



Requesting Department:

Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

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

RE: **ADDENDUM - Discussion and Possible Action on P21-0018 Mickey 40 Preliminary Plat, a request from CVL for Preliminary Plat** approval of an approximately 40-acre, 162 single-family residential subdivision located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development.

DATE: May 12, 2021

SUMMARY

The purpose of this addendum to the Mickey 40 Preliminary Plat (P21-0018) staff report is to provide the Commission with the additional public comments that were received following the initial compilation of the original staff report. In total, Staff has received 12 letters from residents of Terravella in opposition of the case.

ATTACHMENTS

1. Public comments



Sarah Clark <sarah.clark@queencreek.org>

Fwd: 40 acre parcel

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:12 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Helmut Picerkona** <helmutpicerkona@gmail.com>

Date: Tuesday, May 11, 2021

Subject: 40 acre parcel

To: erik.swanson@queencreek.org

I am a neighbor in the Taylor Morrison Terravilla community.

We just want to tell you of our strong opposition of more big trucks coming into area for the new 40 acre parcel.

Please take this into consideration tomorrow when the vote comes up.

Thank you

Helmut Picerkona

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Erik Swanson, AICP | Planning Administrator, Development Services Department

Town of [Queen Creek](#) | [22358 S. Ellsworth Road](#) | [Queen Creek, AZ 85142](#) | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreek.org>

Fwd: Proposal - Terravella Roads Connecting to 40 Acres East

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:15 AM


To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Jennifer Kriebel** <jennlk5@gmail.com>

Date: Tuesday, May 11, 2021

Subject: Proposal - Terravella Roads Connecting to 40 Acres East

To: erik.swanson@queencreek.orgCc: Scott  Kriebel <spkriebel@gmail.com>

Hi Mr. Swanson,

My family and I live in the Terravella Community. I am writing regarding the proposed 40 acres of future housing having access to the outside streets through our community. We already have a rather large community of people within our own community and traffic is horrendous outside of us on Ellsworth and pretty soon Queen Creek with the anticipation of Costco and other shopping across from us in the next couple of years. If that many more homes use our roadways rather than having their own access points there are increased concerns regarding traffic within our neighborhood, safety of our children playing at the parks and walking around, quicker deterioration of our community's roads, and many more concerns. As such, I respectfully request that this proposal not be accepted or passed. Please let me know if you have any questions.

Thank you,

Jennifer Kriebel

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Proposed roads opposition

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:12 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

Fyi. I have a number of these I received last night. Can you please send a group response?

----- Forwarded message -----

From: **Jessica Robinson** <jsl.robinson@yahoo.com>

Date: Tuesday, May 11, 2021

Subject: Proposed roads opposition

To: erik.swanson@queencreek.org

Mr. Swanson,

My name is Jessica Robinson and I live in the Terravella community, Lot 6. I'm writing in regards to the proposed roads to the new 40 acre development next to our community. While I do not oppose the new community itself, having the entrance and roadways to that neighborhood only go through our community puts extra congestion to our streets and puts our children's safety at risk. With 160 something lots worth of vehicles going up and down our streets right next to the parks our children play at and get picked up/dropped off for school at, its dangerous and intrusive. There are other roadway options and I urge the council to consider alternatives to keep our community and our children safe.

Thank you,
Jessica Robinson

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella access

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:13 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Kathy Schiller** <kschiller@cox.net>

Date: Tuesday, May 11, 2021

Subject: Terravella access

To: erik.swanson@queencreek.org

Hi Erik

I am a homeowner in Terravella and I oppose the building of the roadway from the adjoining (upcoming) community into Terravella. I am the second house down on Mockingbird Drive from this proposed access and this will cause a lot of road noise and a tremendous amount of unnecessary traffic not to mention that the children will be in danger due to speeding cars cutting through. Everyone in that new community is going to use that pass through access and the other access cutting into Terravella 210th Street as a cut through to Ellsworth. There is no way those homeowners are going to drive all the way around because Ellsworth Loop is the Hub for entertainment and retail. Human nature is to do the quickest way. These accesses are going to be major pass through roads and I don't think QC is thinking this through. These aren't going to be accesses that are used periodically. Those homeowners will now take Ellsworth and cut through Terravella to get home. It's quicker and easier. I'm being realistic.

Also - with the addition of Costco right across the street on Ellsworth south of Terravella Way - there will be a lot of traffic. I repeat A LOT of traffic. Add on to that, that QC is considering allowing the pass through traffic to Ellsworth and Terravella Way and that light is going to be super super busy. I hope Queen Creek is evaluating how all this traffic being dumped at this light is going to work with Costco, Terravella, Queen Creek Station and the proposed access for those new homes through Terravella. By adding the new home community to pass through Terravella to Ellsworth this is going to cause a huge overload of traffic. QC should push those homeowners to the east to alleviate the huge traffic issue that is forthcoming with a Costco.

Again I oppose a roadway with vehicular access. I would allow a walkway for bikes and pedestrians. I would even allow a locked gate for emergency vehicles. I oppose a permanent road way access for vehicles to pass through and cut through.

Kathy Schiller

Sent from my iPhone

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella Community vs Mickey 40

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:15 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **foozy316** <foozy316@aol.com>

Date: Wednesday, May 12, 2021

Subject: Terravella Community vs Mickey 40

To: erik.swanson@queencreek.org

Hello Councilman,

As a concerned member of our childrens safety regarding the adjournment of the future Mickey 40 community and Terravella, the community pleads to reconsider any thought of approving the preliminary design for access roads during todays meeting and reject the design.

Canary will be used by more than 70% of the funnelled traffic as there are only 2 entrances to Terravella and only 1 of them off of Ellsworth Road. This will leave a street that currently sees an estimated average of 50 cars a day by the current 20 homes that occupy the road North and South turn into a raceway for 120+ homes. This will bring potentially 2 cars per home which is an increase of estimated 240 cars going to and from work each; a total that estimates around 500 times a day. That is a 900 percent increase!!!! How would you and your family feel if this was happening in your community with no warning?

My wife and I chose this quite street with no knowledge of what was going to happen, along with everyone else in the community, and I fear for my 2 kids as they play outside everyday with the other kids whom also live on Canary.

On behalf of my family and the community, we ask you reject the prelim road design and together, we can all come up with a solution favorable to all parties involved.

Thank you for your time,

Justin and Nicole Foos, along with our two children

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella Community

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:14 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Ryan T** <retimmerman@yahoo.com>

Date: Tuesday, May 11, 2021

Subject: Terravella Community

To: erik.swanson@queencreek.org

Cc: jessiltimmerman@gmail.com

Dear Mr. Swanson,

I appreciate you taking the time to read my email. I am a resident in the Terravella community with three children living at home and am concerned about the proposed KB Builders neighborhood to the east. Of particular importance and concern is the fact that this new KB Builders neighborhoods' only access to its development will be through our neighborhood—not via direct access to one of the major roads in the area. By having access only through our neighborhood, it creates an increase safety risk for our children. The KB Builders neighborhood is planning on developing 160 homes, which means that our neighborhood will have to accommodate and provide access to all of the construction vehicles that will be developing the subdivision and building the homes. In addition, there will be 160 homes (approximately 320 vehicles) that will only be able to access their house through our neighborhood. Simply put, the increased traffic in a neighborhood with lots of young families and small children will create safety issues.

In addition, our neighborhood was designed and marketed as a tranquil and peaceful, family-friendly neighborhood. It is currently entirely enclosed by block walls except for the two access roads to the neighborhood. By allowing the KB Builders neighborhood to have access through our neighbor, the tranquility and peacefulness will be gone. Similarly, the family-friendly feel will diminish because no one will want their kids playing on a street that will be accommodating the traffic for a 160-home neighborhood to the east.

Again, thank you for your time. We request that the planning commission please reject the current proposals and require KB Builders to design its neighborhood with access via one of the main roads in the area.

Respectfully,

Ryan and Jessica Timmerman
Residents of the Terravella Community

Sent from my iPhone

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella Community

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:13 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Brooke Elliott** <brooke.2124@hotmail.com>

Date: Tuesday, May 11, 2021

Subject: Terravella Community

To: "erik.swanson@queencreek.org" <erik.swanson@queencreek.org>

Mr. Swanson,

The roads being proposed going through the Terravella community into the new 40 acre community to the east is absurd. To begin, the roads are nowhere near wide enough to be supporting a flow in and out into another whole community. As everything is now, many people park outside their homes (as they have the right to do) but this leaves hardly any space. Someone has to stop to let the other car go around because there isn't enough space for two vehicles to pass with a vehicle parked on the road.

Queen Creek is supposed to be in the top 10 cities to move to for families right now. This entire community is new families with children running around enjoying their childhood. Adding these roads/entrances bring way too much traffic into our community, making the roads and parks more dangerous for the young children.

I am extremely disappointed in Queen Creek for putting all of us in this community in this position. We should not be dealing with this stress and worry with how the world is today already. We moved into the Terravella community because it is beautiful, safe and we all saw the building plans for the community. These roads were not part of it.

Please make this right,
Brooke Elliott
Terravella Resident

Sent from my iPhone

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella Community

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:15 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Amanda Medina** <mrsmandalynn@gmail.com>

Date: Tuesday, May 11, 2021

Subject: Terravella Community

To: "erik.swanson@queencreek.org" <erik.swanson@queencreek.org>

Erik Swanson,

My husband Mike and I are very upset by this 40 acre development just east of us having it's only easements through our community. With the size of the proposed neighborhood, that will create a ridiculous amount of traffic on our streets. My husband and I bought our home right before the grand opening to the public. We had a wide selection of lots to choose from and choose our corner lot by this wall for a reason. We wanted a safe place for our children to play with very little traffic. A future community being built somewhere east of our neighborhood was mentioned in passing but it was never disclosed that the only access would be through our neighborhood, let alone directly next to our dream home. We would have definitely chosen a different lot if we were told the road in front of our perfect corner home would become a thoroughfare for over 160 homes. Please don't allow this to happen. There are many other options for access if this new community is going to be built that do not take you through Terravella.

Thank you,
Amanda & Michael Medina
Lot 49

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella Neighborhood

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:14 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Jenny Trampp** <jennymom4@gmail.com>

Date: Tuesday, May 11, 2021

Subject: Terravella Neighborhood

To: erik.swanson@queencreek.org

Erik,

This email is to voice our concerns about the proposed development on the northeast corner of our neighborhood. We were unaware of the proposed Ingress/egress through our neighborhood at the time we bought our home. We feel there should be an alternate access road using either Germann Rd to the north or Queen Creek Rd to the south.

Thank you for your consideration.

David and Jennifer Trampp

Lot 27 Terravella

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella roadways

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 8:24 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Bethany Rudd** <bethanymrudd@gmail.com>

Date: Wednesday, May 12, 2021

Subject: Terravella roadways

To: "erik.swanson@queencreek.org" <erik.swanson@queencreek.org>

Dear Erik,

I am a resident of the Terravella neighborhood and I am in strong opposition to the access being put through Terravella to the Mickey 40 parcel when it is developed. I am all for the development but not the access.

Thank you,
Bethany Rudd

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Sarah Clark <sarah.clark@queencreek.org>

Fwd: Terravella

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 6:16 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

----- Forwarded message -----

From: **Tiffany Rust** <tiffanyrust@gmail.com>

Date: Wednesday, May 12, 2021

Subject: Terravella

To: erik.swanson@queencreek.org

Good morning Mr Swanson,

It is my understanding that there is going to be a hearing today regarding the 40 acre parcel of land to the east of my neighborhood, Terravella.

I would like to take this time to express my concerns about the proposed streets that will be connecting my neighborhood to theirs, with the 140 houses having to use our neighborhood as the only access point to theirs.

When we purchased our home, Lot 42, we were given a map of the neighborhood that I have attached to this email. We chose our hike because it was "off the beaten path". No where on this map was a future roadway mentioned.

As a mother of three, this thoroughfare that will be created has me greatly concerned. My favorite part of our neighborhood is all of the kids that are always outside playing together riding bikes and playing at the parks. If these streets are opened it will pose an inherent danger to our neighborhood kids, especially because both of these access points will lead to more traffic along the streets that have parks on them.

Please keep our kids' safety in mind and work with the other landowners to create an access point that goes to Germann, Queen Creek, or Crismon Roads. Keep Terravella the family friendly neighborhood that we all bought into.

Thank you for your time,

Tiffany Rust

[20928 E Mockingbird Drive](#)

Lot 42, Terravella

480-710-4431

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image0.jpeg

121K





Sarah Clark <sarah.clark@queencreek.org>

Urgent * Terravella Thoroughfare Opposed

1 message

Michael LaPidus <michaeljlapidus@gmail.com>

Thu, Apr 1, 2021 at 2:27 PM

To: gail.barney@queencreek.org, dawn.oliphant@queencreek.org, robin.benning@queencreek.org, jeff.brown@queencreek.org, leah.martineau@queencreek.org, Emilena.Turley@queencreek.org, julia.wheatley@queencreek.org, erik.swanson@queencreek.org, Chris.Dovel@queencreek.org, Constance.Wilson@queencreek.org, scott.mccarty@queencreek.org, vance.gray@queencreek.org, troy.white@queencreek.org, mohamed.youssef@queencreek.org, maria.gonzalez@queencreek.org, joy.maglione@queencreek.org, Sarah Clark <Sarah.Clark@queencreek.org>, Brett.Burningham@queencreek.org
Cc: Bryan Rudd <Rudd.Bryan@gmail.com>, foozy316@aol.com

April 1, 2021

Mr. Mayor, Honorable Town Council & Executive Town Professionals,

Please accept this urgent email on behalf of the residents of Terravella regarding our current kid-lined streets being turned into a major thoroughfare; connecting our community with an adjacent 160+ non-Taylor Morrison planned community.

Today, with the placement of a yellow, anonymous notice sign, we were met with total shock as we learned there will be a major thoroughfare being built in front of our homes to connect the adjacent KB community project.

After researching the history of this decision, almost four years ago when not a single resident lived in this area, as well as the lack of disclosures on Taylor Morrison's requirement, we were not afforded our right to meaningful debate and recourse during the "planning" of this clear and present danger.

In short, we are asking the Town of Queen Creek to assist KB Homes, Taylor Morrison and the other home builders to quickly come up with an alternative plan to access the 160+ homes from a current major street and not through our community.

160+ homes comes with an enormous amount of vehicle traffic, including buses, fire trucks, safety vehicles, construction equipment, trash haulers and so on. Having that traffic enter off Ellsworth and wrap around a highly active, kid-friendly park that is accessed by foot or bicycle from the two streets now turning into a thoroughfare is reckless, short-sighted, dangerous and unimaginable. It is completely unacceptable and no other community in Queen Creek or Arizona has set this precedent. When master plans are submitted or revised, thoroughfares are treated as such in communities surrounded by walls, planting and other safety measures. They just don't tear down walls, remove landscaping and join two separate communities because it's easy.

Our community is over 400 residents strong. Our children's safety is the reason why we chose Queen Creek and Terravella because they could navigate the small streets safely and without fear of being injured or killed going to a park or playing with a neighbor. We are committed to helping find an alternative way to solve both communities' needs. We are also fiercely committed as a community, standing lock-step to making sure a thoroughfare is not created on the current small streets and on the heels of our children.

We look forward to working with you and have attached the drawing showing the thoroughfare.

Thank you.

On behalf of the residents of Terravella in Queen Creek, Arizona:

Michael LaPidus, Bryan Rudd & Justin Foos

Formal Petition/Signatures to follow

 **Terravella Map.pdf**
1524K