



The Residences at QC Commons PAD Rezone (P20-0150) & Site Plan (P20-0151)

Town Council
March 17, 2021



General Site Info.:

26.07 acres

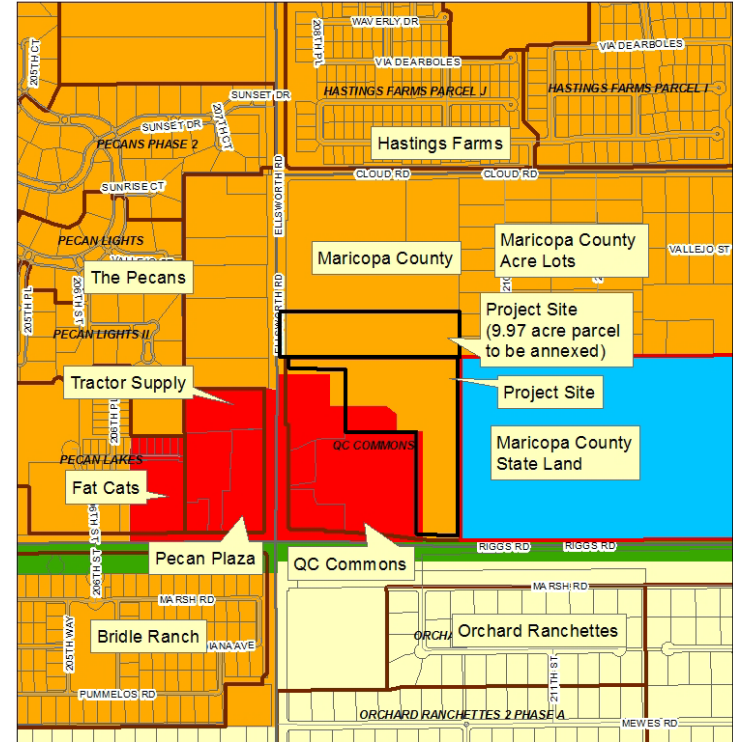
9.97 acres in Maricopa County (to be annexed)



General Plan:

Neighborhood (23.67 acres)

Commercial (2.4 acres)



General Plan Land Use

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

Request

- PAD Rezone request from RU-43 (upon annexation will be rezoned to R1-43), and R1-35 to MDR
- Site Plan for 270 dwelling units on 26.07 acres (10.4 du/ac)
 - Mix of attached and detached homes with private backyards
 - 505 parking spaces
 - 20% of open space proposed with 4.2 acres active open space

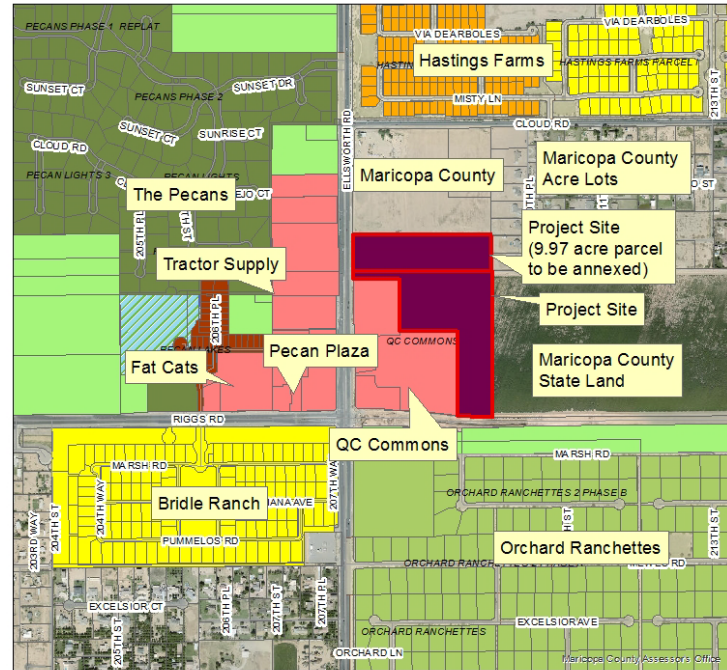
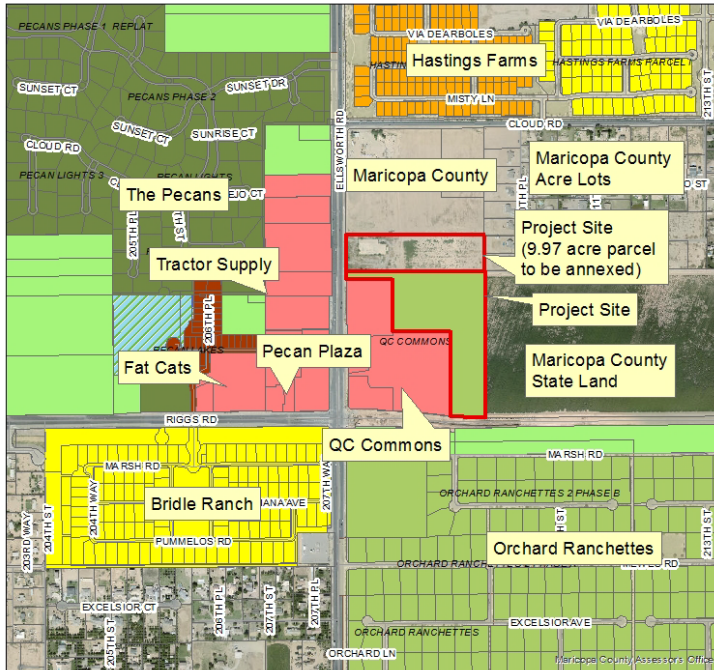
Proposed PAD Deviation

- 1 requested deviation:
 - Reduce building separation of 15' to 10'.



Existing Zoning: RU-43 & R1-35

Proposed Zoning: MDR



Zoning Districts

C-1 - Commercial	POP - 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

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Landscape Plan

Ellsworth Road



Riggs Road



Elevations

1-bedroom duplex

Rustic Cottage



1-bedroom duplex



Craftsman



Modern
Farmhouse



Elevations

2 bedroom single unit

Rustic Cottage



Craftsman



Modern
Farmhouse



Clubhouse



Garages



Neighborhood Meeting

- October 19, 2020: 23 households & December 16, 2020: 3 households
- Questions were raised regarding the following:
 - Compatibility with the adjacent 1-acre lots to the east
 - Buffering, including trees and building heights
 - Traffic control improvements
 - Rent prices
 - Equestrian friendly landscaping and trails
 - Notice of equestrian uses to future residents and transition to adjacent equestrian property
- The applicant modified landscape plans to eliminate any potential plants toxic to horses and agreed to notify future lease holders of the adjacent equestrian property.
- Staff Received 2 letters of support from residents of the Pecans
- PZ Meeting
 - Vote: 6-0
 - No members of the public spoke

