

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator

RE: Discussion and Possible Action on P21-0074 David Weekley Homes at Harvest Queen Creek Residential Design Review. David Weekly Homes is requesting approval of eight (8) new standard plans with four (4) elevations per plan to be constructed on 91 lots at Parcel 2-1 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads.

DATE: June 9, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0074 David Weekley Homes at Harvest Queen Creek Residential Design Review, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P21-0074 David Weekley Homes at Harvest Queen Creek Residential Design Review, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

David Weekley Homes is requesting approval of eight (8) new standard plans with four (4) elevations each to be constructed on 91 lots on Parcel 2-1 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads. All of the lots are zoned R1-5/PAD, and the proposed plans consist of 35' wide product on 45' x 125' lots. Floor plans range in size from approximately 1,794 square feet (livable) to 3,100 square feet (livable) with four (4) one-story and four (4) two-story plans provided.

HISTORY

November 2, 2016: The Town Council approved Ordinance 619-16, RZ16-046 for the Meridian Crossing PAD.

DISCUSSION

Subdivision Information

Project Name	David Weekley Homes at Harvest Queen Creek RDR
Site Location	S/SWC of Gary & Riggs roads
Current Zoning	R1-5/PAD
General Plan	Neighborhood (0-20 du/ac)
Total Lots/Units	91 lots
Minimum Lot Width	45 feet
Minimum Lot Depth	125 feet
Minimum Lot Area	5,625 square feet

Five (5) elevations styles are provided, with each plan offering four (4) elevation styles including Spanish, Ranch Hacienda, Desert Prairie, Territorial Ranch, and Farmhouse themes that incorporate four-sided architectural treatments including but not limited to varying roof lines, stucco finishes, multiple paint schemes, trimmed windows, window shutters, decorative panel siding, and stone veneer. Out of the eight (8) plans, four (4) are 1-story models and four (4) are 2-story models. The proposed home designs complement surrounding neighborhoods both in character and in quality. David Weekley Homes product is one of several packages proposed by homebuilders for the Harvest Queen Creek development. Other similar RDR applications in this subdivision have been previously approved, several of which are currently under construction such as, Gehan, Landsea, Beazer, Lennar and Richmond American Homes. This is the third parcel to be developed by David Weekley Homes with Parcels 1-3 and 1-5 currently under construction. The proposed housing product has not been previously constructed in either of the aforementioned parcels. It is important to note that with the attached floor plan exhibits the garage dimensions show a width of 19'-2" and a deviation was initially requested. The design team has decided to no longer request the deviation and will provide the standard garage width of 20-feet.

Plan	Square Footage	Stories
Plan B430	1,794 square feet	1
Plan B431	1,972 square feet	1
Plan B432	2,137 square feet	1
Plan B433	2,098 square feet	1

Plan B434	2,436 square feet	2
Plan B435	2,834 square feet	2
Plan B436	2,880 square feet	2
Plan B437	3,100 square feet	2

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the eight (8) new standard plans and determined there is an adequate number of plans for this portion of the subdivision. Building permits will be approved subject to the lot fit analysis provided.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.

ATTACHMENTS

1. Aerial Exhibit
2. David Weekley Homes at Harvest Queen Creek RDR Submittal