



# Acero Queen Creek Site Plan

Case P21-0025

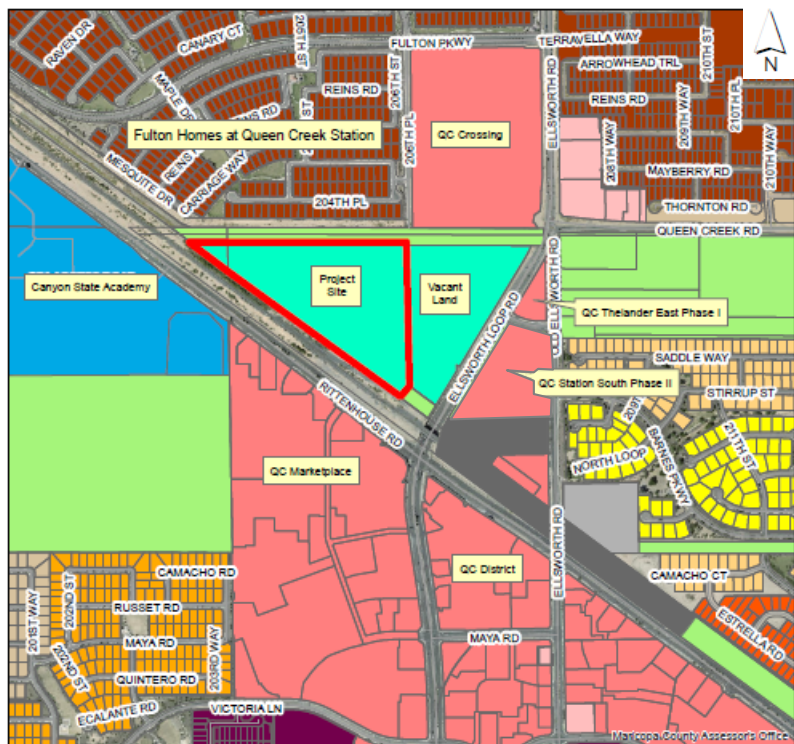
Town Council  
May 19, 2021



Aerial: 24.25 acres at W/SWC Ellsworth & Queen Creek



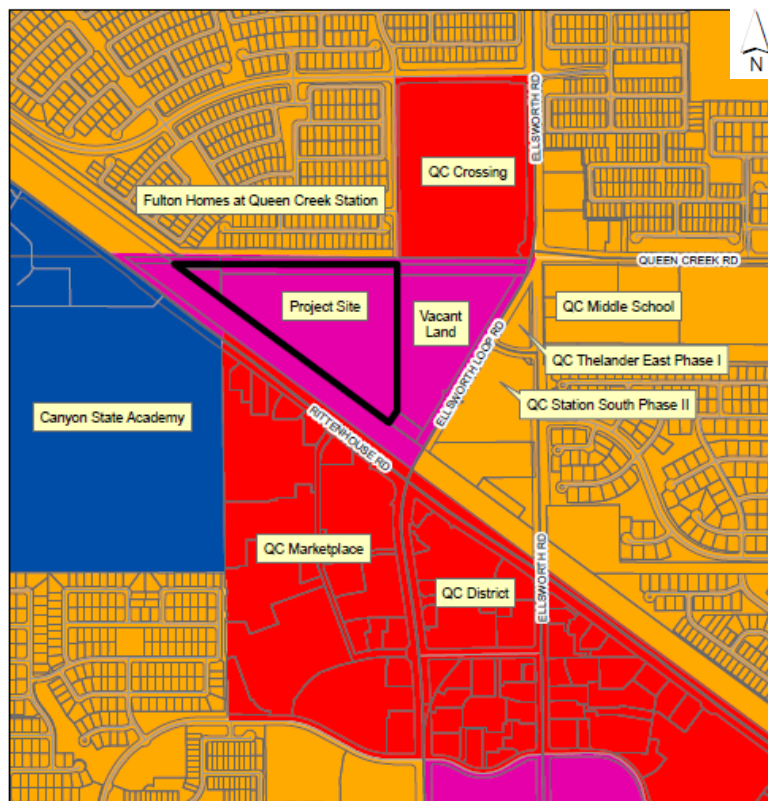
## Current Zoning: MU/PAD



### 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	PCO - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agrilainment
		MU - Mixed Use	

## General Plan: Urban



### General Plan Land Use

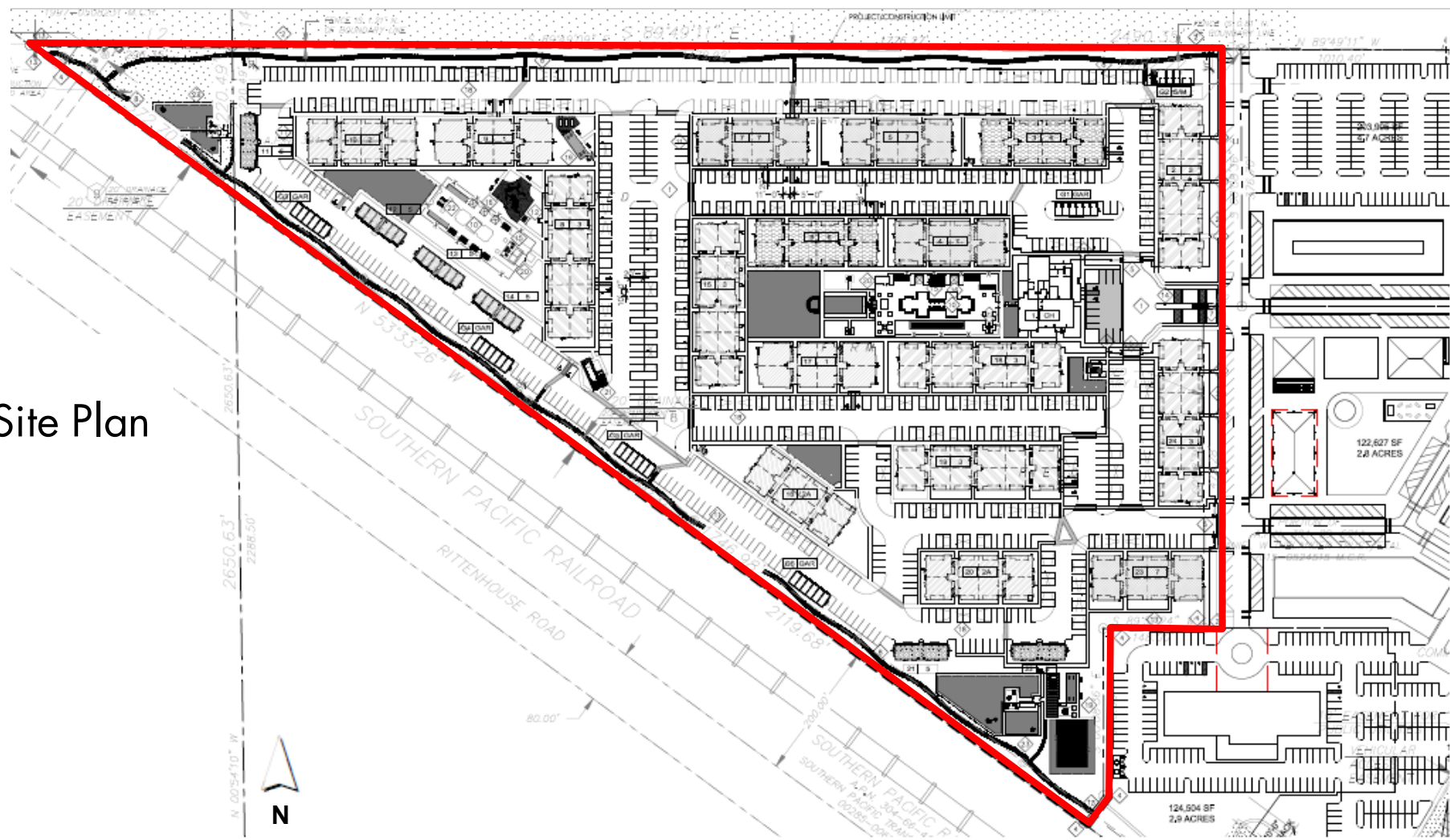
Rural	Commercial	Special District 1	Special District 4
Neighborhood	Industrial	Special District 2	
Urban	Open Space	Special District 3	

# Request

- Site Plan for a 476-unit multi-family apartment development
- 19.6 du/ac
- Residential component of the overall Ellsworth and Queen Creek Mixed-Use PAD:

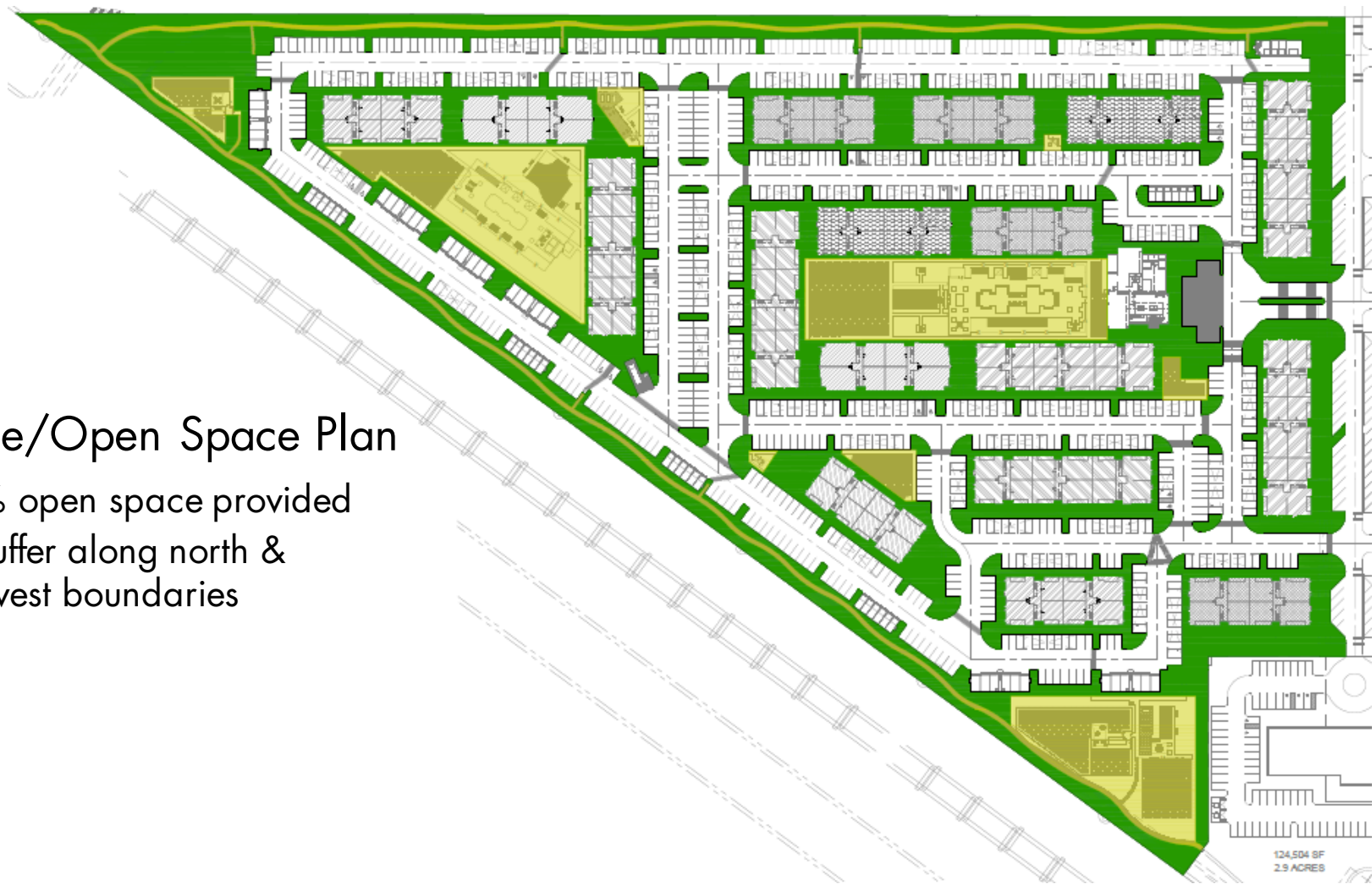


# Site Plan



## Landscape/Open Space Plan

- 33.2% open space provided
- 30' buffer along north & southwest boundaries



# 3D Renderings



# 3D Renderings

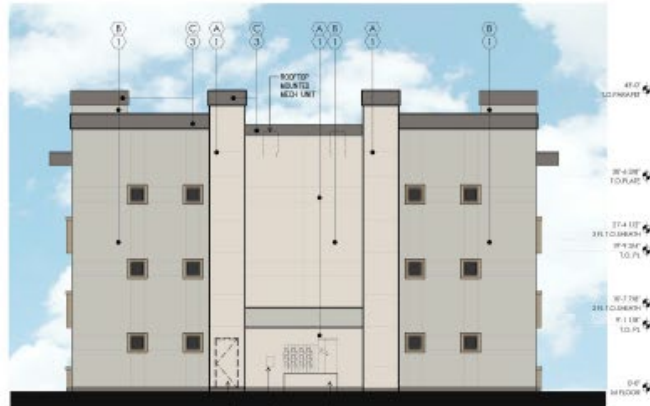






**FRONT / REAR ELEVATION - BLDG TYPE 2**

SCALE: 1/8" = 1'-0"



EXTERIOR PAINT SCHEDULE			SCHEME - C -	
SIG	MANUFACTURER	COLOR	NOTES	
(A)	SHERWIN-WILLIAMS	EZMET WHITE - SW705	BLDG COLOR	
(B)	DUPON-OLYMER	GRAY PEARL - DQ375	BLDG COLOR / PATH & TERRACE	
(C)	SHERWIN-WILLIAMS	STRONG SHADE - SW758	ACCENT BLDG COLOR / BASKING	
(D)	SHERWIN-WILLIAMS	GAUQUET GRAY - SW703	TERRACE COLOR AND SIKOR	
EXTERIOR MATERIAL SCHEDULE				
SIG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM		LIGHT LACE	
(2)	4" HARDY PLANK	AMER HARDY	TED	
(3)	FOAM BOARD			6" X 20" FOAM POP OUT WITH STUCCO FINISH
(4)	METAL ROOFING	ATAS	SEAMING SEAM METAL ROOFING DIMENSION 280	COLOR: TAN
(5)	BRICK VENEER	ARTO BRICK	UNIVERSITY BRICK & CORNER	1" HARDY SOILING
(6)	METAL GUARD BASKING			
(7)	MARBLE			

NOTE:  
ALL BUILDING MOUNTED LIGHT FIXTURES NOT TO EXCEED 16' APD. SEE ELECTRICAL LIGHTING PLAN FOR LOCATIONS OF BUILDING MOUNTED LIGHT FIXTURES.



UNIT B1  
UNIT B1  
UNIT B1

UNIT A1  
UNIT A1  
UNIT A1

UNIT A2  
UNIT A2  
UNIT A2

UNIT B2  
UNIT B2  
UNIT B2

UNIT A2  
UNIT A2  
UNIT A2

GATES - STREET SIDE ONLY -  
TYP. UNIT B1  
UNIT B1  
UNIT B1

GATES AT STREET  
SEE DELV. TP.

### FRONT / REAR ELEVATION - BLDG TYPE 3

SCALE: 1/8" = 1'-0"

BLDG's # 2 & 23



UNIT B1  
UNIT B1  
UNIT B1

FIRE RISER -  
ACCESS DOOR  
WITH SIGNAGE

GUEST SERVICE & METER  
RACK

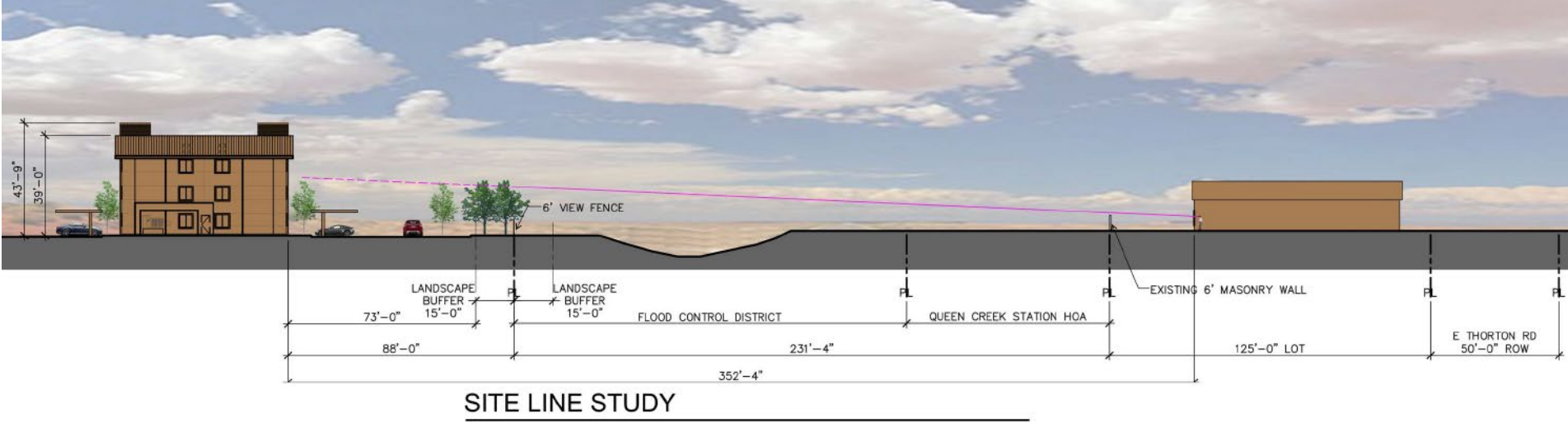
HOUSE PANEL

UNIT B1  
UNIT B1  
UNIT B1

### SIDE ELEVATION - BLDG TYPE 3

EXTERIOR PAINT SCHEDULE			SCHEME - A -	
ENG	MANUFACTURER	COLOR	NOTES	
(A)	DUNN-EDWARDS	FINE GRAY - DEC73	BLDG COLOR	
(B)	DUNN-EDWARDS	GRAY PEARL - DEC75	BLDG COLOR / PATIO & TERRACE	
(C)	SHERWIN-WILLIAMS	BLUESIDE TAPE - SW758P	ACCENT BLDG COLOR	
(D)	SHERWIN-WILLIAMS	SPALDING GRAY - SW624	ACCENT BLDG COLOR / EXTERIOR	
(E)	SHERWIN-WILLIAMS	PERYSKREEN - SW624	TRIM COLOR, MET. WORK	
EXTERIOR MATERIAL SCHEDULE				
ENG	MATERIAL	MANUFACTURER	PRODUCT NAME / COLOR / TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM		UCR LACE	
(2)	4 HARDE PLANK	JAMES HARDE	BD	
(3)	PORCE BAND			ATTACHED PORCE BAND WITH STUCCO FINISH
(4)	METAL ROOFING	ATAS	STANDING SEAM METAL ROOFING CORONA-GAL	COLORADO SEAM
(5)	BRICK VENEER	ARZO BRICK	UNIVERSITY TRIM BRICK & CORNER	Y-HOLE TOOLING
(6)	METAL ISLAND FINISH			
(7)	MASONRY			

# Line of Sight Exhibit





Thank you.