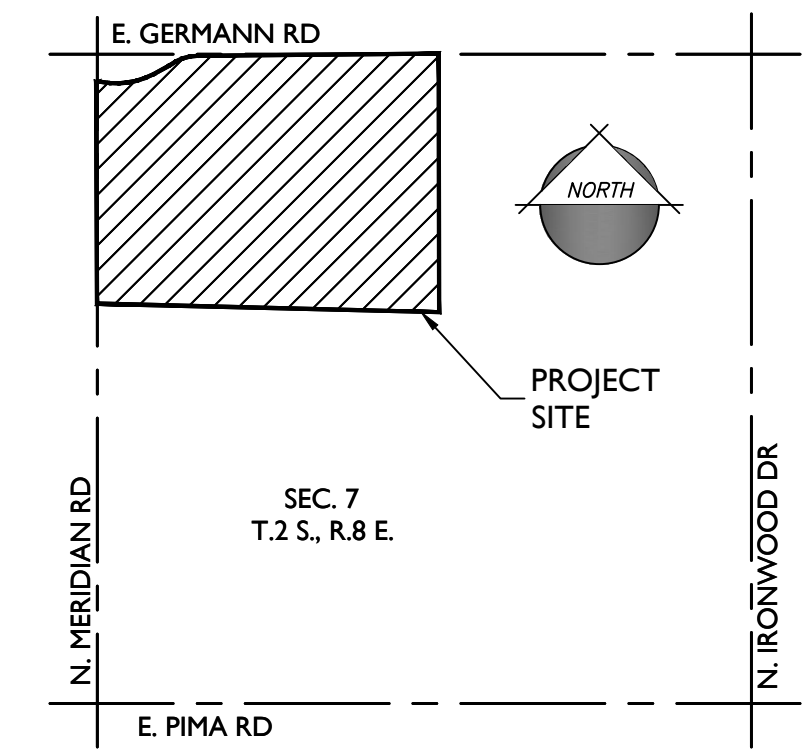


Hearing Dates: November 10, 2020 (Planning Commission)





**VICINITY MAP**  
N.T.S.

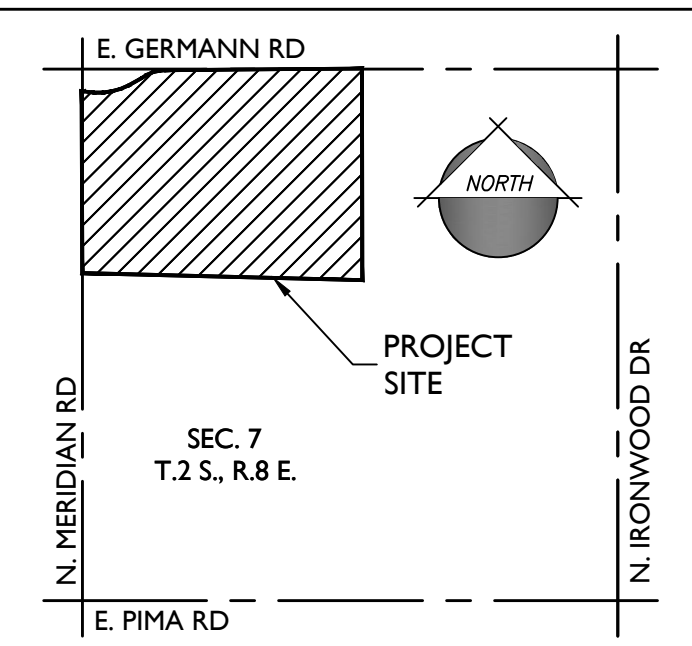


**PROJECT TEAM**

<p><b>DEVELOPER</b> WOODSIDE HOMES 1811 S. ALMA SCHOOL RD., STE 190 MESA, AZ 85210 TEL: (480)-755-2121 CONTACT: DREW HUSETH drew.huseth@woodsidehomes.com</p>	<p><b>PLANNER</b> EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JOSH HANNON josh.hannon@epsgruoinc.com</p>
<p><b>CIVIL ENGINEER</b> EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JOE PETRUCCI, P.E. joe.petrucchi@epsgruoinc.com</p>	<p><b>LANDSCAPE ARCHITECT</b> EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ALIZA SABIN aliza.sabin@epsgruoinc.com</p>

**PROJECT DATA**

<p>AP.N.: 104-22-001E LOCATION: SEC OF MERIDIAN ROAD AND GERMANN ROAD EXISTING GENERAL PLAN: NEIGHBORHOOD &amp; COMMERCIAL EXISTING ZONING: AT (AGRITAINMENT)</p>	<p>104-22-001E SEC OF MERIDIAN ROAD AND GERMANN ROAD NEIGHBORHOOD &amp; COMMERCIAL AT (AGRITAINMENT)</p>
<p>GROSS AREA: 195.1 ACRES (INCLUDING EXISTING GERMANN ROAD R/W) NET AREA: 191.3 ACRES (EXCLUDING EXISTING GERMANN ROAD R/W) GERMANN ROAD R/W AREA: 3.8 ACRES</p>	<p>195.1 ACRES (INCLUDING EXISTING GERMANN ROAD R/W) 191.3 ACRES (EXCLUDING EXISTING GERMANN ROAD R/W) 3.8 ACRES</p>
<p>PROPOSED ZONING:</p>	<p>C-2 (GENERAL COMMERCIAL) PAD - 15.1 ACRES (8%) MDR (MEDIUM DENSITY RESIDENTIAL) PAD - 38.0 ACRES (19%) R1-5 (UP TO 5 DU/AC) PAD - 142.0 ACRES (73%)</p>



**PROJECT TEAM**

**DEVELOPER**  
WOODSIDE HOMES  
1811 S. ALMA SCHOOL RD., STE 190  
MESA, AZ 85201  
TEL: (480)-755-2121  
CONTACT: DREW HUSETH  
drew.huseth@woodsidehomes.com

**PLANNER**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOSH HANNON  
josh.hannon@epsgruoinc.com

**CIVIL ENGINEER**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOE PETRUCCI, P.E.  
joe.petrucchi@epsgruoinc.com

**LANDSCAPE ARCHITECT**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: ALIZA SABIN  
aliza.sabin@epsgruoinc.com

**PROJECT DATA**

A.P.N.: 104-22-001E  
LOCATION: SEC OF MERIDIAN ROAD AND GERMANN ROAD  
EXISTING GENERAL PLAN: NEIGHBORHOOD & COMMERCIAL  
EXISTING ZONING: AT (AGRITAINMENT)

PROPOSED ZONING: C-2 (GENERAL COMMERCIAL) PAD - 15.1 ACRES (8%)  
MDR (MEDIUM DENSITY RESIDENTIAL) PAD - 38.0 ACRES (19%)  
R1-5 (UP TO 5 DU/AC) PAD - 142.0 ACRES (73%)

GROSS AREA (A): 195.1 ACRES  
ARTERIAL & COLLECTOR R/W (a): 16.5 ACRES  
COMMERCIAL (C): 15.1 ACRES  
NET AREA: 163.5 ACRES

LOTS SIZES  
46' x 120': 304  
60' x 135': 178  
VILLAGE: 256  
TOTAL: 738

**RESIDENTIAL DENSITY CALCULATION**

PAD ZONING RESIDENTIAL NET DENSITY:

$$D = \frac{DU}{A - (C + a)}$$

$$D = \frac{738}{195.1 - (15.1 + 16.5)}$$

$$D = 4.5 \text{ DU/AC}$$

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
D: MAXIMUM NET DENSITY  
A: TOTAL SITE AREA (ACRES)  
C: TOTAL COMMERCIAL LAND AREA (ACRES)  
a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

**PAD RESIDENTIAL DENSITY CALCULATION BY ZONING DISTRICT**

MDR PAD ZONING RESIDENTIAL NET DENSITY:  $D = \frac{DU}{A - (a)}$   
R1-5 PAD ZONING RESIDENTIAL NET DENSITY:  $D = \frac{DU}{A - (a)}$

$$D = \frac{256}{38.0 - (0.0)}$$

$$D = 6.7 \text{ DU/AC}$$

$$D = \frac{482}{142.0 - (16.5)}$$

$$D = 3.8 \text{ DU/AC}$$

**OPEN SPACE SUMMARY**

**OVERALL OPEN SPACE CALCULATIONS:**

OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	25% OF NET AREA
REQUIRED (AC.)	32.70 ACRES
PROVIDED (AC.)	41.45 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	53% OF REQUIRED O/S
REQUIRED (AC.)	9.81 ACRES
PROVIDED (AC.)	17.48 ACRES
PASSIVE OPEN SPACE	23.97 ACRES

**PHASE 1 OPEN SPACE CALCULATIONS:**

NET AREA	91.5 ACRES
OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	32% OF NET AREA
REQUIRED (AC.)	18.30 ACRES
PROVIDED (AC.)	29.15 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	62% OF REQUIRED O/S
REQUIRED (AC.)	5.49 ACRES
PROVIDED (AC.)	11.31 ACRES
PASSIVE OPEN SPACE	19.77 ACRES

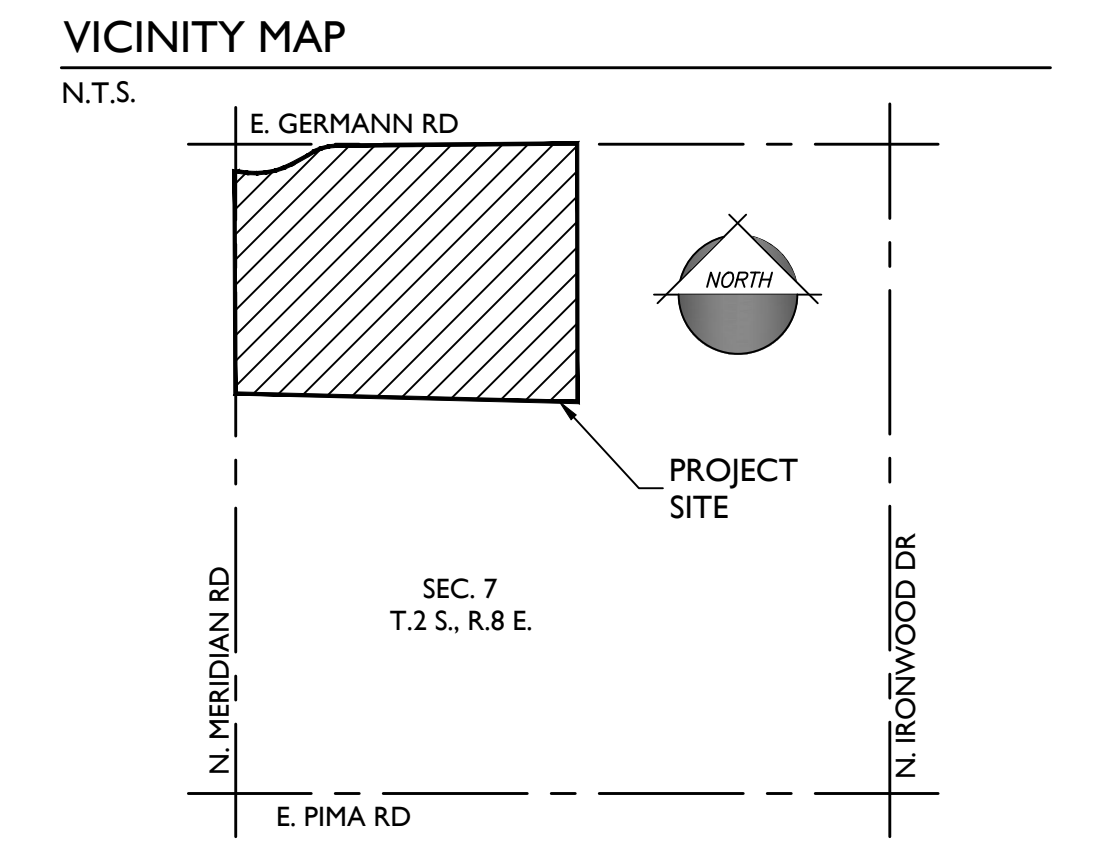
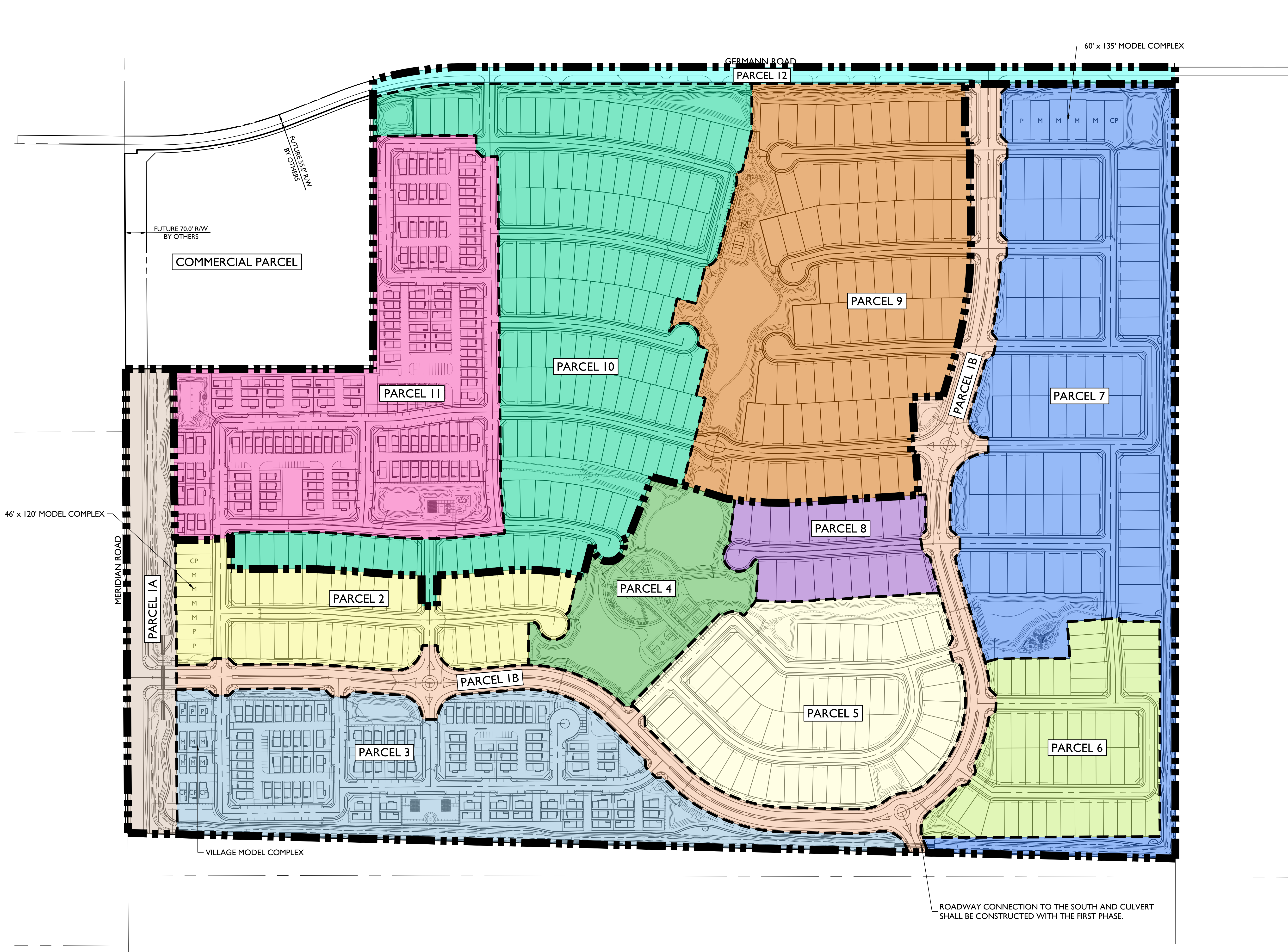
**PHASE 2 OPEN SPACE CALCULATIONS:**

NET AREA	71.9 ACRES
OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	17% OF NET AREA
REQUIRED (AC.)	14.38 ACRES
PROVIDED (AC.)	12.30 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	20% OF REQUIRED O/S
REQUIRED (AC.)	4.31 ACRES
PROVIDED (AC.)	2.89 ACRES
PASSIVE OPEN SPACE	9.41 ACRES

NOTE:  
CONCRETE CURB  
TO BE LOCATED  
ALONG SOUTHERN  
AND EASTERN  
BOUNDARY.

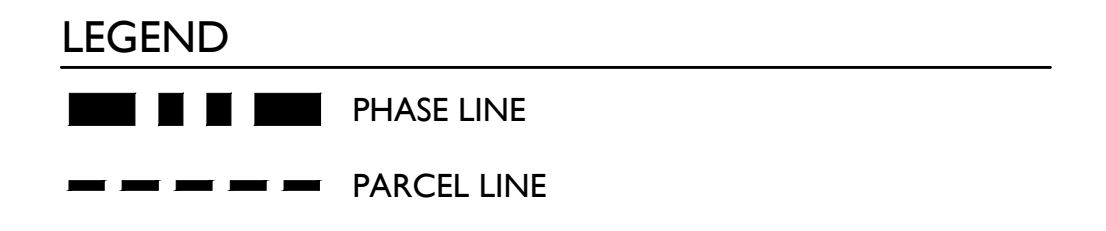
NOTE:  
CONCRETE CURB TO  
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EASTERN BOUNDARY.





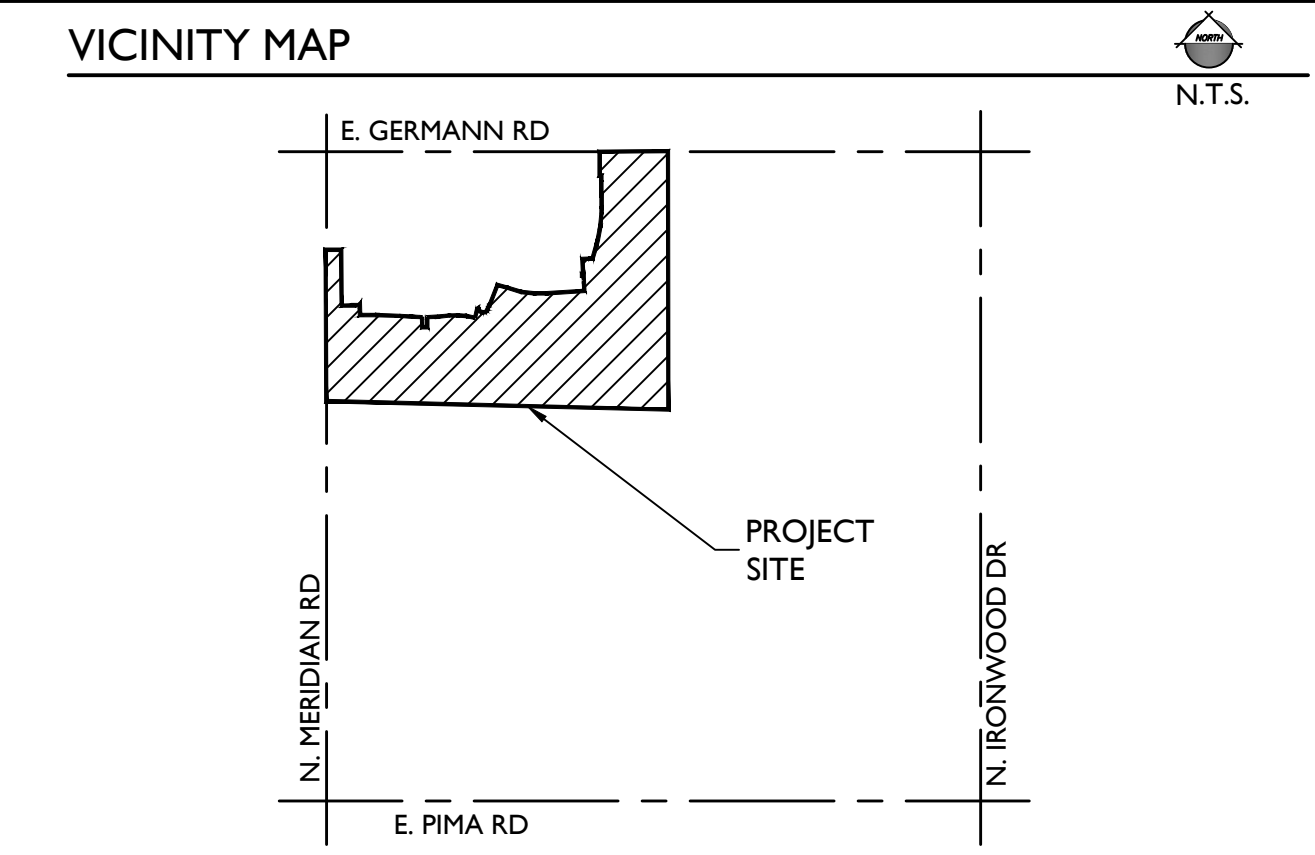
**ZIMMERMAN DAIRY PHASE BREAKDOWN**

PARCEL	LOT SIZE	NO. OF LOTS
PHASE 1		
1A	MERIDIAN RD.	0
1B	COLLECTOR RD.	0
2	46' x 120'	47
3	VILLAGE	110
4	PARK	0
5	46' x 120'	59
6	46' x 120'	49
7	60' x 135'	81
8	60' x 135'	19
PHASE 1 TOTAL		365
PHASE 2		
9	60' x 135'	78
10	46' x 120'	149
11	VILLAGE	146
12	GERMANN RD.	0
PHASE 2 TOTAL		373
<b>TOTAL NO. OF LOTS</b>		<b>738</b>



# PRELIMINARY PLAT FOR NORTH CREEK PHASE I

A PORTION OF THE NORTHWEST QUARTER,  
SECTION 7, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA SALT  
RIVER MERIDIAN PINAL COUNTY, ARIZONA.



**PROJECT TEAM**

**OWNER / DEVELOPER:**  
WOODSIDE HOMES  
1811 S. ALMA SCHOOL ROAD, SUITE 190  
MESA, ARIZONA 85210  
TEL: (480)-755-2126  
CONTACT: DREW HUSETH  
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aliza.sabin@epsgruoinc.com

**PROJECT DATA**

A.P.N. 104-22-001E

LOCATION: SEC. OF MERIDIAN ROAD AND GERMANN ROAD  
EXISTING GENERAL PLAN: NEIGHBORHOOD  
EXISTING ZONING: AT (AGRIANMENT)

PROPOSED ZONING: MDR (MEDIUM DENSITY RESIDENTIAL) PAD - 17.8 ACRES (17%)  
R1-5 (UP TO 5 DU/AC), PAD - 87.8 ACRES (83%)

GROSS AREA (A): 105.6 ACRES  
ARTERIAL & COLLECTOR R/W (a): 14.1 ACRES  
NET AREA: 91.5 ACRES

**LOT SIZE:**  
46' x 120' 155  
60' x 135' 100  
VILLAGE 110  
TOTAL 365

MIN. LOT AREA: 2,240 SF  
MAX. LOT AREA: 8,633 SF  
AVERAGE LOT AREA: 5,533 SF

**RESIDENTIAL DENSITY CALCULATION**

PAD ZONING RESIDENTIAL NET DENSITY:

$$D = \frac{DU}{A - (a)}$$

DU: TOTAL NO. OF DWELLING UNITS PERMITTED  
D: MAXIMUM NET DENSITY  
A: TOTAL SITE AREA (ACRES)  
a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

D = 365 / (105.6 - (14.1)) = 4.0 DU/AC

**OPEN SPACE SUMMARY**

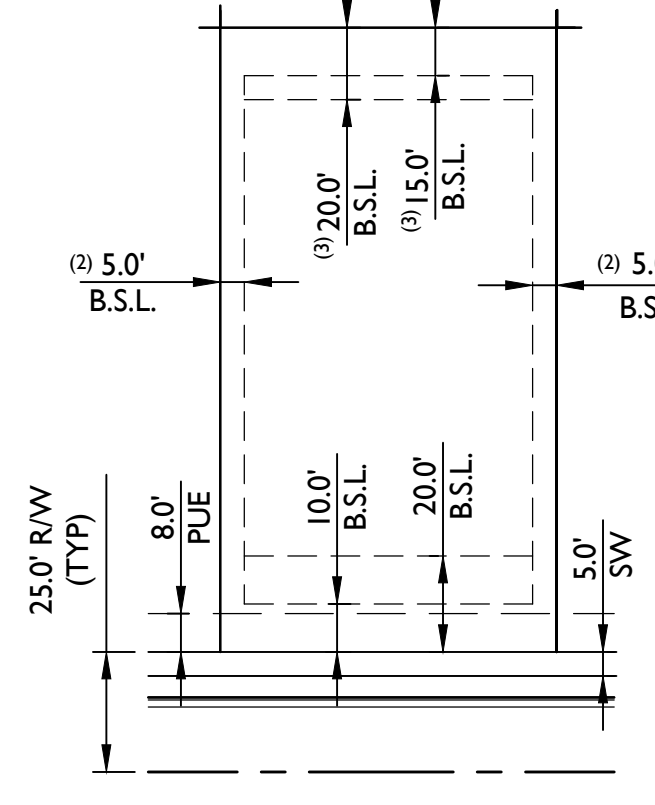
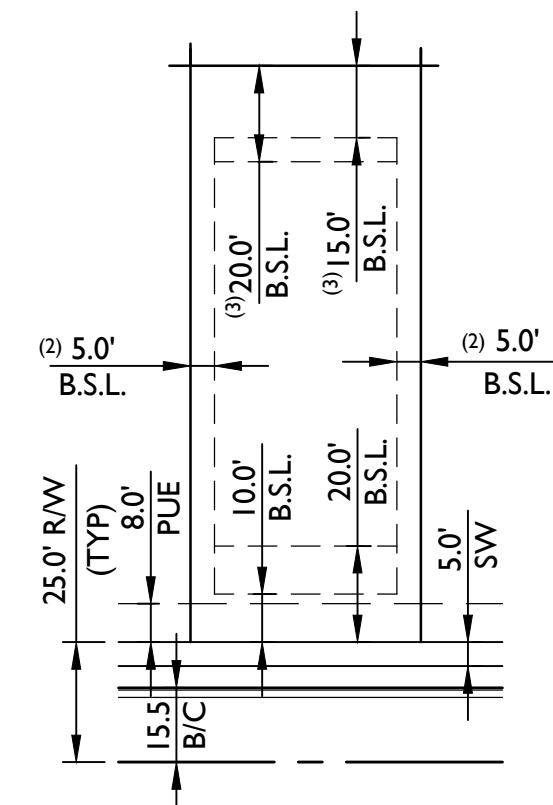
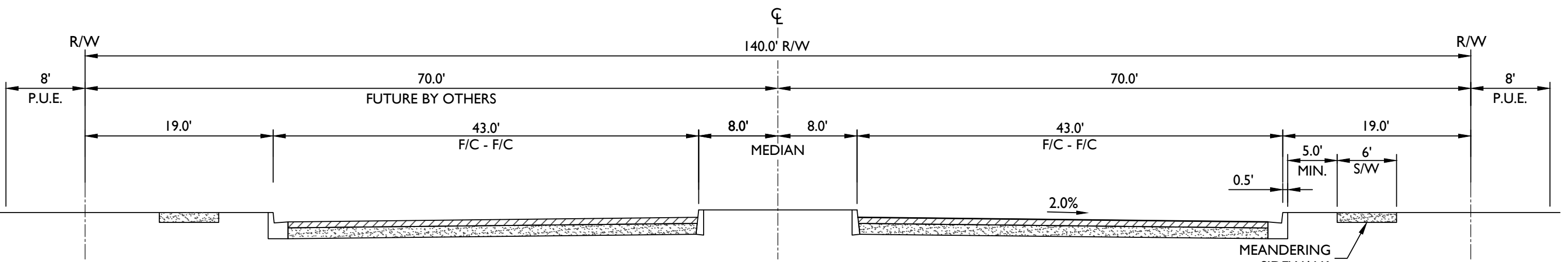
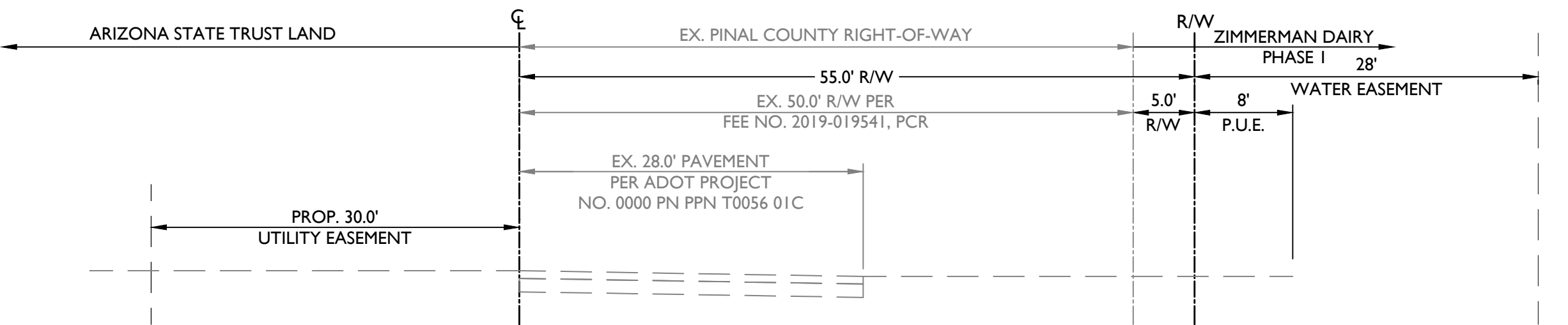
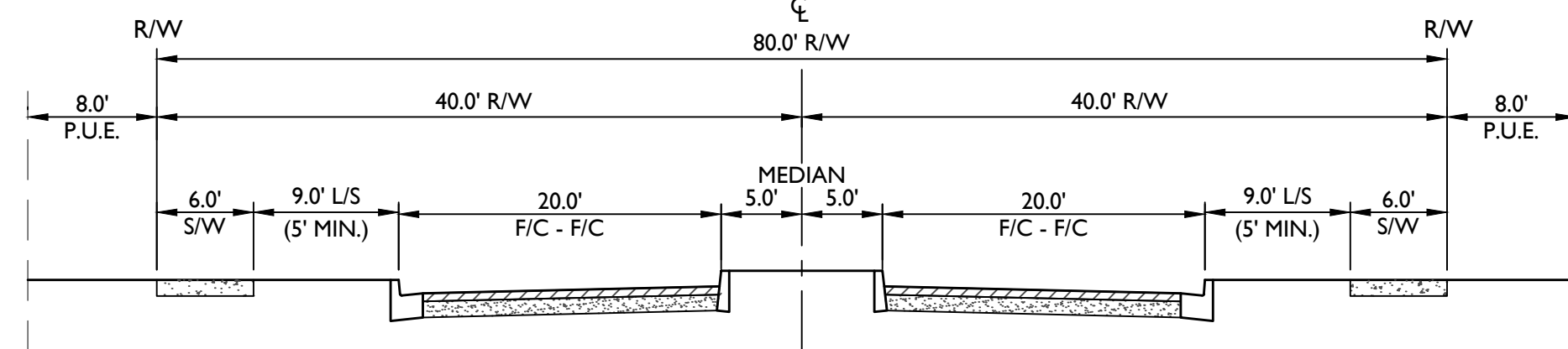
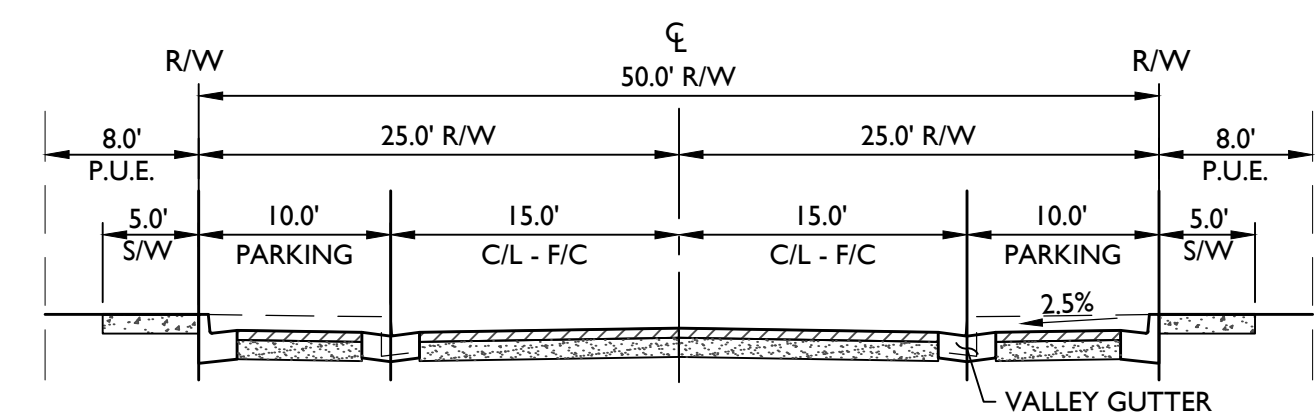
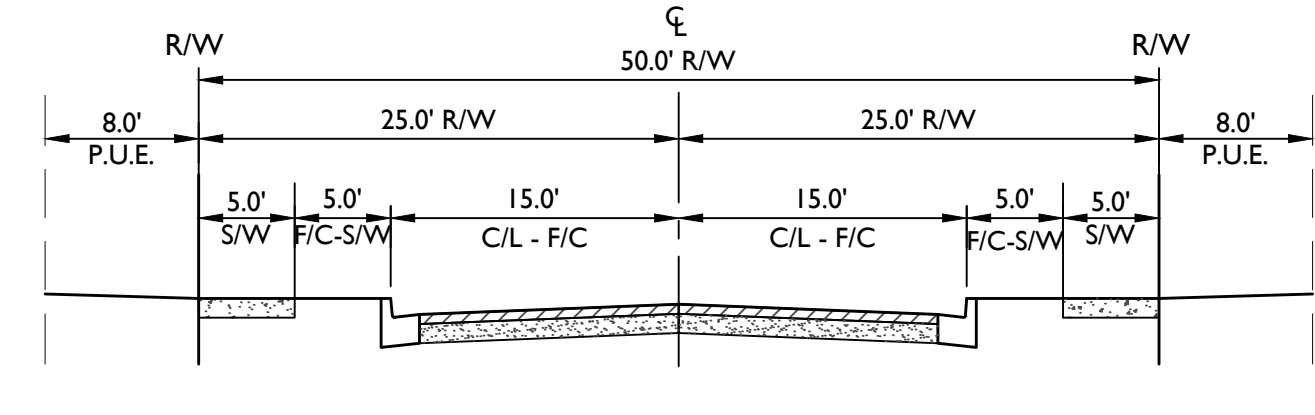
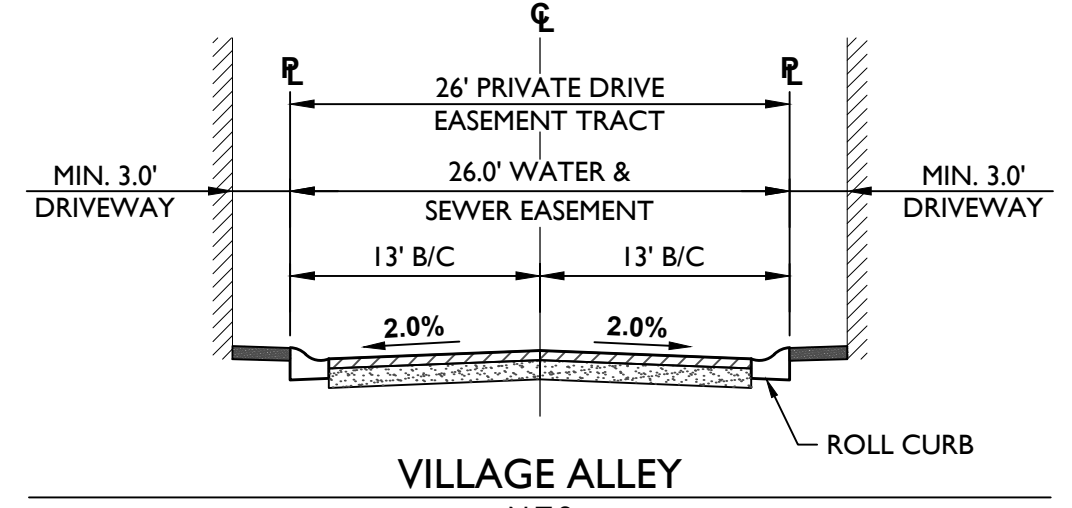
OPEN SPACE	REQUIRED (%)	PROVIDED (%)	REQUIRED (AC.)	PROVIDED (AC.)
REQUIRED (%)	20%	32%	18.30	29.10
PROVIDED (%)				
REQUIRED (AC.)				
PROVIDED (AC.)				

ACTIVE OPEN SPACE  
REQUIRED (%) 30% OF REQUIRED O/S  
PROVIDED (%) 62% OF REQUIRED O/S  
REQUIRED (AC.) 5.49 ACRES  
PROVIDED (AC.) 11.31 ACRES

PASSIVE OPEN SPACE 17.79 ACRES

**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.
- THIS PROPERTY IS LOCATED IN PROXIMITY TO LAND DESIGNATED FOR DEVELOPMENT AS INDUSTRIAL, COMMERCIAL AND/OR MULTI-FAMILY USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION VIBRATIONS DUST AND ALL OTHER AFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- NO PARKING ALLOWED WITHIN THE PRIVATE DRIVE TRACTS IN THE VILLAGE PARCELS.

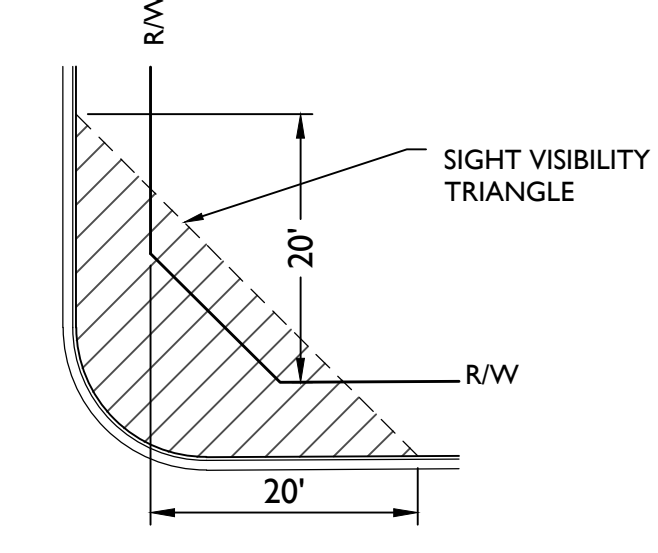
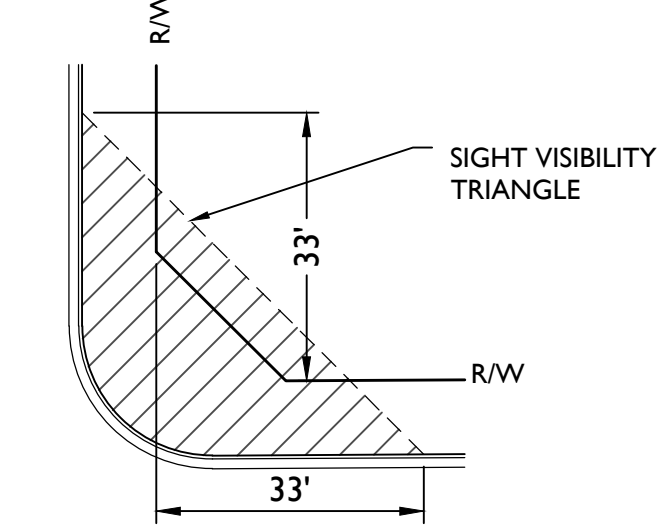


NOTE: TYPICAL VILLAGE DIAGRAMS ARE SHOWN ON SHEET 7

**DEVELOPMENT STANDARDS**

STANDARD	MDR Medium Density Residential	MDR Medium Density Residential	R1-5 Lot Sizes 46' x 120' 60' x 135'	R1-5 Lot Size 50' x 100'
	(Proposed)	(QCZO)	(Proposed)	(QCZO)
Min. Lot Area (sq. ft.)	2,208 (1)	None	5,520 (1)	5,000
Min. Lot Width (ft.)	32	None	46	50
Min. Lot Depth (ft.)	69 (1)	None	120 (1)	100
Max. Height (ft.)	30	36	30	30
Min. Building Setbacks (ft.)				
Front (Front Facing Garage)	Alley Load Min. 3' Driveway Apron	10	20	20
Front (Side Entry Garage/Porch/Livable Area)	10	10	10	10
Side Yard	5 & 5 (2)	5 (2)	5 & 5 (2)	5 (2)
Min. Building Separation	10	n/a	10	n/a
Rear (Dwelling Unit)	n/a	10	20 (3)	20 (3)
Rear (Covered Patio)	n/a	10	15	15
Maximum Lot Coverage (%)				
One-Story	60	60 **	55	55
Two-Story	60	60 **	50	50

(1) EXCEPT TO ACCOMMODATE STREET CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCRUSH INTO THE TYPICAL LOT DEPTH.  
(2) SIDE YARD SETBACKS MAY BE 0- FEET FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED 2-LOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT (UBE).  
(3) 20- FEET FOR TWO-STORY HOMES, 15- FEET FOR SINGLE STORY HOMES AND/OR COVERED PATIOS.  
\*\* LOT COVERAGE SHALL BE CALCULATED FOR THE OVERALL DEVELOPMENT SITE.



**BASIS OF BEARING**

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, G88RM, AS SHOWN ON RECORD OF SURVEY PART OF SECTION 7, FEE NO. 2000-033982, PINAL COUNTY RECORDS, ALSO BEEN THE SOUTH MERIDIAN ROAD CENTERLINE BETWEEN EAST GERMANN ROAD AND EAST QUEEN CREEK ROAD. THE BEARING OF WHICH IS:

NORTH 00 DEGREES 16 MINUTES 10 SECONDS WEST

**BENCHMARK**

PINLA NETWORK DATUM, POINT NO. 208133:  
3 1/2" ALUMINUM CAP, PINAL COUNTY HIGHWAY DEPARTMENT AT THE CLOSING CORNER NORTHWEST CORNER, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN.

ELEVATION: 1,444.46'

**SHEET INDEX**

SHEET	NO.	DESCRIPTION
SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	CONTROL SHEET
SHEET 3	PP01	PRELIMINARY PLAT
SHEET 4	PP02	PRELIMINARY PLAT
SHEET 5	PP03	PRELIMINARY PLAT
SHEET 6	PP04	DATA TABLES
SHEET 7	PP05	TYPICAL VILLAGE DIAGRAMS
SHEET 8	PP06	TYPICAL VILLAGE DIAGRAMS
SHEET 9	PP07	PHASING PLAN
SHEET 10	PP08	MASTER DEVELOPMENT PLAN

**UTILITIES**

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

1130 N Alma School Road Suite 120 Mesa, AZ 85201 T:480.503.2250 F:480.503.2258 www.epsgruoinc.com

**EPS GROUP**

Project: North Creek Phase I Queen Creek, AZ

Preliminary Plat

Revisions:

NO.	DATE	DESCRIPTION
1	JUNE 1, 2020	1ST PRELIMINARY PLAT SUB.
2	AUGUST 3, 2020	2ND PRELIMINARY PLAT SUB.
3	AUGUST 31, 2020	3RD PRELIMINARY PLAT SUB.

Arizona State Engineer Seal: JOSEPH W. PETRUCCI III, No. 54540, Exp. 08-31-23, AZ 0000001100

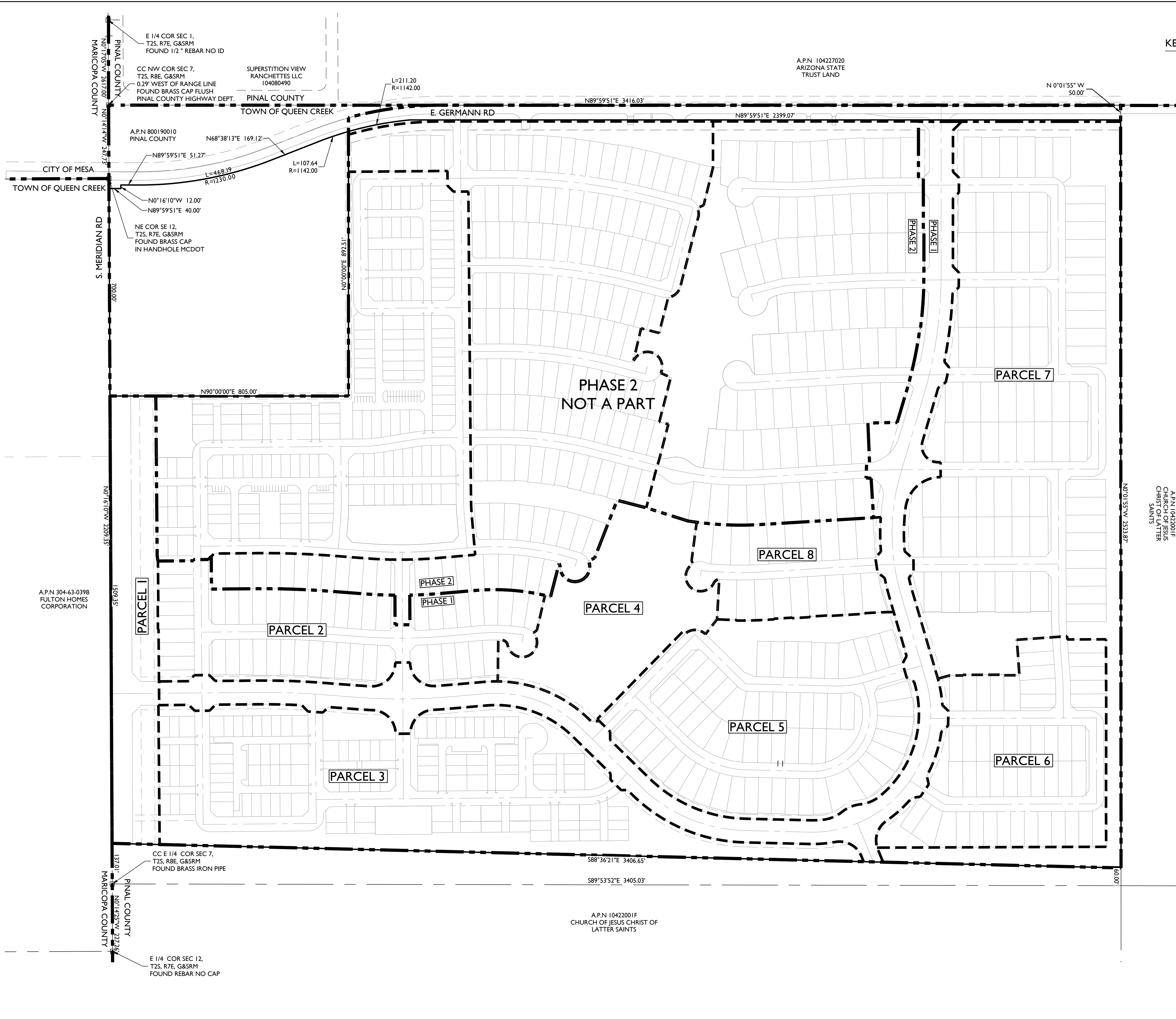
Job No. 19-1103

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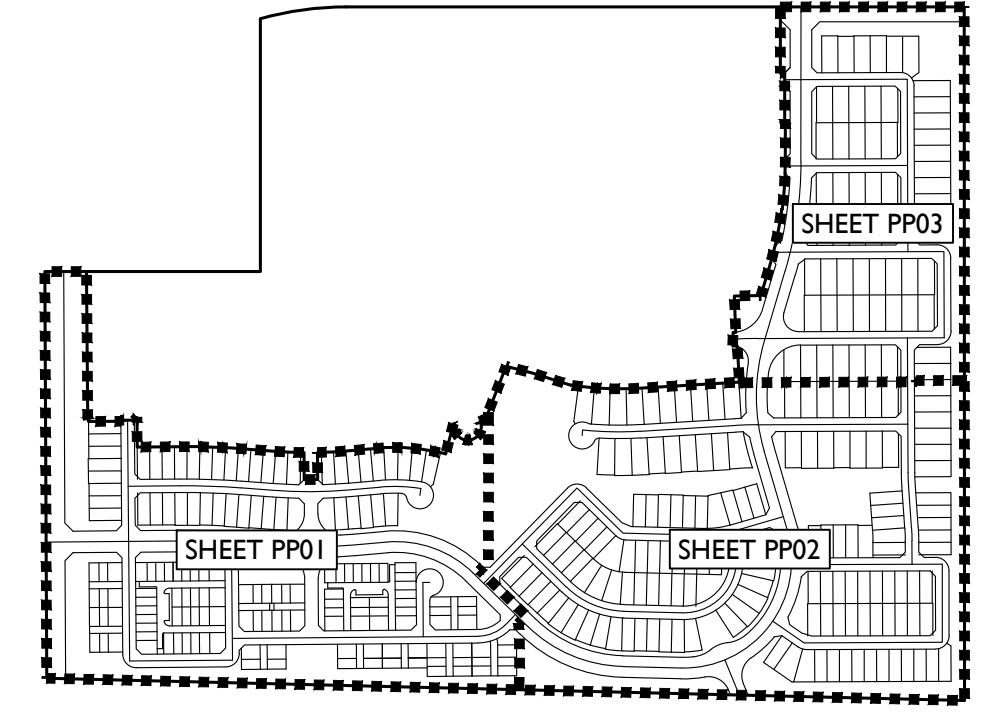


19-1103

Aug 31, 2020 2:04pm SA:\Projects\2019\19-1103\Planning\Drawings\Preliminary Plat\Phase 1\19-1103 - CS02.dwg



KEY MAP



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Project: North Creek Phase I  
Queen Creek, AZ

Control Sheet

Revisions:

JUNE 1, 2020 - 1ST PRELIMINARY PLAT SUB.
AUGUST 3, 2020 - 2ND PRELIMINARY PLAT SUB.
AUGUST 31, 2020 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.

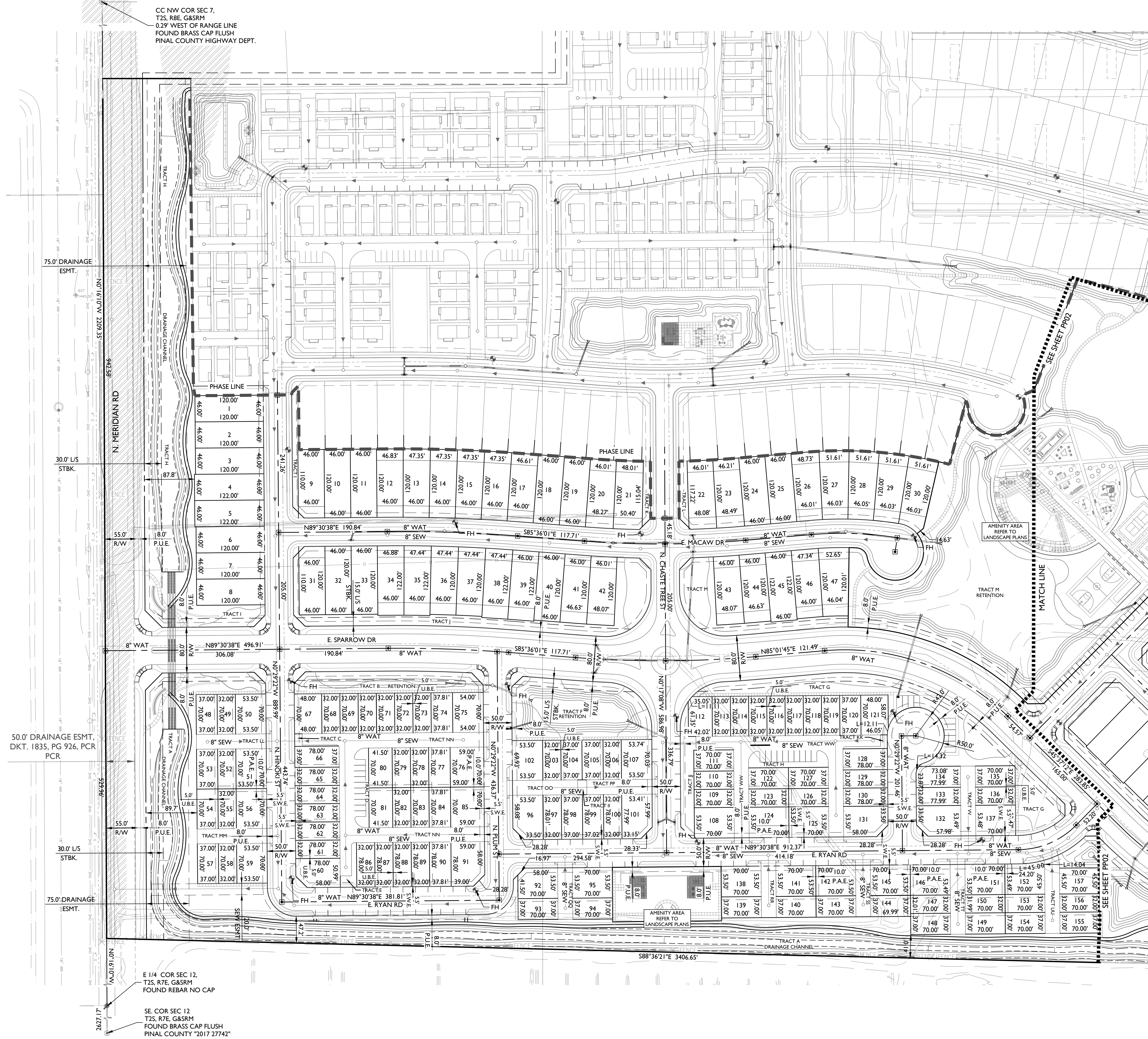
**ARIZONA**

Professional Engineer License No. 54540  
JOSEPH W. PETRUCCI  
P.E.  
U.S.A.

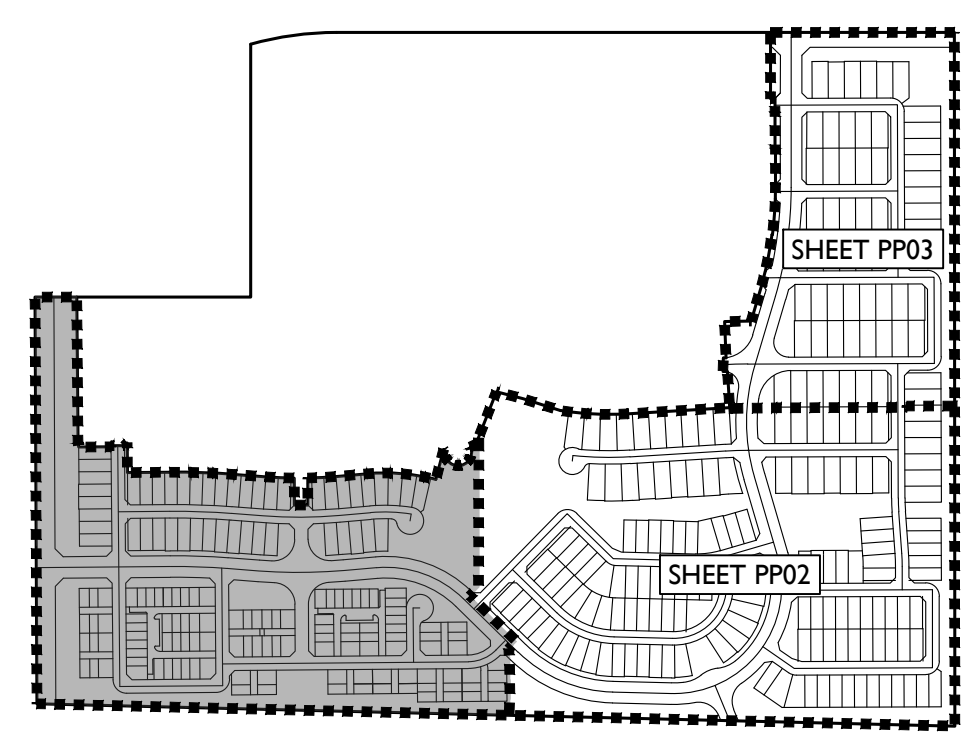
Designer: JH  
Drawn by: JAJ

Job No. 19-1103  
Sheet No. 2 of 9

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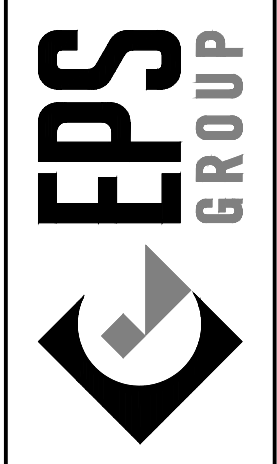


KEY MAP



- LEGEND**
- FIRE HYDRANT
  - MANHOLE
  - R/W RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
  - U.B.E. USE AND BENEFIT EASEMENT
  - P.R.E. PRIVATE ROAD EASEMENT
  - P.D.E. PRIVATE DRIVEWAY EASEMENT
  - R.E. ROADWAY EASMENT
  - PROPERTY BOUNDARY
  - STREET CENTERLINE
  - STREET RIGHT-OF-WAY
  - P.U.E.
  - LOT LINE
  - SEWER LINE
  - WATER LINE
  - BRASS CAP FLUSH
  - BRASS CAP IN HANDHOLE
  - CITY OF PHOENIX
  - FOUND
  - PROPERTY LINE
  - REBAR
  - SEARCHED FOR, NOTHING FOUND
  - OVERHEAD ELECTRIC LINE
  - BCF
  - BCHH
  - COP
  - FD
  - PL
  - RB
  - SFNF

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**North Creek Phase I**  
 Queen Creek, AZ  
**Preliminary Plat**

Project

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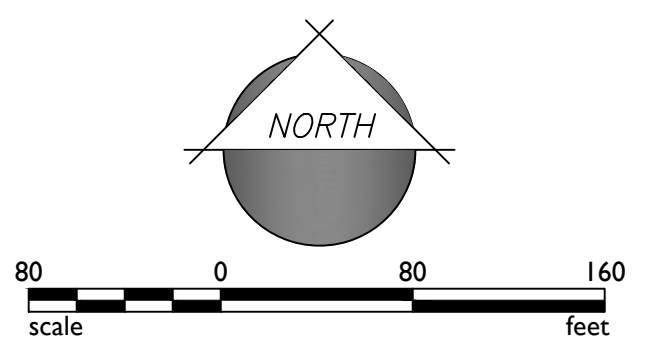
Designer: JH



Job No. 19-1103

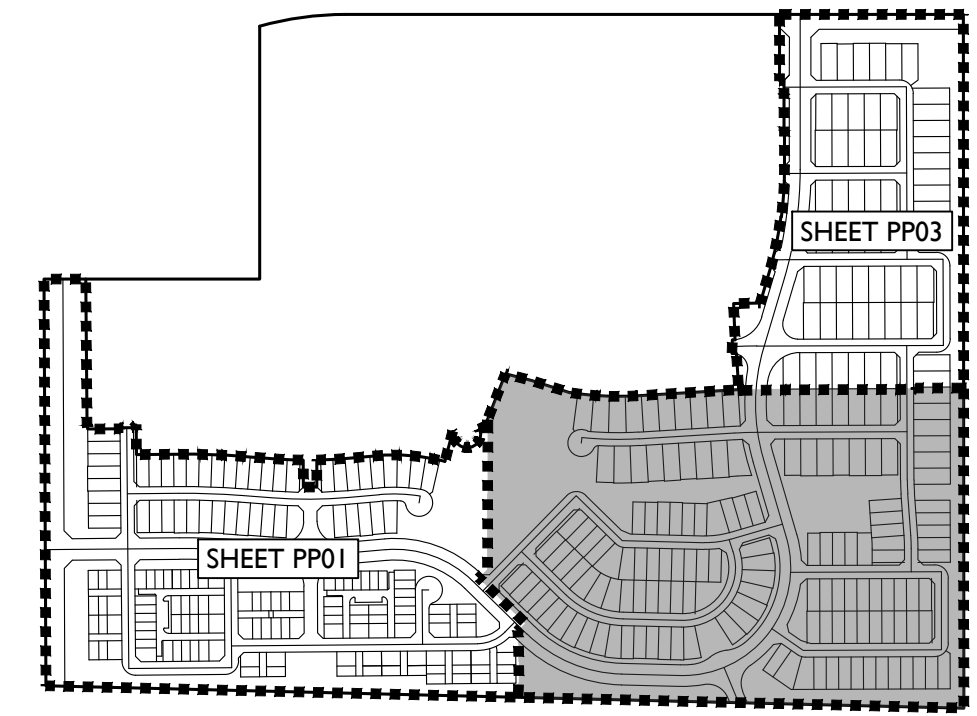
PP01

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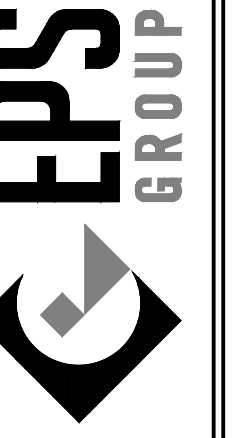
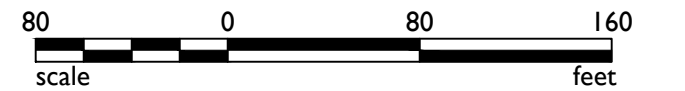
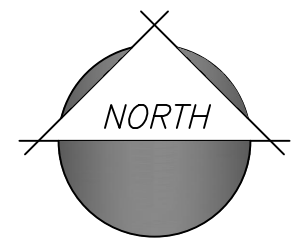


KEY MAP



LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
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- P.D.E. PRIVATE DRIVEWAY EASEMENT
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North Creek Phase I  
Queen Creek, AZ  
Preliminary Plat

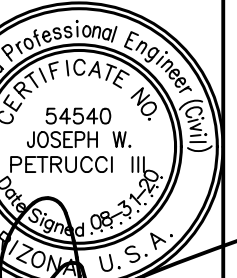
Project

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- AUGUST 31, 2020 - 3RD PRELIMINARY PLAT SUB.



Designer: JH  
Drawn by: JAJ



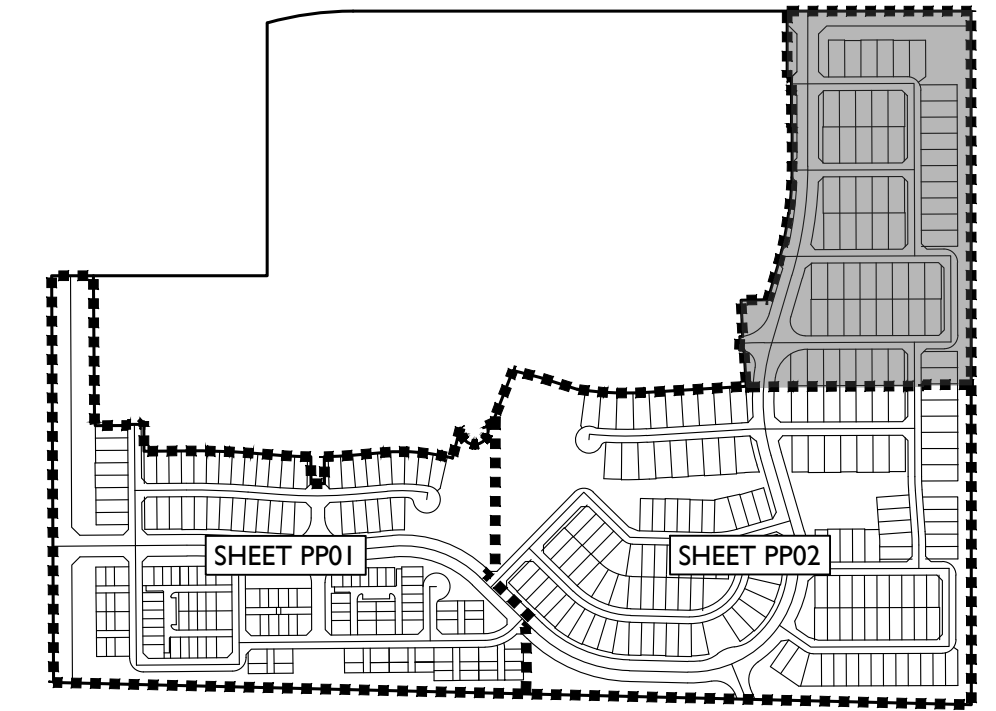
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**19-1103**

**PPO2**

Sheet No.  
**4**  
of 9



KEY MAP



LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
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**North Creek Phase I**  
Queen Creek, AZ

**Preliminary Plat**

Project: 19-1103 - 1ST PRELIMINARY PLAT SUB.  
 AUGUST 3, 2020 - 2ND PRELIMINARY PLAT SUB.  
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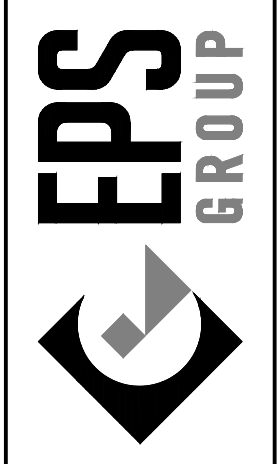
Revisions:

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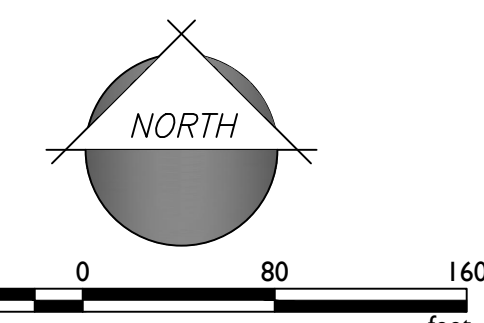
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 State of Arizona  
 Board of Registration for Professional Engineers and Architects  
 License No. 54540  
 JOSEPH W. PETRUCCI  
 Registered Professional Engineer  
 U.S.A.

Designer: JH  
 Drawn by: JAJ

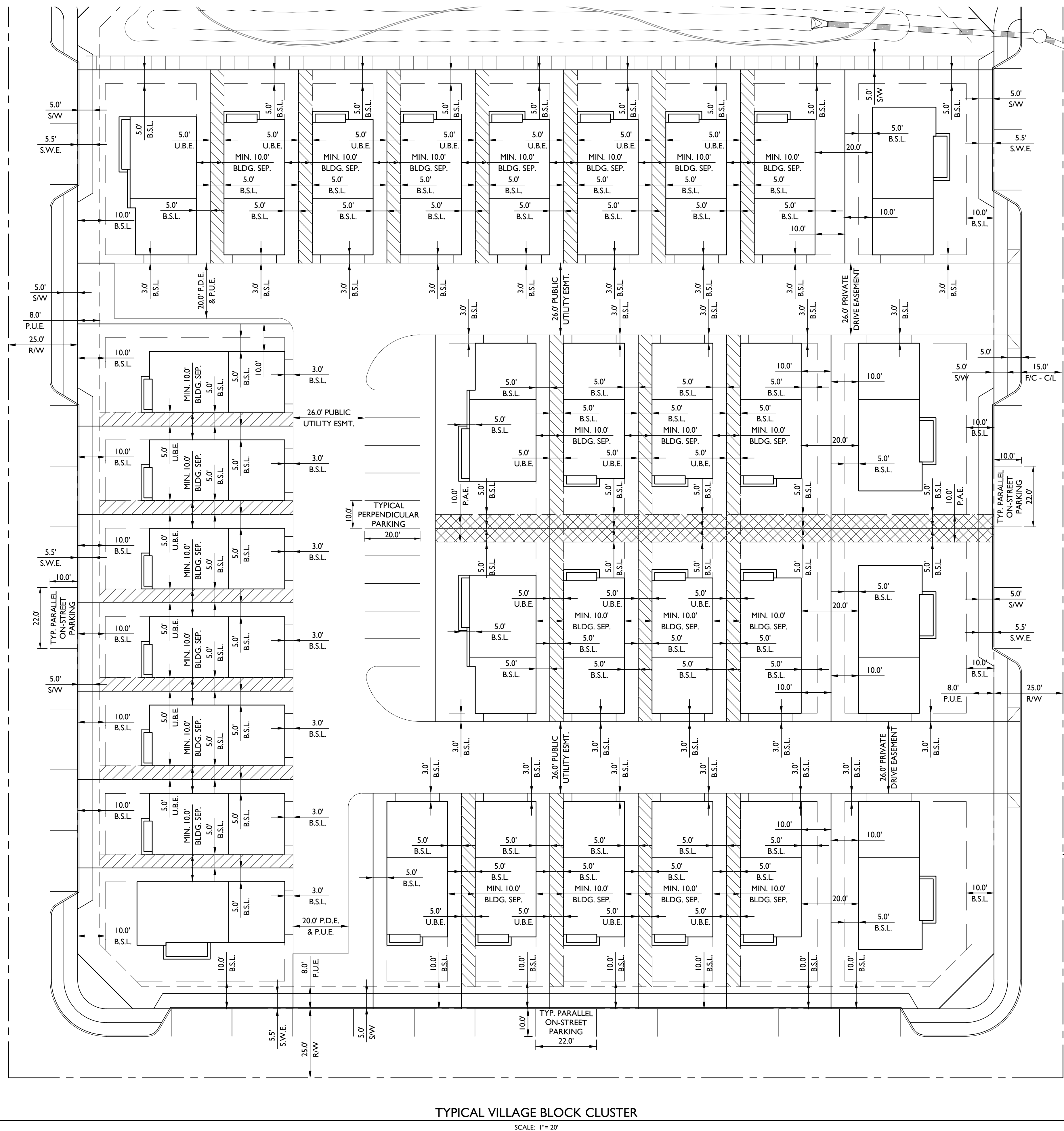
Job No. 19-1103  
 PP03  
 Sheet No. 5 of 9



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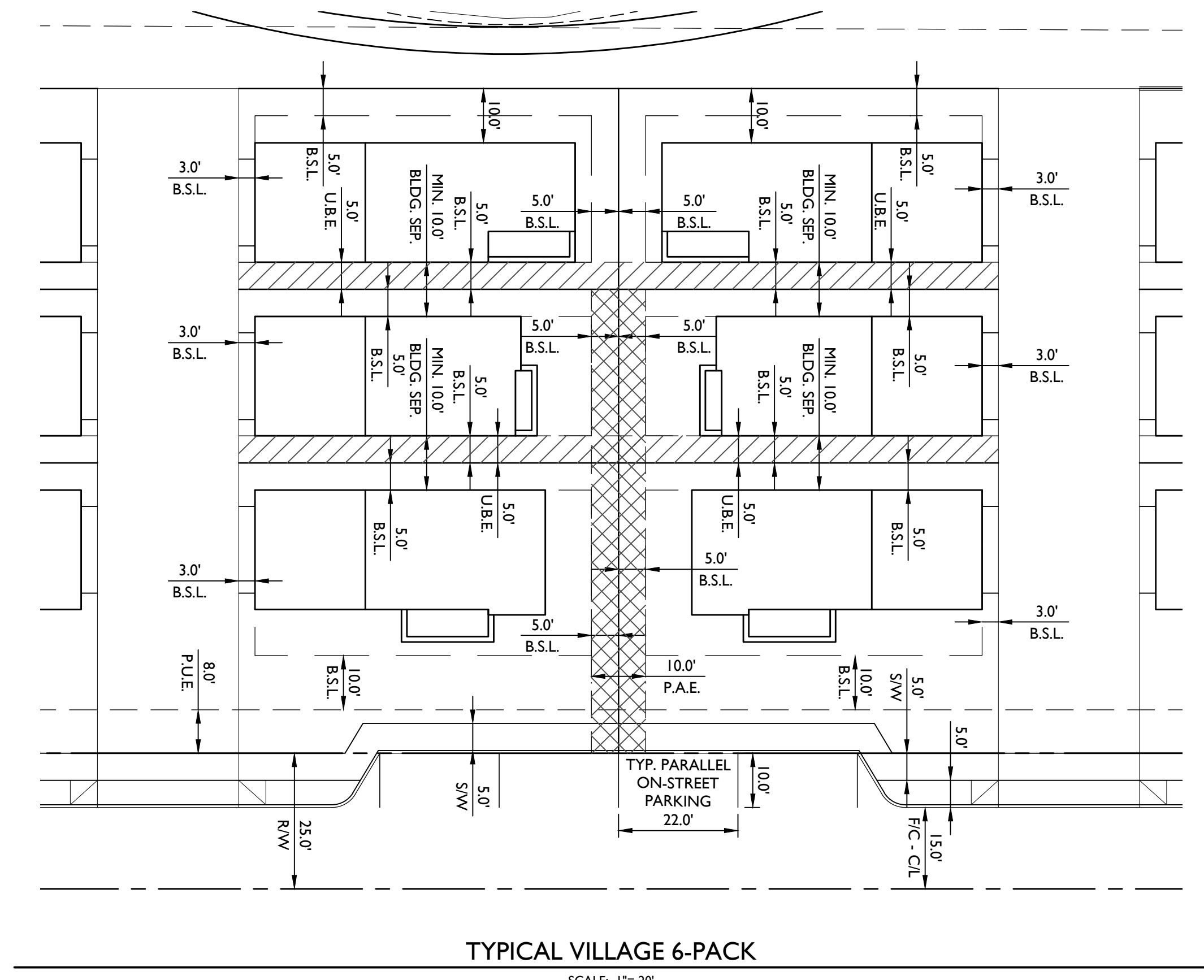






TYPICAL VILLAGE BLOCK CLUSTER

SCALE: 1"=20'



TYPICAL VILLAGE 6-PACK

SCALE: 1"=20'

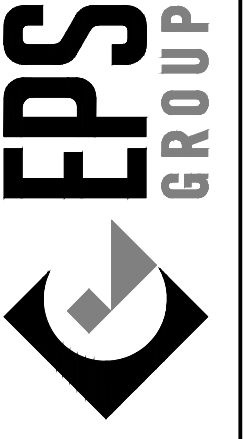
LEGEND

B.S.L.	BUILDING SETBACK LINE
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.D.E.	PRIVATE DRIVE EASEMENT
P.U.E.	PUBLIC UTILITY LINE
R/W	RIGHT OF WAY
S/W	SIDEWALK
S.W.E.	SIDEWALK EASEMENT
U.B.E.	USE BENEFIT EASEMENT
	PEDESTRIAN ACCESS EASEMENT
	USE BENEFIT EASEMENT

DEVELOPMENT STANDARDS

STANDARD	MDR Medium Density Residential	MDR Medium Density Residential	R1-5 Lot Sizes 46' x 120' 60' x 135'	R1-5 Lot Size 50' x 100'
	(Proposed)	(QCZO)	(Proposed)	(QCZO)
Min. Lot Area (sq. ft.)	2,208 (1)	None	5,520 (1)	5,000
Min. Lot Width (ft.)	32	None	46	50
Min. Lot Depth (ft.)	69 (1)	None	120 (1)	100
Max. Height (ft.)	30	36	30	30
Min. Building Setbacks (ft.)				
Front (Front Facing Garage)	Alley Load Min. 3' Driveway Apron	10	20	20
Front (Side Entry Garage/Porch/Livable Area)	10	10	10	10
Side Yard	5 & 5 (2)	5 (2)	5 & 5 (2)	5 (2)
Min. Building Separation	10	n/a	10	n/a
Rear (Dwelling Unit)	n/a	10	20 (3)	20 (3)
Rear (Covered Patio)	n/a	10	15	15
Maximum Lot Coverage (%)				
One-Story	60	60 **	55	55
Two-Story	60	60 **	50	50

(1) EXCEPT TO ACCOMMODATE STREET CUL-DE-SACS, KNUCKLES, AND OTHER STREET DESIGNS THAT ENCROUGH INTO THE TYPICAL LOT DEPTH.  
 (2) SIDE YARD SETBACKS MAY BE 0- FEET FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED 2-LOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT (UBE).  
 (3) 20- FEET FOR TWO-STORY HOMES; 15- FEET FOR SINGLE STORY HOMES AND/OR COVERED PATIOS.  
 \*\* LOT COVERAGE SHALL BE CALCULATED FOR THE OVERALL DEVELOPMENT SITE.



Project: North Creek Phase I

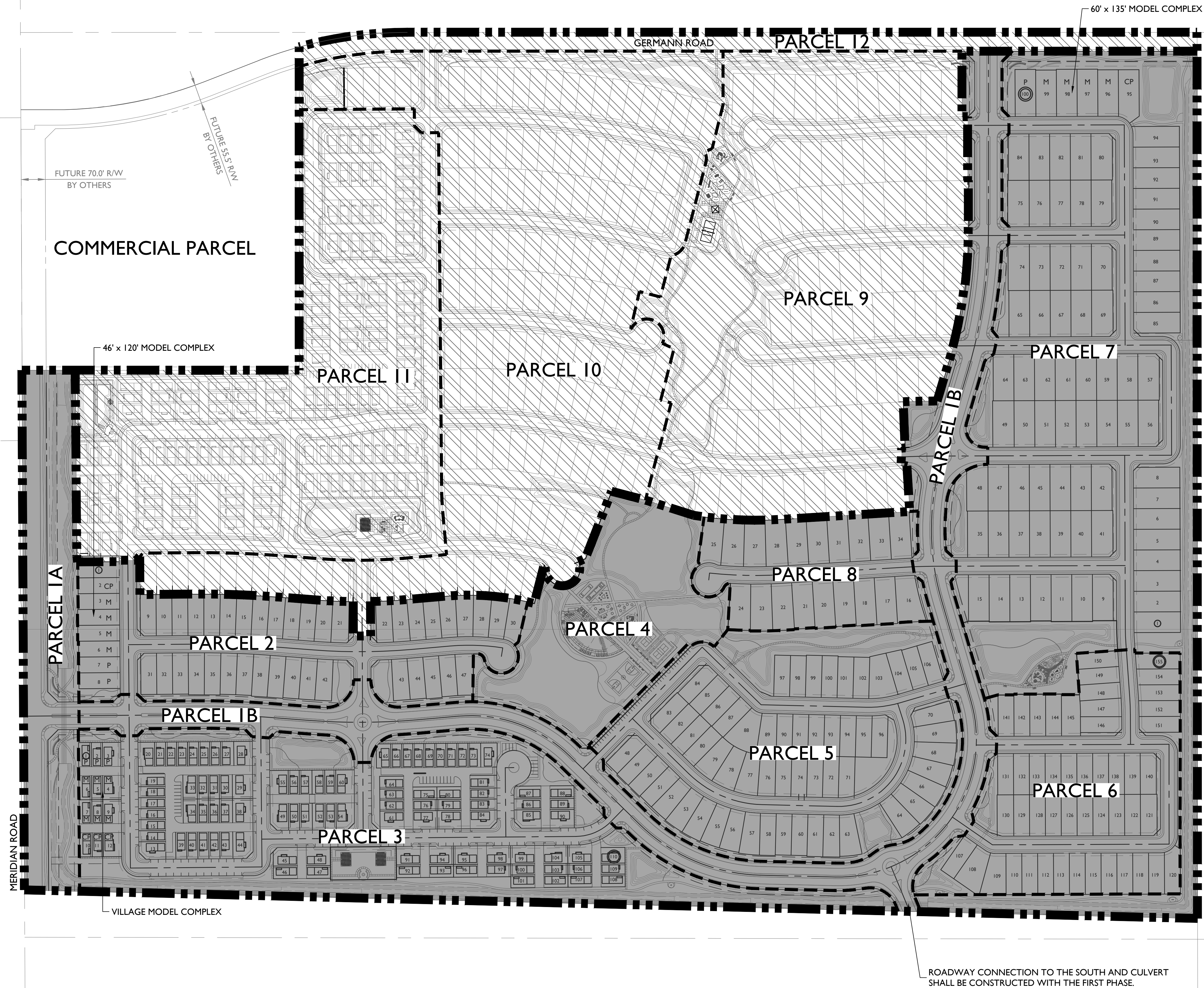
Revisions:

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 AUGUST 31, 2020 - 3RD PRELIMINARY PLAT SUB.

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Designer: JH  
 Drawn by: JAJ

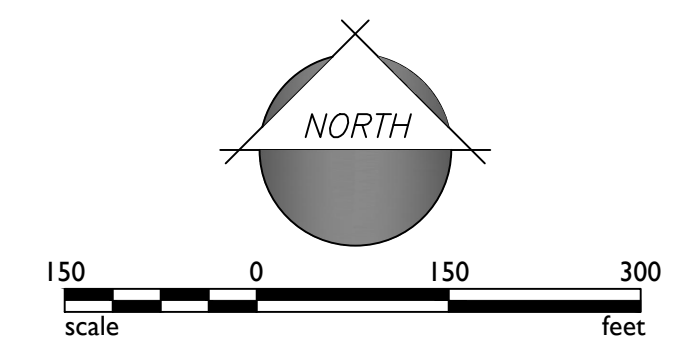
Job No. 19-1103  
 PP05  
 Sheet No. 7 of 9



LEGEND

- ■ ■ ■ PHASE LINE
- - - - - PARCEL LINE
- PHASE 1
- ▨ PHASE 2

ZIMMERMAN DAIRY PHASE BREAKDOWN		
PARCEL	LOT SIZE	NO. OF LOTS
PHASE 1		
1A	MERIDIAN RD.	0
1B	COLLECTOR RD.	0
2	46' x 120'	47
3	VILLAGE	110
4	PARK	0
5	46' x 120'	59
6	46' x 120'	49
7	60' x 135'	81
8	60' x 135'	19
PHASE 1 TOTAL		365
PHASE 2		
9	60' x 135'	78
10	46' x 120'	149
11	VILLAGE	146
12	GERMANN RD.	0
PHASE 2 TOTAL		373
<b>TOTAL NO. OF LOTS</b>		<b>738</b>



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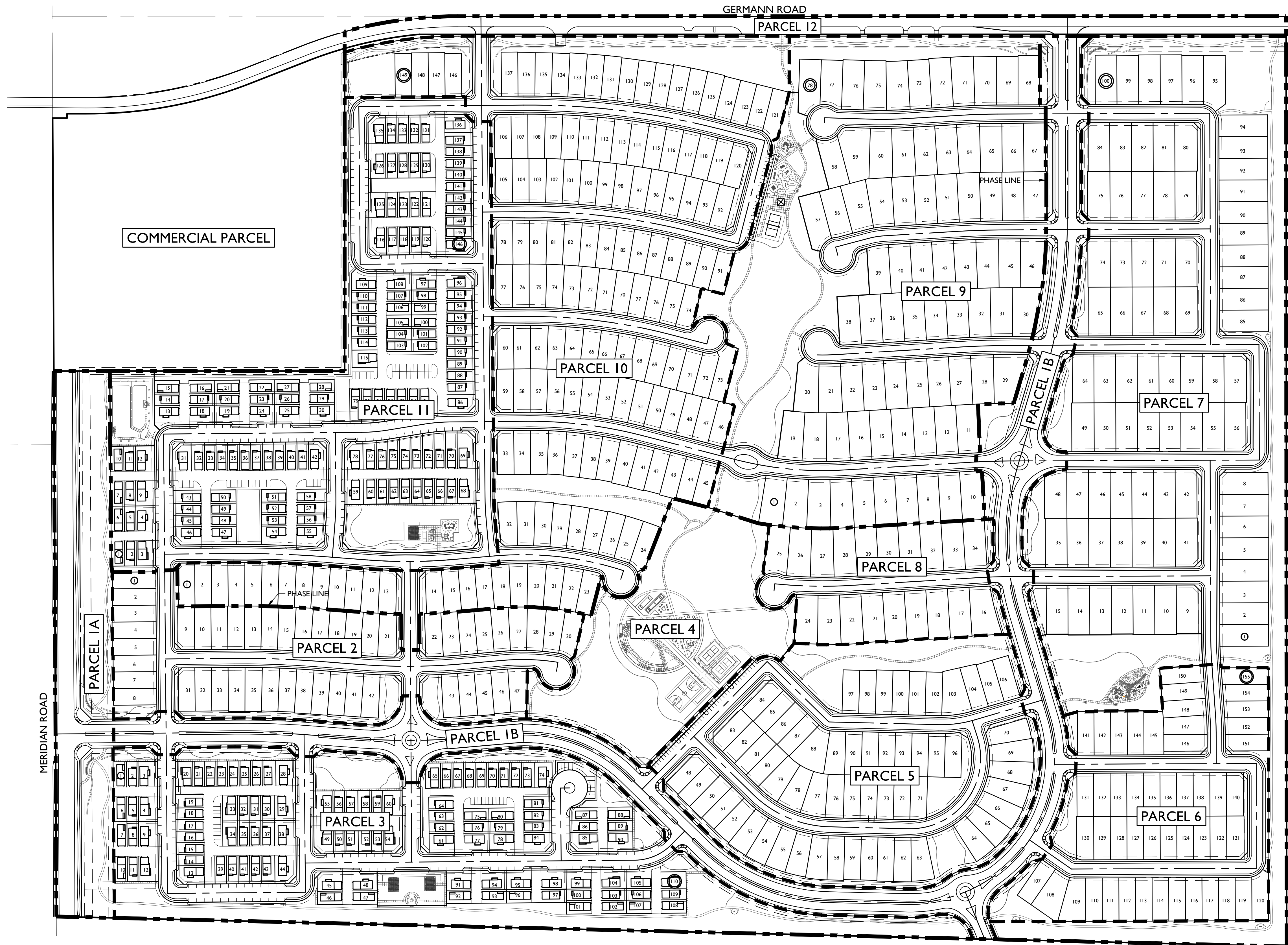
Project: **North Creek Phase I**  
Queen Creek, AZ

Revisions:

DATE	DESCRIPTION
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AUGUST 3, 2020	2ND PRELIMINARY PLAT SUB.
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Designer: JH  
Drawn by: JAJ

Job No. **19-1103**  
Sheet No. **8 of 9**



PROJECT DATA

A.P.N.: 104-22-001E  
 LOCATION: SEC OF MERIDIAN ROAD AND GERMANN ROAD  
 EXISTING GENERAL PLAN: NEIGHBORHOOD & COMMERCIAL  
 EXISTING ZONING: AT (AGRICULTURE)  
 PROPOSED ZONING: C-2 (GENERAL COMMERCIAL) PAD - 15.1 ACRES (8%)  
 MDR (MEDIUM DENSITY RESIDENTIAL) PAD - 38.0 ACRES (19%)  
 R1-5 (UP TO 5 DU/AC.) PAD - 142.0 ACRES (73%)

GROSS AREA (A): 195.1 ACRES  
 ARTERIAL & COLLECTOR R/W (a): 16.5 ACRES  
 COMMERCIAL (C): 15.1 ACRES  
 NET AREA: 163.5 ACRES

LOTS SIZES	304
46' x 120'	178
60' x 130'	256
VILLAGE	738
TOTAL	738

OVERALL RESIDENTIAL DENSITY CALCULATION

PAD ZONING RESIDENTIAL NET DENSITY:  
 $D = \frac{DU}{A - (C + a)}$   
 $D = \frac{738}{195.1 - (15.1 + 16.5)}$   
 D = 4.5 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
 D: MAXIMUM NET DENSITY  
 A: TOTAL SITE AREA (ACRES)  
 C: TOTAL COMMERCIAL LAND AREA (ACRES)  
 a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

PHASE I RESIDENTIAL DENSITY CALCULATION

PAD ZONING RESIDENTIAL NET DENSITY:  
 $D = \frac{DU}{A - (a)}$   
 $D = \frac{365}{105.6 - (14.1)}$   
 D = 4.0 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
 D: MAXIMUM NET DENSITY  
 A: TOTAL SITE AREA (ACRES)  
 a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

PHASE 2 RESIDENTIAL DENSITY CALCULATION

PAD ZONING RESIDENTIAL NET DENSITY:  
 $D = \frac{DU}{A - (a)}$   
 $D = \frac{373}{74.4 - (2.5)}$   
 D = 5.2 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
 D: MAXIMUM NET DENSITY  
 A: TOTAL SITE AREA (ACRES)  
 a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

MDR PAD RESIDENTIAL DENSITY CALCULATION

MDR PAD ZONING RESIDENTIAL NET DENSITY:  
 $D = \frac{DU}{A - (a)}$   
 $D = \frac{256}{38.0 - (0.0)}$   
 D = 6.7 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
 D: MAXIMUM NET DENSITY  
 A: TOTAL SITE AREA (ACRES)  
 a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

R1-5 PAD RESIDENTIAL DENSITY CALCULATION

R1-5 PAD ZONING RESIDENTIAL NET DENSITY:  
 $D = \frac{DU}{A - (a)}$   
 $D = \frac{482}{142.0 - (16.5)}$   
 D = 3.8 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED  
 D: MAXIMUM NET DENSITY  
 A: TOTAL SITE AREA (ACRES)  
 a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)

OPEN SPACE SUMMARY

OVERALL OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	25% OF NET AREA
REQUIRED (AC.)	32.70 ACRES
PROVIDED (AC.)	41.40 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	53% OF REQUIRED O/S
REQUIRED (AC.)	9.81 ACRES
PROVIDED (AC.)	17.48 ACRES
PASSIVE OPEN SPACE	23.92 ACRES

PHASE 1 OPEN SPACE CALCULATIONS:

NET AREA	91.5 ACRES
OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	32% OF NET AREA
REQUIRED (AC.)	18.30 ACRES
PROVIDED (AC.)	29.10 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	62% OF REQUIRED O/S
REQUIRED (AC.)	5.49 ACRES
PROVIDED (AC.)	11.31 ACRES
PASSIVE OPEN SPACE	19.79 ACRES

PHASE 2 OPEN SPACE CALCULATIONS:

NET AREA	71.9 ACRES
OPEN SPACE REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	17% OF NET AREA
REQUIRED (AC.)	14.38 ACRES
PROVIDED (AC.)	12.30 ACRES
ACTIVE OPEN SPACE REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	20% OF REQUIRED O/S
REQUIRED (AC.)	4.31 ACRES
PROVIDED (AC.)	2.89 ACRES
PASSIVE OPEN SPACE	9.41 ACRES



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**ARIZONA**  
 REGISTERED PROFESSIONAL ENGINEER  
 IN THE STATE OF ARIZONA  
 No. 54540  
 JOSEPH W. PETRUCCI  
 08/28/2018

Designer: JH  
 Drawn by: JAJ