



**TO:** Planning and Zoning Commission

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

**FROM:** Erik Swanson, Planning Administrator  
Steven Ester, Planner II

**RE:** Public Hearing and Possible Action on P20-0037 Sossaman Farms West Rezone, a request by W. Ralph Pew (Pew & Lake) to rezone approximately 147 acres from PRC, R1-9, R1-12, R1-35, and R1-43 to R1-5, R1-9, R1-12, MDR, and C-1 for future residential and commercial development located at the southwest corner of Power and Ocotillo roads.

**DATE:** December 9, 2020

**STAFF RECOMMENDATION**

Staff recommends approval of P20-0037 Sossaman Farms West Rezone, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to recommend approval of P20-0037 Sossaman Farms West Rezone, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**



Secure Future



Effective Government

**SUMMARY**

This proposal consists of a request by W. Ralph Pew (Pew & Lake) to rezone approximately 147 acres from PRC, R1-9, R1-12, R1-35, and R1-43 to R1-5, R1-9, R1-

12, MDR, and C-1 for future residential and commercial development located at the southwest corner of Power and Ocotillo roads.

### HISTORY

- Dec. 15, 1999: The Town Council approved Ordinance 177-99, RZ03-99 Sossaman Estates Planned Area Development PAD for approximately 1159 acres, under which the subject property received its current zoning districts of PRC, R1-9, R1-12, R1-35, and R1-43.
- Sept. 2, 2008: Queen Creek voters ratified the Town of Queen Creek 2008 General Plan, updating the Land Use designations on the property to Open Space, Neighborhood Commercial, and Medium Density Residential.
- May 15, 2018: Queen Creek voters ratified the Town of Queen Creek 2018 General Plan, updating the Land Use designations on the property to Open Space, Neighborhood, and Commercial.

### PROJECT INFORMATION

Project Name:	Sossaman Farms West Rezone
Site Location:	Southwest corner of Power and Ocotillo roads
Current Zoning:	PRC, R1-9, R1-12, R1-35, and R1-43
Proposed Zoning:	R1-5, R1-9, R1-12, MDR, and C-1
General Plan Designations:	Open Space Neighborhood (0-20 du/ac) Commercial
Surrounding Zoning:	
North	Ocotillo Road SF-6 (Town of Gilbert - Trilogy)
South	Brooks Farm Road RU-43 (Maricopa County - Residential)
East	Power Road Auxier Elementary School PRC, R1-15, R1-35, R1-43 (Vacant)
West	RU-43 (Maricopa County - Residential) R1-18 (Dorada Estates)
Gross Acreage:	147 acres
Total Lots (single-family):	338 lots; subject to future platting process
Density (gross):	R1-5 (229 lots) - 3.2-3.8 du/ac; up to 5 du/ac max. R1-9 (47 lots) - 2.2-2.8 du/ac; up to 4 du/ac max. R1-12 (62 lots) - 1.4-2.1 du/ac; up to 3 du/ac max. MDR - 12.8-14 du/ac; up to 14 du/ac max. Total / Overall Site – 3.9 du/ac; up to 5.2 du/ac max.

Open Space Acreage (required):	R1-5, R1-9 – 20% R1-12 – 7.5% MDR – 20% C-1 – 15%
Minimum Lot Area (Proposed):	R1-5 – 6,000 SF (50' x 120') R1-9 – 11,000 SF (90' x 125') R1-12 – 15,000 SF (100' x 150')
Building Height (Allowed):	R1-5, R1-9, R1-12, and C-1 – 30 feet MDR – 36 feet

**DISCUSSION**

The approximately 147-acre subject site is currently vacant at the southwest corner of Power and Ocotillo roads. It is proposed for a conventional rezoning to permit a combination of single-family residential, multi-family residential, and light commercial uses, uniquely split by the Sonoqui Wash that runs through the property. This site was previously identified and zoned under the original Sossaman Estates PAD that applied the current zoning that exists on the property today.

The applicant is requesting the subject site be rezoned to R1-5, R1-9, R1-12, MDR, and C-1. There are no deviations from the Zoning Ordinance being requested, so there is no PAD Overlay associated with this proposal. Because the request is conceptual in nature to establish the specified zoning districts, all future preliminary plats for the single-family residential and site plans for the multi-family residential and commercial portions of the overall development will need to be submitted for separate approval before developing. Each component of the development plan is envisioned to follow similar theming and character that will create a unified design as outlined in the project narrative.

In terms of surrounding General Plan land use designations, the Trilogy community to the north is designated as Residential >3.5 - 5 du/ac on the Town of Gilbert's 2020 General Plan. To the west, the Dorada Estates subdivision is designated Neighborhood, next to the adjacent Maricopa County residential lots designated Rural. Similarly, the Maricopa County residential lots south of the subject site are also identified as Rural on the 2018 General Plan. To the east across Power Road, the vacant land holds Neighborhood, Open Space, and Commercial designations, which matches those of the subject site. With regards to density, the single-family residential portion of the request is proposing a range of between 1.4-3.8 du/ac, while the MDR (Medium Density Residential) portion is proposing a range of 12.8-14 du/ac.

The subject site is currently zoned PRC, R1-9, R1-12, R1-35, and R1-43. Across Ocotillo Road to the north, the property is zoned SF-6 with the Town of Gilbert, and is developed as the Trilogy master planned community. The SF-6 zoning requires minimum 6,000 SF lots, which would fall most closely under the R1-5 category if considered under the Town of Queen Creek's zoning and lot standards. The area to the west of the site consists of both residential lots within Maricopa County zoned RU-43 and the Dorada Estates

subdivision within the Town zoned R1-18. Along the southern boundary of the site, Brooks Farm Road separates additional RU-43 lots within Maricopa County. At the southeastern corner, there is an existing Auxier Elementary School. The property to the east across Power Road is currently vacant, and is zoned PRC, R1-15, R1-35, R1-43 as another piece of the original Sossaman Estates PAD.

With the request being for conventional rezoning, the Zoning Ordinance determines the permitted densities, lot standards, and applicable improvements in each zoning district accordingly. While these general metrics and requirements will guide the development as future plat and site plan applications are received, the applicant has provided a conceptual lotting diagram at this stage of the process to illustrate the expected layout and provide an estimation of the densities as noted previously in the project information table:

<b>Proposed Zoning</b>	<b>Typ. Lot Size</b>	<b>Min. Lot Size</b>	<b>Density Range</b>	<b>Gross Acres</b>	<b>Single-Family Lots</b>
R1-5	50' x 120'	6,000 SF	3.2-3.8 du/ac	65.7	229
R1-9	90' x 125'	11,000 SF	2.2-2.8 du/ac	18.6	47
R1-12	100' x 150'	15,000 SF	1.4-2.1 du/ac	35.3	62
MDR	-	-	12.8-14 du/ac	18.6	-
C-1	-	-	-	9.4	-
<b>Total</b>				<b>147.6</b>	<b>338</b>

It understood that through the platting and site plan applications, the net acreages and densities can be calculated with greater accuracy, given the additional design details regarding roadways, dedications, open space acreages, and lotting that will be provided at the time of those requests. As shown, the expected densities in each applicable zoning district are lower than the maximum densities allowed per district in the Zoning Ordinance.

Access is shown conceptually for the single-family residential portion of the development with two (2) primary entrances, one of which is located on Power Road and the other which is located on Ocotillo Road. An additional secondary entrance is proposed along Brooks Farm Road, just east of 182<sup>nd</sup> Street. This secondary entrance was purposely located further east towards the existing Auxier Elementary school to prevent additional traffic from funneling onto 182<sup>nd</sup> Street. A phasing plan has yet to be determined, as it will be established at the time of future preliminary plat and site plan reviews.

To ensure the neighboring context around the subject site is acknowledged, the applicant is proposing the following elements to appropriately transition and buffer the site from adjacent communities, in accordance with the 2018 General Plan:

### **Lot Size and Orientation**

- A double-row of oversized, R1-12 lots (15,000 SF minimum) along the western and southern boundaries of the project, with the R1-5 lots (6,000 SF minimum) and R1-9 lots (11,000 SF minimum) lots placed in the interior of the community, creates a

gradient of zoning moving towards the arterial corner. The double row of larger lots around the west and south edges also achieves more like-sized compatibility when compared to the neighboring Dorada Estates and Maricopa County properties. It is important to highlight that the existing R1-12 zoning wrapping the west edge of the site of the site allows for 12,000 SF lots minimum as-is. The lot upsizing is meant as an enhancement to show consideration for the transition from surrounding areas.

## **Zoning Transition**

- The conceptual development plan reflects how the stepping-down of the proposed zoning is effectively accomplished. By placing the large lot, R1-12 zoning district at the edges of the site closest to the existing County and Dorada Estates communities, the remaining, more-dense zoning districts can then be situated internally to be furthered buffered by their own lotting and placement. As commonly seen in other developments in Town, the non-residential uses are located at the arterial corner, as has been reflected on the General Plan since 2008. The MDR (Medium Density Residential) is located behind the proposed C-1 zoning, abutting the northeastern side of the Sonoqui Wash, to remain separated from the single-family portion of the proposal.

## **Landscape Buffers/Open Space**

- The western boundary of the property is adjacent to an existing, unimproved 20-foot access easement that is part of Dorada Estates. This proposal implements a 30-foot landscape buffer adjacent to the easement that will include a 10-foot multi-use trail, in addition to the applicable 25-foot rear setbacks of the proposed R1-12 lots, for around 75-90 feet total of building-to-building separation along the west edge.
- The southern boundary of the project is buffered in part by Brooks Farm Road, which is planned to be 70-foot wide when fully improved. A 30-foot landscape buffer is provided along the northern side of the roadway with a 10-foot multi-use trail and 6-foot sidewalk.
- The eastern edge of the site features a landscape buffer that varies from 45-foot to 30-foot wide as it spans the full Power Road frontage. A 10-foot multi-use trail and 6-foot sidewalk will be included to connect to the Ocotillo Road paths, as well as the Sonoqui Wash mid-way to the arterial intersection.
- The northern edge of the site is designed with a minimum 30-foot landscape buffer along the Ocotillo Road frontage to also include the aforementioned 10-foot multi-use trail and 6-foot sidewalk.

- The Sonoqui Wash acts a natural break between the proposed uses, providing around 200-feet of bank-to-bank separation. This area will be preserved to activate the use of its trail connections, and will eventually be dedicated back to the Town as Open Space (as shown per the General Plan).

## ANALYSIS

**General Plan Review:** The current 2018 General Plan designations for this property are Open Space (for the Sonoqui Wash), Neighborhood (0-20 du/ac), and Commercial. The proposed zoning districts of R1-5, R1-9, R1-12, MDR, and C-1 are each in compliance with their respective designations on the General Plan.

There are ten (10) key elements identified in the General Plan, one of which is the Growth Areas element. This point highlights areas where new development is needed to accommodate future population, with the goal of planning and preparing to guide development within these specified regions. This 147-acre site, as a portion of the overall Sossaman Farms growth area, is identified as the first growth area in the General Plan and shown accordingly on its Growth Areas Map. The applicant has provided the following justification regarding the proposal and how it satisfies additional goals described in the General Plan:

- Land Use Element, Goal 4 - Promote seamless development between the Town and adjacent jurisdictions.

**Applicant Response:** There are two rows of 15,000 square foot lots placed on the southern and western boundaries of the proposed development, to provide a gentle “step-down” from the larger lots adjacent to those boundaries. Similarly, the smaller, 6,000 square-foot lots are placed in the center of the subdivision and against the northern boundary, in keeping with the lot sizes in the Trilogy community to the north. To bridge these two lot sizes, there are 11,000 square foot lots in the center of the community. A Conceptual Lotting Plan has been provided to the Town depicting how the lots in the various zoning districts may be configured. The actual lot configuration, count and precise location of open spaces and roadways will be determined during the preliminary plat process.

- Housing Element, Goal 1 - Provide a diverse range of quality housing options for current and future residents.

**Applicant Response:** Multifamily development is a critical element in any city’s housing inventory. It provides housing for young individuals graduating from college and starting their careers, young married couples, and workforce housing for teachers, police, firefighters and nurses. Additionally, over the past few years, a segment of the baby boomer generation over the age of 60 have made a deliberate choice to rent, rather than own a home. There are important fiscal benefits to higher-density development within a community. The overall spending of households in higher-

density projects makes up for the spending of higher income households in lower density subdivisions. Additionally, the spending of some higher-income households is not always captured by the Town in which they are situated. When items like second homes, travel, vehicles and luxury apparel are not available in the Town to purchase, sales tax dollars often flow to other jurisdictions.

- Growth Areas Element, Strategy 1.G - The design of residential development is appropriate to the Neighborhood character area as well as the trail connection that completes the 11-mile recreational loop implements the Sossaman Farms Growth Area.

**Applicant Response:** This community will have single-family neighborhoods that may range in density from 1.4 du/ac to 3.8 du/ac, and medium density residential that may range between 12.8 to 14.0 du/ac. These densities are well within the densities allowed in the Neighborhood land use designation. Additionally, the ultimate vision for Sossaman Farms West is to continue the pedestrian connectivity to the Sonoqui Creek Wash that has been developed in other parts of the Town. The property owner is mindful of the Town goal to complete the linkage of the Queen Creek and Sonoqui washes through a system of trails and open spaces. Careful attention will be given to the guidelines and concepts outlined in the Town of Queen Creek Parks, Trails, and Open Space Master Plan.

In the evaluation of its proposed lot sizes, buffers, densities, and uses, Staff considers how appropriately the project fits within the area. With the attention to oversized lots, wide landscaping setbacks, open space, pedestrian connectivity, and the overall zoning layout, this request follows the intent of the General Plan as it relates to transitioning and compatibility between land uses.

**Zoning Review:** The current zoning designation of the property is PRC, R1-9, R1-12, R1-35, and R1-43. The applicant is requesting R1-5, R1-9, R1-12, MDR, and C-1 zoning designations, as set forth within the Town of Queen Creek Zoning Ordinance. At this time, a PAD (Planned Area Development) Overlay is not being proposed, meaning all development will be required to adhere to the current Zoning Ordinance standards. Any future deviations within the zoning districts being requested would require the approval of a PAD Overlay through the Town Council.

In an effort to further emphasize an appropriate, compatible transition from the surrounding communities, the applicant has proposed to stipulate lot sizes in each single-family residential zoning district that exceed the Zoning Ordinance standards as follows:

Proposed Zoning	Typ. Lot Size	Min. Lot Size
R1-5	50' x 120'	6,000 SF
R1-9	90' x 125'	11,000 SF
R1-12	100' x 150'	15,000 SF

**Adequate Public Facilities:** In accordance with Article 5.1 and its provisions in the Zoning Ordinance, the adequate public facilities will be provided by the project. Additional details will be provided with the future plat and site plan reviews for this site. The Town of Queen Creek will be the potable water provider and wastewater service provider for the property. The applicant has also coordinated with the Chandler Unified School District to ensure there is sufficient capacity to support the projected population generated from this development.

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

**Landscaping / Open Space Review:** The total open space required for the R1-5, R1-9, and MDR zoning districts is 20%, with 30% of the total considered as active open space. The R1-12 zoning district will have a minimum of 7.5% total open space, while the C-1 portion will have a minimum of 20%. Because this project is only requesting zoning approval at this time, the exact amounts of open space provided will be reviewed in compliance with the applicable Zoning Ordinance standards when future plats and site plans are received. It should also be noted the Sonoqui Wash area will be dedicated to the Town as usable open space, following its ultimate improvement and design through future development applications.

## PUBLIC PARTICIPATION

An in-person neighborhood meeting was initially held for this project on November 4, 2019 when a pre-application was submitted to the Town, with over 150 neighbors in attendance. After this first meeting, a formal rezoning application was then provided to the Town in February of 2020.

With the outbreak of COVID-19, in-person neighborhood meetings have been temporarily suspended. Input from the surrounding community is critical to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, the applicant held another neighborhood meeting in compliance with the Town's Zoning Ordinance. A notification letter was sent to all property owners within the 1200-foot notification area along with specific details of the case, in addition to the site being posted with signage per the Zoning Ordinance standards. Contact information for both the applicant and Town representative was provided with a link to Town's Planning website for the project's information. Two (2) separate virtual neighborhood meetings were held on September 8th, 2020 and September 10th, 2020 for the property owners north and south of Ocotillo Road respectively. There were approximately 27 residents in attendance from the notification area north of the site and approximately 19 residents in attendance from the notification area south and west of the site. At both meetings, numerous concerns were raised regarding various key issues among the surrounding communities as follows:



- MDR density and location
- Height of the MDR portion (2-3 stories)
- Lighting and privacy
- Transitioning and lot sizes in comparison to the surrounding areas, particularly on the southern and western edges
- Use of Brooks Farm Road and its connection to other local streets nearby (i.e. not designed to support the proposed subdivision traffic)
- Safety along Brooks Farms Road and Ocotillo Road
- Congestion/increased traffic volumes in general
- Potential uses allowed in C-1
- The amount of time to develop

Throughout the process, Staff and the applicant have remained in contact with key representatives from each interested community in the area. As of the writing of this Staff Report, formal opposition via email has been received from 21 separate parties, many with repeatedly-voiced concerns on behalf of their subdivision as the plan was updated. A petition against the proposal was also sent to Staff by a Brooks Farm Property Owners Association Representative with a total of 214 votes via the Change.org website. 154 of the total votes provided addresses for validation. The petition is included in the public comment attachment.

Staff will provide an update to the Planning Commission if additional correspondence is 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. The following table outlines the proposed minimum lot size standards for this project:

<b>Proposed Zoning</b>	<b>Typ. Lot Size</b>	<b>Min. Lot Size</b>
R1-5	50' x 120'	6,000 SF
R1-9	90' x 125'	11,000 SF
R1-12	100' x 150'	15,000 SF

3. Future Preliminary Plat and Site Plan applications will be required for review and approval. Each application will demonstrate compliance with its corresponding standards per the Town's Zoning Ordinance and Design Standards.
4. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.

5. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
6. Full ½ street improvements shall be required to be designed and constructed for Ocotillo Road and Brooks Farm Road for all portions of the Right-of-Way adjacent to the property frontage.
7. 55' of half street of Right-of-Way for Ocotillo Road and 40' of Right-of-Way for Brooks Farm Road shall be dedicated to the Town on the Final Plat.
8. 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.
9. 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.
10. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the existing 50 foot Bureau of Reclamation Easement.
11. If warranted, the developer shall be responsible for design plans and installation of a 3-legged traffic signal at the Ocotillo Road and Collector Road intersection.

## **ATTACHMENTS**

1. Aerial Exhibits
2. General Plan Exhibit
3. Current Zoning Map Exhibit
4. Proposed Zoning Map Exhibit
5. Project Narrative
6. Conceptual Development Plan
7. Conceptual Lotting Plan
8. Buffer Exhibits
9. Neighborhood Meeting Summaries
10. Public Comments

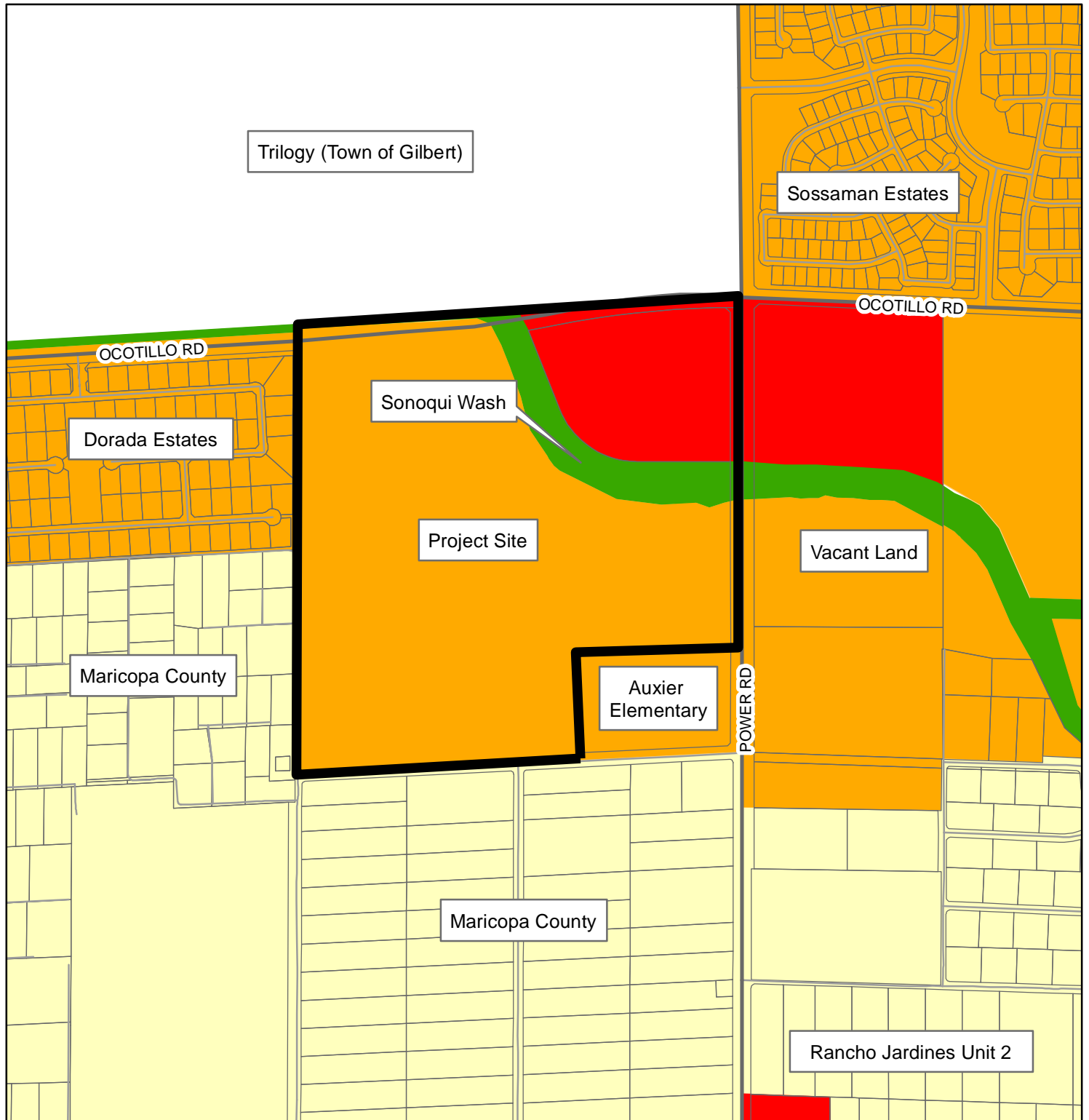




# Project Name: Sossaman Farms West Rezone General Plan Exhibit

Case Number: P20-0037

Hearing Date: December 9, 2020



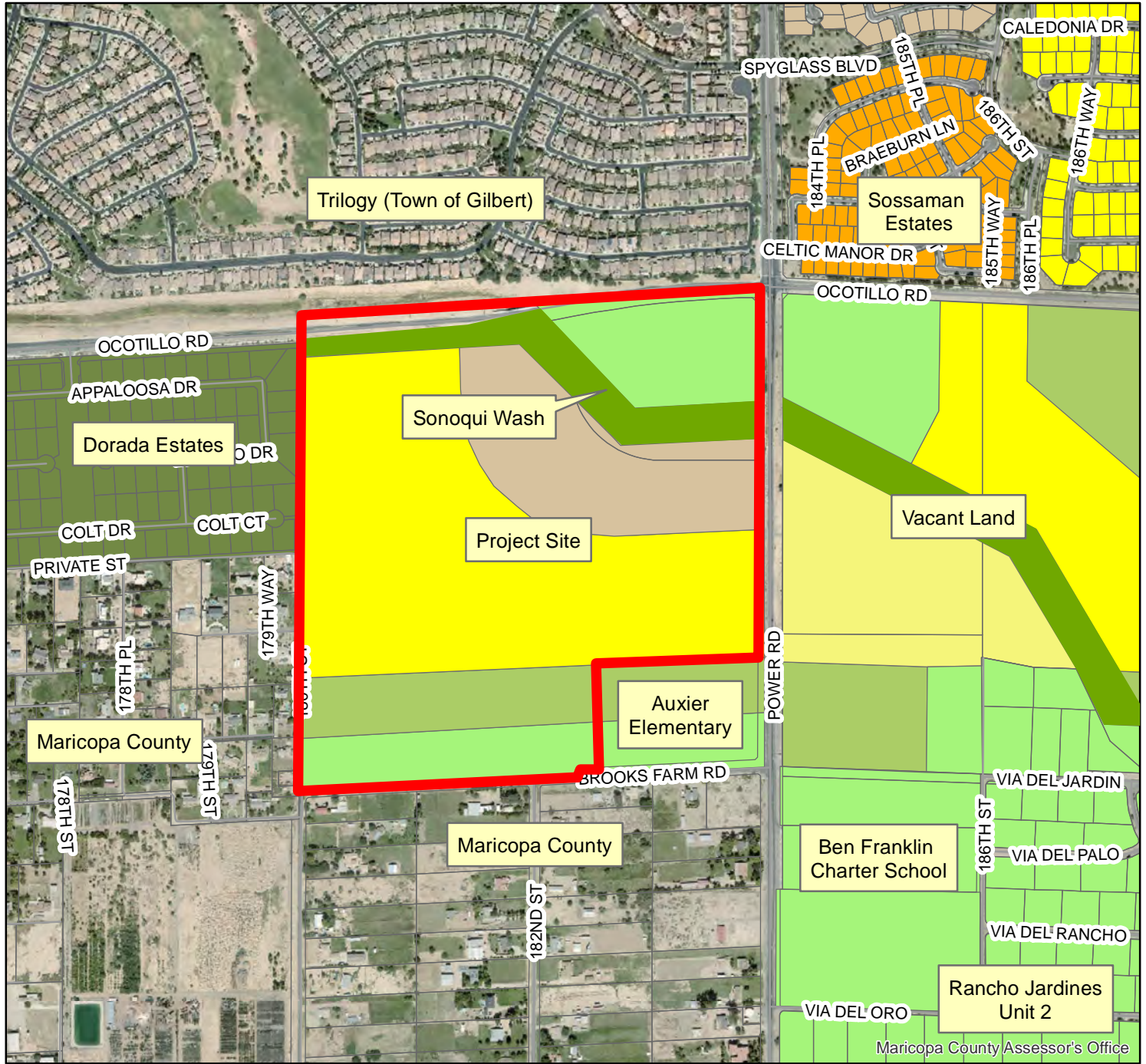
## General Plan Land Use

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

**Project Name: Sossaman Farms West Current Zoning Map Exhibit**

**Case Numbers: P20-0037**

**Hearing Date: December 9, 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



SITE DATA	
TOTAL SITE AREA (GROSS)	±147.62 AC
MARICOPA COUNTY APN'S:	304-69-990 & 304-69-991
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-35, R1-43
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
R1-5 PARCEL AREA	65.7 AC
R1-9 PARCEL AREA	18.6 AC
R1-12 PARCEL AREA	35.3 AC



**SOSSAMAN FARMS • PROPOSED ZONING EXHIBIT**

- 📍 QUEEN CREEK, AZ
- 📅 2020-07-08
- # 19001290
- 👤 SOSSAMAN HOLDINGS, LLC.



SOSSAMAN FARM WEST  
REZONING REQUEST  
FOR 147 ACRES  
SWC OF POWER & OCOTILLO ROADS  
PROJECT NARRATIVE



Submitted by:  
W. Ralph Pew  
Pew & Lake, PLC  
1744 South Val Vista Drive, Suite 217  
Mesa, AZ 85204

On Behalf of:  
Sossaman Holdings

October 19, 2020



# Contents

.....	1
Introduction .....	3
Existing Site Conditions .....	3
Existing Designations .....	4
General Plan Designation.....	4
Sossaman Farms Growth Area .....	5
Zoning Classifications .....	5
Request .....	6
Impact on Surrounding Properties.....	6
Consistency with General Plan.....	7
Zoning and Density .....	9
Conventional Zoning .....	9
Density .....	10
Zoning Analysis.....	11
Development Plan and Community Design .....	15
Treatment of Edge Conditions .....	15
Multifamily and Commercial Uses on Arterial Corner .....	17
Trails and Wash Connectivity.....	17
Architectural Design Features.....	18
Public Utilities and Services .....	18
Water and Wastewater.....	18
Streets/Circulation.....	19
State of Arizona Air & Water Quality Standards.....	19
Schools .....	19
Development Phasing .....	19
Citizen Participation Plan .....	19
Conclusion.....	20
Development Team.....	20

## Introduction

Pew & Lake, PLC, on behalf of Sossaman Holdings, is pleased to submit this application for rezoning (“the Application”), for approximately 147 gross acres located at the southwest corner of Power and Ocotillo Roads. The “Sossaman Farm West” land is identified on the Maricopa County Assessor’s map as parcel numbers: 304-69-990 and 304-69-991. The property is shown in the aerial map below and as **Exhibit A** of this narrative.



## Existing Site Conditions

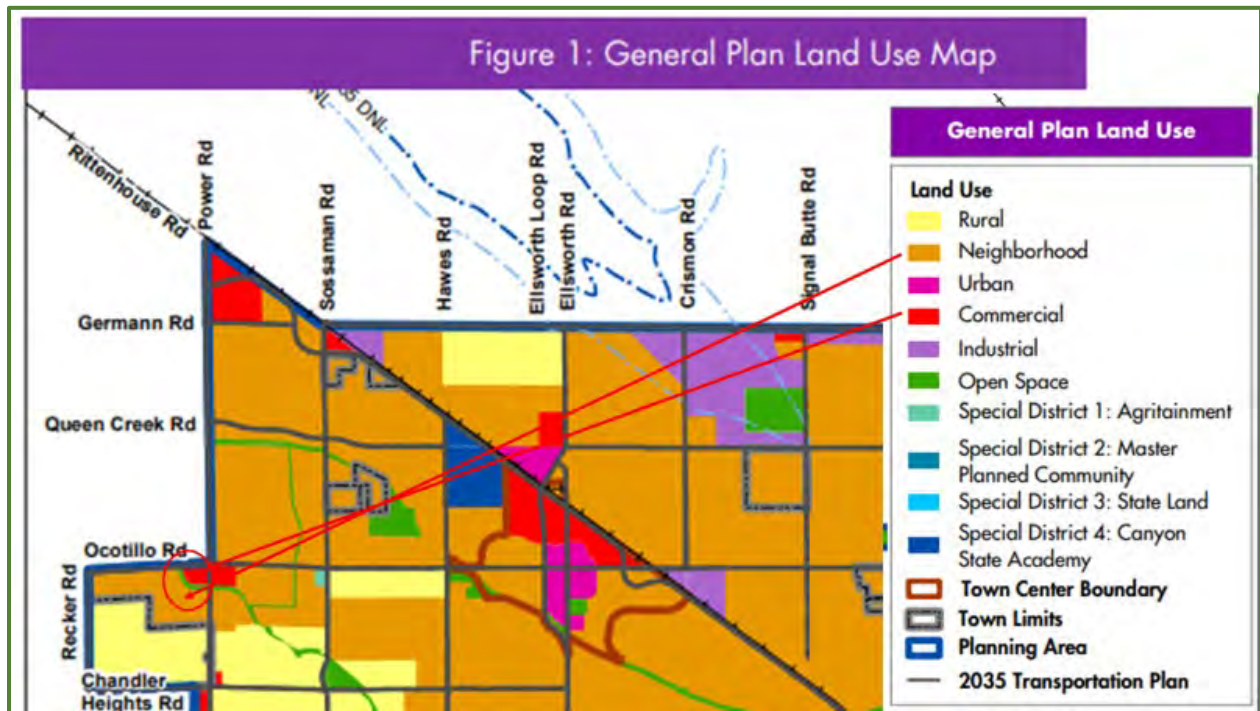
As shown in the land use matrix on the next page, the site is bound on the north by Ocotillo Road and the Trilogy Community in the Town of Gilbert, on the south by the Brooks Farm subdivision in Unincorporated Maricopa County, by undeveloped Sossaman Farm land on the east and on the west by residences in Dorada Estates and unincorporated Maricopa County. Conditions that are unique to this property include the location of the Sonoqui Wash that runs through the property, the location of the property at the intersection of two major arterial roads, the multi-jurisdictional boundaries surrounding the property and the variety of lot sizes and densities found in the adjacent properties.

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Residential >3.5-5 du/ac	SF-6 (Gilbert)	Residential
East	Neighborhood and Commercial	R1-12/RU-43	Agricultural
South	Rural	RU-43 (Maricopa County)	Residential and Public School
West	Neighborhood	R1-18 (Dorada Estates) and RU-43 (Maricopa County)	Residential
Subject Property	Neighborhood and Commercial	R1-43, R1-35, R1-12, R1-9	Agricultural

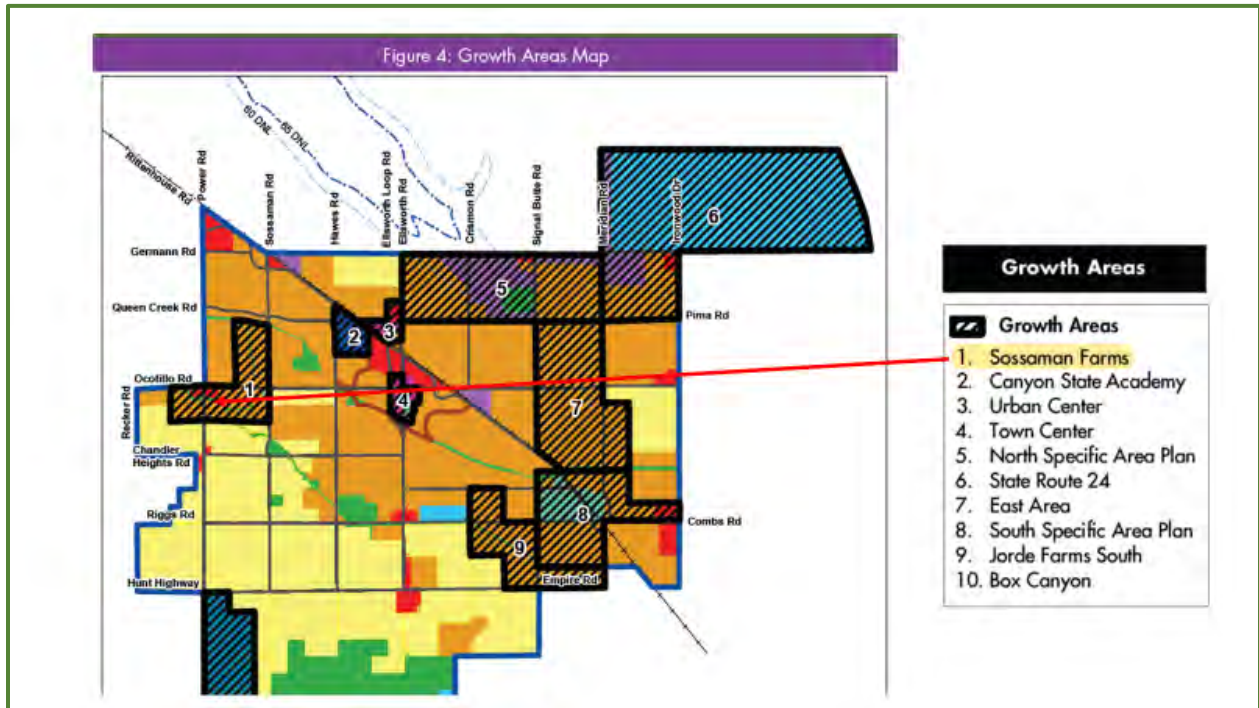
## Existing Designations

### General Plan Designation

As shown on the map below, most of the development site is currently designated in the Town of Queen Creek General Plan as "Neighborhood", with a portion on the arterial corner designated as "Commercial." It is also part of the Sossaman Farms Growth Area as also designated in the Town's General Plan.

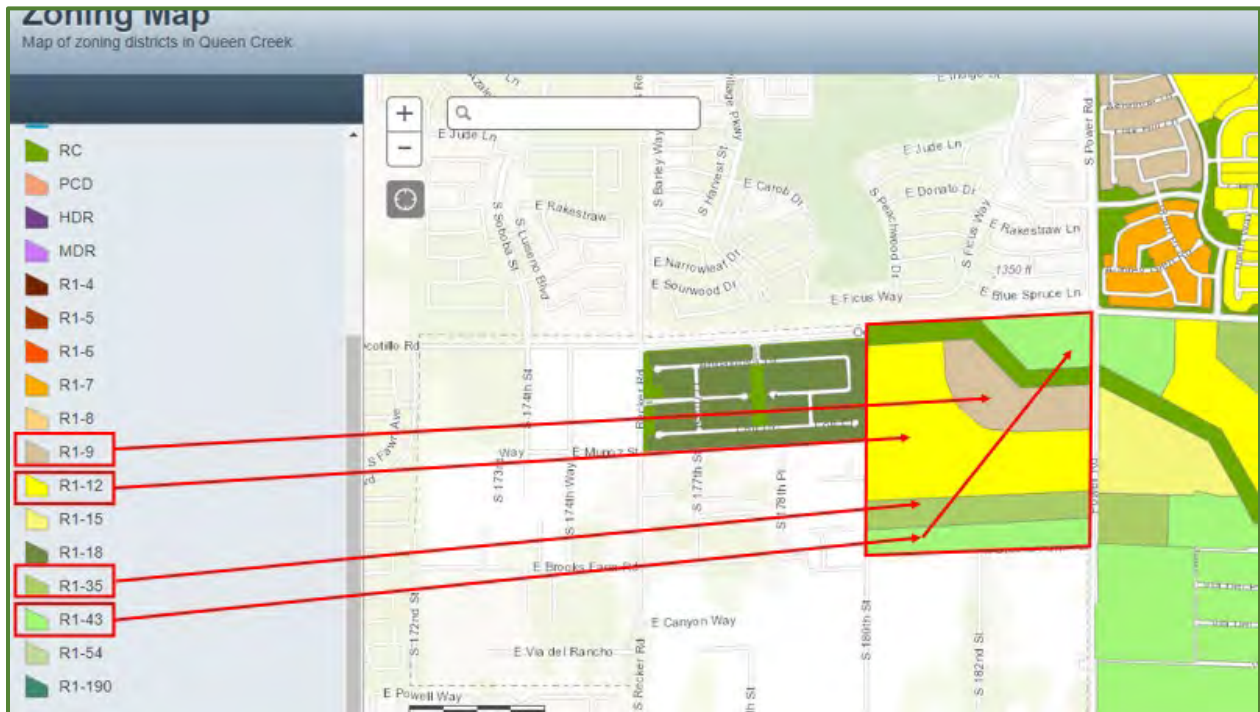


## Sossaman Farms Growth Area



## Zoning Classifications

The project site currently contains four different zoning categories as shown on the Town of Queen Creek Zoning Map, R1-9, R1-12, R1-35 and R1-43, in a configuration as shown on the next page:



### Request

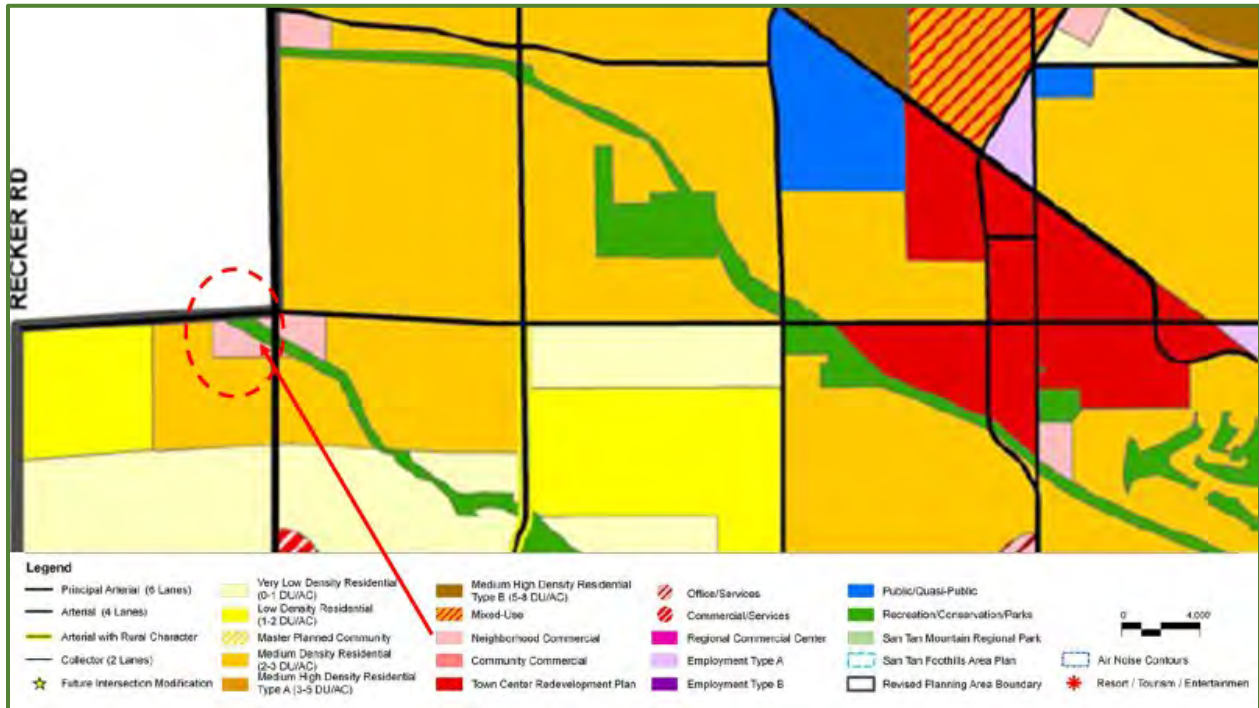
Specifically, our request to the Town of Queen Creek is as follows:

To rezone the subject property from the current zoning configuration to the proposed zoning configuration as shown on the Zoning Exhibit, **Exhibit B** of this narrative, to allow for the development of a new, mixed-density community in the Town of Queen Creek. Changing and reconfiguring the zoning on this parcel will allow for the development of a well-designed and highly-amenitized community that will provide Queen Creek residents with a distinctive environment in which to live and play. The Owner will agree to stipulations in the approved zoning ordinance that will provide for lot sizes larger than the minimums required in the requested single-family zoning districts.

### Impact on Surrounding Properties

Like the lot sizes and densities of the surrounding residential communities, Sossaman Farm West will be characterized by a variety of lot sizes and densities. This proposed mixed-density development will serve as a transition from the higher density neighborhoods north of Ocotillo Road to the larger lot communities to the south. The lot sizes and densities proposed for the Sossaman Farm West will provide a variety of housing options for this area that is consistent with the "Neighborhood" General Plan designation for this property. The multifamily (MDR) portion of the project is appropriately buffered by being located between the commercial parcel and the Sonoqui wash.

It is worth noting that the property north and east of the Sonoqui Wash has been planned for non-residential uses since at least 2008. Shown below is a part of the Town of Queen Creek 2008 General Plan Future Land Use map showing the Neighborhood Commercial designation on the development site.



## Consistency with General Plan

As noted previously, the current General Plan Designations for this property are “Neighborhood” and “Commercial.”

As discussed in the 2018 Town General Plan, the Neighborhood designation has a character that is predominantly residential, and allows densities up to 20 du/ac. Moreover, it is largely comprised of single family, patio homes, multifamily or other forms of residential uses.

Town-wide planning considerations discussed in the General Plan will be advanced in this community: community theming will be carefully selected to maintain the agricultural character and heritage of Queen Creek; the proposed development will create options for a variety of lifestyles and demographics in the Town; and the development will conserve and enhance the Sonoqui wash.

Additionally, this proposed development also meets several of the goals, strategies and actions outlined in the General Plan:

- ✓ Promote seamless development between the Town and adjacent jurisdictions. (Land Use Element, Goal 4)

**This project has been designed with the surrounding developments in mind. There are two rows of 15,000 square foot lots placed on the southern and western boundaries of the proposed development, to provide a gentle “step-down” from the larger lots adjacent to those boundaries. Similarly, the smaller, 6,000 square-foot lots are placed in the center of the subdivision and against the northern boundary, in keeping with the lot sizes in the Trilogy community to the north. To bridge these two lot sizes, there are 11,000 square foot lots in the center of the community. A Conceptual Lotting Plan has been provided to the Town depicting how the lots in the various zoning districts may be configured. The actual lot configuration, count and precise location of open spaces and roadways will be determined during the preliminary plat process.**

- ✓ Provide a diverse range of quality housing options for current and future residents. (Housing Element, Goal 1)

**According to a recent study, 92.4% of the housing units in Queen Creek are single family homes. Conversely, about 5% of the housing units are in the form of apartments or condominiums. This is far below the Maricopa County average of 20% of housing units as apartments, and demonstrates a clear need for an increase in multifamily dwellings. Multifamily development is a critical element in any city’s housing inventory. It provides housing for young individuals graduating from college and starting their careers, young married couples, and workforce housing for teachers, police, firefighters and nurses. Additionally, over the past few years, a segment of the baby boomer generation over the age of 60 have made a deliberate choice to rent, rather than own a home.**

**There are important fiscal benefits to higher-density development within a community. The overall spending of households in higher-density projects makes up for the spending of higher income households in lower density subdivisions. Additionally, the spending of some higher-income households is not always captured by the Town in which they are situated. When items like second homes, travel, vehicles and luxury apparel that are not available in the Town to purchase, it can create sales tax dollars for other jurisdictions.**

**It is important for Queen Creek to determine the appropriate mix of residential uses within the community and the appropriate location for multifamily communities. This determination should be based on demand for various housing types and the long-term vision and fiscal sustainability of the Town. This location presents an ideal opportunity for multifamily development with the natural buffering created by the Sonoqui Wash, which borders the multifamily development on two sides.**

- ✓ The design of residential development appropriate to the Neighborhood character area as well as the trail connection that completes the 11-mile recreational loop implements the Sossaman Farms Growth Area. (Growth Area Element, Strategy 1.G)

**As previously noted, the “Neighborhood” designation allows for residential densities up to 20 du/ac. This community will have single-family neighborhoods that may range in density from 1.4 du/ac to 3.8 du/ac, and medium density residential between 12.8 to 14.0 du/ac. These densities are well within the densities allowed in the Neighborhood land use designation.**

**Additionally, the ultimate vision for Sossaman Farm West is to continue the pedestrian connectivity to the Sonoqui Creek Wash that has been developed in other parts of the Town. The property owner is mindful of the Town goal to complete the linkage of the Queen Creek and Sonoqui washes through a system of trails and open spaces. Careful attention will be given to the guidelines and concepts outlined in the Town of Queen Creek Parks, Trails and Open Space Master Plan.**

## Zoning and Density

### Conventional Zoning

At this time, we are seeking conventional zoning of the property south and west of the Sonoqui Wash to the R1-5, R1-9 and R1-12 zoning districts. Accordingly, the corresponding development standards for those districts found in the Town of Queen Creek Zoning ordinance will be applicable to the property upon approval of this request. However, the Property Owner will stipulate to larger lot sizes as shown in the table on the next page:



<b>Proposed Zoning District</b>	<b>Minimum Lot Size**</b>	<b>Proposed Lot Size</b>
R1-12	12,000 sq. ft.	15,000 sq. ft.
R1-9	9,000 sq. ft.	11,000 sq. ft.
R1-5	5,000 sq. ft.	6,000 sq. ft.
MDR		n/a

\*\* - As shown in Town of Queen Creek Zoning Ordinance; Table 4.7-3

Similarly, we are seeking conventional zoning in the MDR and C-1 zoning categories for the property north of the wash. Any future deviations from the applicable development standards for any zoning district created with the approval of this application will require approval of a Planned Area Development Overlay District (PAD), and would require another rezoning case and ultimate approval by the Town Council.

### Density

As shown on the Development Plan provided with this application, the single-family residential densities within this proposed development will range from 1.4 DU/AC to 3.8 DU/AC. These density ranges are substantially lower than what is allowed in each of the underlying single-family residential zoning districts. For example, in the R1-5 zoning district, the density that could be allowed, per the Queen Creek Zoning Ordinance is 5.0 DU/AC. However, this development proposes an R1-5 density that will be only 3.2 to 3.8 DU/AC. The other single-family zoning districts propose similar reductions to ensure that ample open space and amenities will be provided in the community. The final density in each zoning category will be determined during the final plat process and will comply with the applicable density requirements in each zoning district.

<b>Proposed Zoning District</b>	<b>Allowed Density</b>	<b>Sossaman Farm West Proposed Density Range</b>
R1-12	3.0 DU/AC	1.4 – 2.1 DU/GAC
R1-9	4.0 DU/AC	2.2 – 2.8 DU/GAC
R1-5	5.0 DU/AC	3.2 – 3.8 DU/GAC
MDR	14.0 DU/AC	12.8 – 14 DU/GAC

When considering the density in the context of the surrounding neighborhoods, it is important to be mindful of the fact that this development site is immediately adjacent to two different jurisdictions—The Town of Gilbert and Maricopa County. The existing development in this area has taken place between 1971 (Brooks Farms) to 2017 (Dorada). Sossaman Farm West has been planned so that the parcels with the lowest densities are

immediately adjacent to those neighborhoods with the lowest densities. The parcels with the higher densities are placed closer to the neighborhoods with the higher densities. This implements the General Plan goal of seamless transitions between adjacent communities. The graphic on the next page shows the variety of jurisdictions and neighboring densities and how Sossaman Farm West fits into the surrounding community.



## Zoning Analysis

The Town of Queen Creek Zoning Ordinance (QCZO) requires that the Planning Commission and Town Council consider the following questions, at a minimum, in reviewing an application for a rezone. The questions are shown below in bold text, and the applicant's response is in italics.

### **1. Whether the existing zoning was in error at the time of adoption;**

*The existing zoning configuration was placed on the property in 1999. As shown in the 1999 aerial photograph on the following page, the zoning on this property was done at a time when there was little development in the Town of Queen Creek and surrounding jurisdictions. The residences in place at that time were largely in unincorporated Maricopa County; Trilogy and Sossaman Estates had not yet been developed. The closest residential subdivision in the Town of Queen Creek at that time was Circle G, nearly 3 miles away, which was platted in 1999. As development has occurred in the Town and in neighboring jurisdictions, the existing zoning has proven to be impractical and not supportive of modern-day planning techniques that*

*emphasize common amenities and open space. The beauty of municipal land planning here in Arizona is that the guiding documents- General Plans and Zoning Ordinances, are intended to be flexible and allow for updates to texts and maps to reflect ever-evolving community conditions. The existing zoning was requested in good faith by the Property Owner, but it has proven to be unwieldy and unmarketable as is evidenced by the abundance of growth in the surrounding area while this parcel has remained vacant.*



**2. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;**

*The built environment in the surrounding area has changed drastically since the time the zoning was applied to this property. Thousands of homes have developed in the immediate vicinity and the utilities and roadways have been improved commensurate with this development.*

**3. The degree to which the proposed zoning will benefit the community. Whether there will be benefits derived by the community, or area, by granting the proposed rezone;**

*The single-family portion of Sossaman Farm West will provide a new and updated community within this established part of Queen Creek. The proposed lot sizes will allow homebuyers with a variety of choices at this location, with community amenities that many homebuyers are seeking. Additionally, and as previously*

mentioned, there is a shortage of multifamily development in the Town. New multifamily development in Queen Creek will contribute to the diversity of housing in Queen Creek, and provide opportunities for workforce housing for teachers, nurses, law enforcement officers and firefighters. Finally, there are important fiscal benefits to higher-density development within a community. As previously noted, the overall spending of households in higher-density projects makes up for the spending of higher income households in lower density subdivisions. Additionally, the spending of some higher-income households is not always captured by the Town in which they are situated. When items like second homes, travel, vehicles and luxury apparel that are not available in the Town to purchase, it can create sales tax dollars for other jurisdictions.

- 4. Whether the proposed rezone is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezone, parking problems, or environmental impacts that the new use will generate such as excessive storm runoff water, air or noise pollution, excessive nighttime lighting, or other nuisances;**

*The proposed development is compatible with the surrounding area and there are no adverse impacts on the adjacent street network anticipated by this development. This application has been reviewed by the Town of Queen Creek's Traffic and Engineering Departments and they have expressed no concern about the impact of this project on traffic or roadways. On the contrary, this development will provide for the improvement of Brooks Farm Road and Power Road. Entrances to the development on the arterial roads will feature deceleration lanes, and sidewalks and pedestrian trails will be installed as required by the Town. Additionally, the Sonoqui Wash will be engineered and improved with this proposed development and will help direct the stormwater in this area in a safe and efficient manner. The completion of the roadways in this vicinity and the improvement of the Sonoqui wash will help create a recreational loop that may be used by pedestrians and equestrians, which is a goal of the Town of Queen Creek.*

- 5. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the General Plan, other adopted plans, and the goals, objectives and policies of this (QCZO) ordinance, and other Town regulations and guidelines, including goals and policies related to economic development;**

*Please refer to the Consistency with General Plan analysis above.*

**6. Compliance with the Adequate Public Facilities criteria set forth in Section 5.1 of this (QCZO) ordinance;**

*This proposed development complies with the Adequate Public Facilities criteria established by the Town. There is ample water and wastewater service in this area and the public school district has indicated that there is sufficient capacity to serve the projected student population from this proposed development.*

**7. The zoning districts and existing land uses of the surrounding properties;**

*Please refer to the zoning and density discussions above.*

**8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;**

*The existing zoning on the property has proven to be unwieldy and unmarketable. As other properties in this area have developed, this parcel has been bypassed in favor of others both in Gilbert and the Town of Queen Creek. This is due in no small part to the unusual zoning of the parcel, which is incompatible with modern planning techniques that provide for amenities and open space in a residential subdivision.*

**9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;**

*As discussed in the Density Analysis above, this property is unique in that it is surrounded by three different jurisdictions, Queen Creek, Gilbert and Maricopa County, with lot sizes ranging from 6,000 square feet, to five acres. Moreover, there is no predominant home size, or architectural style. These factors suggest that there is no singular character in the immediate surrounding area, and therefore no single measure of compatibility.*

**10. The length of time the subject property has remained vacant as zoned; and**

*As noted above, the vacant, subject property has been zoned in its current configuration for 21 years.*

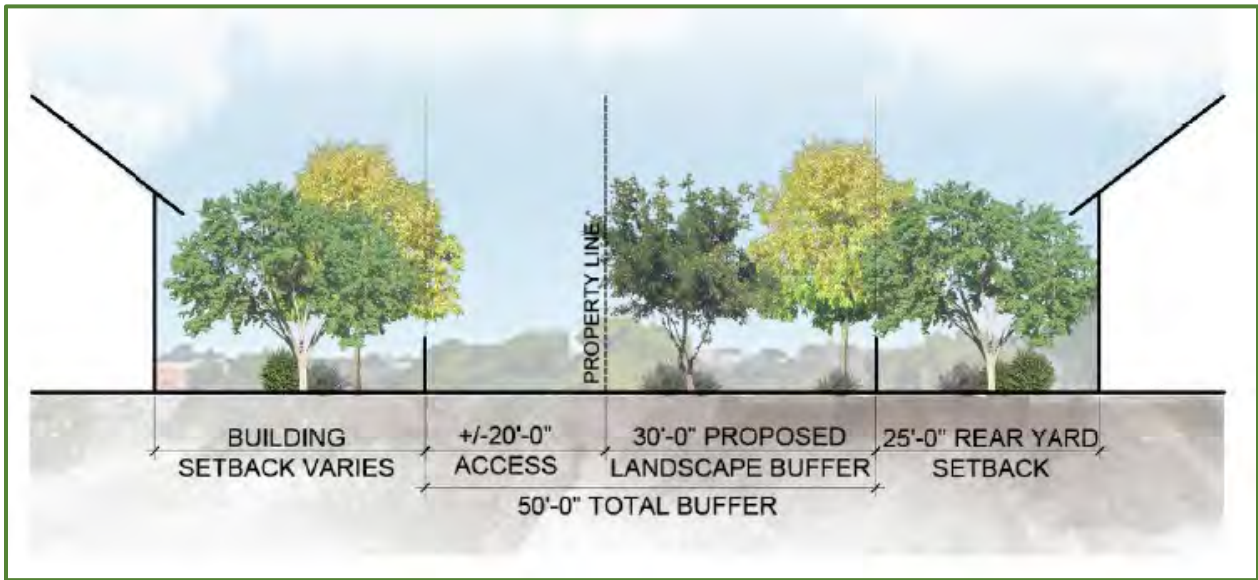
**11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.**

*Even with the development of Sossaman Farm West, there will still be ample land available to serve the needs of the Town. There are nearly 300 acres of undeveloped property to the east of Sossaman Farm West in the area bound by Power Road, Ocotillo Road, Sossaman Road and Via de Jardin.*

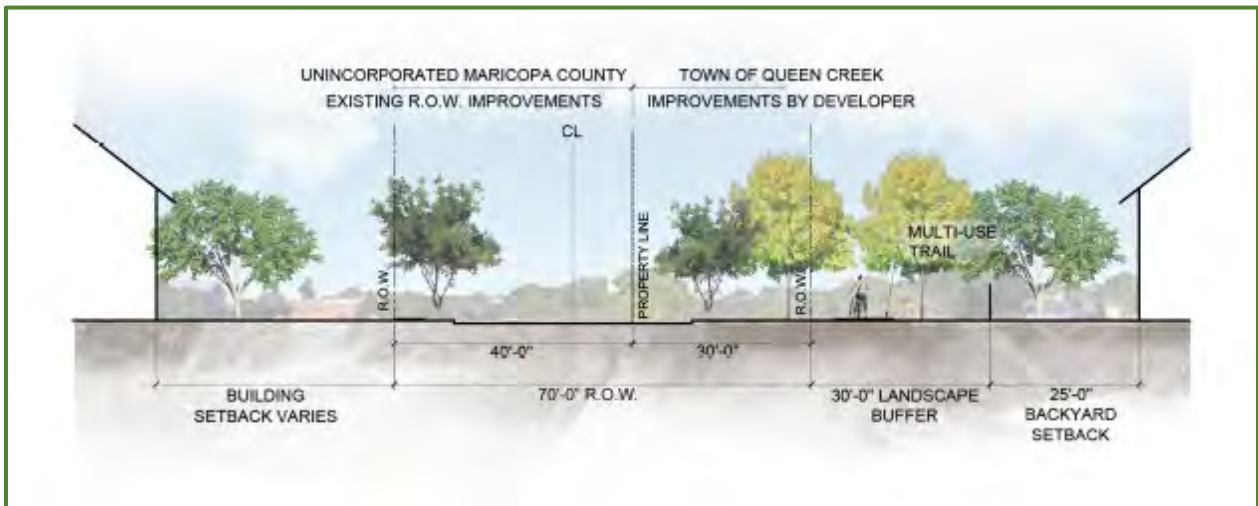
## Development Plan and Community Design

### Treatment of Edge Conditions

As shown on the Development Plan, **Exhibit C** of this narrative, special care has been taken in the design of this community to ensure that appropriate and adequate buffering is provided between Sossaman Farm West and the existing residential communities to the north, west and south. The first formal rezoning submittal for the development of this property requested HDR, R1-5, R1-7 and R1-9 zoning districts in the residential portion of the community. After taking into consideration the input received from Staff and the surrounding neighbors, the community has been redesigned so that we are now requesting MDR, R1-5, R-1-9 and R1-12 zoning districts. The community has been designed to provide a double-row of oversized, R1-12 lots along the western and southern boundaries of the project, with the R1-9 and R1-5 lots placed in the interior of the community. The western boundary of the property is adjacent to an existing, unimproved 20-foot access easement that is part of Dorada Estates. Sossaman Farm West will feature a 30-foot landscape buffer adjacent to this easement that will include a 10-foot multi-use trail. The R1-12 rear yard setback of the lots backing on to Dorada Estates is 25-feet. Collectively, the separation between homes on the western boundary may be up to 90-feet depending on how far the homes in Dorada Estates are setback, as shown in the graphic below.



Similarly, the Brooks Farm residences to the south will be buffered by Brooks Farm Road, which, with the improvement of the road that will be completed with this development, is proposed to be 70-foot wide, with a 30-foot landscape buffer, as shown below. Within the required landscape buffer there will be a 10-foot multi-use trail along with a 6-foot sidewalk. Additionally, the home lots that will be backing onto Brooks Farm Road are intended to be deeper than the average R1-12 lot, which will provide an even greater distance from the homes in the this part of Sossaman Farm West and the few homes that side onto Brooks Farm Road.



Those sections of Brooks Farm, Power and Ocotillo Roads that are undeveloped will be developed in accordance with the *Town of Queen Creek Design Standards and Procedures* manual for half-street improvements and will feature 30-foot wide landscape buffers in addition to trails and sidewalks.

## Multifamily and Commercial Uses on Arterial Corner

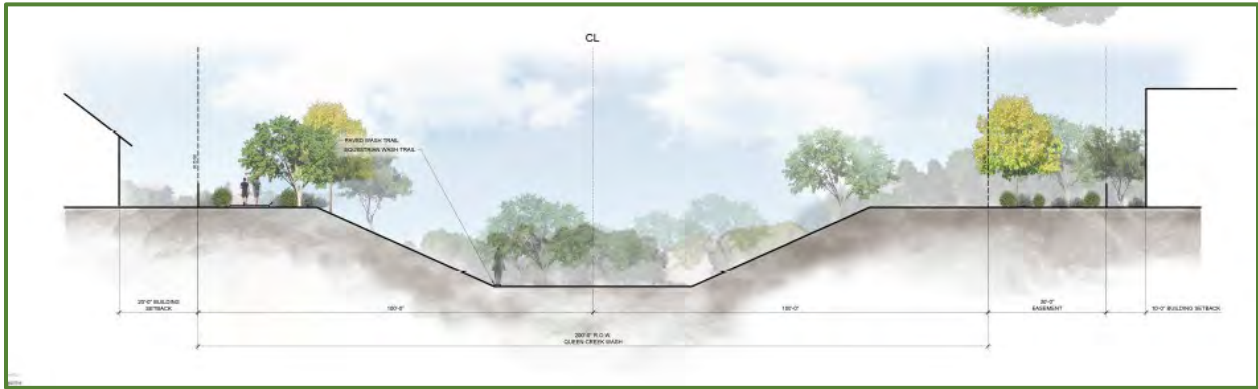
The multifamily and commercial uses are proposed to be placed in the area of the property north and east of the Sonoqui Wash. As noted previously, this portion of the property has been planned for non-single-family development for the past 12 years and is consistent with the vision for this intersection expressed in the Town's General Plan that was adopted in 2018. Additionally, the Town indicates that the requested multifamily zoning district, Medium Density Residential (MDR), is intended to serve as a transitional district between single family and commercial districts. The General Plan requires that any development above 8 dwelling units per acre have direct access onto arterial or collector streets. The proposed multifamily portion of Sossaman Farm West is configured so that there is access onto both Ocotillo and Power Road, which will allow for the multifamily community to have adequate ingress and egress, while also dispersing traffic on two arterial streets. Similarly, the General Plan requires that commercial sites also have direct access to at least one arterial or collector street. Accordingly, the commercial and multifamily portions of Sossaman Farm West are planned and located appropriately at the intersection of Ocotillo and Power Roads.

The Property Owner also owns the land at the southeast corner of Ocotillo and Power Roads, and envisions development of that corner in a manner that will be consistent with the land use designations shown in the General Plan, and because there is more acreage available, there will likely be a broader spectrum of uses and diversity of housing than what is being proposed for Sossaman Farm West.

## Trails and Wash Connectivity

The ultimate vision for Sossaman Farm West is to continue the pedestrian connectivity to the Sonoqui Creek Wash that has been developed in other parts of the Town. The property owner is mindful of the Town goal to complete the linkage of the Queen Creek and Sonoqui washes through a system of trails and open spaces. Careful attention will be given to the guidelines and concepts outlined in the Town of Queen Creek Parks, *Trails and Open Space Master Plan*. The property owner and applicant are committed to working with staff to ensure that the access to the wash from within Sossaman Farm West is provided in a safe, logical and aesthetically pleasing manner. Shown below is a cross-section, showing improvements on both sides of the wash.





## Architectural Design Features

While a homebuilder has not been selected for the homes in Sossaman Farm West, all builders will be required to comply with the Architectural Guidelines found in the Town of Queen Creek Zoning and Subdivision Ordinances.

## Public Utilities and Services

Utilities and services in this community will be provided as shown below:

Utility	Provider
Water	Town of Queen Creek
Sewer	Town of Queen Creek
Electricity	Salt River Project
Gas	Southwest Gas
Cable	Cox Communications
Telephone	CenturyLink
Police	County Sheriff
Fire	Town of Queen Creek
School	Chandler Unified School District

## Water and Wastewater

The water and wastewater distribution systems within this project will ultimately be designed to be consistent with the criteria outlined in the Town of Queen Creek Water Department *Design and Construction Standards Manual for Water, Wastewater and Irrigation Systems*, dated December 2013 (Queen Creek Design Standards) and will conform to minimum ADEQ, MCESD, State and Federal standards and regulations.

## Streets/Circulation

The development of this project will facilitate the completion of half-street improvements to Power, Ocotillo and Brooks Farm Roads, along the northern, eastern and southern boundaries of the property. The detached single-family residential components of the project will have three access points—one each on Ocotillo, Power and Brooks Farm Road. These entrance points will provide connectivity between the different neighborhoods within the community. The multifamily and commercial elements of the development will have access points on Ocotillo and Power Roads located and designed in a manner that is consistent with the Town's traffic development standards.

## State of Arizona Air & Water Quality Standards

This community will be designed and constructed in adherence to all relevant State of Arizona air and water quality standards. During project construction, measures will be taken to control any dust generated by construction activities on the property and to control any unscreened storm water discharge to adjacent waterways. After the project infrastructure is completed, dust control and storm water management practices will remain in place until all of the lots have been developed.

## Schools

The applicant has communicated with Ms. Lana Berry, Chief Financial Officer with the Chandler Unified School District. The school district engaged the services of an outside demographer to evaluate this proposed rezoning request and concluded that the district will have adequate capacity to serve the projected student population generated from this new residential community. Written documentation of the capacity of the schools to serve this community is provided with the submittal documents.

## Development Phasing

The timing of development in Sossaman Farm West is unknown at this time.

## Citizen Participation Plan

The applicant and property owner have complied with the zoning procedures set forth in Article 3.1C(1) of the Queen Creek Zoning Ordinance relating to neighborhood meetings, property posting and notification requirements in order to provide the applicant and surrounding neighbors an opportunity to discuss the PAD application and review related

documentation. A neighborhood meeting for the proposed development was held on November 4, 2019. Approximately 200 interested neighbors attended the meeting, a summary of which has been provided to those individuals who attended and provided contact information at the meeting and to Town staff. A meeting with neighborhood representatives was held on July 29, 2020 and two additional neighborhood meetings were held on September 8, 2020 and September 10, 2020. The September neighborhood meetings were held electronically and, to encourage meaningful input from the neighbors, were split into two distinct groups—those property owners north of Ocotillo Road and those property owners south of Ocotillo Road. Summaries for the September meetings have been provided to Town staff.

## Conclusion

The current zoning configuration of this property is impractical for a variety of reasons. Most notably, the current zoning configuration simply does not allow for an attractive community that has been planned with updated planning techniques that emphasize amenities and open space. Redesigning and reconfiguring the zoning that was placed on this property approximately 20 years ago will allow for the development of a well-designed and cohesively-planned community that will provide Queen Creek residents with a distinctive environment and a variety of housing options in which to live and play. The Applicant and Property Owner look forward to receiving input on this application from various Town of Queen Creek personnel and looks forward to making our vision for this property a reality in the Town of Queen Creek.

## Development Team

**Property Owner:**

Sossaman Holdings  
2398 East Camelback Road

Suite 200  
Phoenix, AZ 85016

**Applicant:**

Pew & Lake, PLC  
W. Ralph Pew  
1744 South Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480) 461-4670

**Planner/Landscape Architect:**

RVi Planning + Landscape Architecture  
120 South Ash Avenue  
Tempe, AZ 85281  
(480) 586-2335

**Engineer:**

HilgartWilson, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
(602)490-0535

Exhibit A- Sossaman Farm West Aerial  
Map



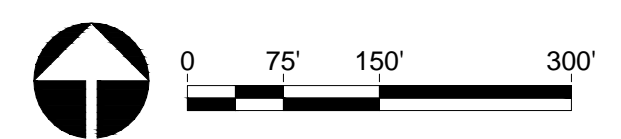


SITE DATA	
TOTAL SITE AREA (GROSS)	±147.62 AC
MARICOPA COUNTY APN'S:	304-69-990 & 304-69-991
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-35, R1-43
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
R1-5 PARCEL AREA	65.7 AC
R1-9 PARCEL AREA	18.6 AC
R1-12 PARCEL AREA	35.3 AC



**SOSSAMAN FARMS • ZONING EXHIBIT**

- 📍 QUEEN CREEK, AZ
- 📅 2020-07-08
- # 19001290
- 👤 SOSSAMAN HOLDINGS, LLC.





**SITE DATA**

TOTAL SITE AREA (GROSS)	±147.62 AC
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-35, R1-43
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
DENSITY RANGE	12.8-14 DU/GAC
<b>SINGLE FAMILY RESIDENTIAL</b>	
GROSS AREA	+/-119.48 ACRES
R1-5 DISTRICT GROSS AREA	65.7 ACRES
MINIMUM LOT SIZE	6,000 S.F.
DENSITY RANGE	3.2-3.8 DU/GAC
R1-9 DISTRICT GROSS AREA	18.6 ACRES
MINIMUM LOT SIZE	11,000 S.F.
DENSITY RANGE	2.2-2.8 DU/GAC
R1-12 DISTRICT GROSS AREA	35.3 ACRES
MINIMUM LOT SIZE	15,000 S.F.
DENSITY RANGE	1.4-2.1 DU/GAC

• LANDSCAPING AND OPEN SPACE TO COMPLY WITH TOWN DEVELOPMENT STANDARDS PER ZONING DISTRICT AS REQUIRED BY SECTIONS 5.3 AND 5.4 OF THE QUEEN CREEK ZONING ORDINANCE.

• NET DENSITY FOR EACH PARCEL WILL BE DETERMINED DURING THE FINAL PLAT PROCESS AND WILL COMPLY WITH THE DENSITY REQUIREMENTS IN EACH ZONING DISTRICT.



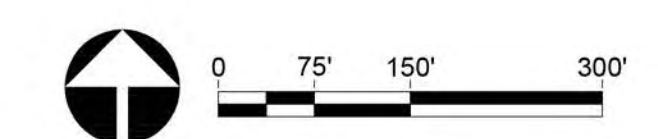
**SOSSAMAN FARMS • DEVELOPMENT PLAN**

QUEEN CREEK, AZ  
 20-09-17  
 # 19001290  
 SOSSAMAN HOLDINGS, LLC.

**LEGEND**

- 
- 
- 
- 
- 
- 
- 
- 
- \*
- \*
- \*
- \*

\*NOTE: OPEN SPACES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL SIZES AND LOCATIONS WILL BE DETERMINED DURING PRE-PLAT PROCESS.





**SITE DATA**

TOTAL SITE AREA (GROSS)	±147.62 AC
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-35, R1-43
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
DENSITY RANGE	12.8-14 DU/GAC
<b>SINGLE FAMILY RESIDENTIAL</b>	
GROSS AREA	+/-119.48 ACRES
R1-5 DISTRICT GROSS AREA	65.7 ACRES
MINIMUM LOT SIZE	6,000 S.F.
DENSITY RANGE	3.2-3.8 DU/GAC
R1-9 DISTRICT GROSS AREA	18.6 ACRES
MINIMUM LOT SIZE	11,000 S.F.
DENSITY RANGE	2.2-2.8 DU/GAC
R1-12 DISTRICT GROSS AREA	35.3 ACRES
MINIMUM LOT SIZE	15,000 S.F.
DENSITY RANGE	1.4-2.1 DU/GAC

• LANDSCAPING AND OPEN SPACE TO COMPLY WITH TOWN DEVELOPMENT STANDARDS PER ZONING DISTRICT AS REQUIRED BY SECTIONS 5.3 AND 5.4 OF THE QUEEN CREEK ZONING ORDINANCE.

• NET DENSITY FOR EACH PARCEL WILL BE DETERMINED DURING THE FINAL PLAT PROCESS AND WILL COMPLY WITH THE DENSITY REQUIREMENTS IN EACH ZONING DISTRICT.

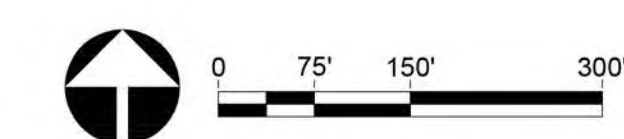


**SOSSAMAN FARMS • DEVELOPMENT PLAN**

QUEEN CREEK, AZ  
 20-09-17  
 # 19001290  
 SOSSAMAN HOLDINGS, LLC.

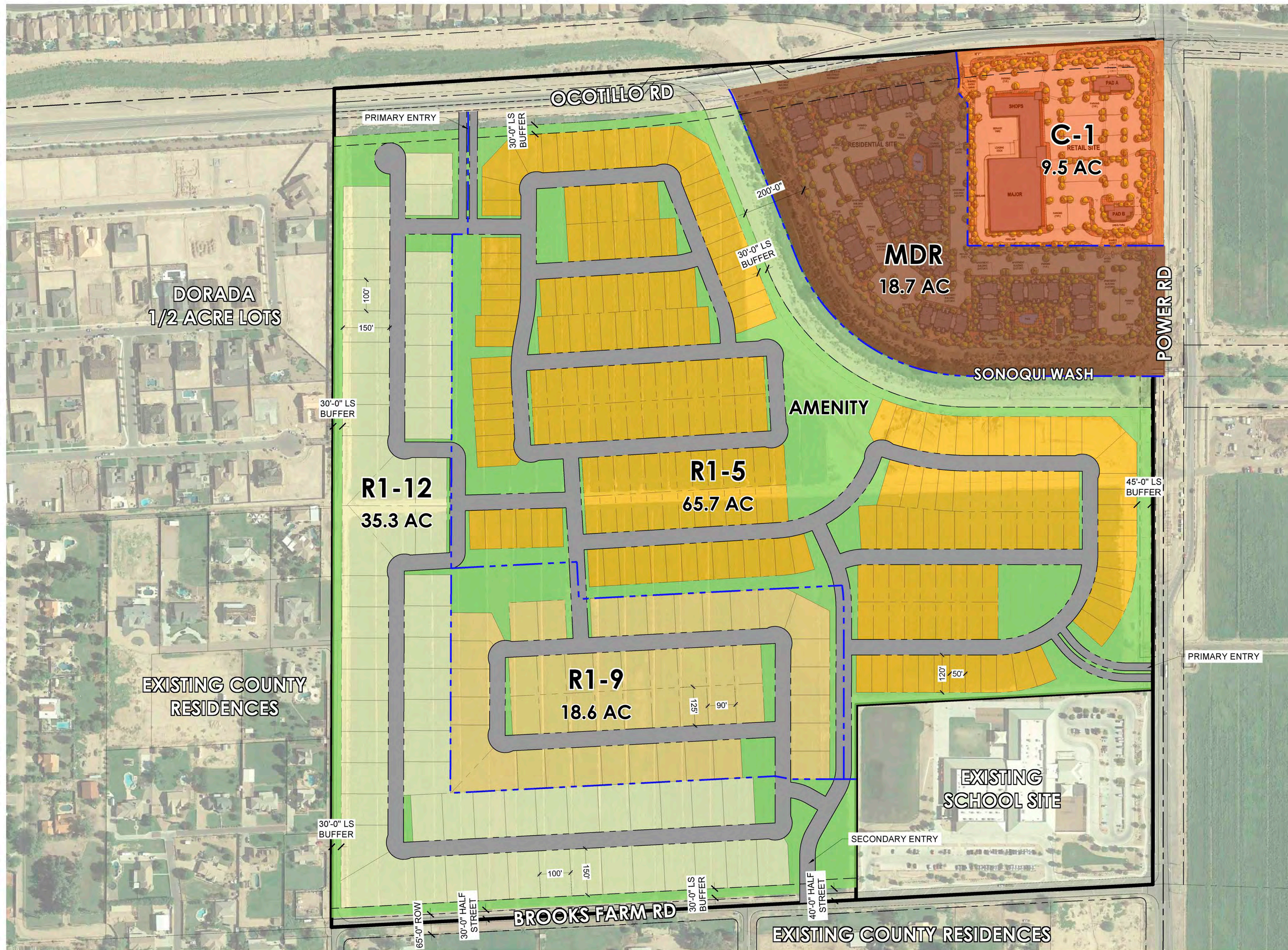
**LEGEND**

- 10' MULTI-USE TRAIL
- PAVED PATH WITH STANDARD SHOULDER (PER PARKS, TRAILS AND OPEN SPACE PLAN)
- PEDESTRIAN CONNECTION
- 6' CONCRETE SIDEWALK
- ZONING BOUNDARY
- PRIMARY AMENITY
- SECONDARY AMENITY
- OPEN SPACE



\*NOTE: OPEN SPACES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL SIZES AND LOCATIONS WILL BE DETERMINED DURING PRE-PLAT PROCESS.





**SITE DATA**

TOTAL SITE AREA (GROSS)	±147.62 AC
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-35, R1-43
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1

<b>C-1 PARCEL</b>	
GROSS AREA	9.47 AC

<b>MDR PARCEL</b>	
GROSS AREA	18.67 AC
ALLOWED DENSITY	14 DU/AC*

<b>SINGLE FAMILY RESIDENTIAL</b>	
SFR AREA (GROSS):	±119.48 AC
TOTAL LOTS:	338 LOTS

<b>R1-5 PARCEL</b>	
GROSS AREA	65.7 AC
TYPICAL LOT (50' x 120')	229 LOTS

<b>R1-9 PARCEL</b>	
GROSS AREA	18.6 AC
TYPICAL LOT (90' x 125')	47 LOTS

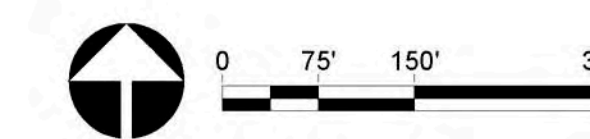
<b>R1-12 PARCEL</b>	
GROSS AREA	35.3 AC
TYPICAL LOT (100' x 150')	62 LOTS

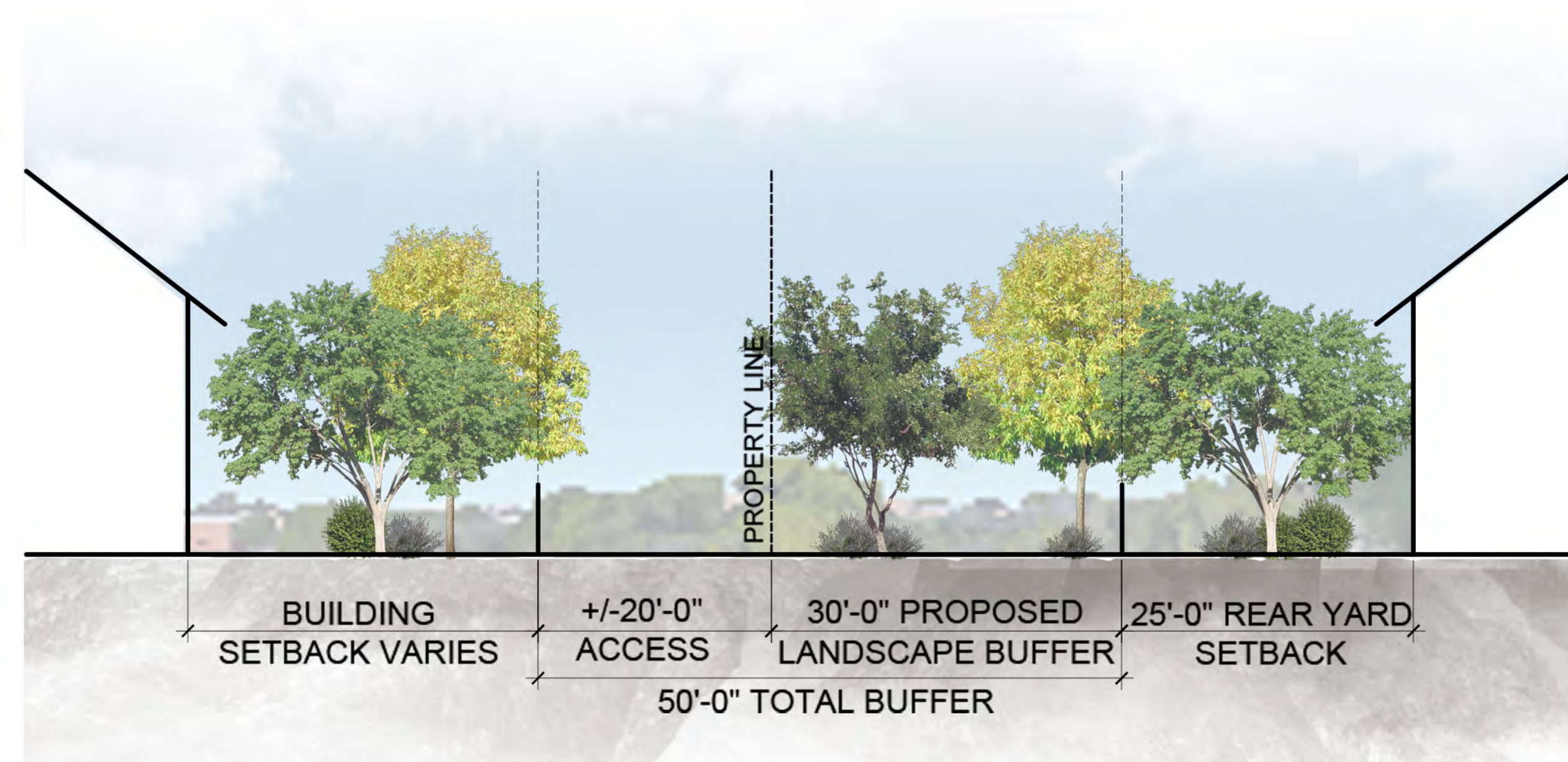
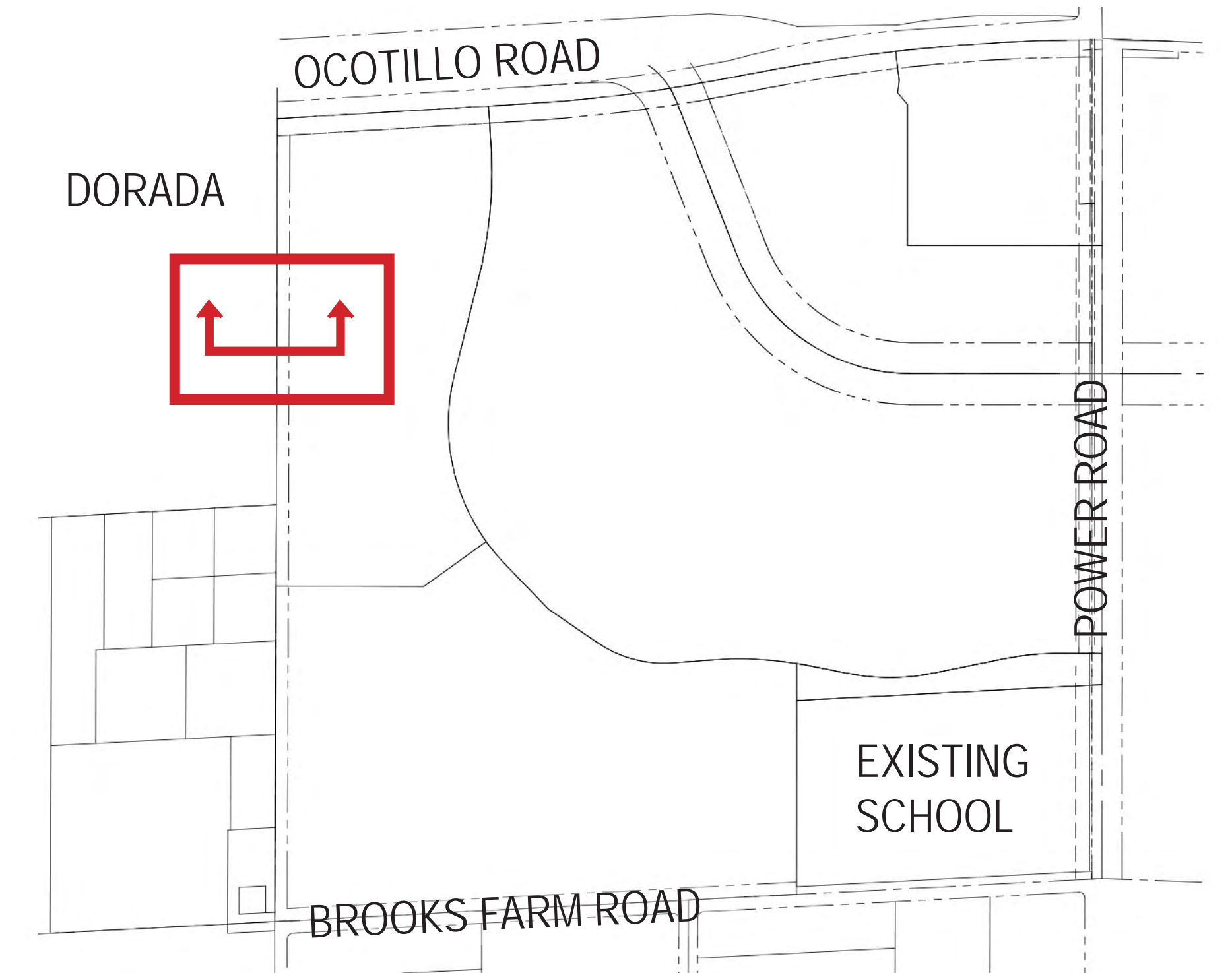
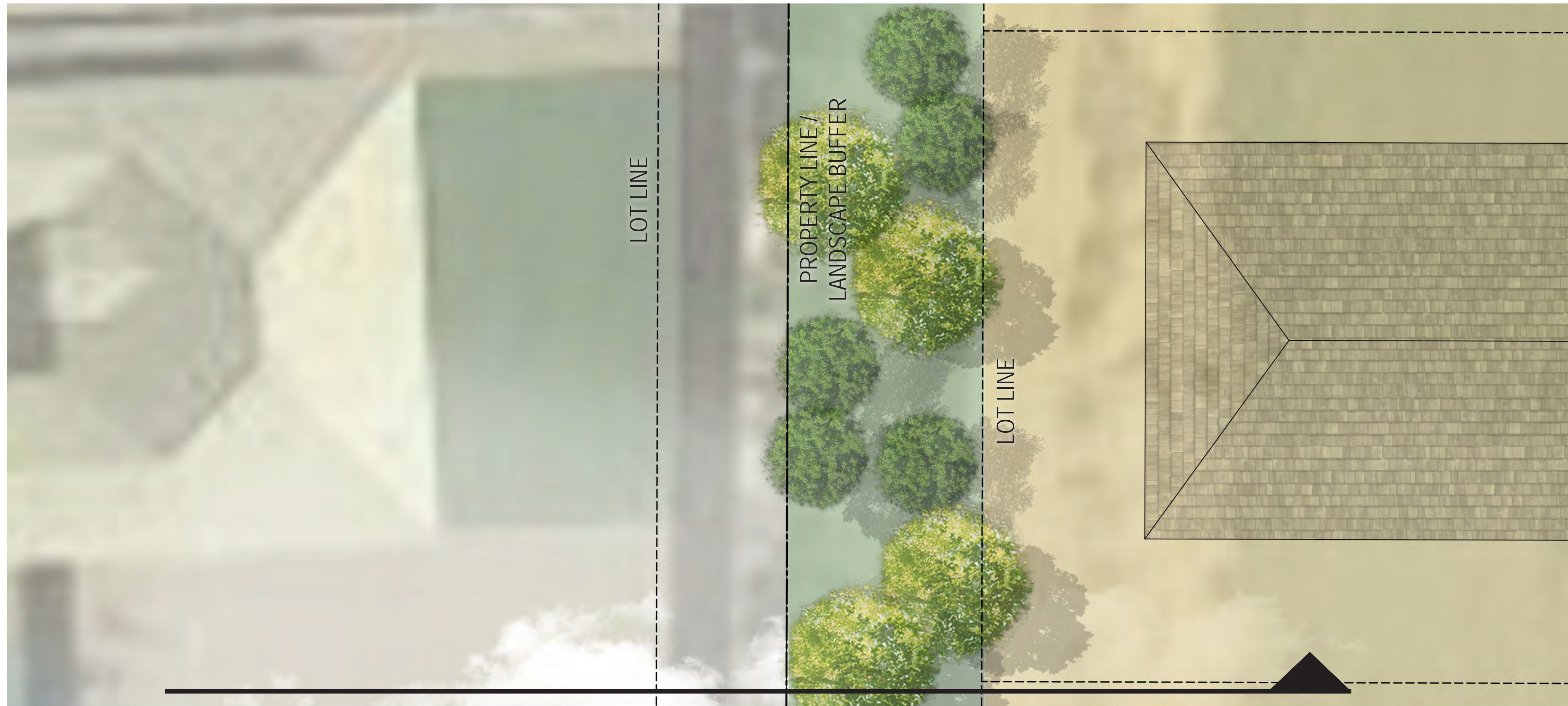


**SOSSAMAN FARMS • CONCEPTUAL LOTTING PLAN**

♀ QUEEN CREEK, AZ  
 📅 2020-09-28  
 # 19001290  
 👤 SOSSAMAN HOLDINGS, LLC.

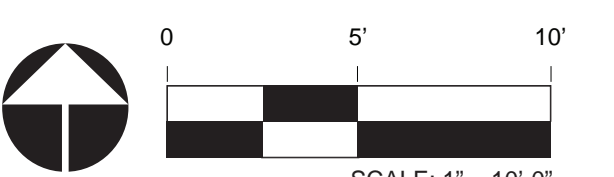
NOTE: THIS CONCEPTUAL LOTTING PLAN IS INTENDED TO DEPICT HOW THE LOTS IN THE VARIOUS ZONING DISTRICTS IN SOSSAMAN FARMS WEST MAY BE CONFIGURED. THE ACTUAL LOT COUNT AND LOCATION OF OPEN SPACES AND ROADWAYS WILL BE DETERMINED DURING THE PRELIMINARY PLAT PROCESS AND WILL COMPLY WITH THE DENSITY REQUIREMENTS IN EACH ZONING DISTRICT AND THE MINIMUM LOT SIZES APPROVED IN THE FINAL SOSSAMAN FARMS WEST ZONING ORDINANCE.



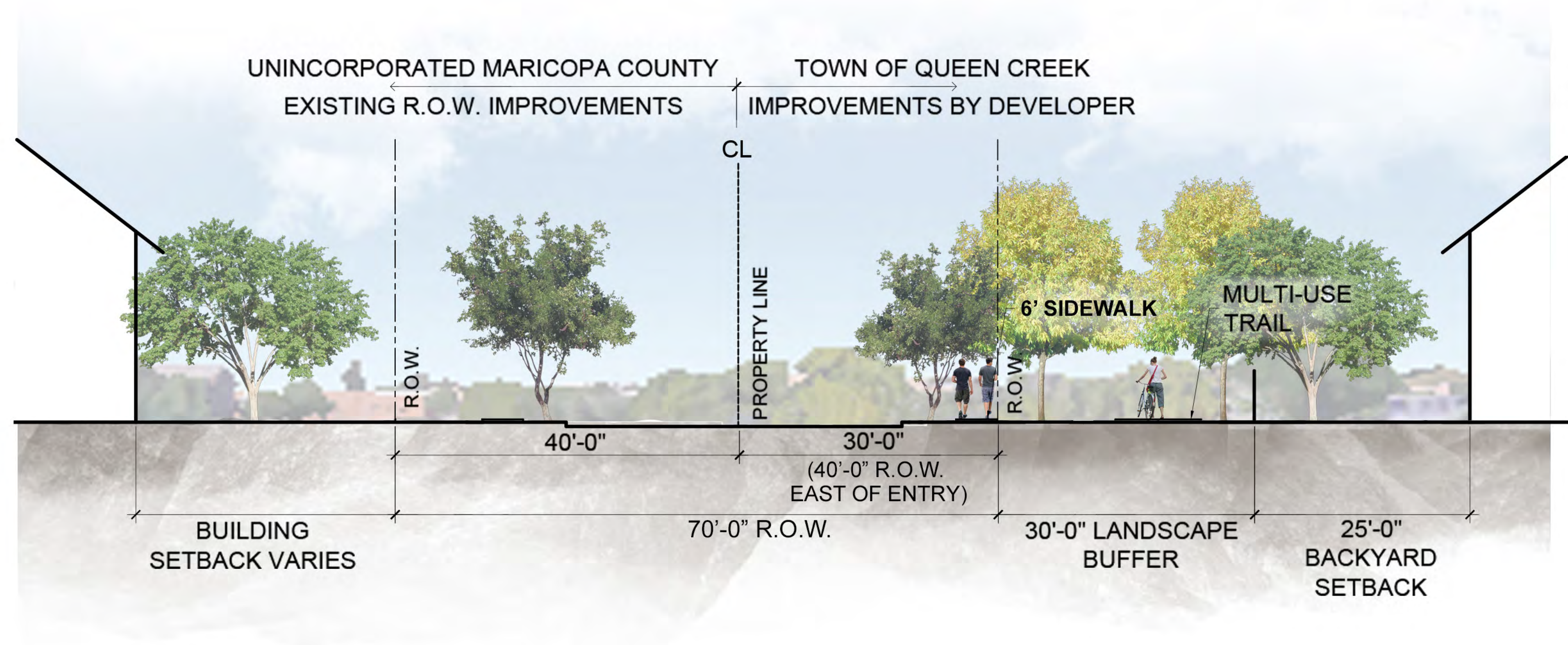
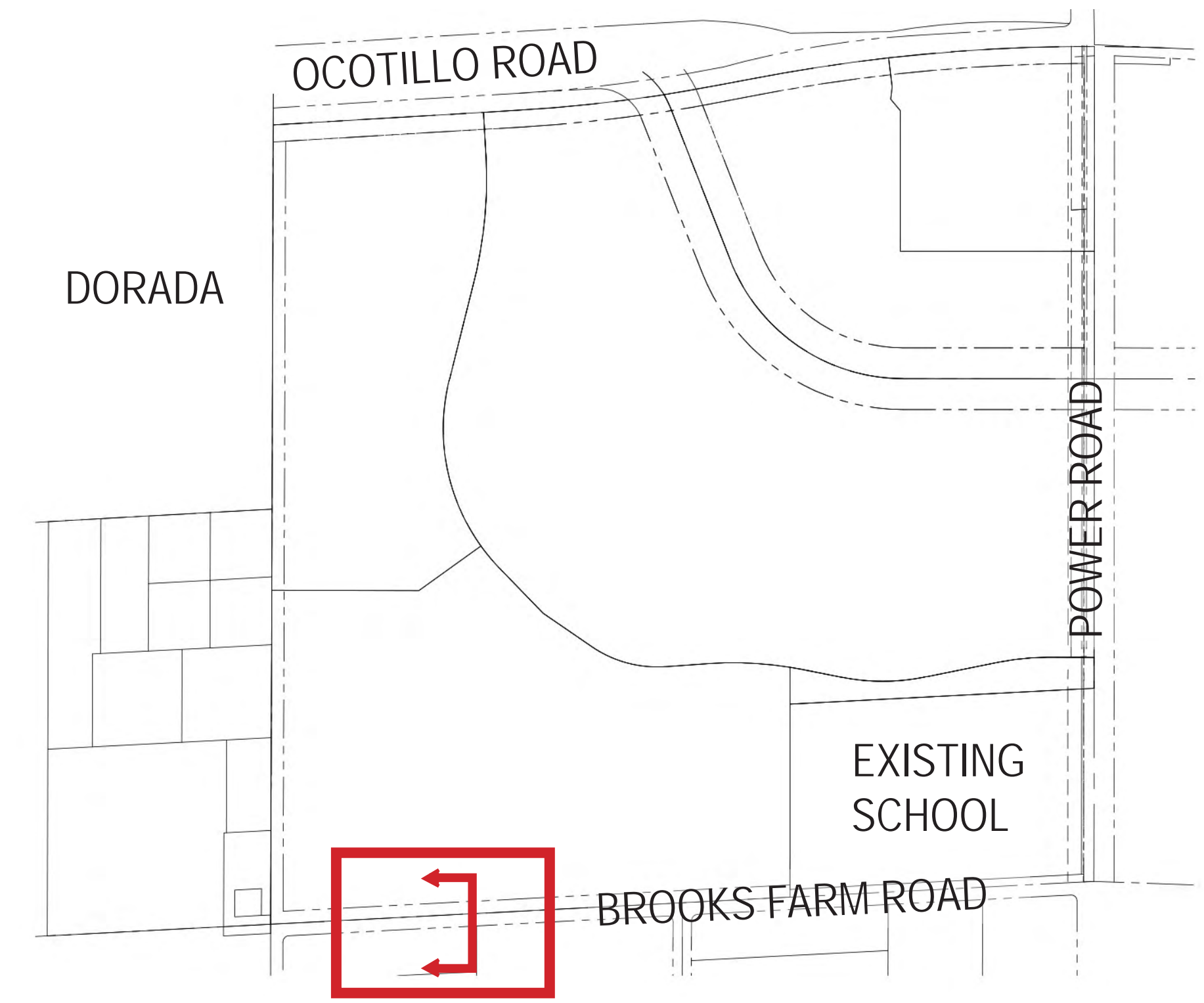
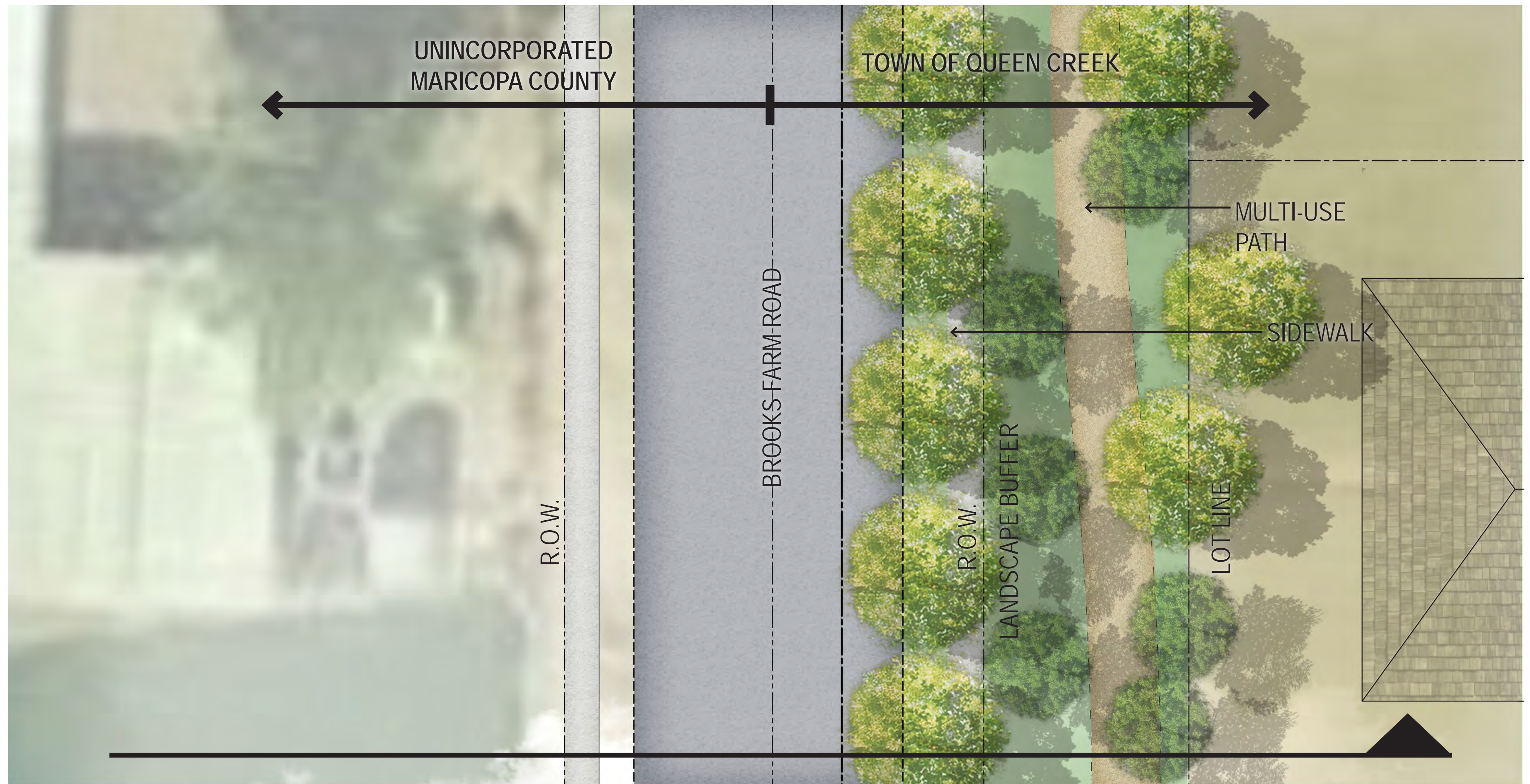


**SOSSAMAN FARMS WEST • WEST LANDSCAPE BUFFER (NORTH FACING)**

- Queen Creek, Arizona
- August 11, 2020
- # 19001290
- Steve Sossaman



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



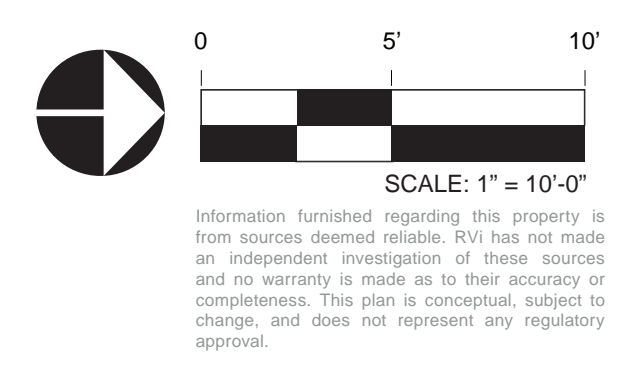
Copyright RVI  
Copyright RVI

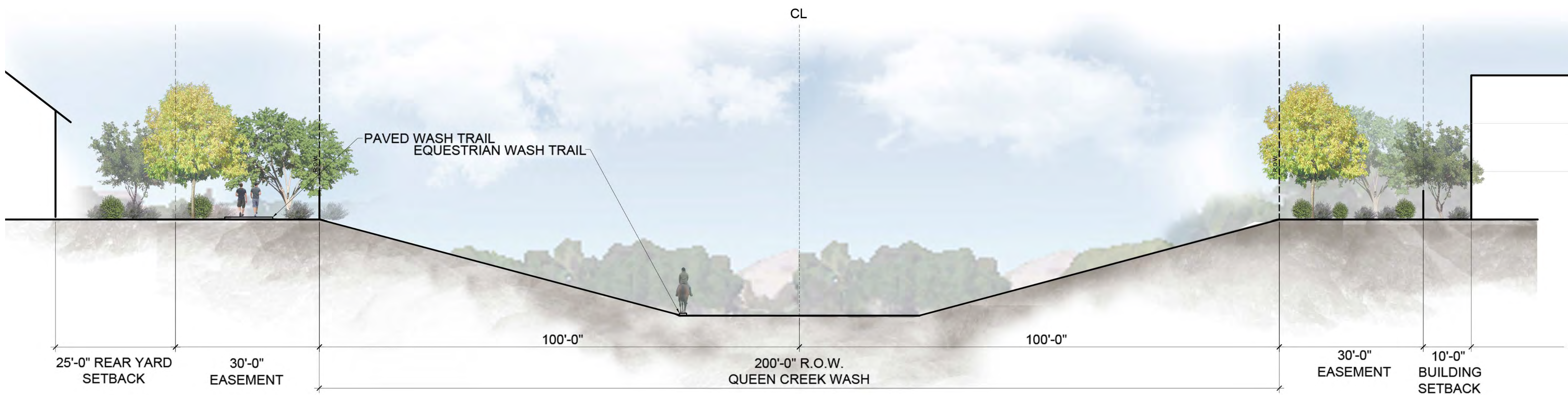
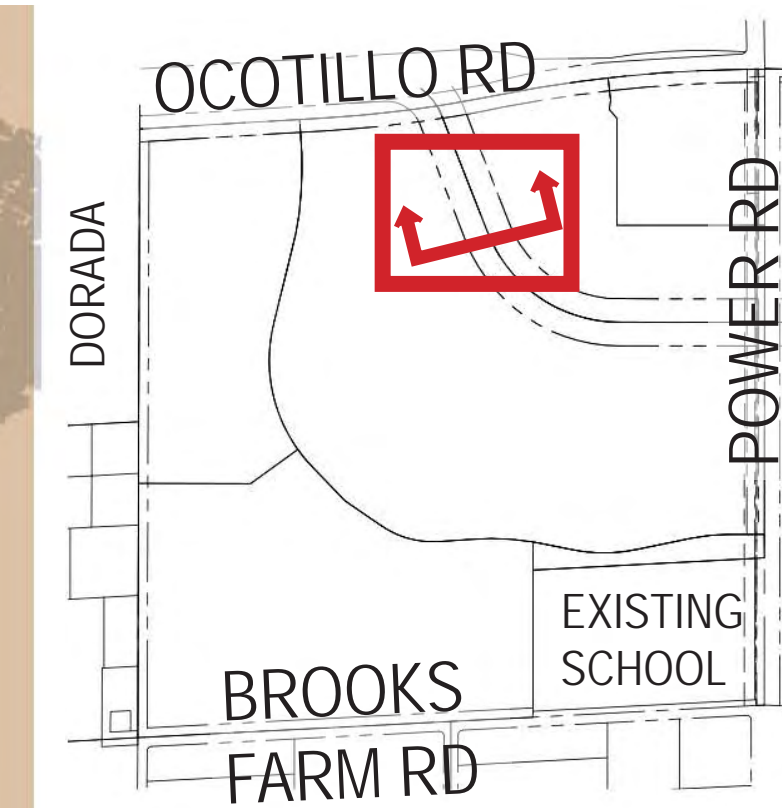
Aerial Photography Date  
Aerial photography circa 2019

**RVI** SOSSAMAN FARMS WEST • SOUTH LANDSCAPE BUFFER (WEST FACING)

120 S Ash Avenue  
Tempe, Arizona 85281  
Tel: 480.994.0994  
www.rviplanning.com

Queen Creek, Arizona  
August 11, 2020  
# 19001290  
Steve Sossaman





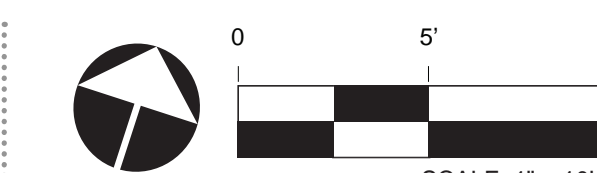
Copyright RVI  
Copyright RVI

Aerial Photography Date  
Aerial photography circa 2019



**SOSSAMAN FARMS WEST • WASH LANDSCAPE BUFFER (NORTH FACING)**

- 📍 Queen Creek, Arizona
- 📅 August 11, 2020
- # 19001290
- 👤 Steve Sossaman



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

**Sossaman Farms West  
Rezoning Request  
SWC of Ocotillo and Power Roads  
Summary of Neighborhood Meeting with Neighbors North of Ocotillo Road  
September 8, 2020  
*Via GoToMeeting***

The meeting began at 6:00 p.m..

Attendees from the Development team included: W. Ralph Pew, and Vanessa MacDonald, Pew & Lake, PLC (applicant); The list of attendees is attached to this summary.

Speaking from a Power Point presentation (attached to this summary) Mr. Pew discussed the following concepts:

1. The location of the property and surrounding zoning and jurisdictions.
2. The evolution of General Plan designations on this property.
3. The Sossaman Farm Growth Area designations, purposes and definitions
4. Definitions of “rural” and “neighborhood” designations in the General Plan.
5. Signs on the property posted in 2002 that indicate the property will develop as “non-single family uses.”
6. Existing Zoning on the property
7. The specific requests to the Town of Queen Creek.
8. The proposed zoning classifications and configurations presented at the neighborhood meeting in February 2020.
9. The proposed zoning classifications and configurations discussed with the neighborhood representatives in July 2020.
10. The proposed zoning classifications and configurations submitted to the Town of Queen Creek in August 2020. This new plan shows R1-5, R1-9 and R1-12 zoning districts with minimum 6,000, 11,000 and 15,000 square foot lots in each respective zoning district.
11. The proposed zoning and uses for the 30-acre parcel between the arterial corner and Queen Creek Wash.
12. The distance from the northern property boundary to properties within Trilogy.
13. Definition of C-1 Commercial Zoning District
14. Examples of C-1 permitted uses.
15. The new Development Plan and proposed density
16. Wash Buffer Exhibit
17. South Buffer Exhibit
18. West Buffer Exhibit

Mr. Pew also discussed the rezoning process in the Town of Queen Creek and emphasized that we had just made a third submittal to the Town of Queen Creek that is in the process of being reviewed by Town Planning Staff.

Mr. Pew then opened the meeting up to Questions and Comments from attendees. (NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting and does not attempt to identify comments from specific individuals. Where multiple individuals addressed the same topic, those comments have been grouped together into one question or comment and a single response is provided. This is done for brevity and to eliminate redundancies.)

The questions and comments posed by attendees are shown below in **bold** text, with Mr. Pew's answers shown in *italics*.

**1. Will you be providing a summary of the meeting and the presentation?**

*RESPONSE: Yes, we routinely provide a summary of the meeting and attach the PowerPoint presentation to that summary. We can send it to all meeting attendees as well.*

**2. Does the multifamily surround the commercial site? When will constructions start?**

*RESPONSE: Yes, the multifamily site is placed up against the wash and wraps around the commercial center. At this point in time, since no end users have been identified, we don't know when construction will start.*

**3. This project is going to take months if not years to develop. I've been in development my whole life. Thank for this presentation.**

*RESPONSE: You're welcome. Thank you for your comment.*

**4. Have there been other Sossaman developments that have been voted down by the Planning Commission or Town Council? If so, when and where was it?**

*RESPONSE: I've represented Mr. Sossaman over the years in different projects. Sossaman Estates was approved as was the Agritainment project on Sossaman and Ocotillo. Most projects go through many iterations prior to them being approved by the Council. (QC Staff Member Steven Ester says he will take a look to see if any Sossaman plans have failed to pass)*

**5. Mr. Pew keeps saying that we should be grateful for the C-1 option. I think you're using it as a hammer. Our objection is not the commercial, but the 3-story MDR which is inconsistent with every neighborhood in every direction. The closest apartment complex is in the Town Center.**

*RESPONSE: We believe that just because something doesn't exist in a location, that it doesn't preclude it from ever being at that location. Also, with regards to the C-1 uses, we were pointing out that currently the entire 30-acres on the corner are all planned for commercial, and we are paring that down to just under 10-acres. Multifamily housing is*

*an allowed use under the General Plan and the Town wants to provide a diversity of housing in this area. A few of the multifamily buildings will be three story, but not all of them. They will be built at a level of quality that the Town and the Sossaman's will demand, achieve a high rent rate and are not the typical apartments that have been developed in the past.*

- 6. I think that the changes from November are dramatically better. I'd prefer two-story rather than 3-story apartments.**

*RESPONSE: Thank you very much for your comments.*

- 7. I appreciate the changes that have been made especially the lot sizes. Do you know if they'll be single or two-story homes? Trilogy has no two-story homes and we are afraid that you'll block the views from our homes.**

*RESPONSE: We are looking at that internally. No decision has been made at this point.*

- 8. I live right on Power and Ocotillo, and I am concerned about the traffic that will be generated from this area. Has that been studied?**

*RESPONSE: Yes, we have provided a traffic study to the Town of Queen Creek with this application. When the subdivision plat is proposed to the Town, a more detailed traffic study will be provided that will include a discussion of traffic signals and whether or not they are warranted at certain locations.*

- 9. Even though this may be designated in the General Plan for Commercial, it is still currently zoned as R1-43. Why would this be allowed if the zoning is already in place?**

*RESPONSE: You are correct. The zoning has been in place since 1999. We are requesting a rezoning to be compatible with the General Plan, which was updated in 2018 and a number of times before that. Any zoning or land use application on this property will need to be consistent with the Town's General Plan.*

- 10. What is the reluctance to changing the 20-acre MDR parcel to a single-family designation? I think if you removed it, you would have more support.**

*RESPONSE: The Town has designated this area as a Growth Area. Growth areas are parts of Queen Creek where the Town anticipates a need for different housing types. The Town generally endeavors to find a balance and diversity of housing options in growth areas so that a variety of individuals can choose to live in a community. Additionally, single-family housing at this corner where there is a Commercial designation would not be consistent with the General Plan. As I mentioned previously, any future land use application needs to be consistent with the General Plan. The Town seeks diverse housing*

*options in the right locations to avoid homogeneity. Moreover, many people choose to live in a rental product as a lifestyle choice, not a choice dictated by income.*

**Follow up Comment:** I don't think this proposed development meets the requirement to be compatible with the character of the surrounding community. The MDR acreage should be either R-9 or R-12 with the commercial on the corner. The General Plan talks about preserving the rural/agricultural character of the Town and this doesn't fit.

*RESPONSE:* It is important to keep in mind that although the Maricopa County residents are on large rural/agrarian lots, the planning in this area has never been designated for large-lot rural residences. A more urban development has always been anticipated. Trilogy is urbanized, certainly, and this project will have lot sizes that closely align with the Trilogy development.

**Follow-Up Comment:** Up until tonight, I've only heard one person say that they are okay with the apartments. Nearly everyone else is opposed to the multifamily. Is Mr. Sossaman willing to meet with the surrounding neighbors to negotiate?

*RESPONSE:* I've not spoken about that with Mr. Sossaman, but I believe that this is the plan that he has worked on for some time and that he wants to move forward with. The elements found within this proposed development are not only what the Town's General Plan anticipates at this location, but also on the property located across Power Road.

**11. What do you mean that this is important to the Town? If it's so important to the Town, why would they put it on the edge of the Town?**

*RESPONSE:* I don't believe that this project is more important than any other, but I believe that the Town wants development that conforms to the General Plan and the Growth Area. Every new development in Queen Creek is required to conform to the General Plan and other relevant planning documents. This location is appropriate because of the ultimate transportation corridors on Power and Ocotillo. The wash provides a natural buffer from the single-family homes. It is rare to have the opportunity to develop a multifamily development with a natural buffer.

**Follow-Up Question:** You would feel okay if this was butting up against your home?

*RESPONSE:* Yes, I would.

**Follow-Up Question:** Have you talked to the Chandler School District to see if they can handle the kids from this development.

*RESPONSE:* Yes, we have reached out to the Chandler School district and they hired a demographer to study this proposed development. They provided input to the Town of Queen Creek that they have adequate capacity to serve the students from this proposed



*development. Additionally, there are charter schools in the area that could also serve this student population.*

**12. Do you think that you'll get businesses moving in here? There is so much vacant development close by?**

*RESPONSE: Where retailers locate takes a lot of thought and calculation and can be unpredictable. But Mr. Sossaman believes that this is an ideal location for commercial. However, I can tell you that these buildings will not get built until there are actual users ready to occupy them.*

**13. My concern is about the livability for the residents of Trilogy. Development brings about more noise and traffic. Will there be improvement to the north side of Ocotillo (sound abatement, walls, landscaping...)? Will Ocotillo be improved to four lanes? Will there be traffic signals on Ocotillo? Can the speed limit be reduced when the commercial development is constructed.**

*RESPONSE: Ocotillo is in the Town of Gilbert and any improvements to it would come from the Town of Gilbert. We are unsure if there are any plans to widen the road. Traffic signals are determined by traffic warrants, but we have not been asked by the Town of Queen Creek to conduct an analysis to determine if signals are warranted at this location. That analysis will come when the subdivision is designed.*

**14. What is the mix of apartments- one, two or three bedrooms? What are the square footages? What will the rents be?**

*RESPONSE: We don't have any answers to those questions at this time since a multi-family developer has not yet been chosen for the MDR portion of this project.*

**15. There hasn't been a developer decided for the commercial or the multi-family. So how would the drawings that you've shown us be accurate? We would like all three-story buildings to be internal to the project so that they don't block our view and bleed light into our community. Trilogy conducted a survey and 80% of the people who responded are against this project with the multifamily. Is there a way to contribute to the dialogue about the configuration of the buildings in the multifamily site?**

*RESPONSE: We are not asking for site plan approval at this time. We use these exhibits to show a level of quality but not precise depictions of building placements and locations. At the time that there is a multifamily developer, they will be required to submit a site plan for approval and they will be required to show the exact location, sizes and heights of the multifamily buildings. This approval will take place after public hearings at the Planning Commission and Town Council. Those public hearings will be where you can contribute to the dialogue about the actual project design.*

**Follow-Up Question:** The traffic study doesn't take into account the new traffic that will be generated when the bridge on Ocotillo is constructed between Higley and Greenfield. This is going to make it a major thoroughfare and likely require a traffic signal at the entrance to this new subdivision.

*RESPONSE:* Generally speaking, when the property is subdivided, the Town Engineer will require us to provide a more detailed traffic study that will explore the necessity for traffic signals.

**Follow-Up Question:** When it comes time for the commercial development, traffic will be determined by the types of businesses that go into this site. For example, a fast-food location may generate traffic onto the adjacent roadways.

*RESPONSE:* Yes. The Town will be vigilant in requiring the commercial uses to be designed so that there will be no adverse impact to the surrounding community. When each use is proposed, the parking and traffic will be examined closely, and each use has different requirements. The Town will look at this closely to ensure the mix of uses is compatible with each other and the surrounding area.

**16. Would like to request that the Sossaman's or the Town create a line-of-site rendering to be provided to demonstrate the view from Trilogy to the new development. It would be really helpful and I believe you owe it to the residents. It will allow us to visualize the multifamily and commercial development on the corner. Additionally, I am concerned about the lighting in the multifamily. Additionally, when Ocotillo Road was developed, they had community meetings about the road and most of the suggestions/input we had was ignored. Traffic is horrible on Ocotillo Road.**

*RESPONSE:* Thank you for your comments.

**17. I would like to keep the multifamily community to 2-story, rather than 3-story. I would hope the aesthetics would match the surrounding area. Reducing the size of the commercial parcel is great. Please, no car washes.**

*RESPONSE:* Thank you for your comments. With respect to building heights, the MDR allows for 36-feet of height. A single-family home can be 30-feet.

**18. I think you said that the first time this property showed up on the Town's General Plan was in 2008, is that correct? We paid a premium for our view when we bought in Trilogy in 2007, and now our view is going to be taken away.**

*RESPONSE:* If you paid a premium for a view, that was between you and the builder of your homes. The builder was in no way able to promise that a view would be preserved. That would have needed to be agreed to by Mr. Sossaman, and to my knowledge he has not agreed to

*restrict his property. The signs indicating "non-single family" residential were posted on this property in 2002.*

**19. I agree with a lot that has already been said. We bought in Trilogy in 2007 and are concerned with this development. In addition to what my neighbors have said, a potential fast food restaurant would emit odors that would be less-than-desirable. How will this development be safe, given the sink-hole on the east side of Power Road, where someone lost their life?**

*RESPONSE: Before any construction begins on a project, a geotechnical report will be produced that will indicate the existing nature of the soils, and what measure will have to be taken to improve it sufficient for residential development.*

Mr. Pew indicated that the attendees of today's meeting will be notified of any upcoming public hearings, the dates of which are unknown at this time. There being no new further neighbors who wished to speak, Mr. Pew adjourned the meeting at 7:15.

**Sossaman Farms West  
Rezoning Request  
SWC of Ocotillo and Power Roads  
List of Attendees  
September 8, 2020  
*Via GoToMeeting***

Allen Hank  
Angie Heilman  
Beth Knobloch  
Bonnie West  
Bruce Hubert  
Cheryl & Tony LaRoche  
Craig Martin  
Dave & Jenny Pachovsky  
David Fifield  
Dennis Ruis  
George & Cathy Smith  
James Marbury  
Jennifer Flake  
Joanne Schlosser  
Joe Marcin  
Larry & Elaine Thiel  
Mark Dahlstrom  
Matthew Yenzer  
Patricia Grant  
Pete Famighetti  
Robert Pringle  
Rosemary McCabe  
Sherry Baker  
Steve Davis  
Sue Nervegna  
Wayne Norlie  
William White

# Sossaman Farm West

Neighborhood Meeting  
Property Owners north of Ocotillo  
September 8, 2020



# Subject Site



Town of QC R1-7

Sossaman Holdings  
292 acres  
PAD

Trilogy  
Town of Gilbert- SF-6

Sossaman Farm West  
147 acres  
PAD

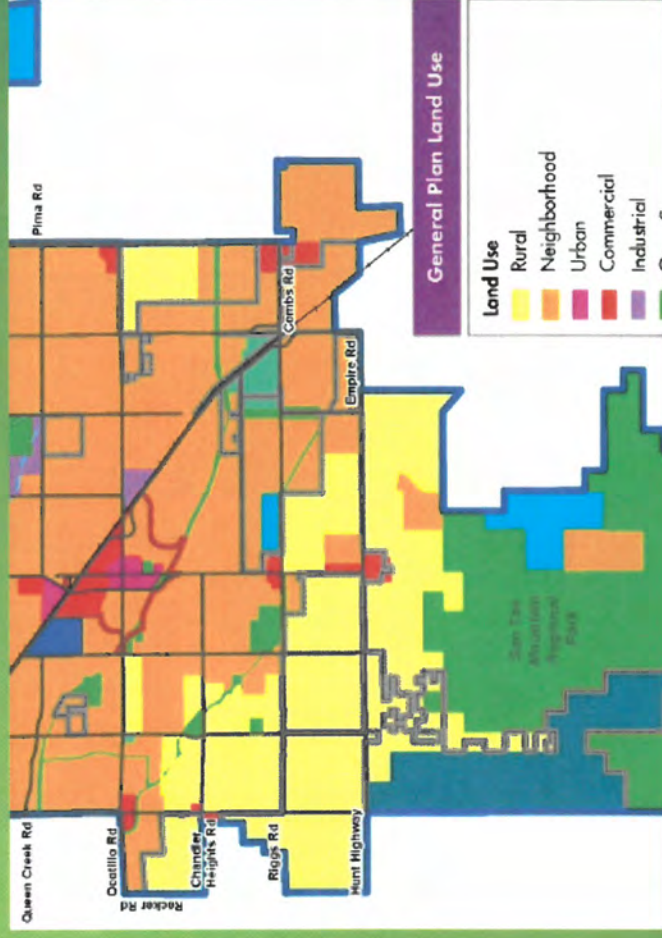
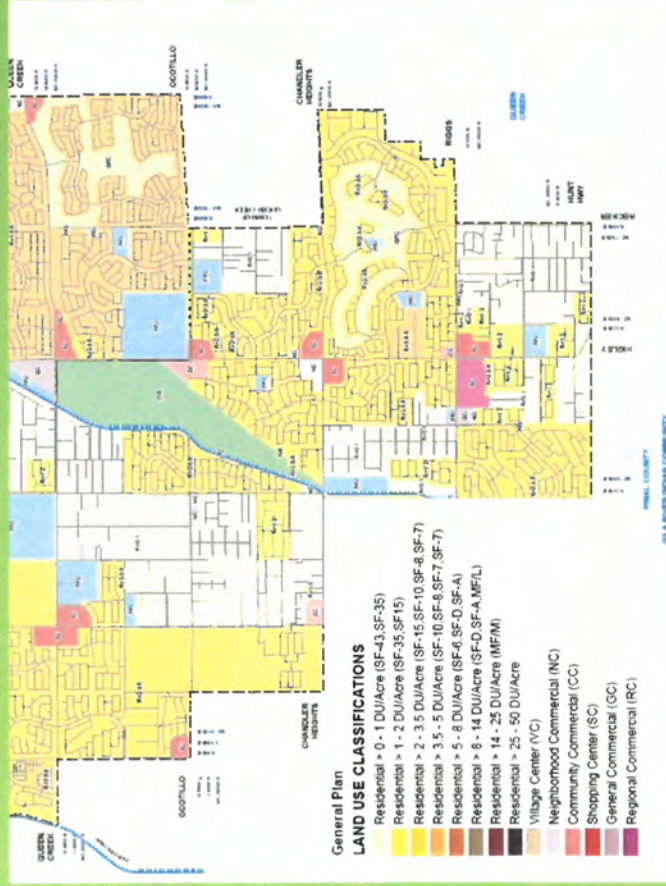
Maricopa County RU-43

Dorada Estates  
Town of QC R1-18

Maricopa County RU-43

# General Plan Analysis

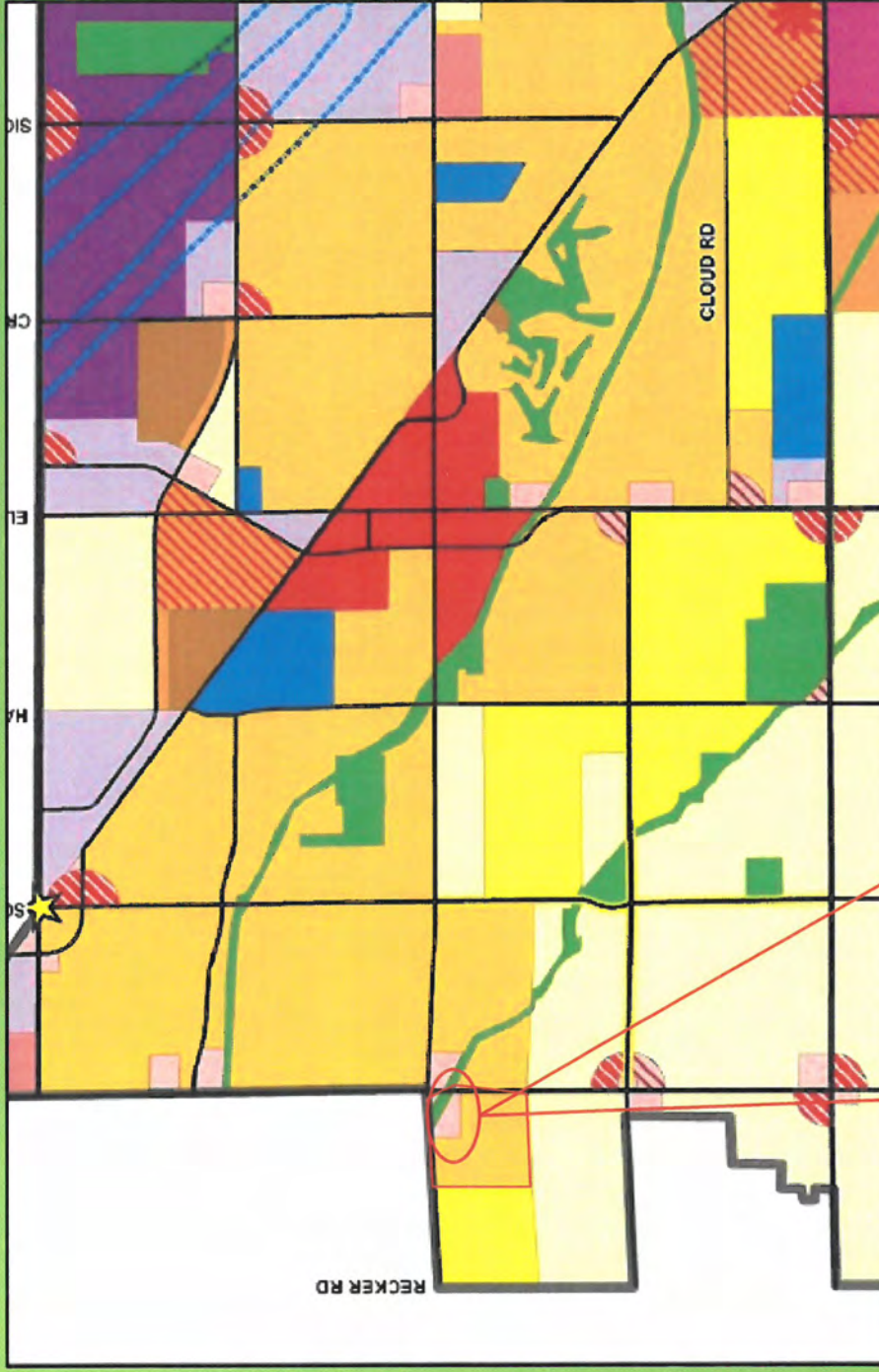
# Town of Gilbert and Town of Queen Creek







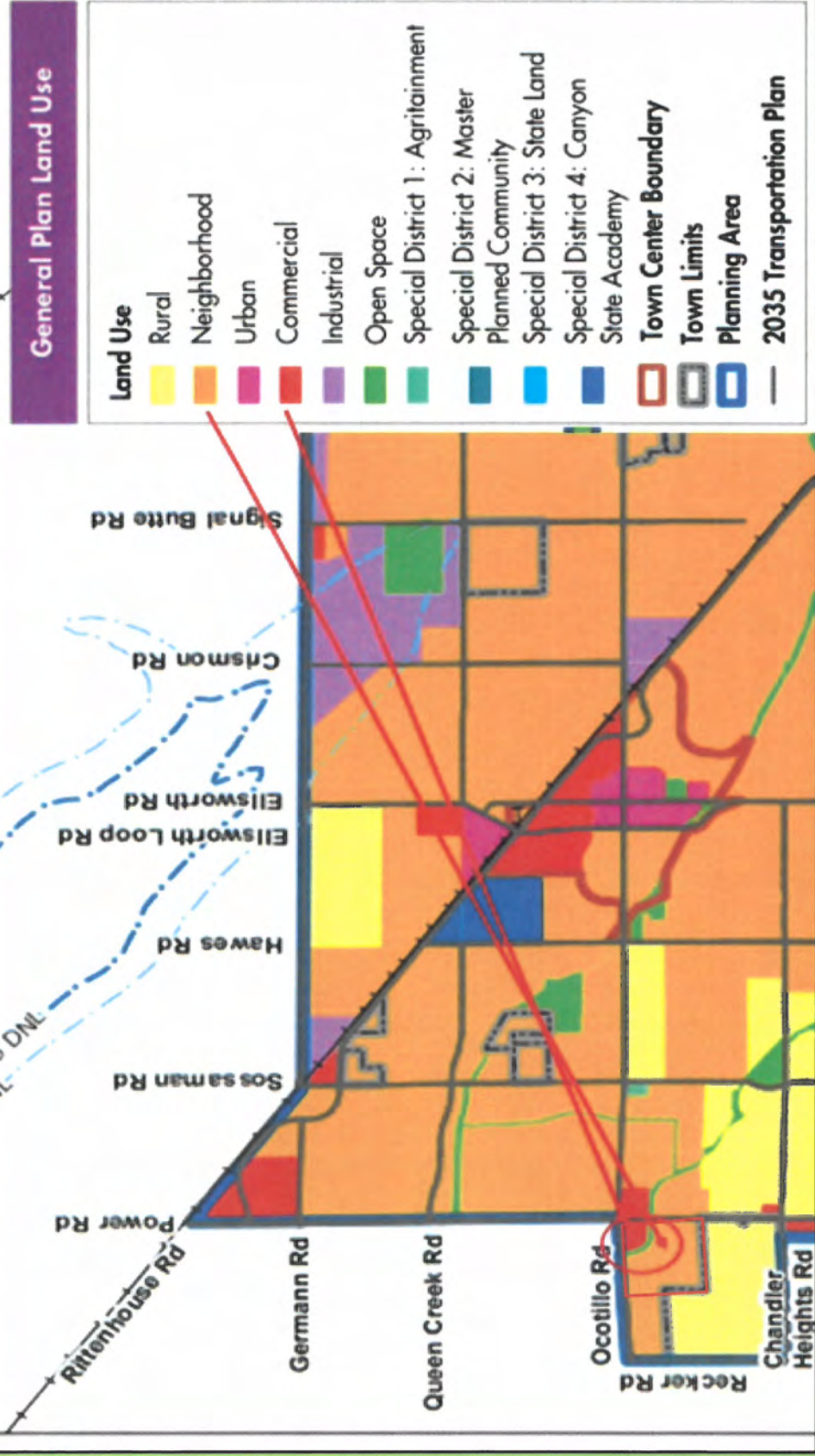
2008  
General  
Plan  
Designation  
Adopted in Sept.  
2008



**Legend**

- Principal Arterial (6 Lanes)
- Arterial (4 Lanes)
- Arterial with Rural Character
- Collector (2 Lanes)
- Future Intersection Modification
- ★
- Very Low Density Residential (0-1 DU/AC)
- Low Density Residential (1-2 DU/AC)
- Master Planned Community
- Medium Density Residential (2-3 DU/AC)
- Medium High Density Residential Type A (3-5 DU/AC)
- Medium High Density Residential Type B (5-8 DU/AC)
- Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Town Center Redevelopment Plan
- Office/Schools
- Commercial/Services
- Regional Commercial Center
- Employment Type A
- Employment Type B
- Public-Quasi-Public
- Recreation/Conservation/Parks
- San Tan Mountain Regional Park
- San Tan Foothills Area Plan
- Revised Planning Area Boundary

Figure 1: General Plan Land Use Map



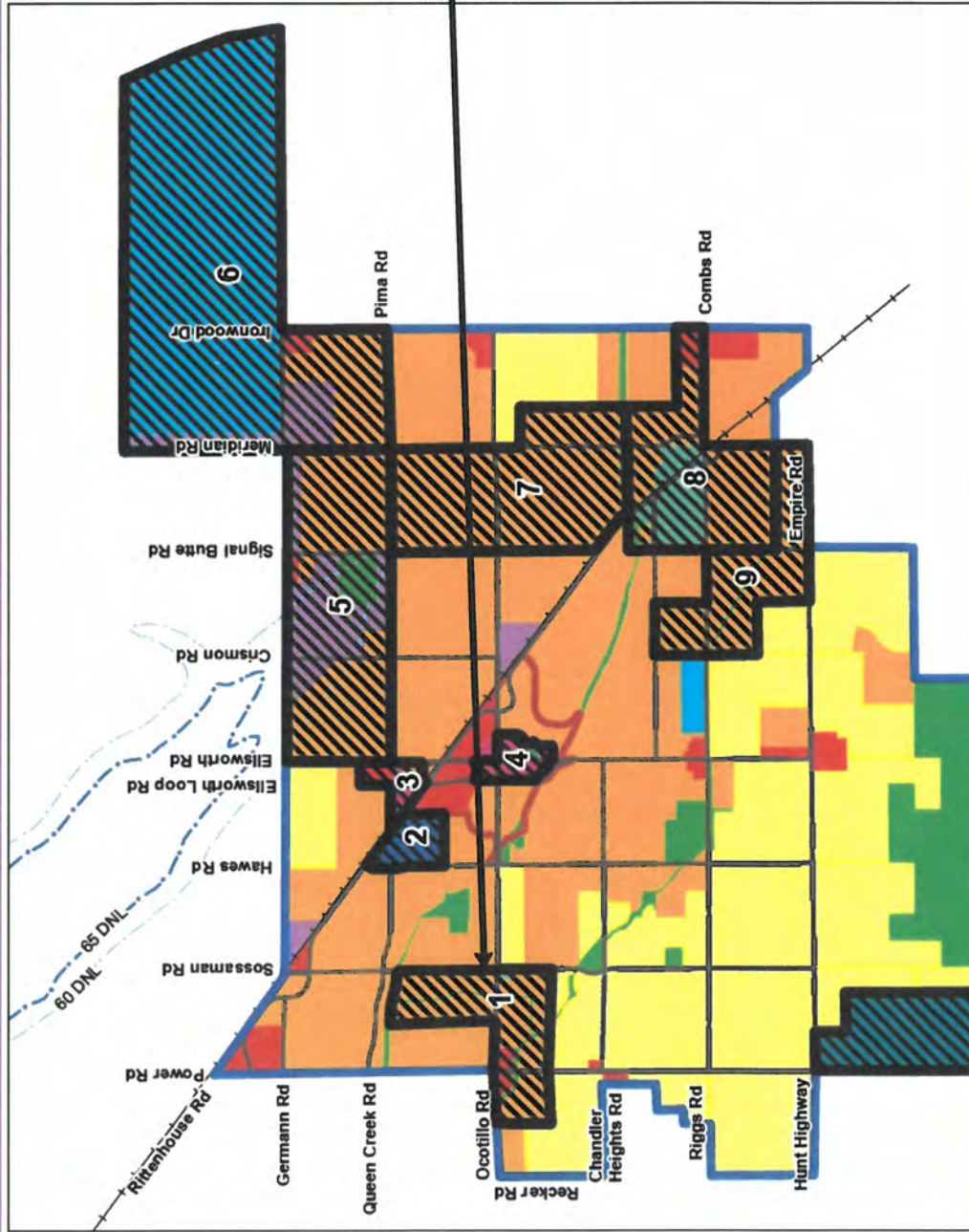
Sossaman Farm Growth Area

Growth Areas

Growth Farms

1. Sossaman Farms
2. Canyon State Academy
3. Urban Center
4. Town Center
5. North Specific Area Plan
6. State Route 24
7. East Area
8. South Specific Area Plan
9. Jorde Farms South
10. Box Canyon

Figure 4: Growth Areas Map



## Sossaman Farms Growth Area

- Growth Areas are “areas where new development is needed to accommodate future population.”
- As the population of Queen Creek increases, new area will be developed with housing, services, and employment uses to support these residents. State Law requires that the General Plan identify where areas to support growth are located within the Town.
- The Queen Creek General Plan “anticipates that 10 locations within the Town’s planning area will be developed to provide new housing, services and employment.”

## The following is encouraged within the Sossaman Farms Growth Area

- “Residential development appropriate to the “Neighborhood” category.”
- “Exploration for potential Agritainment opportunities”
- “Trail connection to complete the 11-mile loop.”

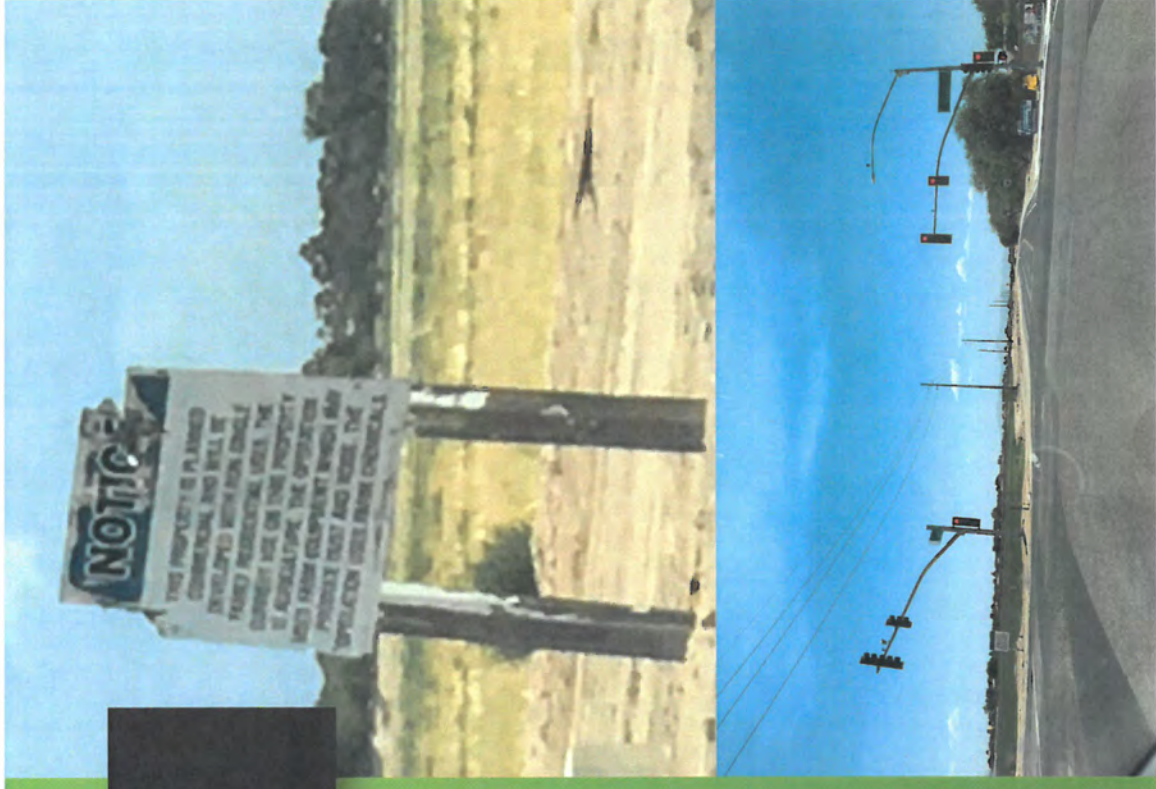
# Definitions

- “Rural” - Very low density; up to 1 dwelling unit per acre
- “Neighborhood” -
  - Residential: single family, patio homes, multifamily, or other forms of residential uses up to 20 units per acre allowed with requiring requirements.
    - Requirements include adequate transitions and/or buffering abutting Rural areas.
    - Densities above 8 du/ac require direct access to arterial or collector streets.
  - Commercial: neighborhood retail and services with requirements.
    - Commercial requires direct access to at least one arterial or collector street.

## 2002- Signs Posted on Property indicating non-residential uses

### NOTICE

This property is planned commercial and will be developed with non single-family residential uses. The current use of the property is agriculture. The operation uses farm equipment which may produce dust and noise. The operation uses (known) chemicals.







# Zoning

# Existing Zoning Configuration From 1999

## Zoning Map

Map of zoning districts in Queen Creek

- RC
- PCD
- HDR
- MDR
- R1-4
- R1-5
- R1-6
- R1-7
- R1-8
- R1-9
- R1-12
- R1-15
- R1-18
- R1-35
- R1-43
- R1-54
- R1-190



## Our Request to the Town of Queen Creek

- To rezone 28.2 acres of property from R1-43 to C-1 and MDR, and
- To Rezone 119.6 acres from R1-9, R1-12, R1- 35 and R1-43 to R1-5, R1-9 and R1-12.
- There is no PAD being requested at this time, but we are stipulating to increased lot sizes.
- The intent is to continue the pattern of development established at the “Sossaman 300” at the northeast corner of Sossaman and Ocotillo Roads.

The image features a solid green background. A vertical black bar is positioned in the center, containing the text "Change in Zoning Plans" in white. At the top of the page, there is a small, light green square.

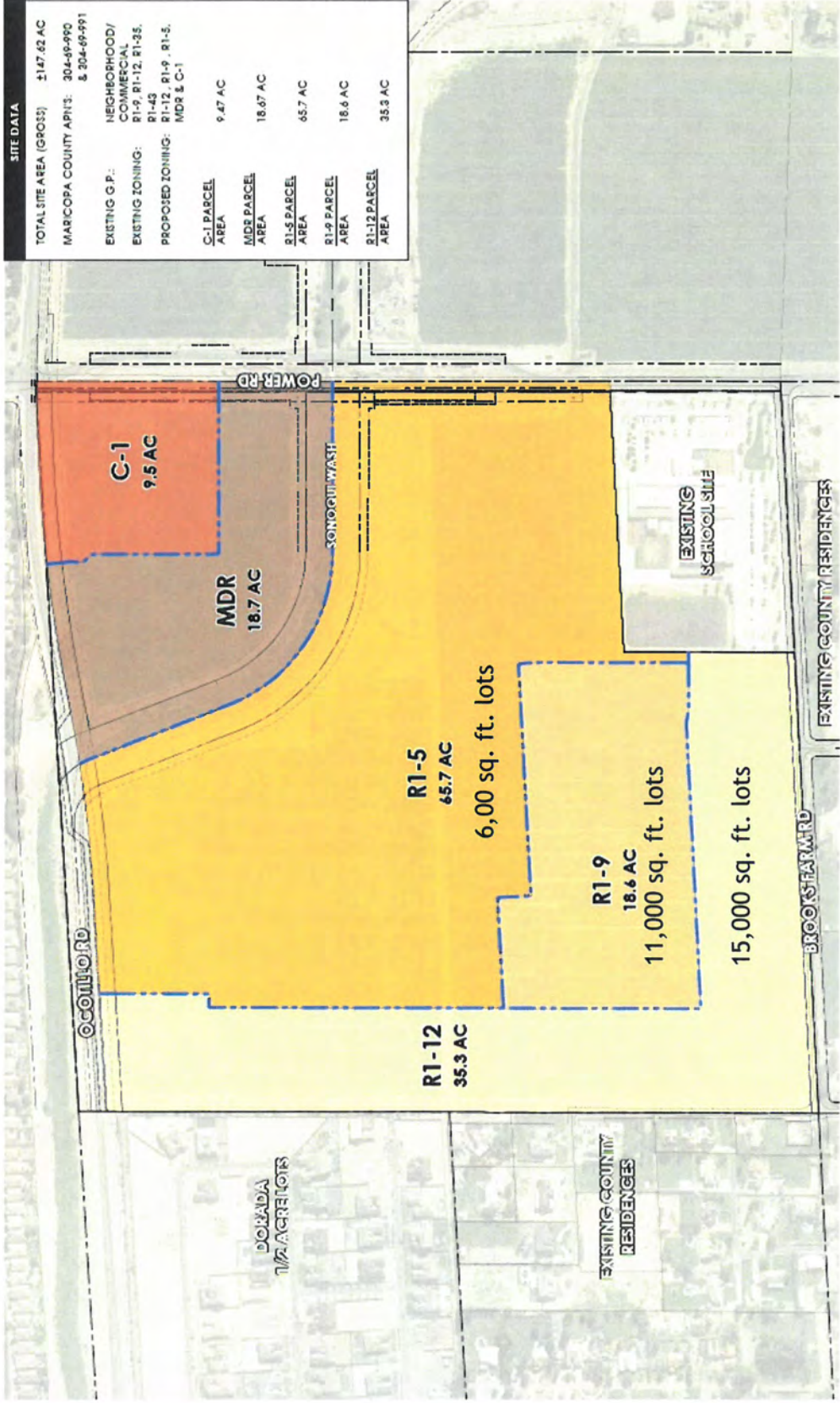
# Change in Zoning Plans





# New Zoning Plan August 2020


SITE DATA	
TOTAL SITE AREA (GROSS)	2147.62 AC
MARICOPA COUNTY APNS:	304-49-990 & 304-49-991
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-25, R1-45
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
R1-5 PARCEL AREA	65.7 AC
R1-9 PARCEL AREA	18.6 AC
R1-12 PARCEL AREA	35.3 AC



SOSSAMAN FARMS • ZONING EXHIBIT



OWNER: GREGG, A.C.  
 PREPARED BY:  
 DATE: 10/20/20  
 PROJECT: SOSSAMAN FARMS



# Arterial Corner



## Project Data

Proposed Zoning: C-1 and MDR

Commercial Area: 8.97 acres

Multifamily Area: 18.36 acres

Proposed Units: 240

Proposed Density: 13.07 du/ac

Parking Provided: 428 Spaces

50/50 mix of 2- and 3-story

MDR Maximum height- 36'

C-1 Maximum Height- 30'



CONCEPTUAL MASTER PLAN





## Light Commercial (C-1) Uses

- “Indoor retail, service, and office use requiring arterial street access and business and commercial development along urban arterials. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide orderly transitions and buffers between uses. C-1 implements Commercial Goal 6, of the Queen Creek General Plan.
- Similar in size to SWC of Power Road and Queen Creek Road.

## Examples of C-1- Uses

- Hotels, Motels
- Day Care
- Church
- Medical/Dental Offices
- Restaurants- full service and drive-thru
- Coffee shops
- Offices
- Fitness Centers
- Animal Groomer
- Banks
- Bakeries
- Supermarkets
- Convenience Stores
- Auto uses (gas stations, quick lube...) allowed upon the approval of a conditional use permit.

# New Development Plan



## SITE DATA

TOTAL SITE AREA (GROSS) 5147.62 AC  
 NEIGHBORHOOD/ COMMERCIAL  
 EXISTING ZONING: R1-9, R1-12, R1-35  
 R1-5  
 R1-12, R1-9, R1-5  
 PROPOSED ZONING: MDR & C-1  
 C-1 PARCEL AREA 9.47 AC  
 MDR PARCEL AREA 18.67 AC  
 SINGLE FAMILY RESIDENTIAL  
 GROSS AREA 47,119.48 ACRES  
 R1-5 DISTRICT GROSS AREA 65.7 ACRES  
 MINIMUM LOT SIZE 6,000 S.F.  
 R1-9 DISTRICT GROSS AREA 18.6 ACRES  
 MINIMUM LOT SIZE 11,000 S.F.  
 R1-12 DISTRICT GROSS AREA 35.3 ACRES  
 MINIMUM LOT SIZE 15,000 S.F.  
 • LANDSCAPING AND OPEN SPACE TO COMPLY WITH TOWN DEVELOPMENT STANDARDS PER ZONING DISTRICT AS REQUIRED IN SECTIONS 3.3 AND 3.4 OF THE QUEEN CREEK ZONING ORDINANCE.  
 • NET DENSITY FOR EACH PARCEL WILL BE DETERMINED DURING THE FINAL PLAT PROCESS.

**Proposed Density**  
**3.8 du/ac**

- ### LEGEND
- 10' MULTI-USE TRAIL
  - PAVED PATH WITH STANDARD SHOULDER (PER PARKS, TRAILS AND OPEN SPACE PLAN)
  - PEDESTRIAN CONNECTION
  - 6' CONCRETE SIDEWALK
  - ZONING BOUNDARY
  - PRIMARY AMENITY
  - SECONDARY AMENITY
  - OPEN SPACE
- NOTE: OPEN SPACE FROM ART CONCEPTUAL AND SITE PLAN TO CHANGE AND BEING OCCUPIED BY DEVELOPING PARTNERS.

**IRVI**  
 SOSSAMAN FARMS • DEVELOPMENT PLAN  
 QUEEN CREEK, AZ  
 1100 CORP  
 SOSSAMAN HOLDINGS, LLC



Design Intent



1'- MAJOR ENTRY ELEVATION #111



2'- MAJOR ENTRY ELEVATION #112

# Conceptual Elevations







Thank You

**Sossaman Farms West  
Rezoning Request  
SWC of Ocotillo and Power Roads  
Summary of Neighborhood Meeting with Neighbors South of Ocotillo Road  
September 10, 2020  
*Via GoToMeeting***

The meeting began at 6:00 p.m..

Attendees from the Development team included: W. Ralph Pew, and Vanessa MacDonald, Pew & Lake, PLC (applicant); The list of attendees is attached to this summary.

Speaking from a Power Point presentation (attached to this summary) Mr. Pew discussed the following concepts:

1. The location of the property and surrounding zoning and jurisdictions.
2. The evolution of General Plan designations on this property.
3. The Sossaman Farm Growth Area designations, purposes and definitions
4. Definitions of "rural" and "neighborhood" designations in the General Plan.
5. Signs on the property posted in 2002 that indicate the property will develop as "non-single family uses."
6. Existing Zoning on the property
7. The specific requests to the Town of Queen Creek.
8. The proposed zoning classifications and configurations presented at the neighborhood meeting in February 2020.
9. The proposed zoning classifications and configurations discussed with the neighborhood representatives in July 2020.
10. The proposed zoning classifications and configurations submitted to the Town of Queen Creek in August 2020. This new plan shows R1-5, R1-9 and R1-12 zoning districts with minimum 6,000, 11,000 and 15,000 square foot lots in each respective zoning district.
11. The proposed zoning and uses for the 30-acre parcel between the arterial corner and Queen Creek Wash.
12. The distance from the northern property boundary to properties within Trilogy.
13. Conceptual Elevations of the multifamily development
14. Definition of C-1 Commercial Zoning District
15. Examples of C-1 permitted uses.
16. The new Development Plan and proposed density
17. Discussion of access point into Sossaman Farm West
18. Wash Buffer Exhibit
19. South Buffer Exhibit
20. West Buffer Exhibit

Mr. Pew also discussed the rezoning process in the Town of Queen Creek and emphasized that we had just made a third submittal to the Town of Queen Creek that is in the process of being reviewed by Town Planning Staff.

Mr. Pew then opened the meeting up to Questions and Comments from attendees. (NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting and does not attempt to identify comments from specific individuals. Where multiple individuals addressed the same topic, they have been grouped together into one question or comment and a single response is provided. This is done for brevity and to eliminate redundancies.)

The questions and comments posed by attendees are shown below in **bold** text, with Mr. Pew's answers shown in *italics*.

**1. What will the setbacks be on Ocotillo?**

*RESPONSE: There will be a minimum of 30 feet of landscaping and there is about a 204-foot separation between the multifamily and Trilogy.*

**Follow-up: Will there be a cement wall in front of the apartments, or will it be open? How with the northern boundary be treated?**

*RESPONSE: The southern and western boundaries of the multifamily, there will be a wash. On the northern boundary there will be a minimum of 30 feet of landscaping. We will work with the Town to determine where walls will be required and their design.*

**Follow Up: Would gas stations be allowed here?**

*RESPONSE: An automotive use would be allowed with the approval of a Special Use Permit, which requires a public hearing and considers issues like hours of operation, odor, noise...*

**2. Is the density still 18 acres at 20 units per acre?**

*RESPONSE: No. It is still 18 acres, but we have reduced it to a maximum of 13.8 units per acre. The new zoning category has a maximum of 14 units per acre.*

**Follow-up: I am also concerned about what is going to happen on the other side of Power Road. They are going to want more apartments and more commercial. We bought out this are because it was rural and now it's going to change. The apartments concern me as well. Apartments don't age well and if the economy goes south there will be lower income renters living there. Can the schools support this?**

*RESPONSE: The land on the other side of Power Road, is in fact owned by Sossaman Holdings and, though it is not a part of this application, has never been planned for low*

density housing. It currently is planned for both residential and non-residential uses. The multifamily proposed at this location is not planned for low-income housing. There are a number of regulations that are involved with subsidized housing that would need to be met at the initial planning stages and there are no plans for that in this community. With regard to schools, the Chandler Unified School District has indicated that they have enough capacity to serve the projected student population generated by this development. Additionally, there are a number of charter schools in this area that can also serve this population.

- 3. I continue to feel strongly that this development is incompatible with the surrounding community, which has million-dollar homes. I am hopeful that we can arrive at a good solution for everyone. Is there going to be a hotel here?**

*RESPONSE:* A hotel is an allowed use in the C-1 district, but we are in the very preliminary phases of this project and no end users have been identified for the commercial portion of the project.

- 4. I am hoping that this meeting can be shareable with others. We are 100% against the medium-density residential. I am concerned about the Town being able to provide water, sewer, transportation services to this new community.**

*RESPONSE:* The Town has indicated that they have the capacity to serve this proposed development in terms of water, sewer and transportation. Again, this area has been planned for a higher-density development and the Town anticipated the demand that comes from a higher level of density.

**Follow-Up:** But why does this have to be here? There are other parts of the Town that the apartments can go. With regards to the commercial, I doubt that this will be a successful location for commercial.

*RESPONSE:* Commercial developers are very cautious and meticulous in their planning and in today's retail environment, they tend to not develop a commercial center that is not sustainable. Nor will anyone lend money for a project that does not have the prospect of a strong tenant list.

**Follow-Up:** The Brooks Farms Road entrance needs to be eliminated due to safety concerns. The roads aren't improved enough to handle any increase in potential traffic. There have been a number of near-misses in this part of Town.

*RESPONSE:* The north half of Brooks Farm Road will be improved with this development and will be improved to Town standards. We are unable to address any issues with the portions of unimproved roads that lie in unincorporated Maricopa County.

**Follow-Up:** We would like to see one-story homes along the southern and western boundaries of the proposed development. Any three-story structure is incompatible in the area.

*RESPONSE: We are giving thought to the single-vs. two-story issue.*

- 5. We don't think that this property is zoned as rural, but we are upset because the current zoning is being discarded. If you don't have a developer, can a developer come in and bring all three-story buildings?**

*RESPONSE: We don't have a multifamily developer. The density that is being proposed will be self-limiting. All three-story buildings would yield a density greater than what would be allowed in this location.*

**Follow-up: I just want to make you aware of the petitions that I have filed with the Town. It contains 214 signatures, 155 with verified addresses. Also, what is the Legado comparison that you've made in the notification letter?**

*RESPONSE: I was trying to be illustrative of the level of quality in the new Legado development, not the exact lot sizes. Mr. Sossaman will ensure that the builders he contracts with will adhere to this same level of quality.*

- 6. Does 180<sup>th</sup> Street straddle the property line or is it split between the properties? We need to understand how this road will function in the future.**

*RESPONSE: We are unaware of any dedicated roadway in this area. If the roadway is on the county property we would have no ability to interfere with that.*

**Follow-up: There is an easement that benefits the property owners to the west that was granted by the Sossaman's. The road is split between the two properties.**

*RESPONSE: We will review the Title Report and ensure that the proposed development is fully contained on our property.*

**Follow-Up: I'd also like to reiterate the concern about the County roads to the south of this proposed development. I think the proposed entrance on Brooks Farms Road will be very dangerous. Is there a technical reason why that entrance is required?**

*RESPONSE: The Town staff has given us the input that three access points would be required for the proposed number of homes. The traffic will be dispersed more evenly with three access points. You may need to reach out to Maricopa County to discuss the condition of the existing roadways.*

- 7. My main concern is the easement between Dorada Estates and the Brooks Farm properties. It used to be a dirt-bike path. I am concerned that the proposed walking paths will use our private roadway.**

*RESPONSE: The trail system that we are proposing will be on the east side of the property line.*

**Follow-Up:** We don't believe that his development is compatible, we believe it is incompatible with the horse traffic in this area and are concerned with the car traffic as well. Even though Chandler Schools say they can handle the burden of these students, I think that the class size will be negatively impacted. I'd like to know more about the density. How can Chandler Schools know they can handle the kids here, so how can Chandler weigh in and say they can handle these students?

*RESPONSE: Chandler Schools looked at an older version of the plan that had higher densities and said they could handle those students, so if they can handle the plans with the lower densities. With regard to compatibility, we know that this will change the look of this area, but most of the development in Queen Creek has faced opposition, and the result of that development has created the vibrant community which most of you have chosen to live in today.*

- 8. When we bought in Trilogy we fully expected homes in here but we thought that our views would be protected.**

*RESPONSE: I know you may have paid a premium to your builder, but Mr. Sossaman, this property owner, is the individual you should have spoken to about such an agreement.*

- 9. I feel like this process is just trying to force the neighbors to go along with this and does not conform to the Town's requirements for a neighborhood meeting. I would appreciate it if you would just take our concerns and put them in your plan. We are here because your client wants to change the zoning in this area. This is an intentional attempt to spot-zone this property for the apartments. This is going to set a precedent for what will happen on the east side of Power. If we agree that multifamily housing goes here, then it will happen on the east side of Power Road. With regard to the roads, the existing, public roads are unsafe. The neighbors concerns are valid and they must be addressed. You've not given us any guarantees about what this community will look like? How many housing units are you targeting? It looks like you increased the numbers of R1-5. Please provide us with the housing units.**

*RESPONSE: When it comes to zoning property, the guiding principle is the Town's General Plan. This development plan is consistent with the voter-approved General Plan of 2018, and addresses the buffering and transition details as suggested in that plan.*

**Follow-Up:** Will the C-1 zoning be a choice that we can make in the future?

*RESPONSE: If this case is approved, the corner parcel will be designated for C-1 uses. Any of the C-1 uses will be allowed on the commercial parcel.*

**Follow-Up: Apartments aren't conducive to our way of life. We have animals and I'm sure that the people in the apartments will not want our animals on their property. When we walk our horses, we don't clean up after them. The people in the new community will not want our horse fecal matter in their streets. Brooks Farms Road and the other County roads will not be safe with this development**

- 10. Why are the R1-12's designated as R1-12 when you are showing them as 15,000 square-foot lots. We would really like them to be R1-15 since you are showing 15,000 square foot lots. There should be no access on Brooks Farm Road. What is the trigger for there to be no access" required on Brooks Farm Road. Can you please give us the density and number of lots in the new development? There are no 3-story buildings anywhere close to this development. They can design the MDR project with all two-story buildings.**

*RESPONSE:* We are providing a 100' x 150' lot, and the 100' width doesn't fit into the R1-15 zoning category. We can speak with the Town about Brooks Farm Road and with our final plan we will provide the density of the new development.

- 11. The Albertson's at Queen Creek at Power Road and Queen Creek is vacant, can't you put the commercial in that building? I am against the apartments and question whether the schools can handle this project. Finally, what is the point of this meeting if our input isn't taken into consideration.**

*RESPONSE:* The Chandler Unified School District has assured us that they alone can handle the projected student population, this doesn't even account for the charter schools in this area that can also handle some of the students that will live in this development. Finally, the neighborhood meeting is intended to provide a forum to neighbors to provide input. The developer will then consider that input, and incorporate some, but not necessarily all, of the input gathered at a neighborhood meeting.

- 12. My concern is that the 15,000 square foot lots dropping down from the one-acre lots is too big of a drop-down to be acceptable. The other concern is about the traffic on 180<sup>th</sup> and 182<sup>nd</sup> Street as well as the traffic on Brooks Farm Road by the school. It is already very congested and I am afraid the school children will be hurt.**

*RESPONSE:* Thank you for your comments.

- 13. I own horses and a donkey. Can I ride my animals or can my neighbor walk her pig though these neighborhoods? There are always conflicts between existing rural communities and new development that doesn't have animals. The school traffic is atrocious. The increased traffic will impact our safety. The other issue is that no one in this group has talked in any positive manner about the apartments. They will totally change our neighborhood. The apartments will increase the crime in our area. What will be done about the sinkholes on the property and the drainage.**

*RESPONSE: Yes, there will be walls around the perimeter of this development. The trails around the perimeter will be built to Town standards and they may include an equestrian trail. The geotechnical report will provide the necessary information for how the soils must be prepared in advance of residential development. It is unlikely that the animals will be allowed onto the private property of others.*

- 14. We appreciate the 15,000 square foot lots. If the access on Brooks Farm Road went away, we would not fight you on the apartments. None of us had any input or ability to vote on the General Plan that you keep mentioning. The Town does have plans to annex us into their boundaries.**

*RESPONSE: Yes, it is important to remember that this property is in Queen Creek, not unincorporated Maricopa County.*

- 15. Why is the Brooks Farm buffer bigger than the buffer on the western boundary?**

*RESPONSE: Both buffers are 30-feet. The difference on the south is that we are required to build the road, which necessarily brings out more width.*

*Follow-up: My property is immediately adjacent to the western boundary. Can you please tell me what this area will look like? The property line currently goes in the middle of the road.*

*RESPONSE: There will be a block wall on the property line, and beyond that there will be a 30-foot buffer with landscaping and a trail. If there is a road down the property line, we will shift the wall away from the road. We will have to research this further.*

**Follow-up: I am excited about the Agritainment district and think it will be a really fun thing for the Town. But I don't think that the apartments will fit in here or near an agrarian entertainment district. They should be closer to the Town Center. I think that crime will increase and we already have a hard time getting anyone out here to address crime issues. To bring all of those people here for increased traffic and crime, we don't have the resources to address this increase in population.**

*RESPONSE: Thank you for your comment. Please remember the Agritainment district is a mile away at Sossaman and Ocotillo.*

- 16. This General Plan was developed by the Planning Commission, wasn't it? Doesn't Steve Sossaman sit on the Planning Commission? Why didn't he recuse himself participating in the General Plan?**

*RESPONSE: The General Plan is developed by staff with help from Planning Consultants, and is reviewed by citizen committees. The staff drafts the plan after consultation with various citizen committees. It is refined and ultimately presented to the Planning Commission. The Planning Commission makes a recommendation to the Town Council. The Town Council takes a vote on it and sends it to the voters. The voters in Queen Creek*



*ultimately ratify/approve the plan. It is not unusual for long-time citizens of a community to serve on a board or commission. When this zoning request is ultimately voted upon by the Planning Commission, Mr. Sossaman will recuse himself from considering and acting upon the request.*

- 17. 180<sup>th</sup> Street is over-utilized and can't handle any more traffic. The addition of all these residents will create unsafe streets. We don't want to change the character in Queen Creek. We left Chandler because we didn't like what that City turned into. There is no compatibility with equestrian community. It is spot-zoning. There are no apartments within 2 ½ miles of this proposed development. We want to be around like-minded people and apartments aren't that. They are transient lifestyles and we just don't want that here. Apartments have no sense of community or purpose. They litter, and God knows what they will do down in that wash. I don't agree with the R1-5 residential portion of the community. I do like the larger lots on the edges of the community.**

*RESPONSE: Thank you for your comments.*

- 18. How many acres are devoted to Open Space?**

*RESPONSE: I am not sure. The Open Space will be determined at the time of the preliminary and final platting process. The Open Space that will be shown on the preliminary and final plat will comply with the Town's Zoning Ordinance in each residential zoning category.*

Mr. Pew indicated that we will work with our Planning Consultants to finalize the Development Plan and include the requested information. There are no public meetings that have been set as of the date of this meeting. When those dates are set, we will inform all of the attendees at this meeting will be notified.

There being no new further neighbors who wished to speak, Mr. Pew adjourned the meeting at 8:30.

**Sossaman Farms West  
Rezoning Request  
SWC of Ocotillo and Power Roads  
List of Attendees  
September 10, 2020  
*Via GoToMeeting***

Ken Williams

Jodiann Garrett

Ryan Delnoce

Heather Stevens

Brianne and Derek Casper

Tony Linton

Tracey Warren-Hein

Chris Foltz

Steven Wescott

Cara Wescott

Josh and Catherine Pickett

Shawnalea Shelly

Carolyn

Jennifer Flake

Stephany Bennett

Heather and Sandy Chase

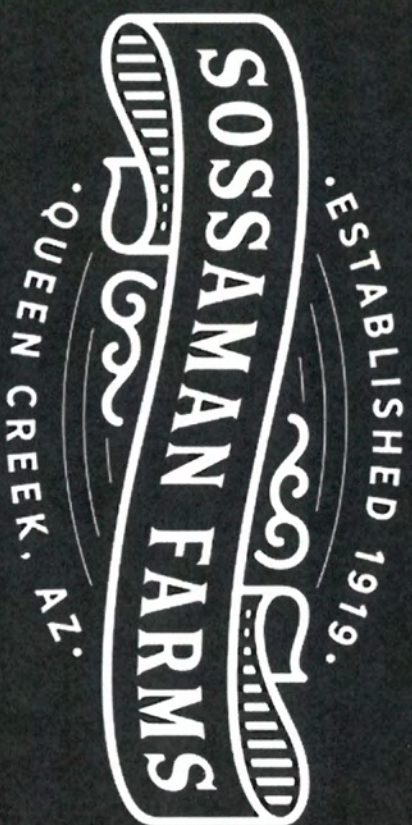
Jeremy

Ken Council

Shannon and Tyler Bennett

# Sossaman Farm West

Neighborhood Meeting  
Property Owners south of Ocotillo  
September 10, 2020





**Subject  
Site**



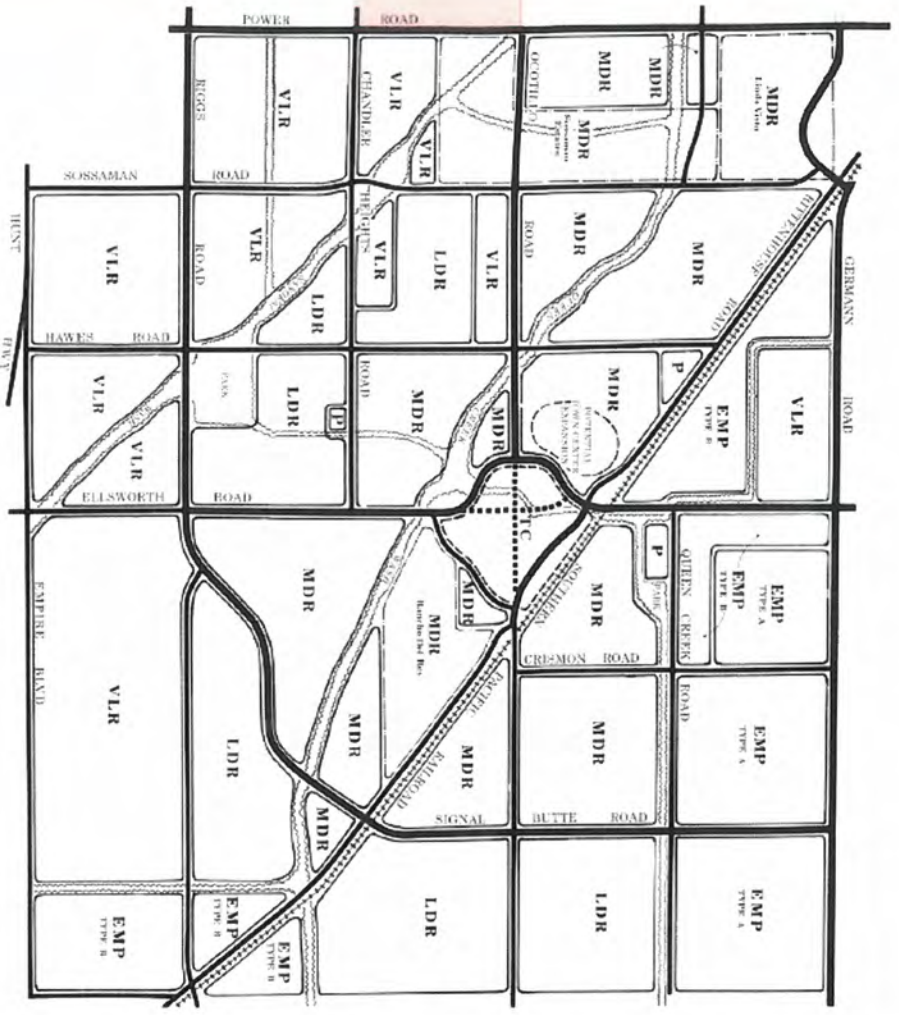
# General Plan Analysis

General  
Plan  
1996  
No  
Designation

# 1996

## Land Use Plan

- VLR** Very Low Density Residential  
1.0 to 1.99 units per acre
- LDR** Low Density Residential  
2.0 to 4.99 units per acre
- MDR** Medium Density Residential  
5.0 to 9.99 units per acre
- EMP - Type A** Employment - Type A  
Includes manufacturing and distribution
- EMP - Type B** Employment - Type B  
Includes retail, office, food, food processing and business parks
- TC** Town Center  
Includes shopping districts, office, commercial and other services (maximum of 200,000 sq. ft. per acre)
- OS** Open Space  
Includes parks, major water, and other recreational facilities
- P** Public/Quasi-Public  
Includes Public Schools and City/County Parks
- MA** Major Arterial Roadway
- MR** Minor Arterial Roadway
- SS** Special Town Center Street



NOT THE PROPERTY OF DESIGNER. ALL RIGHTS RESERVED. ALL RIGHTS RESERVED. ALL RIGHTS RESERVED.

**town of**  
**FOURHORNCRANKE**  
General Plan

A. RAYN. SMITH  
N. W. R. L. D. N.  
L. I. S. A. V. I. D.  
H. E. B. R. S.  
S. I. C. I. L. I. A. T. I. O. N.  
S. I. C. I. L. I. A. T. I. O. N.  
S. I. C. I. L. I. A. T. I. O. N.

2008  
 General  
 Designation  
 Plan  
 Adopted in Sept.  
 2008

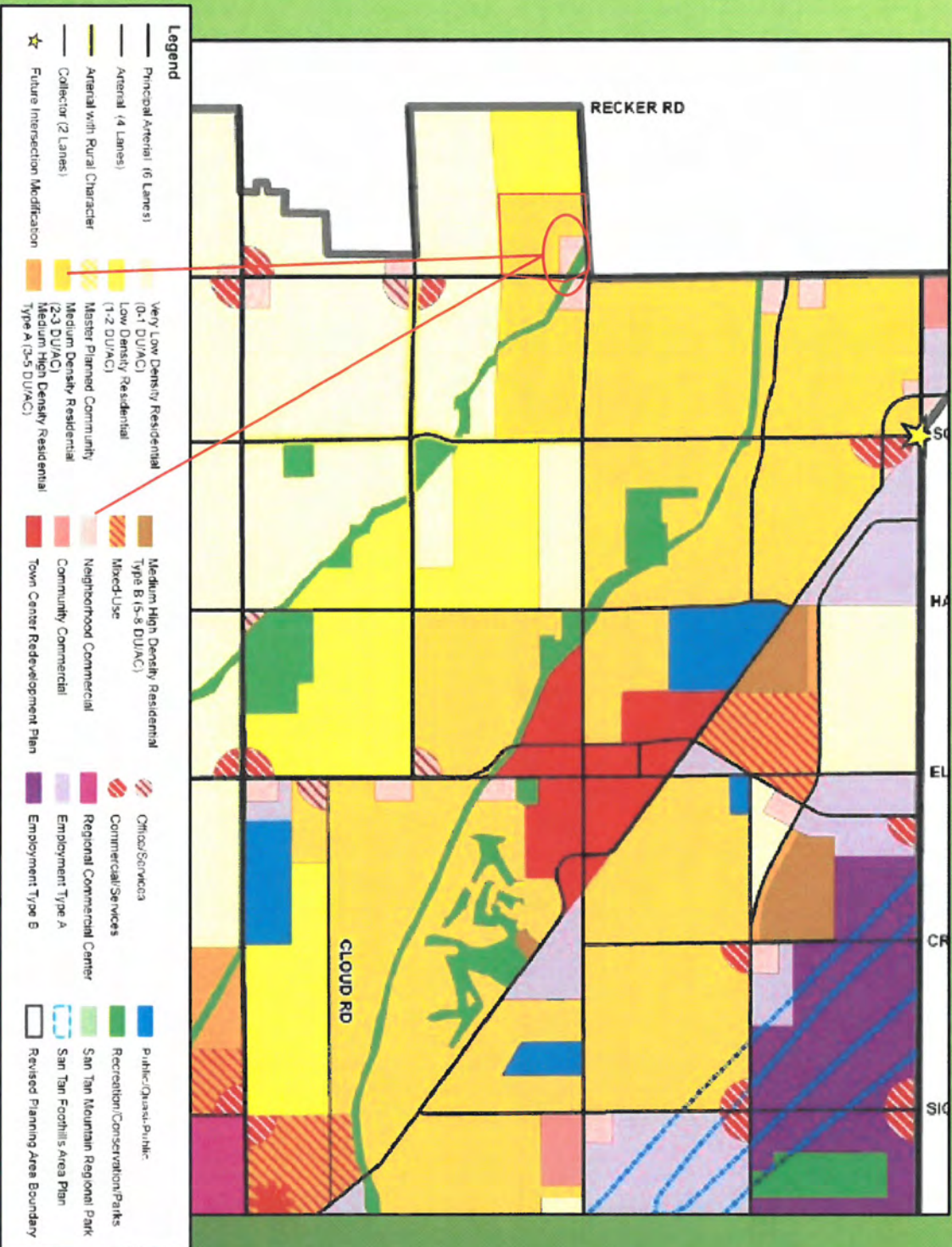
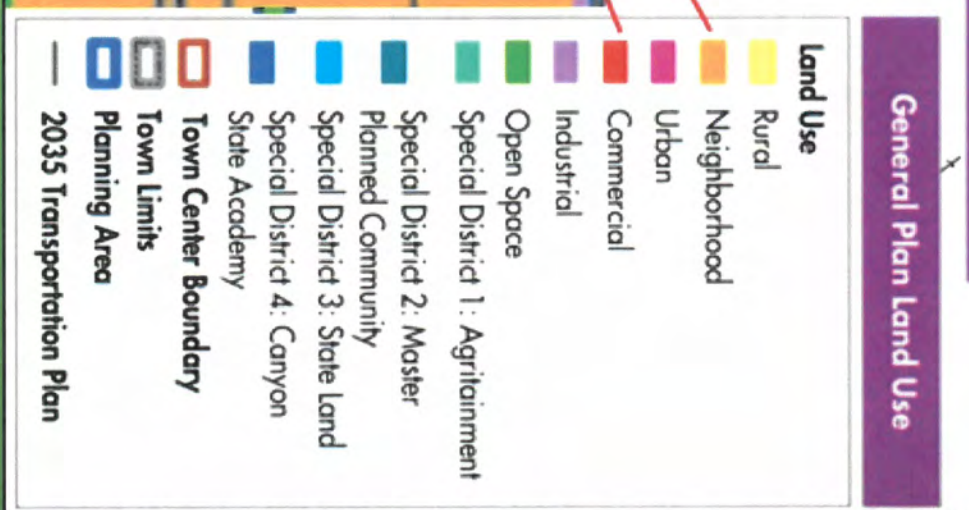
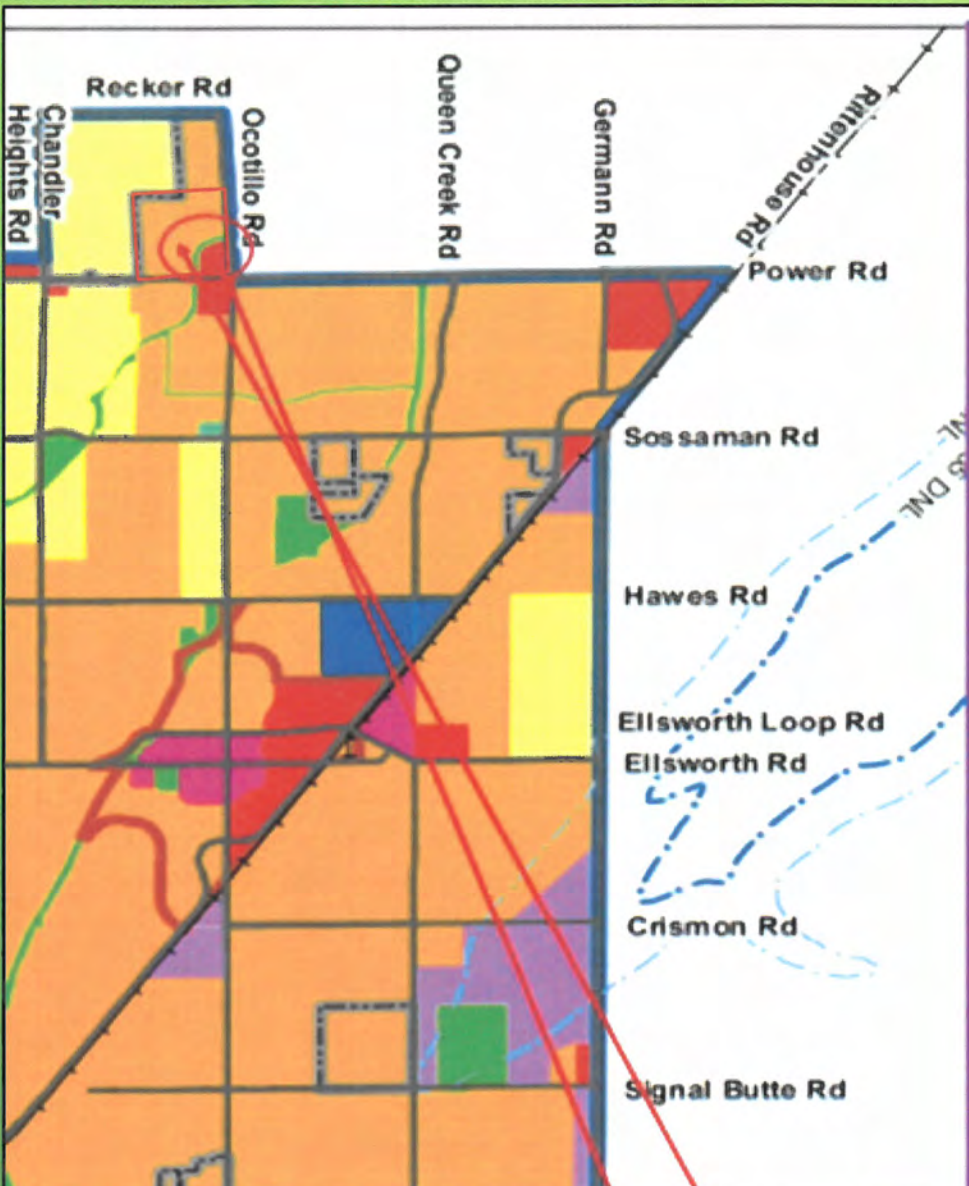


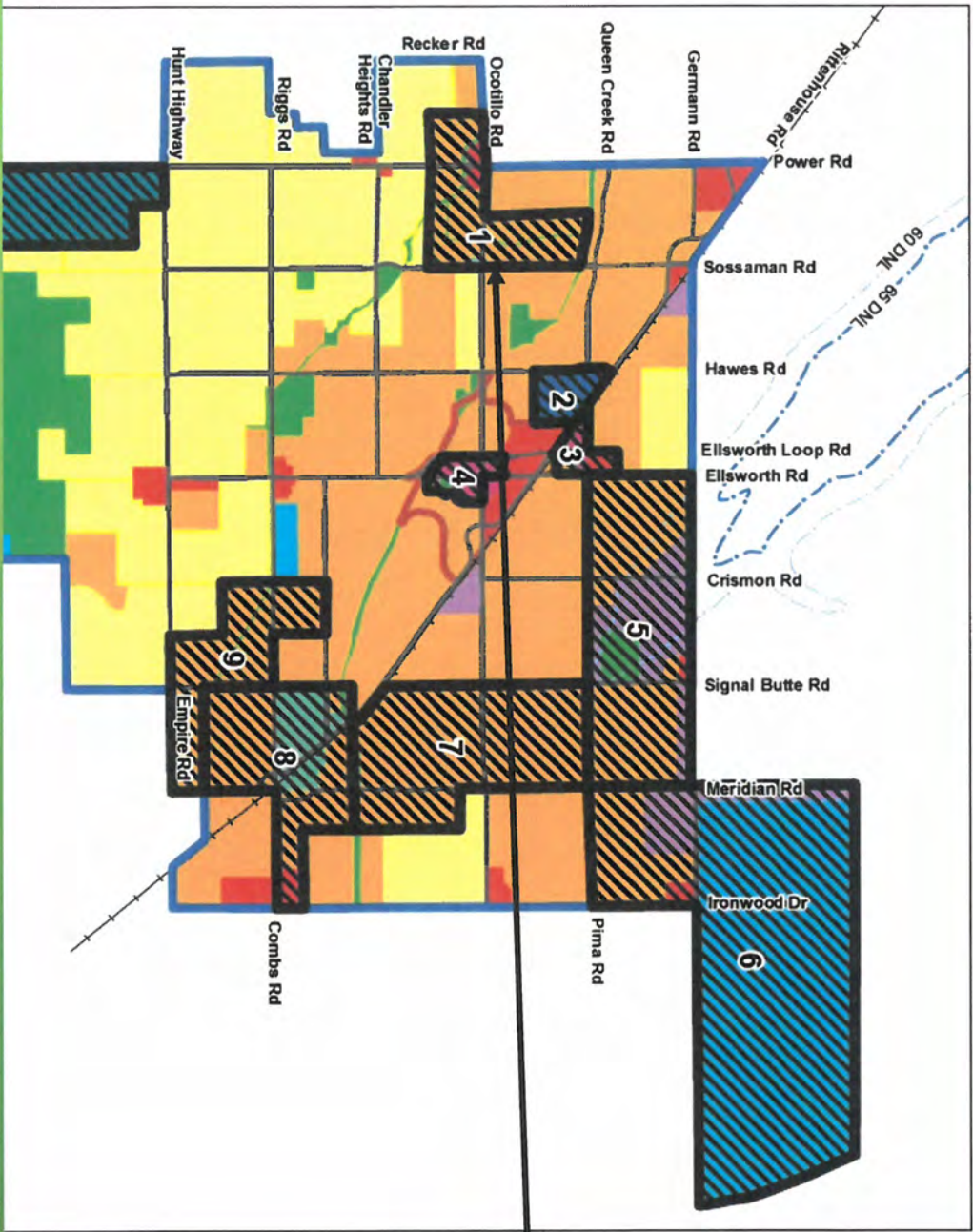
Figure 1: General Plan Land Use Map



2018 GP Update\*  
Existing  
General  
Plan  
Designation



Figure 4: Growth Areas Map



Sossaman  
Farm  
Growth  
Area

**Growth Areas**

**Growth Areas**

1. Sossaman Farms
2. Canyon State Academy
3. Urban Center
4. Town Center
5. North Specific Area Plan
6. State Route 24
7. East Area
8. South Specific Area Plan
9. Jorde Farms South
10. Box Canyon

## Sossaman Farms Growth Area

- Growth Areas are “areas where new development is needed to accommodate future population.”
- As the population of Queen Creek increases, new area will be developed with housing, services, and employment uses to support these residents. State Law requires that the General Plan identify where areas to support growth are located within the Town.
- The Queen Creek General Plan “anticipates that 10 locations within the Town’s planning area will be developed to provide new housing, services and employment.

## The following is encouraged within the Sossaman Farms Growth Area

- “Residential development appropriate to the “Neighborhood” category.”
- “Exploration for potential Agritainment opportunities”
- “Trail connection to complete the 11-mile loop.”

# Definitions

- “Rural” - Very low density; up to 1 dwelling unit per acre
- “Neighborhood” -
  - Residential: single family, patio homes, multifamily, or other forms of residential uses up to 20 units per acre allowed with requirements.
  - Requirements include adequate transitions and/or buffering abutting Rural areas.
  - Densities above 8 du/ac require direct access to arterial or collector streets.
- Commercial: neighborhood retail and services with requirements.
  - Commercial requires direct access to at least one arterial or collector street.

# 2002 - Signs Posted on Property indicating non-residential uses

## NOTICE

This property is planned commercial and will be developed with non single-family residential uses. The current use of the property is agriculture. The operation uses farm equipment which may produce dust and noise. The operation uses (known) chemicals.



# Zoning

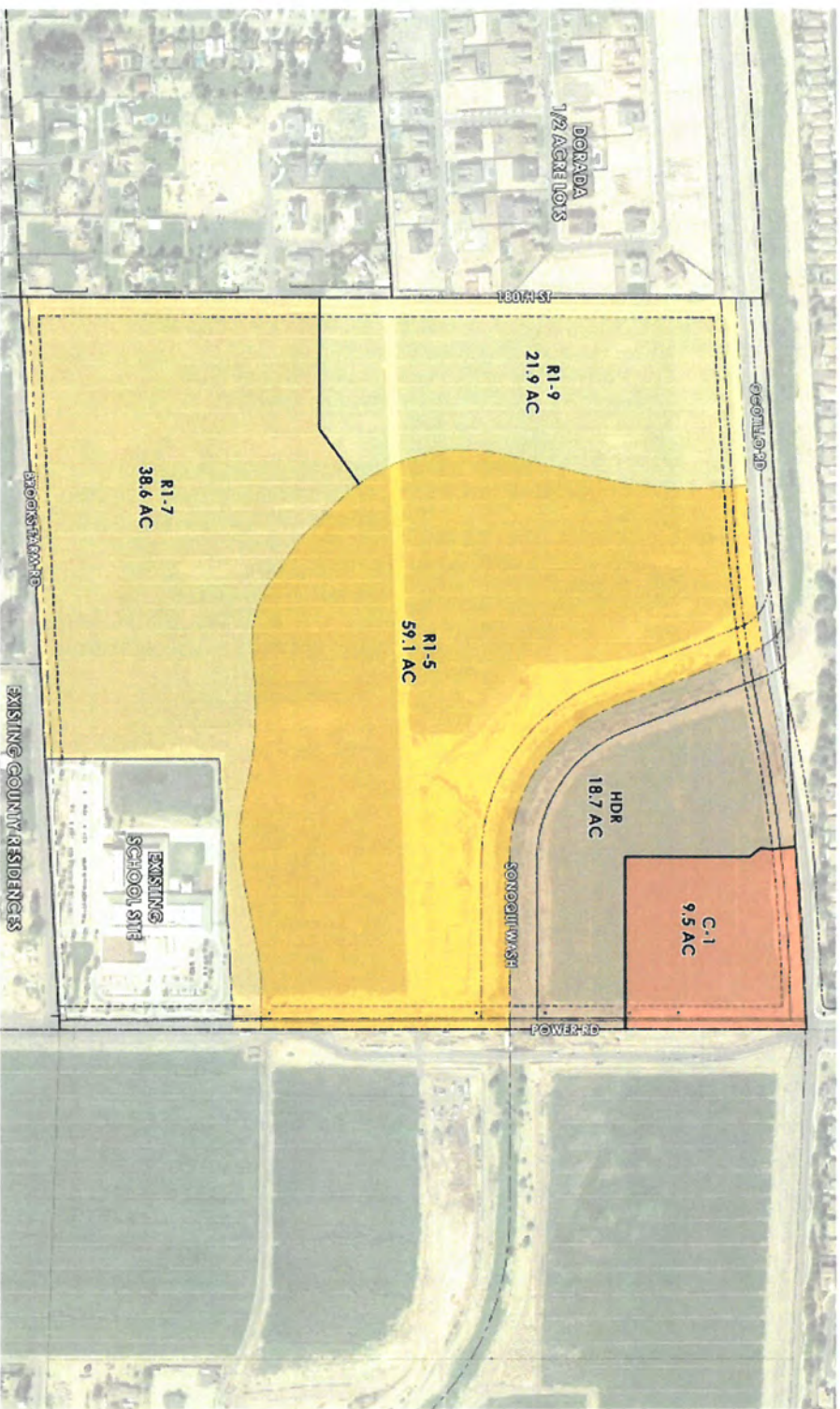


## Our Request to the Town of Queen Creek

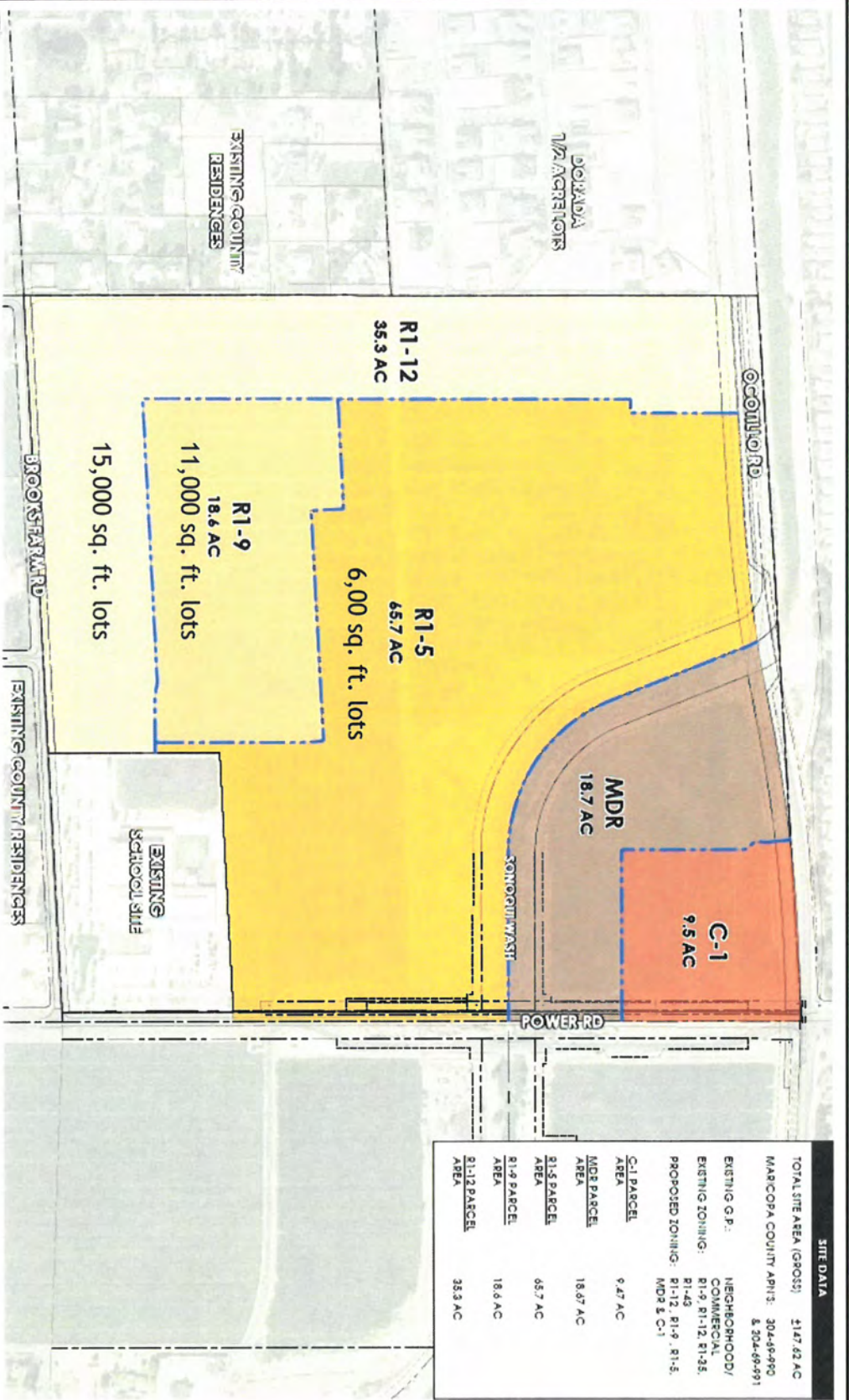
- To rezone 28.2 acres of property from R1-43 to C-1 and MDR, and
- To Rezone 119.6 acres from R1-9, R1-12, R1- 35 and R1-43 to R1-5, R1-9 and R1-12.
- There is no PAD being requested at this time, but we are stipulating to increased lot sizes.
- The intent is to continue the pattern of development established at the “Sossaman 300” at the northeast corner of Sossaman and Ocotillo Roads.



# Change in Zoning Plans







**SITE DATA**

TOTAL SITE AREA (GROSS):	117.62 AC
MARICOPA COUNTY APN'S:	304-66-990 & 304-66-991
EXISTING G.P.:	NEIGHBORHOOD/COMMERCIAL
EXISTING ZONING:	R1-9, R1-12, R1-25, R1-45
PROPOSED ZONING:	R1-12, R1-9, R1-5, MDR & C-1
C-1 PARCEL AREA	9.5 AC
MDR PARCEL AREA	18.7 AC
R1-5 PARCEL AREA	65.7 AC
R1-9 PARCEL AREA	18.6 AC
R1-12 PARCEL AREA	35.3 AC





# Arterial Corner



CONCEPTUAL MASTER PLAN

NOTE

## Project Data

- Proposed Zoning: C-1 and MDR
- Commercial Area: 8.97 acres
- Multifamily Area: 18.36 acres
- Proposed Units: 240
- Proposed Density: 13.07 du/ac
- Parking Provided: 428 Spaces
- 50/50 mix of 2- and 3-story
- MDR Maximum height- 36'
- C-1 Maximum Height- 30'







## Light Commercial (C-1) Uses

- “Indoor retail, service, and office use requiring arterial street access and business and commercial development along urban arterials. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide orderly transitions and buffers between uses. C-1 implements Commercial Goal 6, of the Queen Creek General Plan.
- Similar in size to SWC of Power Road and Queen Creek Road.

# Examples of C-1 - Uses

- Hotels, Motels
- Day Care
- Church
- Medical/Dental Offices
- Restaurants - full service and drive-thru
- Coffee shops
- Offices
- Fitness Centers
- Animal Groomer
- Banks
- Bakeries
- Supermarkets
- Convenience Stores
- Auto uses (gas stations, quick lube...) allowed upon the approval of a conditional use permit.

# Roadways and Buffering

# New Development Plan



**RV!**  
 SOSSAMAN FARMS • DEVELOPMENT PLAN  
 9 0.0000 FT  
 10 0.0000 FT  
 15 0.0000 FT  
 20 0.0000 FT  
 25 0.0000 FT  
 30 0.0000 FT  
 35 0.0000 FT  
 40 0.0000 FT  
 45 0.0000 FT  
 50 0.0000 FT  
 55 0.0000 FT  
 60 0.0000 FT  
 65 0.0000 FT  
 70 0.0000 FT  
 75 0.0000 FT  
 80 0.0000 FT  
 85 0.0000 FT  
 90 0.0000 FT  
 95 0.0000 FT  
 100 0.0000 FT  
 105 0.0000 FT  
 110 0.0000 FT  
 115 0.0000 FT  
 120 0.0000 FT  
 125 0.0000 FT  
 130 0.0000 FT  
 135 0.0000 FT  
 140 0.0000 FT  
 145 0.0000 FT  
 150 0.0000 FT  
 155 0.0000 FT  
 160 0.0000 FT  
 165 0.0000 FT  
 170 0.0000 FT  
 175 0.0000 FT  
 180 0.0000 FT  
 185 0.0000 FT  
 190 0.0000 FT  
 195 0.0000 FT  
 200 0.0000 FT  
 205 0.0000 FT  
 210 0.0000 FT  
 215 0.0000 FT  
 220 0.0000 FT  
 225 0.0000 FT  
 230 0.0000 FT  
 235 0.0000 FT  
 240 0.0000 FT  
 245 0.0000 FT  
 250 0.0000 FT  
 255 0.0000 FT  
 260 0.0000 FT  
 265 0.0000 FT  
 270 0.0000 FT  
 275 0.0000 FT  
 280 0.0000 FT  
 285 0.0000 FT  
 290 0.0000 FT  
 295 0.0000 FT  
 300 0.0000 FT  
 305 0.0000 FT  
 310 0.0000 FT  
 315 0.0000 FT  
 320 0.0000 FT  
 325 0.0000 FT  
 330 0.0000 FT  
 335 0.0000 FT  
 340 0.0000 FT  
 345 0.0000 FT  
 350 0.0000 FT  
 355 0.0000 FT  
 360 0.0000 FT  
 365 0.0000 FT  
 370 0.0000 FT  
 375 0.0000 FT  
 380 0.0000 FT  
 385 0.0000 FT  
 390 0.0000 FT  
 395 0.0000 FT  
 400 0.0000 FT  
 405 0.0000 FT  
 410 0.0000 FT  
 415 0.0000 FT  
 420 0.0000 FT  
 425 0.0000 FT  
 430 0.0000 FT  
 435 0.0000 FT  
 440 0.0000 FT  
 445 0.0000 FT  
 450 0.0000 FT  
 455 0.0000 FT  
 460 0.0000 FT  
 465 0.0000 FT  
 470 0.0000 FT  
 475 0.0000 FT  
 480 0.0000 FT  
 485 0.0000 FT  
 490 0.0000 FT  
 495 0.0000 FT  
 500 0.0000 FT  
 505 0.0000 FT  
 510 0.0000 FT  
 515 0.0000 FT  
 520 0.0000 FT  
 525 0.0000 FT  
 530 0.0000 FT  
 535 0.0000 FT  
 540 0.0000 FT  
 545 0.0000 FT  
 550 0.0000 FT  
 555 0.0000 FT  
 560 0.0000 FT  
 565 0.0000 FT  
 570 0.0000 FT  
 575 0.0000 FT  
 580 0.0000 FT  
 585 0.0000 FT  
 590 0.0000 FT  
 595 0.0000 FT  
 600 0.0000 FT  
 605 0.0000 FT  
 610 0.0000 FT  
 615 0.0000 FT  
 620 0.0000 FT  
 625 0.0000 FT  
 630 0.0000 FT  
 635 0.0000 FT  
 640 0.0000 FT  
 645 0.0000 FT  
 650 0.0000 FT  
 655 0.0000 FT  
 660 0.0000 FT  
 665 0.0000 FT  
 670 0.0000 FT  
 675 0.0000 FT  
 680 0.0000 FT  
 685 0.0000 FT  
 690 0.0000 FT  
 695 0.0000 FT  
 700 0.0000 FT  
 705 0.0000 FT  
 710 0.0000 FT  
 715 0.0000 FT  
 720 0.0000 FT  
 725 0.0000 FT  
 730 0.0000 FT  
 735 0.0000 FT  
 740 0.0000 FT  
 745 0.0000 FT  
 750 0.0000 FT  
 755 0.0000 FT  
 760 0.0000 FT  
 765 0.0000 FT  
 770 0.0000 FT  
 775 0.0000 FT  
 780 0.0000 FT  
 785 0.0000 FT  
 790 0.0000 FT  
 795 0.0000 FT  
 800 0.0000 FT  
 805 0.0000 FT  
 810 0.0000 FT  
 815 0.0000 FT  
 820 0.0000 FT  
 825 0.0000 FT  
 830 0.0000 FT  
 835 0.0000 FT  
 840 0.0000 FT  
 845 0.0000 FT  
 850 0.0000 FT  
 855 0.0000 FT  
 860 0.0000 FT  
 865 0.0000 FT  
 870 0.0000 FT  
 875 0.0000 FT  
 880 0.0000 FT  
 885 0.0000 FT  
 890 0.0000 FT  
 895 0.0000 FT  
 900 0.0000 FT  
 905 0.0000 FT  
 910 0.0000 FT  
 915 0.0000 FT  
 920 0.0000 FT  
 925 0.0000 FT  
 930 0.0000 FT  
 935 0.0000 FT  
 940 0.0000 FT  
 945 0.0000 FT  
 950 0.0000 FT  
 955 0.0000 FT  
 960 0.0000 FT  
 965 0.0000 FT  
 970 0.0000 FT  
 975 0.0000 FT  
 980 0.0000 FT  
 985 0.0000 FT  
 990 0.0000 FT  
 995 0.0000 FT  
 1000 0.0000 FT

**LEGEND**

- 10' MULTI-USE TRAIL
- PAVED PATH WITH STANDARD SHOULDER (PER PARKS, TRAILS AND OPEN SPACE PLAN)
- PEDESTRIAN CONNECTION
- 6" CONCRETE SIDEWALK
- ZONING BOUNDARY
- PRIMARY AMENITY
- SECONDARY AVENUE
- OPEN SPACE

**SITE DATA**

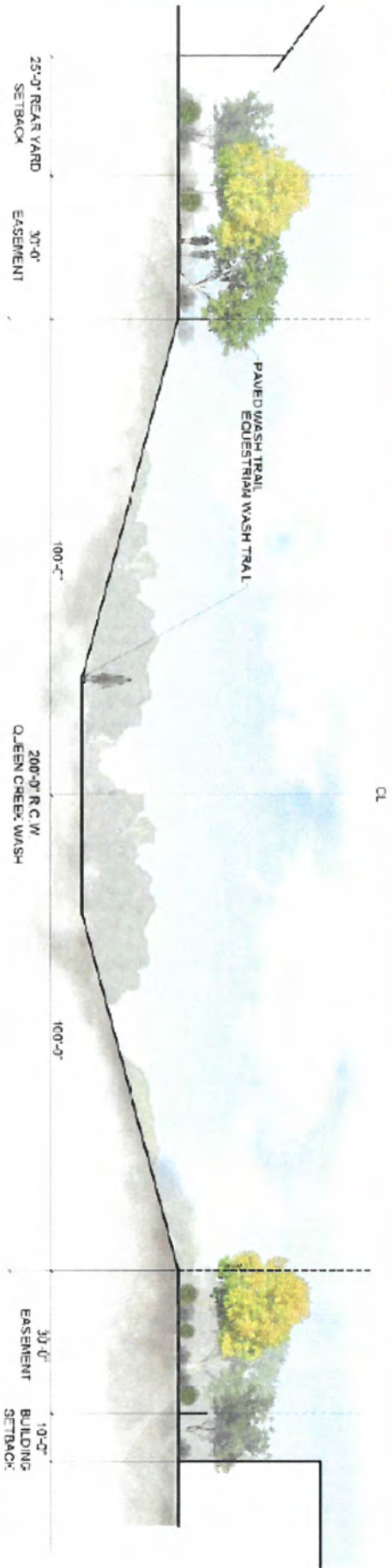
TOTAL SITE AREA (GROSS)	147.62 AC
EXISTING G.P.#:	NEGATIVE/ODD/
EXISTING ZONING:	R1-9, R1-12, R1-5, MDR & C-1
PROPOSED ZONING:	MDR & C-1
C-1 PARCEL AREA	9.47 AC
MDR PARCEL AREA	18.67 AC
SINGLE FAMILY RESIDENTIAL GROSS AREA	+7,119.48 ACRES
R1-5 DISTRICT GROSS AREA	65.7 ACRES
MINIMUM LOT SIZE	6,000 SF
R1-9 DISTRICT GROSS AREA	18.6 ACRES
MINIMUM LOT SIZE	11,000 SF
R1-12 DISTRICT GROSS AREA	35.3 ACRES
MINIMUM LOT SIZE	15,000 SF

• LANDSCAPING AND OPEN SPACE TO COMPLY WITH TOWN DEVELOPMENT STANDARDS PER ZONING DISTRICT AS REQUIRED BY THE ORDINANCE

• NET DENSITY FOR EACH PARCEL WILL BE DETERMINED TURNING THE FINAL PLAN OVER.

**Proposed Density**  
 3.8 du/ac





**SOSSAMAN FARMS WEST • WASH LANDSCAPE BUFFER (NORTH FACING)**

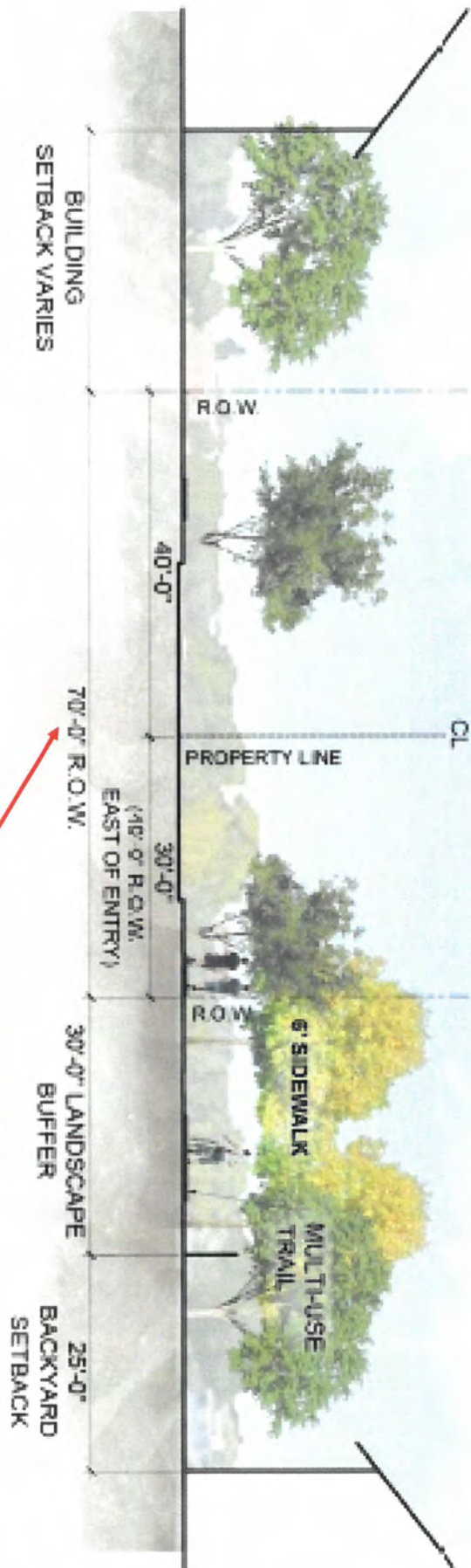
**RV!**  
 1111 1st Street  
 Suite 100  
 Queen Creek, Arizona 85242  
 Phone: 480.988.8888  
 Fax: 480.988.8889  
 Email: info@rv.com

Queen Creek, Arizona  
 October 27, 2019  
 # 19001290  
 Steve Sossaman

**i**  
 1111 1st Street  
 Suite 100  
 Queen Creek, Arizona 85242  
 Phone: 480.988.8888  
 Fax: 480.988.8889  
 Email: info@i.com

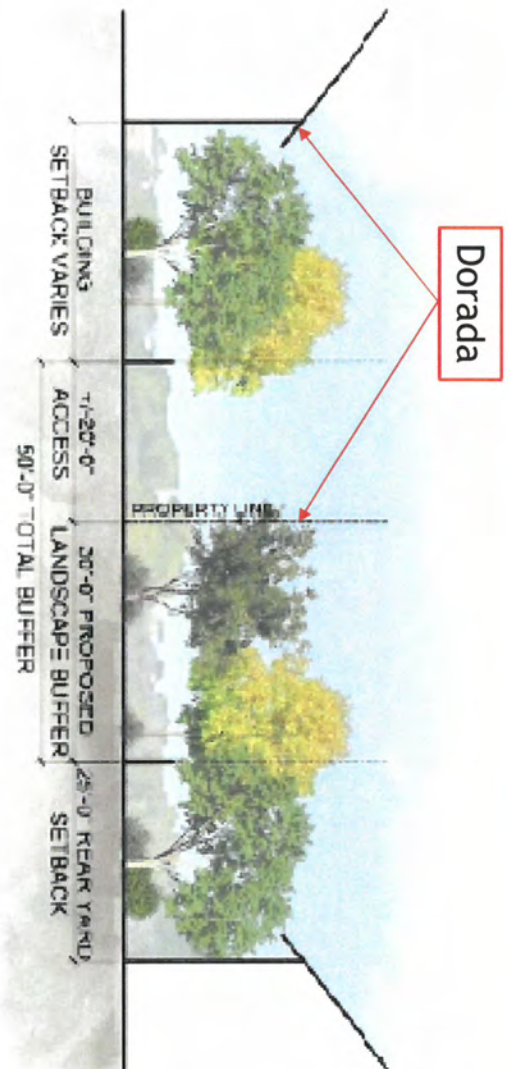
UNINCORPORATED MARICOPA COUNTY  
EXISTING R.O.W. IMPROVEMENTS

TOWN OF QUEEN CREEK  
IMPROVEMENTS BY DEVELOPER



Brooks Farm Road

Now 70' of ROW

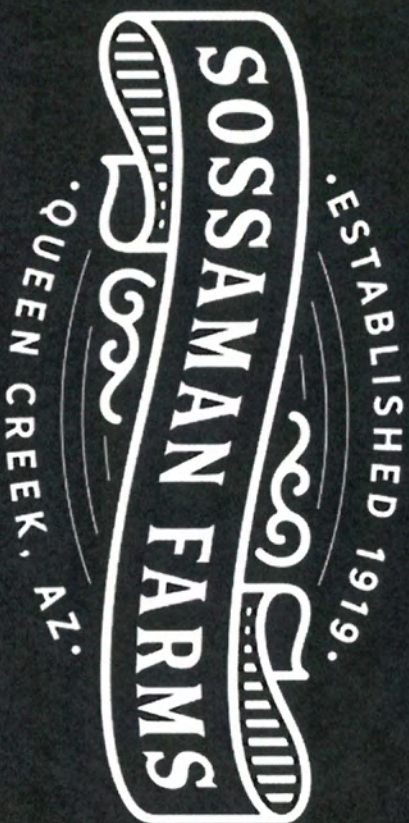


**SOSSAMAN FARMS WEST • WEST LANDSCAPE BUFFER (NORTH FACING)**

📍 Queen Creek, Arizona  
 📅 October 31, 2019  
 # 19001290  
 🏠 Steve Sossaman



Thank You



**Sossaman Farms West Rezone (P20-0037)**  
**Public Comments and Opposition Petition**

[Cover sheet left intentionally blank]

## Zoning at SW Power and Ocotillo Roads

---

### Brianne Casper

Greetings Town of Queen Creek Planning and Zoning Commission and Town Representatives,

We are writing in regard to the second submission from Pew and Lake on behalf of Sossaman Holdings for the rezoning of the 147 acres on the southwest corner of Power and Ocotillo Roads. (Please note at the conclusion of our thoughts we have copied and pasted comments from other community members to be added to the record.)

With respect to how the development of the land on the southwest corner of Power and Ocotillo would play into the Town of Queen Creek's General Plan, please keep in mind that we as county residents did not have a say in the development or passage of the 2018 Town plan, or in deciding on the commercial or medium density as it is proposed, yet this rezoning directly borders County residents as well as Town of Gilbert residents.

The Town Plan suggests adding diverse housing options for its residents. It does not, however, give guidance on where higher densities should be implemented. I want to reiterate that the 147 acres are not currently zoned for density higher than a small section of R-9. The 147 acres is located on the outskirts of the Town of Queen Creek, the Town of Gilbert, and Maricopa County Island. For this, transportation, and traffic issues around two elementary schools and existing roads, it is not the proper location for medium density housing. To compare it to Trilogy's R-5 lots is not applicable. Trilogy is a retirement community and includes multiple large green spaces. The southwest corner of Power and Ocotillo is not the proper place for medium density, R-5, and commercial property (though it is suggested as a possibility in the Town Plan), to be successful.

We continue to see comparisons from the submissions of the rezoning of this land to the Sossaman 300 and Legado development, but no medium density or R-5 exists in those plans. This land is also further from the town center (jobs, community amenities, etc.) than Legado.

We understand the 147 acres will be developed for residential purposes. We are in favor of more gradual zoning step down than what is listed in the second proposal. The lots along Brooks Farm Road are approximately 2.5 acre to 5 acre lots, on the large side of R-43. The town plan states that Suburban Residential Types A and B (R-35 and R-18) are "Appropriate Zoning Adjacent to Rural (R-43 and above)."

We see no viable reason to change the existing zoning (R-43 along Brooks Farm Road). But if it must be changed, R-12 as listed in the second proposal, and even R-15 are **not** compatible. The zoning should either remain as is or step down gradually, as listed in the Town Plan, from Rural to Suburban Residential to Suburban Development toward the corner of Power and Ocotillo.

We also see a need for compatibility with regards to residences that are no taller than two stories. One story along the borders of existing neighborhoods.

Even with fewer units than the second proposal calls for, the entrance off Brooks Farms Road is not viable. The Maricopa County maintained streets, which do not contain sewers (and therefore flood with monsoon rainfall and irrigation), or sidewalks, cannot support the increase in traffic from further residential development. Brooks Farms is located between the proposed neighborhood and the closest large shopping center and schools, and would inevitably be used by its residents. Increased use of those roads is a safety hazard and the proposed entrance off Brooks Farm Road needs to be eliminated.

Thank you for your time,

Brianne Casper, Co-Founder of Neighbors of Power and Ocotillo Facebook Page  
Derek Casper

**Below are comments posted on the Neighbors of Power and Ocotillo (zoning info.) Facebook page from community members in response to the second submission.**

[Heather Stevens](#)



Planning and zoning has been incredible at listening to all of our voices! Thank you for hearing us. To further add our thoughts as residents of the county island, we are against multi family housing/medium density. This is not compatible with our area. We DO NOT agree with having an entrance on Brooks Farm Rd. As a county island resident our roads would be severely impacted by this entrance. Not only would the roads be damaged but this would be a safety issue. A real life example of this... our daughter was a 5th grade student at Auxier Elementry at the time when she was almost ran over by a bus. The principal called me very concerned after witnessing this near death experience. We need to put a STOP to having an entrance on Brooks Farm Rd. to keep safety a priority. There are already many traffic hazards on the county island roads. We do not need additional hazards for the existing community and future residence. Thank you so much for the time and efforts put into this. You are appreciated, as this will affect the whole surrounding community!

[Tracey Warren-Hein](#)



Going from 1 -2.5 acre properties to 3 homes on an acre on the perimeter and then smaller (8 houses on an acre plus 260 apartments) isn't gradual...it's noticeable and taking advantage of our county island status. Having potentially 700 families w more than one car using the brooks farm entrance, when the county has no intention of improving 'their' side of the road is incomprehensible. The new plan is better but is still not reflective of the any of the surrounding areas. Changing the zoning to allow 900home/apartments at a location that is already zoned for residential R9-R43 is not fair to the surrounding communities or the city of Queen Creek...A city that is proud of its small town feel. The street we live on actually has a 1 story restriction...

[Stephanev Bennett](#)

To Planning and Zoning: Historically this area has been horse property with 1 acre or larger lots, until the last few years. When you mix higher density homes with horse property there are usually ongoing conflicts created. With the addition of the elementary school, which was necessary, I have watched traffic increase, blocked roads, near misses with children/accidents, speeding through the neighborhood and road destruction. None of this is good for Queen Creek or the surrounding neighborhoods!! When we moved here, 11 years ago, we did not anticipate small lots and apartment homes going up in our neighborhood. There are plenty of apartments further north on Power in neighborhoods that are better suited for such. We take pride in our neighborhood, the open spaces and the longevity of neighbors staying in one location. The drastic changes you are proposing for our area will most likely increase higher turnover, increase crime and lower our property values. Come on Queen Creek, you can do better...

[Katie N Ryan Delnoce](#)

I wrote this prior to them sending out there 2nd proposal. Most of it still applies.

To Town of Queen Creek Planning and Zoning Commission and Town Council Members  
My name is Ryan Delnoce and I'm writing you to express my opposition to the rezoning of the lot located on the Southwest corner of Ocotillo and Power in its current state. I believe this development is being called Sossaman Farms West. Currently the developer wants to rezone from( R1-9, R1-12, R1-35 and R1-43) to (C-1, HDR, R1-5, R1-7, R1-9). I want to start off with that I understand that property owners have the right to develop their land but from reading thru the Town website and

the recent General Plan the development needs to resemble the established neighborhoods that surround it. The Town has the responsibility to make sure the land owner develops the land in accordance with the General Plan and established zoning requirements.

The Town has included in the General Plan what types of land use are allowed to be adjacent to the others. The Town made this more difficult with its current General Plan which was adopted in 2018. Instead of labeling land use by zoning classification it narrows it down to Rural, Neighborhood, Urban, Commercial, Industrial, and Open Space. Prior to this current General Plan the area in question was outlined in the previous plan to include residential with 2-3 dwellings per acre and the corner to be neighborhood commercial which is still a big change from how the lot is currently zoned which is R1-43 and R1-35.

In the developers presentation to the neighborhood they stated their "intent is to complete the pattern of development established at the "Sossaman 300" at the northeast corner of Sossaman and Ocotillo Roads. When you take a look at the pattern established there they have three zoning classifications R1-7, R1-9 and R1-12. This development includes no High Density Residential nor does it include R1-5. The currently proposed rezoning for "Sossaman Farms West" does not match this.

The developers proposed zoning does not match any existing neighborhoods that surround this lot. To the north you have a Gilbert neighborhood that is gated and zoned for 6000 sqft lots. To the west you have a Queen Creek neighborhood zoned for R1-18 and a county island zoned R1-43. To the south you have more county island zoned R1-43. To the northeast you have a Queen Creek neighborhood "Sossaman Estates" that includes R1-7, R1-9, and R1-12 zoning. To the east and southeast you have land use designated as Rural and includes the Rancho Jardines neighborhood that is zoned R1-43. I understand the corner is likely to be used as "neighborhood commercial". A perfect example of how this can be accomplished already exists at the southeast corner of Queen Creek and Power Roads. Here you have a grocery store anchor with surrounding small businesses. Bordering this commercial corner you have neighborhoods zoned as R1-7. You also have the same setup with a wash running behind it which separates it from larger R1-12 lots. Why can't this be used as the template for what can be developed on the corner of Ocotillo and Power?

The developer would like to build High Density Residential behind the commercial complex. Described as 2 and 3 story apartment complex which would include 240 units. This proposed apartment complex is absolutely out of place at this location. According to the General Plan HDR is for use in Urban land use areas. An example of this type of land use is at the Town Center which is three miles away. This HDR is surrounded by commercial properties including Walmart. It's not in the middle of Rural and Neighborhood land use categories. The majority of this lot is being proposed as R1-5 which also doesn't match any existing neighborhoods nearby. The smallest zoning adjacent to this lot is R1-6 in the gated community to the north. Besides the small parcel that got rezoned north of Queen Creek Road on Power there are no other R1-5 lots south of Rittenhouse or west of Ellsworth nearby. This particular R1-5 parcel got rezoned in 2015, prior to this all established neighborhoods south of Rittenhouse and west of Ellsworth were R1-6 or larger and the majority R1-9 or larger.

I understand that Queen Creek has limited land left to develop, but this current proposal for rezoning is out of place and absolutely unacceptable to the Town residents who already live nearby. Most of these neighboring residents moved to Queen Creek for the rural lifestyle and the open space. Some have lived here longer than the Town has been incorporated. I have lived in Queen Creek since 2005 and my wife has lived here since 1985. Even the Town acknowledged in the General Plan that residents like the small town character of Queen Creek. This proposed development does nothing but destroy that character. According to the General Plan one of the Town's goals is to "Conserve and Enhance the Queen Creek and Sonoqui Washes". How will HDR and homes packed on top of each other conserve and enhance the wash that cuts right through it?

The surrounding communities have tried to reach out and work with the developer. After the neighborhood meeting Pew and Lake asked for the community's input on the proposed plan. Asking for representatives from the community to work with them on their plan. The surrounding community found its representatives and tried contacting Pew and Lake without success. Instead they submitted their plans to the Town without any changes or addressing any of the communities concerns. Steve Sossaman and his family have lived in this community for many years and I appreciate all his family has done. He is also a member of the planning and zoning commission. I hope your relationships with him won't sway you and that you can be impartial on this rezoning application. I beg you to reject the current proposal and make the developer propose a plan that is similar to the surrounding community. Of course that doesn't mean R1-43 or R1-35, I understand the lots will be smaller. Please use the Safeway as your guide, there is no need for HDR or the R1-5 lots. Why not surround the commercial corner with R1-7 lots and then have R1-9 and R1-12 or larger lots closer to the edges. This still provides the landowner plenty of return value for his land and conserves the Wash along with the small town character will all enjoy.

Thank you for your time  
Ryan and Katie Delnoce

#### [Chris Foltz](#)

Maybe we should provide a proposal, something like this attachment, to counter with.

[Corinne Gomez](#)

We are 100% against medium density housing... (Town of Gilbert resident)

[John Baker](#)

Please reconsider this proposal. We must not assume that higher density zoning is desired and doesn't matter to the community. This is a very bad proposal and I feel like it ignores the community that makes this part of Gilbert their home. I for one am opposed to this plan that ignores unlicensed comment! Please register my concerns. I live directly across from this development in Trilogy.

[Jess Suter](#)

Do we really need more vacant commercial buildings? Why not just residential?

[Jennifer Tongring Flake](#)

Ditto. And do we really need apartment buildings? They can build them 2 miles down the road.

[Jodiann Cobey Garrett](#)

I agree. Why the commercial When this is a rural area and apartments? We have voiced our oppositions from day one against the apartment complex.

**Below is a consensus statement from the Rancho Jardines community:**

**RANCHO JARDINES** (south and east of the proposed zoning):

Consensus: As long time residents of Queen Creek we are seeing horse and livestock people being pushed out, promises have been broken since Queen Creek became the Town of Queen Creek. We are opposed to this 2nd proposal. We do not have the infrastructure to support it.

---

I am writing to voice my strong opposition to the proposed change of plan for the lot at ocotillo and power from residential homes to apartments. Not only will this wreak havoc on traffic in the area, it will negatively impact home values in the surrounding neighborhoods. Please do not allow this change to happen. Keep queen creek true to its roots and do not create another cookie cutter suburb. Queen creek has some unique characteristics that draws people to it. Building apartments at this location will take away from what makes queen creek, queen creek.

Thank you,

Sara Hoover

---

I am writing regarding the rezoning proposal for the 147 acres on the southwest corner of Power and Ocotillo roads. I understand this land will be developed and appreciate the Town's desire to bring more citizens, businesses, and revenue to Queen Creek, however, the current plan Pew and Lake is proposing to the Town of Queen Creek Planning and Zoning Commission requires additional modification to prevent

exacerbation of traffic safety hazards in surrounding neighborhoods and to achieve compatibility with the adjacent communities.

The map of the proposed plan shows an access point from Brooks Farm Road into the Southwest portion of the proposed development. I understand that the plan calls for improvements to half of the road, however Brooks Farm Road feeds to even smaller county roads (180<sup>th</sup> St. and 182<sup>nd</sup> St.) without sidewalks or streetlights. Any direct access of the proposed development to/from Brooks Farm Road will substantially exacerbate the existing problem of cut-through traffic on these smaller roads and negatively impact the safety of our community. If this access point were limited to use by emergency and maintenance vehicles it would greatly reduce the potential for increased traffic and safety issues in the neighborhoods south of Brooks Farm Rd.

The request to designate a portion of the area north of Sonoqui wash as MDR with 3-story apartment buildings is incompatible with the surrounding neighborhoods. There are no supporting amenities such as public transportation, commerce areas, or workplaces, and the lack of these services within walking distance of the proposed apartments will significantly limit employment opportunities and impact quality of life for potential residents. In the surrounding 2-mile radius of the parcel that is proposed for MDR designation there are no 3-story buildings, in the surrounding 5-mile radius the only 3-story residential buildings are apartments. Limiting the proposed density to reduce the height of buildings in this section to 2-stories would ensure the design of MDR is commensurate with the surrounding communities.

In conclusion, the rezoning as it is currently proposed is not fully compatible with the surrounding area. The vehicle access point on Brooks Farm will result in more cut-through traffic to neighborhoods to the south where streets are narrow, not suited to the current traffic demands, and lacking safety improvements such as sidewalks, streetlights, and pavement markings. In the proposal Mr Pew states "...a segment of the baby boomer generation over the age of 60 have made a deliberate choice to rent, rather than own a home", however members of that particular age cohort do not tend to choose 2<sup>nd</sup> or 3<sup>rd</sup> floor residences due to expected health risks and issues that accompany aging in place. I sincerely hope the Town of Queen Creek Planning and Zoning Commission will hear the concerns of the surrounding neighborhoods and help us maintain the safety, stability, and character of our community.

Sincerely,  
Shawnalea Shelly

---



Hello Steven,

Thank you for your response. We will be attending the meeting on the 10th of Sept. to voice our concerns over the new development. Our opinion to NOT allow high density dwellings in the Rancho Jardines area, has not changed. We believe that the residents of apartments and condominiums are better served closer to the town center, as the amenities provided there are much more suitable to the needs of persons attracted to high density living. Additionally, if the property must be developed, we would like to maintain the area's appeal of equestrian living within the city limits, with great access to QC wash and horse trails; essentially the rural lifestyle which attracted many residents to this area of East Valley, initially.

As a resident in QC for the past 7 years, I am dismayed at the development of QC, and the many subdivisions which pack as many houses in an area, as can be attained. While I support the desires of the community, to have economical options for housing, again, I would like to reiterate that convenient proximity to retail and commercial establishments is the better, more logical, assumption.

Please do not develop beyond the "Town" feel of Queen Creek!

Sincerely,

Tina and Kyle Plunkett

---

Attn. Queen Creek Planning Council members

Re: Sossaman Farm West re-zoning request

Council members,

A couple of points to consider on the above project:

- The MDR requested by Sossaman Holdings completely contradicts the residential class laid out in your own zoning plan. Referencing your own General Land Plan (passed by your own voters just in 2018). "R1-9, R1-12". So, ask yourselves, what changed in just 2 short years?
- The MDR request is also very inconsistent & incompatible with exactly every single-family neighborhood – literally in every direction. (Trilogy & Sossaman Estates to the north. Dorada Estates to the west. And Brooks Farms to the south.
- Finally, there are no apartment complexes within a 4-5 mile radius of this proposed property. The closest being the "Town Center" apartments, located in downtown Queen Creek.

In addressing the Queen Creek Planning Council and also the Town Council.

A simple summation of the above.

The MDR currently requested conflicts with your own (voted on) growth plan AND nobody adjacent to this property wants an apartment complex dropped in the middle of 1000's of single-family homes. Please keep this in mind in your deliberations.

Respectfully,

David Fifield,

neighbor to Sossaman Farms West proposed development at Power & Ocotillo Roads.

---

I'm not sure how to get this to the Planning Commission - please forward to all the commission members.

I recently saw the updated material (after the first public review) on the Sossaman Farm West rezoning request - very disappointed. First, I live in Trilogy and there were many concerns raised about the increased traffic and noise, as well as the requested change from currently all residential (R1-9 to R1-43) to MUCH higher density including MDR (apartments) and C-1 (commercial). When Trilogy residents purchased their properties they had a view of the mountains, and the property across Ocotillo was zoned ALL residential.

There are NO changes from the original rezoning request for the property directly across from Trilogy - STILL MDR and C1. So the input from Trilogy residents was totally ignored. From what I can tell, the only changes are lower density residential on the south and west sides of the property which doesn't address any of our original concerns.

PLEASE keep the property ALL residential. Some of Trilogy residents paid premiums for their lots with the view of the mountains, and the fact that the property was zoned residential (built out in 2006). No one expected that the property would remain undeveloped for ever, but NO ONE expected to get Commercial and Apartments on the property.

Thank you for your consideration.

Tony LaRoche  
4672 E Blue Spruce Ln

Gilbert, AZ 85298

---

Dear Steven & Erik ~

Thank you for attending the online meeting a few weeks ago regarding the Sossoman West parcel rezoning. I wanted to follow up with an email to highlight our neighborhood's biggest concerns with the new plan.

We strongly feel that being able to restrict the first row that borders our community and the acre parcels, to be single level homes is extremely important. All the homes on 179th Way that have their backyards facing directly east to the parcel are single level. There is only one home on Colt that sides to the parcel that is a two story but they side, not back. The acre parcel homes are all single level to my knowledge as well. The homes that back to it will be looking directly at what is built and since whatever is built will have west facing back exposures, if they are two story, and since homes have the most windows in the back of the home, that will become a big bunch of glass reflecting the hot western sun, blinding those homes on 179th, rendering their yards in the afternoon useless.

All of these homeowners have invested \$1,000,000 or more in their homes by the time landscaping was completed, and will be paying high tax amounts on their homes, so they REALLY would appreciate some consideration by the Town in this request to have at least that first row be single level. Of course the community would prefer all single levels but we feel this is a compromise.

Overall, as you heard in the meeting all of the communities (Dorada, Trilogy, Sossaman and the acre parcels) are against the rentals, especially the 3 story buildings. This type of development simply does not fit in this area and is not compatible with any of the surrounding communities. The smallest lots bordering this parcel are Trilogy and they are all single level homes in a gated, golf, retirement community. There are no walkable amenities that are usually nearby these rental types of projects and it simply doesn't fit. I would propose that they consider the zero lot single family homes. The lots are very small so would almost fit the 14 units per acre they are proposing. As a Realtor I know first hand these are very popular and would likely sell very easily. Many buyers are looking for single level, small yard, properties and would be a very hot property to sell. There are not as many of those around and they are highly desired. Examples can be found in Cooley Station in Gilbert in the Recker/Williamsfield and Recker and Ray areas. Also the small single level homes near Queen Creek Marketplace just north of Ocotillo.

Of course light pollution, # of units and how that will affect the heat index around as well as overall quality of life with adding a bunch more homes is of a major concern for the communities.

We would also like clarification of what will be done to 180th. It's currently a dirt road and Mr. Pew mentioned it would likely be landscaped and have a "pathway" but not for vehicles. Due to the dust this road currently causes, clarification on how it would be improved would be greatly appreciated.

Cheers,

**SHARON COFFINI**

---

Jeff Kost – Dorada Estates Rep

A remaining item was the following from Dorada residents. Please consider this item and the items in Sharon's email seriously and as a direct representation of our Dorada subdivision as a whole. I have worked hard to keep the residents at bay and to speak their concerns through Sharon and I as Reps for the Dorada community.

The residents of Dorada are concerned that the proposed density adjacent to our Dorada east property line be widened and the R5 be skinned up more. Make sense? In other words our residents want to see a wider buffer of the lower density area and the higher density moved further away from our half acre subdivision.

Call or email with questions. I have to sign off this meeting soon as I have my own neighborhood meeting to attend for a project of my own.

---

**Tracey Warren-Hein**

Pew and Lake and Sossaman Family,

A while back the petition from the Brooks Farm Property Owners was emailed, detailing many of our concerns for the rezoning. I wanted to confirm you have received the surrounding communities concerns in the petition.

On a personal note.

We moved to our property with the assumption the farm East of us would be developed as it was zoned already. Rezoning already zoned land just isn't right. I am well aware that life isn't fair, but am passionate about keeping the development atleast somewhat in resemblance it is currently zoned for. This is our 'forever' home. The street we live on even has a mandatory 1 story only so that we can enjoy the mountain views and relative privacy. We moved here to enjoy the farm life, open spaces, starry skies, fresher air and knowing we would have to drive to get to modern day conveniences(and were good with that). I understand this is about getting

as much possible financially, but at what cost? Queen Creek own ordinance is to make sure the town **maintains local quality of life and ensures Queen Creek retains its small-town rural character**. The Sossaman Family is a QC legacy, I implore you to keep some of the rural feel Queen Creek is known for as a family legacy. Any Agritainment District should be surrounding by agriculture/acreage/horses/open space.

I would like to ask how many residences would be needed to keep an entrance off Brooks Farm Road? It was mentioned that it is a QC requirement to have that entrance based on the density requested in the rezoning. When you go for a drive, take 180St off Chandler Heights to Brooks Farm, note that 2 vehicles cannot pass each other without one pulling over, there are utility lines preventing the area next to the road to be driven on. This county island road (and 182nd) is not in the county's plan to be widened. When you take this drive, come around 2:45 heading South on Power Rd on a school day to Chandler Heights.

My family cannot just move to another home that allows horses and livestock. There isn't any place left for us to go. We love our home, we love our surrounding community, we would love Sossaman Family Holdings to reconsider the current submission and continue to work with the surrounding areas to make Sossaman Farms West reflective of the Sossaman name and small-town feel of Queen Creek and this surrounding community.

I do appreciate your continual review of your requests with this community and see small improvements each time that closer represent the surrounding communities. I acknowledge that Sossaman Family Holdings owns this land (and that East of Power Rd), but humbly ask that they continue to listen to the surrounding community concerns and preserve the Sossaman name with the rural character of their family history.

Be Extraordinary,  
Tracey Hein  
Denis Hein

---

Hello,

This feedback is regarding the rezoning of Power Rd. and Ocotillo Rd. (Sossaman Farm West). Thank you for considering the points below when making your decision.

When we moved to this area to raise our family, we knew that at some point the fields would be developed and assumed it would be into single family homes to be consistent

with this area. Our primary concern is with the MDR zoning and plan to put in apartments.

We are concerned for the following reasons:

- **Unsafe streets:**

- Traffic on Brooks Farm, 180th and 182nd
- Road conditions:
  - 180th is used as a shortcut already for the school traffic and the road isn't wide enough for two cars to pass each other safely. Children have almost been hit numerous times and the traffic on this road generally exceeds the speed limit significantly. Increasing the volume of traffic will further perpetuate the existing safety and maintenance issues.
- The current drop-off situation at the school causes serious traffic issues at the corner of Power and Brooks Farm that will further be exacerbated with the increase in traffic from this development.

- **Spot zoning:**

- The closest apartments are almost 3 miles away and there is nothing similar in this area. This is not consistent with the large lot (1+acre) community and classifies as spot zoning.

- **High density/apartments:**

- Transient lifestyles (people live in apartments for a short time, no community sense) that do not fit within this family oriented, equestrian community.
- Use of easement/wash, crime rates associated with high density neighborhoods.

- **School capacity:**

- While Ralph Pew has assured us the Elementary school that will neighbor this development has the capacity, he also at this time can't tell us how many new residents are expected, so it is difficult to see how the school can determine this, if they don't know the expected increase in enrollment.

- **Quality of life:**

- We moved to this area to raise our family and be around like-minded people. We love the equestrian community and the space this area provides. Adding apartments will be detrimental to the lifestyle of residents of this area.

We are happy to provide additional context if needed.

Thank you,

Shannon and Lee Tyler Bennett

**Town of Queen Creek – Town Council; Queen Creek Planning and Zoning Commission**

**September 12, 2020**

**Subject – Sossaman West “New” Zoning Application/Proposed Project Development – Comments**

The recent information meeting on September 8, 2020 by Pew and Lake, LLC provided minor changes to the proposed plan but failed to address the concerns of residents from surrounding communities. Therefore, my previous comments of the last 2 meeting submitted to the Town Council and Planning and Zoning Commission remain unchanged. I respectfully submit the following additional comments:

Approximately 200 neighbors have participated in 4 informational meetings of the Sossaman Farms West rezoning and development project as presented by Pew & Lake, LLC. Of those in attendance, not a single individual stated any opposition to the property owner developing his property as currently zoned and only 3 people in the September 8<sup>th</sup> meeting, although not stating in favor of apartments, did state if the proposal must be approved, they asked if the apartments can be restricted to 2 story only.

The remaining majority were not in favor of either the C-1 development area or the apartment buildings but were overwhelmingly in opposition of the apartment buildings altogether. The reasons are strictly due to the type and height of the building structure, their location and that multi-unit housing does not conform to the surrounding communities.

**The Town of Queen Creek General Plan:**

The General Plan is an assembly of "general" concepts containing numerous potential development plan options/ideas for the Town to consider while at the same time emphasizing preservation and conservation of land uses to maintain the Town’s unique community characteristics. The General Plan was never intended to provide *any guarantee* that proposed developments based on a specific site designation in the plan, will automatically be approved for development. This is understood by members of the Town Council, Planning and Zoning Commission and of residents when they vote to approve a General Plan. In addition, the Town also provides a legal level of protection for town residents and their property by performing a substantive approval process that includes meeting compliance with stringent zoning requirements especially if a proposed development could result in undue hardships or negative consequences for residents.

**Comment:** Pew & Lake (the applicant), stated the designation of the C-1 for the corner of the proposed property development was intended as far back as 2002 and the Town placed a sign on the property that stated **“This property is planned commercial and will be developed with non-single family residential uses – the current use of this property is agricultural. The operation uses farm equipment which may produce dust and noise. The operation uses (known) chemicals”**. Pew also stated that the property was “never intended” for rural residential use even though the Town zoning map since 1999 designates this property for zoned residential use.

This information is misleading and suggests that the property was already accepted and approved by the Town for this development as far back as 2002. Although I do not believe this to be true, I do believe this may have only been a potential option for consideration in the GP at that time. Unfortunately for the property owner, development of the surrounding communities over the last 18 years that currently makes up the character and composition of residential neighborhoods, no longer makes this proposed development a viable option. The need for *urban* multi-unit housing apartments in this area does not exist but remains a beneficial option best suited in an urban setting, closer to the Town Center, rather than this proposed rural location.

For the reasons mentioned above, I am opposed to the development of *urban* multi-unit buildings (apartments) in this rural residential area. A rezoning change from the current R1-43 zoned area for the proposed ~18 acres in the development plan to R1-9, R1-12 is well suited for single family residential use that specifically conforms to the character and composition of all surrounding neighborhoods. Many residents find this alternative proposal a practical and highly accepted solution for rezoning the ~18 acre parcel of land.

### **Summary:**

- The proposed plan does not meet the full intent of the General Plan for maintaining the rural and unique characteristic of the community in this rural residential land use area. A careful review and analysis of this proposal will reveal the development and location is no longer viable option to provide benefit to the surrounding communities that it may have potentially provided 18 years ago before residential communities were completed and has significantly altered the surrounding area character.
- The applicant cannot demonstrate compliance with the (11) minimum rezoning approval requirements in accordance with the Town of Queen Creek Zoning ordinance. Because the 11 rezoning approval requirements for this proposed application cannot be met, rezoning must be denied.



- There is an overwhelming opposition from the majority of residents in the surrounding communities as evidenced from the information meetings and comments submitted to the Town. The expectation of the town residents is for the Town Council and Planning and Zoning Commission to protect and maintain the integrity and character of the established communities and must take precedence when considering approval of this development. Changes to portions of the proposed rezoning and development plan expressed verbally and in written comments submitted by the residents, if adopted, will benefit both the landowner and surrounding communities. These alternatives must be explored by the Town leaders before approving this application. Residents are open to discuss options with the Town and property owner directly to achieve an amicable solution.

Thank you for your time and consideration of my comments.

Respectfully Submitted,

Joe Marcin

Trilogy at Power Ranch

---

**CARA WESCOTT**

Re: Sossaman Farms West Re-Zoning Request

Dear Council Members,

This is in response to the Sossaman Farms West (Power and Ocotillo) rezoning request. I am very concerned with the re-zoning plans due to the negative impact that it will have on the current residents' safety and way of life.

The entry and exit points for Sossaman Farms West area require the use of the roads on our property. Currently, approximately 42 houses use 180th Street as an entry and exit point. An additional approximate 26 homes use 182nd Street as an entry and exit point. Bringing the total to approximately 68 houses using Brooks Farm as an entry and exit point. These roads are not designed to accommodate the level of traffic that the re-zoning plans would create. The rezoning plans will make these roads entry and exit points for an additional approximately 540-637 homes/residences. Currently, 180th Street is not wide enough for two cars to pass each other. There are power poles in the way. One car has to pull off to the side of the road to allow the other to pass. It is not safe to add that many cars to roads that were not designed for that level of traffic.

The current zoning is similar to the zoning of the surrounding area. This allows our residents to continue their way of life. The current residents chose to live here because of the horse property. People like to ride their horses through our neighborhood. This will no longer be possible with the amount of traffic created in the re-zoning plans. The equestrian way of life is Queen Creek's history and is what makes it unique. The re-zoning plans will destroy the equestrian way of life in our community.

Please do not make this decision lightly. The re-zoning of Sossaman Farms West will have a detrimental effect on our safety and way of life.

Thank you for taking the time to listen to the concerns of myself and my neighbors.

Sincerely,

Cara Wescott

---

I am a member of the Board of Directors for Trilogy at Power Ranch. I am attaching a letter detailing the concerns of the Board of Directors and members of our community with regards to the proposed Sossaman West development. We understand the need for growth and development and would hope it is compatible with the surrounding

communities. Please consider our concerns and recommendations as you move forward in the decision making process. Thank you for your understanding.

Sincerely,  
Wayne Norlie  
Member of the Board  
Trilogy at Power Ranch Community Association

Town of Queen Creek August 20, 2020 Town Council Queen Creek Planning and Zoning Commission  
Subject; Sossaman West "New" Zoning Application/Proposed Project Development

I am writing this letter on behalf of the Trilogy at Power Ranch Board of Directors and many of our members. The vast majority of our members are in opposition to two significant aspects of the newly proposed Sossaman West rezoning and development project application, presented by Pew & Lake, PLC during a virtual meeting, which I participated in, on July 29, 2020. Our members fully understand the Town of Queen Creek is a vibrant, growing community and growth requires change. Our concern is whether that change will benefit the surrounding neighborhoods, like our community. With that being acknowledged, our members and the Board oppose the following aspects of the Sossaman West rezoning and development proposal because of their potential detrimental impact on our community.

**The Development of Multi-Unit Housing (Apartments):** During the discussion with representatives from Pew and Lake it became clear these multi-unit buildings would be apartments, not condominiums or townhouses. These types of units are not consistent with the surrounding type of housing and certainly are not consistent with the single-family housing in the Trilogy community. 2 & 3 story multi-unit buildings will create nighttime lighting and privacy issues for the neighbors in Trilogy, negatively impacting their quality of living. 2 & 3 story buildings will significantly alter the character of the neighborhood and will obstruct views of the San Tan Mountain Range that was/is a significant factor when decisions were/are made to purchase homes within the Trilogy community and thereby negatively affecting homeowner value. The re-zoning of the property on the corner of Ocotillo and Power Roads to C-1 Zoned Businesses: We and you know from experience; commercial businesses have the potential to create multiple nuisances for surrounding homeowners. These include excessive noise, high intensity lighting for parking lots, buildings, signs and marquees. There are also the issues of late-night operations with delivery of supplies and ongoing building and parking lot maintenance. There will certainly be a significant increase in overall traffic noise associated with these support functions. These activities, especially if they are in the late night and early morning hours will negatively affect the quality of life, for the residents of Trilogy. As I stated in the beginning of this letter, our community understands the need for growth and change, we would like the change to be constructive and not detrimental to our community members. With that in mind, we would like to suggest the development concentrate on building single family housing units and not include a commercial component. This type of development would be consistent with the surrounding neighborhoods. This approach would also significantly reduce the concerns of the members of our community and would most likely gain our community support for the project. If some units are to be 2 story single family units, we suggest they be away from the periphery of the development so as not to affect current homeowner privacy or create a problem with lighting. We request there be no three-story or similar height structures within the development. On behalf of the Trilogy Board of Director's and our members, we hope you will consider our concerns and suggestions as you make your recommendations and decisions going forward with this development project.

---

## Lois Kalafut

I do not approve of construction of commercial or multi dwelling unit buildings at the south west corner of Power Rd and Ocotillo. It will be very distructive to my life in Trilogy in many ways. Eg. Late night noise and lights , not to mention the additional traffic so close to the school zone south on Power.

---

My name is Elisa and I'm a resident in Dorada Estates. It just came to my attention of possible rezoning of SW corner of power and ocotillo. This can not happen. My family did not buy a million dollar home to live next to apartment buildings and commercial property. That is not fair to our community or ourselves. We love our home and we work extremely hard to live in a beautiful environment. I'm almost positive if you were in the same situation you would not be happy about it. Our property value would drop tremendously if this rezoning would occur. This would be a nightmare. Please don't let this happen. This home is where I want to raise my small children. If this rezoning takes place there is no way I would stay in this community. Just a terrible idea all around. NO ONE wants this!!

Sincerely  
Elisa Angeles

---

I would like to inform you that I, like so many living nearby, am against rezoning the area southwest of Power Rd. and Ocotillo Rd. into light commercial and apartments.

My children all go to school in Queen Creek, so we drive these roads daily. The influx of traffic alone along this road is becoming dangerous and difficult to manage. It has already changed our small town feel to a busy suburb, if not small city. The rise in crime and population with this choice is also a concern. Quick turnover renters are not what this area needs; single family residences are appropriate.

Please consider the past promises to those of us who moved here believing the things our city councils told us as well as how they originally zoned areas when we were choosing to build. Rezoning for more money in your pockets at the expense of the people who have already chosen to make their homes here is greedy and unnecessary.

Sincerely,

Patricia LaMont

---

## Marcelo Blancett

Just reaching out to voice my concern on the possible high density rezoning. Single family homes would be more appropriate in that area which is getting crowded as is. Apartments are not preferable in my opinion. Thanks in advance.

---

## Rosemary Mccabe

Hello, we live in Trilogy, on Blue Spruce Ln. Our house faces Ocotillo Rd. and the land going south from Ocotillo. We understand there is a plan to change the zoning of that land. The Monday meeting stated apartments to be built there, low income. We are begging the town of Queen Creek to reconsider this planning and not have apartments built on that land. It will only bring crime and more people for schools and cause mass crowding. This happened when Gilbert ok'd for apts. To be built on Power road adjacent to the family part of Power Ranch, crime they never had seen before was happening and still is. I have nothing against places for low income people to live, as we certainly are not in a high income bracket. We beg you to reconsider and keep the zoning at single family homes in a medium price market. Thank you , and God Bless  
Rosemary Mccabe  
4626 e Blue Spruce Ln.

---

Dear Mayor Barney, Town Council, and P & Z,

As a horse owner in Queen Creek for over 25 years, I am vehemently opposed to loosing any more trails. I live in Rancho Jardines and my property backs up to the Sonoqui Wash. The wash currently runs under Power Rd and continues west/northwest to Ocotillo RIGHT THROUGH THIS PROPOSED DEVELOPMENT. Developing the SW corner of Power and Ocotillo would stop this trail in it's tracks... Currently there is a safe trail via the Sonoqui Wash to get up to the north side of Ocotillo and a wide enough space along the north side of Ocotillo to safely ride west all the way to the Canal. ( See Blue Line on map below). This massive area is currently being developed into a huge park and would be a great destination place for a trail ride. **Also, If we can use the park to ride though, this would also be a way to link the Sonoqui Wash to the Queen Creek Wash!** With the increase in traffic, it would require the town to install a horse crossing signal where the Sonoqui wash crosses Ocotillo, but I can't imagine the town would not do this for their Equestrian Citizens. Assuming the development of this property included properly installed, wide and safe trails to allow for horse back riding through this area, the surrounding area would still need to be looked at for things which could spook horses. I am not sure 3 story apartment buildings would be appropriate for this and other reasons.

My property is not adjacent to this parcel, but I can say as a long time resident, horse owner and lover of the country style of living which most of us moved out here for that I would be livid if this project went up next to my neighborhood. The agricultural home

owners on the south and west side of this parcel of land must be horrified at the thought of people in a 3rd story apartment looking down into their private property.

I realize that this parcel will eventually get developed, but we have an opportunity to conserve our "way of life", privacy, and a **vital link in our Town's trail system**. Once this has been built, it is all gone.

Right now the Sonoqui Wash could be a wonderful trail which could link the new park being built in Gilbert (next to the Roosevelt Canal), passing through the Stage Stop Park, then the San Marqui Park and all the way to our our *crown jewel* Horseshoe Park. How awesome would that horse trail be???? Please don't miss this opportunity to keep Queen Creek rural and not take away the equine founders of the town's rights and reasons for moving here. Please please please look at the big picture here and not be bullied by 1 land owner and developer. Once they have ruined this trail, they will be off to the next money making scheme they can find without a care or thought of what they destroyed. Please do the right thing and represent the whole town and what is best for the big picture.

I realize that some of this area is actually outside the Town of Queen Creek, so it will take some co-coordinating with Town of Gilbert. **But this can be done**. Again, all I am asking is for everyone to take a look at the Big Picture here and maybe do a little thinking outside the box.

Also, I just want to say that I think there could be an opportunity to link the Sonoqui Wash to the Queen Creek Wash Trail via Crismon Rd or just east of Crismon Rd to make an awesome loop. (See Red Lines connecting two washes on the map.) I was just wondering if anyone was looking into this? If not, I respectfully request that the town look into this possibility. Again, if we wait too long, the land will get developed and there will be no going back.

Thank you for reading this. Please call me if you would like any other input or have questions.

Pam Barrett

---

I submitted this letter to each member of the Queen Creek Town Council. I feel I made a strong accusation, but feel that my letter backs it up. I feel like inundating this area with homes will only perpetuate the safety of the Sonoque Wash banks.

Tyler Flake

Dear Councilman

Concerning the Sossaman Farms West Rezoning Application that was submitted recently by the Pew & Lake, PLC for Mr. Sossaman I am deeply disturbed by the lack of integrity this group

is exhibiting during this process. The first issue that I would like to raise is the safety of the area. I have lived adjacent to this field for over 14 years.

In approx. 2008, the Sonoque wash was redirected to cross Power Road in a different location than it had previously. Prior to this change, the Sonoque wash crossed Power Road in the area of the Ocotillo alignment.

This change has created a significant safety hazard, that has already killed one of Mr. Sossaman's farm hands. This redirection of the wash has left the area vulnerable to erosion and washouts. Nearly everyone in the area is aware of Mr. Sossaman's farm hands death, however less people are aware, just a few months prior to that incident, a couple of young girls in the neighborhood were riding horses in the wash, just below where the farmhand was killed. One of the girl's horses bogged down from the mud caused by the erosion of the wash bank. Several people from the neighborhood came to help, then the Queen Creek Fire Dept. was called on to help extract the horse from the mud.

Over the past 12 years, I have seen over 30 times the banks of the Sonoque wash bank has washed out, each time, a similar catastrophe that happened to Mr. Sossaman's farm hand could have occurred. About a year ago, all those washouts were back filled, but when I rode through there a month ago, I saw that 5 new washouts had occurred. There is even one area that is so prone to washouts that a sign has been placed saying the Trail is closed.

Why does this demonstrate lack of integrity by the Pew & Lake PLC representing Mr. Sossaman? I brought this up during the community input meeting, Mr. Pew verbally addressed this issue, but failed to write a written answer to how the safety of this area will be addressed when he submitted an answers to the all the other concerns that were made during the meeting. I firmly believe that this was an intentional avoidance because this group know the safety liability that the wash redirection has caused this area.

The other reason that I am concerned about the integrity of this group, during the community meeting, Mr. Pew repeated over and over that they would like to work with representatives of the area could provide inputs into the development of the area. Obviously, that was a blatant lie! Each of the members of the neighborhood elected a representative to meet and discuss the development, those people reached out the Pew and Lake PLC, however no reciprocation occurred, then Pew & Lake PLC submitted the Application exactly how it was submitted prior to the community meeting.

Please deny this request for the Sossaman Farms West Rezoning Application.

We as neighbors felt like we understood that the initial design that you presented was just the initial step. We then understood that you would be evaluating our input and making modifications to the plan based upon our input. We thought that our issues would be addressed prior to the official rezoning application being made.

When we received the email notifying us that you had officially submitted the rezoning application it became very 'real' that you wouldn't be addressing our concerns. We feel that the promise you made to listen to our inputs was just an effort to placate us so that we wouldn't voice our concerns to the Town of Queen Creek, because if you could placate us, we wouldn't raise our concerns with the Town and you would receive approval from the Town to rezone the property.

Once you submitted your application, the only way you would be willing to address our concerns would be if the Town of Queen Creek forced your hand.

I know that many members of the community plan to address how these small sized lots would be detrimental to the identity of our neighborhood and the Town of Queen Creek, so I chose to focus on the safety issue that the redirection of Sonoquie wash has and will cause. Although I am not a Civil Engineer, I grew up Farming and Ranching and I am very familiar with what damage can occur from washouts and what can happen from an ill attempt to redirect a wash. I've seen it happen, but I've never seen anyone attempt to build houses or commercial property on land that had been a wash for thousands of years. I have no doubt that it would be disastrous. I believe that many people working for the Town of Queen Creek and that are on the Town Council haven't lived in the area to realize that the Sonoquie wash was redirected.

Tyler Flake

22505 S 179<sup>th</sup> Way

Gilbert, AZ, 85298

---

To Town of Queen Creek Planning and Zoning Commission and Town Council Members

My name is Ryan Delnoce and I'm writing you to express my opposition to the rezoning of the lot located on the Southwest corner of Ocotillo and Power in its current state. I believe this development is being called Sossaman Farms West. I want to start off with that I understand that property owners have the right to develop their land but from reading thru the Town website and the recent General Plan the development needs to resemble the established neighborhoods that surround it. The Town has the responsibility to make sure the land owner develops the land in accordance with the General Plan and established zoning requirements.

The Town has included in the General Plan what types of land use are allowed to be adjacent to the others. The Town made this more difficult with its current General Plan which was adopted in 2018. Instead of labeling land use by zoning classification it narrows it down to Rural, Neighborhood, Urban, Commercial, Industrial, and Open Space. Prior to this current General Plan the area in question was outlined in the previous plan to include residential with 2-3 dwellings per acre and the corner to be neighborhood



commercial which is still a big change from how the lot is currently zoned which is R1-43 and R1-35.

In the developers presentation to the neighborhood they stated their "intent is to complete the pattern of development established at the "Sossaman 300" at the northeast corner of Sossaman and Ocotillo Roads. When you take a look at the pattern established their they have three zoning classifications R1-7, R1-9 and R1-12. This development includes no Medium Density Residential nor does it include R1-5. The currently proposed rezoning for "Sossaman Farms West" does not match this.

The developers proposed zoning does not match any existing neighborhoods that surround this lot. To the north you have a Gilbert neighborhood that is gated and zoned for 6000 sqft lots which is also a retirement community and probably don't want to take care of a yard. To the west you have a Queen Creek neighborhood zoned for R1-18 and a county island zoned R1-43. To the south you have more county island zoned R1-43. To the northeast you have a Queen Creek neighborhood "Sossaman Estates" that includes R1-7, R1-9, and R1-12 zoning. To the east and southeast you have land use designated as Rural and includes the Rancho Jardines neighborhood that is zoned R1-43.

I understand the corner is likely to be used as "neighborhood commercial". A perfect example of how this can be accomplished already exists at the southeast corner of Queen Creek and Power Roads. Here you have a grocery store anchor with surrounding small businesses. Bordering this commercial corner you have neighborhoods zoned as R1-7. You also have the same setup with a wash running behind it which separates it from larger R1-12 lots. Why can't this be used as the template for what can be developed on the corner of Ocotillo and Power?

The developer would like to build Medium Density Residential behind the commercial complex. Described as 2 and 3 story apartment complex which would include 240 units. This proposed apartment complex is absolutely out of place at this location. According to the General Plan MDR is for use in Urban land use areas. An example of this type of land use is at the Town Center which is three miles away. This HDR is surrounded by commercial properties including Walmart. It's not in the middle of Rural and Neighborhood land use categories. The majority of this lot is being proposed as R1-5 which also doesn't match any existing neighborhoods nearby. The smallest zoning adjacent to this lot is R1-6 in the gated retirement community to the north. Besides the small parcel that got rezoned north of Queen Creek Road on Power there are no other R1-5 lots south of Rittenhouse or west of Ellsworth nearby. This particular R1-5 parcel got rezoned in 2015, prior to this all established neighborhoods south of Rittenhouse and west of Ellsworth were R1-6 or larger and the majority R1-9 or larger.

I understand that Queen Creek has limited land left to develop, but this current proposal for rezoning is out of place and absolutely unacceptable to the Town residents who

already live nearby. Most of these neighboring residents moved to Queen Creek for the rural lifestyle and the open space. Some have lived here longer than the Town has been incorporated. I have lived in Queen Creek since 2005 and my wife has lived here since 1985. Even the Town acknowledged in the General Plan that residents like the small town character of Queen Creek. This proposed development does nothing but destroy that character. According to the General Plan one of the Town's goals is to "Conserve and Enhance the Queen Creek and Sonoqui Washes". How will MDR and homes packed on top of each other conserve and enhance the wash that cuts right through it?

Steve Sossaman and his family have lived in this community for many years and I appreciate all his family has done. He is also a member of the planning and zoning commission. I hope your relationships with him won't sway you and that you can be impartial on this rezoning application. I beg you to reject the current proposal and make the developer propose a plan that is similar to the surrounding community. Of course that doesn't mean R1-43 or R1-35, I understand the lots will be smaller. Please use the Safeway as your guide, there is no need for MDR or the R1-5 lots. Why not surround the commercial corner with R1-7 lots and then have R1-9 and R1-12 or larger lots closer to the edges. This still provides the landowner plenty of return value for his land and conserves the Wash along with the small town character will all enjoy.

Thank you for your time

Ryan and Katie Delnoce

[19432 E Camina Plata](#)  
[Queen Creek, AZ](#)

## From Tracey Warren-Hein via Change.org

### Sossaman Farms West Rezone (P20-0037) - Opposition Petition

**214 votes total; 154 of which have addresses provided:**

1	Name	City	State	Postal Code	Country	Signed On	Address
2	Tracey hein	Gilbert	AZ		US	8/7/2020	17920 E Sanoque Blvd
3	Denis Hein	Gilbert	AZ	85298	US	8/7/2020	17920 E Sanoque Blvd
4	Shannon Rutledge	Queen Creek	AZ	85142	US	8/7/2020	22817 S 180th St
5	Katie Delnoce	Queen Creek	AZ	85142	US	8/7/2020	19432 E Camina Plata
6	Wendy Dennis	Queen Creek	AZ	85142	US	8/7/2020	18601 E Via Del Jardin
7	Patricia Darland	Queen Creek	AZ	85142	US	8/7/2020	19230 E Cloud Rd
8	Marty Van Winkle	Queen Creek	AZ	85142	US	8/7/2020	18843 E Via Del Oro
9	Julie Phillips	Queen Creek	AZ	85142	US	8/7/2020	18924 E Via De Palmas
10	Angeline Nakamura	Gilbert	AZ	85298	US	8/7/2020	17910 E Sanoque Blvd
11	Nathan Munson	Queen Creek	AZ	85142	US	8/7/2020	22416 S 179th Way
12	Kirby Chadwick	Queen Creek	AZ	85142	US	8/7/2020	18703 e via del oro
13	Shawnalea Shelly	Gilbert	AZ	85298	US	8/7/2020	23015 S. 182nd St
14	April Jensen	Queen Creek	AZ	85142	US	8/7/2020	18950 E Via De Palmas
15	Joan Weber	Queen Creek	AZ	85142	US	8/7/2020	23025 S Via Del Arroyo
16	Gail Cook	Queen Creek	AZ	85142	US	8/7/2020	19101 E Via De Palmas
17	Megan Owens	Queen Creek	AZ	85142	US	8/7/2020	18736 E Via De Arboles
18	Linda Abbott	Queen Creek	az	85142	US	8/7/2020	18924 E Via De Palmas
19	Sally Smith	Queen Creek	AZ	85142	US	8/7/2020	18911 E Cloud Rd
20	Emilea Smith	QUEEN CREEK	AZ	85142	US	8/7/2020	18837 E Chandler Heights Rd
21	Jennifer Rapstad He	Queen Creek	AZ	85142	US	8/7/2020	19419 e calle de flores
22	Doreen Conner	Queen Creek	AZ	85142	US	8/7/2020	19014 e cloud
23	Brian Pasero	Queen Creek	AZ	85142	US	8/7/2020	18626 e via del rancho
24	Dru Alberti	Queen Creek	AZ	85142	US	8/7/2020	18644 e via del oro
25	Roni Sanchez	Queen Creek	AZ	85142	US	8/7/2020	23041 s via de arroyo
26	Jess Suter	Queen Creek	AZ	85142	US	8/7/2020	22815 S 182nd St
27	C Southwick	Gilbert	AZ	85298	US	8/7/2020	18626 E Chandler Heights Rd
28	Debbie Barber	Gilbert	AZ	85298	US	8/7/2020	23020 s 182nd street
29	Haleigh Slinker	Queen Creek	AZ	85142	US	8/7/2020	18912 E Via De Arboles
30	Frances Hearn	Queen Creek	AZ	85142	US	8/7/2020	22815 S 182nd St
31	Jill Starkey	queen creek	AZ	85142	US	8/7/2020	23238 S Via Del Arroyo
32	Allen Nakamura	Gilbert	AZ	85298	US	8/7/2020	17910 E Sanoque Blvd
33	sherri billings	Queen Creek	AZ	85142	US	8/7/2020	19423 e calle de flores
34	Catherine Geiger	Queen Creek	AZ	85142	US	8/7/2020	23225 via del arroyo
35	Dixie Landrum	Gilbert	AZ	85298	US	8/7/2020	23065 S 182nd St
36	Brittney Nakamura	Queen Creek	AZ	85142	US	8/7/2020	17910 E Sanoque Blvd
37	Breanna Nakamura	Gilbert	AZ	85295	US	8/7/2020	17910 E Sanoque Blvd
38	Susan Dicks	Queen Creek	AZ	85142	US	8/8/2020	18709 E via de palmas
39	Natasha Schultz	Queen Creek	AZ	85142	US	8/7/2020	18625 e via del jardin
40	Jake Schmoltdt	Queen Creek	AZ	85142	US	8/8/2020	18822 e via del oro
41	Dave Schultz	Queen creek	AZ	85152	US	8/8/2020	18625 e via del jardin
42	susan thomas	Queen Creek	AZ	85142	US	8/8/2020	18735 e via del palmas
43	Dave Schmoltdt	Queen Creek	AZ	85142	US	8/8/2020	18822 e via del oro
44	Jill Waterman	Queen Creek	AZ	85142	US	8/8/2020	18932 e via de arboles

45	Stacy Portonova	Queen Creek	AZ	85142	US	8/8/2020	18942 e via de arboles
46	Kaylee Phillips	Queen Creek	AZ	85142	US	8/8/2020	18940 e via de palmas
47	Jodiann Garrett	Gilbert	AZ	85298	US	8/8/2020	17912 e avenida del valle dr
48	Tiara Jones	Queen creek	AZ	85140	US	8/8/2020	18630 E Cloud Rd
49	James Meile	Queen Creek	AZ	85142	US	8/8/2020	18504 via de arboles
50	David Davis	Gilbert	AZ	85298	US	8/8/2020	3731 E Brooks Farm Rd
51	Kevin Wilson	Queen Creek	AZ	85142	US	8/8/2020	19001 e via de palmas
52	Cara Wescott	Queen Creek	AZ	85142	US	8/8/2020	22415 S 178th Place
53	Amber Adams	Queen Creek	AZ	85298	US	8/8/2020	22414 S 178th Place
54	Rachel Meile	Queen Creek	AZ	85142	US	8/8/2020	18504 via de arboles
55	Dean Starkey	Queen Creek	AZ	85142	US	8/8/2020	23238 S Via Del Arroyo
56	Taylor Starkey	Queen Creek	AZ	85142		8/8/2020	2328 S Via Del Arroyo
57	Ianie rantissi	Queen Creek	AZ	85142	US	8/8/2020	22414 S 178 Place
58	Audrey Hoebeke	Queen Creek	AZ	85242	US	8/8/2020	19722 E Camina Plata
59	April Sayre	Queen Creek	AZ	85142	US	8/8/2020	23216 S Via Del Arroyo
60	Tod Dennis	Queen Creek	AZ	85142	US	8/8/2020	18601 E Via Del Jardin
61	Cynthia Jenkins	Queen Creek	AZ	85142	US	8/8/2020	23001 S Via del arroyo
62	Steve Wescott	Queen Creek	AZ	85142	US	8/8/2020	22415 S 178th Place
63	Heather Chase	Queen Creek	AZ	85142	US	8/8/2020	22914 S 182nd St
64	Bethany Schroeder	Gilbert	AZ	85298	US	8/8/2020	2260 S 178th Place
65	Jessica Downey	Queen Creek	AZ	85142	US	8/8/2020	19001 e via de palmas
66	Jennifer Flake	Gilbert	AZ	85298	US	8/8/2020	22505 S 179th Way
67	Peyton Flake	Queen Creek	AZ	85142	US	8/8/2020	22505 S 179th Way
68	Kimberly barber	Queen Creek	AZ	85142	US	8/9/2020	18632 e via de arboles
69	Kevin Hartfield	Queen Creek	AZ	85142	US	8/9/2020	18803 e via de arboles
70	Hailey Portonova	Queen Creek	AZ	85142	US	8/9/2020	18942 e via de arboles
71	Haley Flores	Gilbert	AZ	85298	US	8/9/2020	17909 E Sanoque Blvd
72	Ryan Barber	Queen Creek	AZ	85142	US	8/9/2020	23020 s 182nd street
73	Chris Davis	Gilbert	AZ	85298	US	8/9/2020	3731 E Brooks Farm Rd
74	Andrea Ohnstad	Queen Creek	AZ	85142	US	#####	19111 e via de palmas
75	Brianne Casper	Gilbert	AZ	85298	US	#####	23005 S 182nd St
76	Christina Lamb	Gilbert	AZ	85142	US	#####	23517 S 182nd
77	Russell Mattis	Queen Creek	az	85142	US	#####	18921 e via de palmas
78	Heather Stevens	Gilbert	AZ	85298	US	#####	22915 S 180th St
79	Diane Hidalgo	Queen Creek	AZ	85142	US	8/7/2020	19022 E Via De Arboles
80	Laura Cox	Gilbert	AZ	85298	US	8/8/2020	23118 S 182ND ST
81	Tina Plunkett	Queen Creek	AZ	85142	US	8/8/2020	18606 E Chandler Heights Rd
82	Kathleen Watzke	Queen Creek	AZ	85142	US	8/8/2020	19611 E CALLE DE FLORES
83	Jinia Root	Queen Creek	AZ	85142	US	8/7/2020	26330 S 204TH WY
84	Ashley Gerardo	Queen Creek	AZ	85142	US	8/8/2020	18629 E VIA DE PALMAS
85	Cody Owens	Queen Creek	AZ	85142	US	8/8/2020	18736 E VIA DE ARBOLES
86	Doreen Pasero	Queen Creek	AZ	85142	US	8/8/2020	18626 E Via Del Rancho
87	Bruce Bennett	Gilbert	AZ	85298	US	8/8/2020	18633 E Via De Palo
88	Amanda de la Iglesia	Queen Creek	AZ	85142	US	8/8/2020	18545 E CHANDLER HEIGHTS
89	James McCallum	Gilbert	AZ	85298	US	8/8/2020	22427 S 178TH PL
90	Ashley Fuller	Queen creek	AZ	85142	US	8/8/2020	23431 S VIA DEL ARROYO
91	Mike Pratt	Queen Creek	AZ	85142	US	8/8/2020	19012 E KARSTEN DR
92	Shannon Bennett	Gilbert	AZ	85298	US	8/8/2020	AZ 22439 S 178th St
93	Amy McCallum	Gilbert	AZ	85298	US	8/8/2020	22427 S 178TH PL
94	Kyle Plunkett	Queen Creek	AZ	85142	US	8/8/2020	18606 E Chandler Heights Rd
95	Shelly Sharp	Gilbert	AZ	85298	US	8/9/2020	23008 S 182ND ST
96	Colby Heiner	Gilbert	AZ	85296	US	#####	17728 E CREOSOTE LN
97	Jim Baker	Queen Creek	AZ	85142	US	#####	18548 E Cloud Rd
98	Sherrie Bray	Queen Creek	AZ	85142	US	#####	18646 E VIA DE PALMAS
99	Benjamin Gledhill	Queen Creek	az	85142	US	8/9/2020	19503 E VIA DE ARBOLES
100	Elvis Bray	Queen Creek		85142	US	8/9/2020	18646 E VIA DE PALMAS

101	James Henderson	Queen Creek	AZ	85142	US	8/9/2020	25825 S 193RD PL
102	J Green	Queen Creek	AZ	85142	US	8/9/2020	19145 E Via Del Jardin
103	Rhonda Vigil	Queen Creek	AZ	85142	US	8/8/2020	19322 E VIA DE OLIVOS
104	Chad Southwick	queen creek	AZ	85142	US	8/8/2020	18626 e chandler heights road
105	Teresa Kalfas	Queen Creek	AZ	85142	US	8/8/2020	18823 E VIA DE ARBOLES
106	Thomas Bennett	Gilbert	AZ	85234	US	8/8/2020	3935 E Via Del Rancho
107	Gregory Bangert	Gilbert	AZ	85298	US	8/8/2020	17836 E BROOKS FARM RD
108	Catherine Esposito	Queen Creek	AZ	85142	US	8/8/2020	18550 E VIA DE ARBOLES
109	Robin Walker	Queen Creek	AZ	85142	US	8/8/2020	19123 E VIA DE ARBOLES
110	Stephen Pilanen	Queen Creek	AZ	85142	US	8/8/2020	18446 E VIA DE ARBOLES
111	vickl Talbot	Queen Creek	AZ	85142	US	8/8/2020	23449 S VIA DEL ARROYO
112	Amanda Duncan	Queen Creek	AZ	85142	US	8/8/2020	18827 E VIA DEL JARDIN
113	Christy Goodnight	Queen Creek	AZ	85142	US	8/7/2020	23015 S VIA DEL ARROYO
114	Chad Sullivan	Queen Creek	AZ	85142	US	8/7/2020	22816 S 194TH PL QUEEN
115	Amber Beasinger	Queen Creek	AZ	85142	US	8/7/2020	23032 S VIA DEL ARROYO
116	Joyce Baker	Queen Creek	AZ	85142	US	8/7/2020	18548 E Cloud Rd
117	Lori ortega	Queen Creek	AZ	85142	US	8/8/2020	18645 E VIA DEL JARDIN
118	Frank Infurna	Queen Creek	AZ	85142	US	8/7/2020	18605 E CHANDLER HEIGHTS
119	Scott Ohnstad	Queen Creek	AZ	85142	US	8/7/2020	19111 E Via de Palmas
120	Jennifer Murphy	Queen Creek	AZ	85142	US	8/7/2020	18606 E VIA DE PALMAS
121	Sharon Johnson	Queen Creek	AZ	85142	US	8/8/2020	19622 E Calle De Flores
122	Robert Scott	Queen Creek	az	85142		#####	23412 S Via Del Arroyo
123	Carolyn Shelly	Gilbert	AZ	85298	US	8/7/2020	23015 S 182nd St
124	Bonnie Jewell	Queen Creek	AZ	88142	US	8/8/2020	20872 E Mewes Rd
125	Chelsea Wissman	Queen Creek	AZ	85142	US	8/8/2020	18446 E Via De Arboles
126	Ricky Megee	Queen Creek	AZ	85142	US	8/8/2020	18443 E VIA DE ARBOLES
127	Annabelle Pattison	Queen Creek	AZ	85142	US	8/7/2020	1987 S 141ST PL
128	Tanya turner	Queen Creek	AZ	85142	US	8/9/2020	19715 E SONOQUI BLVD
129	Gina Andersen	Queen Creek	AZ	85142	US	8/8/2020	18634 E VIA DEL PALO
130	Galyn England	Queen creek	AZ	85142	US	8/8/2020	22254 E CHERRYWOOD CT
131	Kar Wertzberger	Queen Creek	AZ	85142	US	8/9/2020	20581 S 187TH WY
132	Kaitlyn Rump	Queen creek	AZ	85142	US	8/9/2020	25323 S 196TH ST
133	Debbie Hendy	Carlisle	PA	17013	US	8/9/2020	25715 S 182ND PL
135	Ann Sanders	Gilbert	AZ	85296	US	8/9/2020	4175 E LAUREL AVE
136	Nancy Lavizzo	San Tan Valley	AZ	85143	US	8/9/2020	29064 N BROKEN SHALE DR
137	Danielle Bechtel	Phoenix	AZ	85298	US	8/9/2020	22225 E CLOUD RD
138	Chelsea McLaughlin	Phoenix	AZ	85016	US	8/9/2020	5313 N LAS CASITAS PL
139	Courtney Mathus	San Tan Valley	AZ	85140	US	8/9/2020	1526 E QUARTER HORSE TRL
140	Andrea Whitmarsh	Queen Creek	AZ	85142	US	8/9/2020	17814 E CHESTNUT DR
141	Lisa Malone	Chandler	AZ	85225	US	8/9/2020	1961 N HARTFORD ST #1050
142	Kimberly Ferris	Gilbert	AZ	85298	US	8/9/2020	3876 E VALLEJO DR
143	Amy Amante	Gilbert	AZ	85296	US	8/9/2020	1190 S RED ROCK CT #F
144	Jena Fitzgerald	Queen Creek	AZ	85142	US	8/9/2020	26323 S 194TH ST
145	Joelene Green	Queen Creek	AZ	85142	US	8/9/2020	19145 E Via Del Jardin
146	Audrey Miyagishima	Queen Creek	AZ	85142	US	8/9/2020	18802 E VIA DEL ORO
147	Sandra Chase	Queen Creek	AZ	85142	US	8/9/2020	22914 S 182ND ST
148	Georgia Sharp	Gilbert	AZ	85298	US	8/7/2020	23008 S 182nd St
149	Henry Sharp	Gilbert	AZ	85298	US	8/9/2020	23008 S 182nd St
150	Hayley Cox	Gilbert	AZ	85298	US	8/9/2020	23118 S 182nd St
151	Katie Rogers	Queen Creek	AZ	85142	US	8/8/2020	18804 E Cloud Rd
152	Tina Brown	Queen Creek	AZ	85142	US	8/8/2020	19119 E Pegasus Pkwy
153	Julia Scott	Queen Creek	AZ	85142	US	#####	21326 E Sunset Dr
154	Carl Hoff	Queen Creek	AZ	85142	US	8/9/2020	19440 E Via De Olivos
155	Nancy Winters	Queen Creek	AZ	85142	US	8/8/2020	19134 E Via Del Verde
156	Jennifer Colvin	Chandler	AZ	85249	US	8/9/2020	
157	Matthew Heath	Queen Creek	AZ	85142	US	8/9/2020	
158	Ashton Flake	Fremont	CA	94539	US	8/8/2020	

159	Kathleen Ferrell	queen creek	AZ	85142 US	8/8/2020	
160	Diana Flores	Gilbert	AZ	85298 US	8/8/2020	
161	Scott Gunty	Scottsdale	AZ	85252 US	8/8/2020	
162	Shaun Brewer	Phoenix	AZ	85142 US	8/8/2020	
163	Danielle Hattal	Gilbert	AZ	85298 US	8/7/2020	
164	Lola Shelly	Cypress	TX	77429 US	8/7/2020	
165	Nicky Aki	Mesa	AZ	85204 US	8/7/2020	
166	Dorothy Ingram	Phoenix	AZ	85053 US	8/7/2020	
167	Adam Kaluba	Burleson	TX	76028 US	8/7/2020	
168	deanna methvin	phoenix	AZ	85012 US	8/8/2020	
169	Scott Liddle	Phoenix	AZ	85028 US	8/7/2020	
170	Damon Kimball	Chandler	AZ	85249 US	8/8/2020	
171	sarah Futrell	Mesa	AZ	85207 US	8/8/2020	
172	Sami Erhart	Phoenix	AZ	85019 US	8/8/2020	
173	Douglas Dulin	Apex	NC	27539 US	#####	
174	Erica Dexter	East China	MI	48054 US	#####	
175	Laura Collom	Madison Heights	MI	48071 US	#####	
176	Phillip Schultz	Saint Clair	MI	48079 US	#####	
177	Kathy Brummer	Wasilla	AK	99623 US	#####	
178	Karen Stemplewski	Walled Lake	MI	48390 US	#####	
179	Diane Moody	Gilbert	AZ	85234 US	#####	
180	Connor Chamalbide	Chandler	AZ	85286 US	#####	
181	Isabel saldivar	Phoenix	AZ	85035 US	8/9/2020	
182	Jason Gutierrez	San Tan Valley	AZ	85143 US	8/8/2020	
183	Ryan Flores	Tempe	AZ	85282 US	8/9/2020	
184	Brandi Runyon	Phoenix	AZ	85053 US	8/9/2020	
185	Mary Stickler	Gilbert	AZ	85233 US	8/9/2020	
186	Randall Flores	Mesa	AZ	85206 US	8/9/2020	
187	Michele French	Queen creek	AZ	85142 US	8/9/2020	
188	Dana Barker	Tempe	AZ	85284 US	8/9/2020	
189	Boyd Omer	Albuquerque	NM	US	8/9/2020	
190	cheri Lundberg	Gilbert	AZ	85295 US	8/9/2020	
191	Dawn Archuleta	Mesa	AZ	85206 US	8/9/2020	
192	Robert Flores	Phoenix	AZ	85032 US	8/9/2020	
193	Jeff Templin	Gilbert	AZ	85233 US	8/9/2020	
194	Stephanie Moore	GILBERT	AZ	85298 US	8/9/2020	
195	Natalia Lopez	San Tan Valley	AZ	85140 US	8/9/2020	
196	Dana Depiazza	San Tan Valley	AZ	85143 US	8/9/2020	
197	Alexa Cava	PHOENIX	AZ	85044 US	8/9/2020	
198	Chelsea Cox	Loveland	CO	80538 US	8/9/2020	
199	Katie Flores	Queen Creek	AZ	85142 US	8/9/2020	
200	brooke harrison	Phoenix	AZ	85086 US	8/9/2020	
201	Diana Jackson	Sahuarita		85629 US	8/8/2020	
202	Maggie Edmonson	Gilbert	AZ	85233 US	8/7/2020	
203	Louise Galarza	Arizona City	AZ	85123 US	8/8/2020	
204	Ginger Souza	Honolulu	HI	96816 US	8/8/2020	
205	Robert matson	Phoenix	AZ	85012 US	#####	
206	Rebecca Porter	Huntley	AZ	85208 US	#####	
207	JellyAnn Collins	Mesa	AZ	85204 US	8/9/2020	
208	Barbara Martin	Queen creek	AZ	85140 US	8/9/2020	
209	Vicki Averill	Willcox	AZ	85643 US	8/8/2020	
210	Jennifer Downs	Queen Creek	AZ	85142 US	8/8/2020	
211	Martin Davis	Tempe	AZ	85284 US	8/8/2020	
212	Brad Lowe	Peoria	AZ	85382 US	8/8/2020	
213	Meg calleo	Phoenix	AZ	85331 US	8/8/2020	
214	Uluwehi Walsh	Phoenix	AZ	85033 US	8/8/2020	