

Requesting Department:

Development Services



**TO: Planning and Zoning Commission**

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

**FROM: Erik Swanson, Planning Administrator  
Christine Sheehy, Principal Planner**

**RE: Public Hearing and Possible Action on P21-0051 Queen Creek 14, a request by Jessica Sarkissian (Upfront Planning & Entitlements) to rezone approximately 13.9 acres from R1-43 (Rural Estate) to R1-18 (Suburban Residential Type B) for a 19-lot residential subdivision, located east of Sossaman and north of Ocotillo roads (193<sup>rd</sup> Way alignment).**

**DATE: June 9, 2021**

#### STAFF RECOMMENDATION

Staff recommends approval of P21-0051 Queen Creek 14, subject to the Conditions of Approval outlined in this report.

#### PROPOSED MOTION

Move to approve P21-0051 Queen Creek 14, 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 Jessica Sarkissian (Upfront Planning & Entitlements) to rezone approximately 13.9 acres from R1-43 (Rural Estate) to R1-18 (Suburban Residential Type B) for a 19-lot gated residential subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment).

## HISTORY

May 31, 1990: This property was included within the Town limits when the Town incorporated. The Town applied the equivalent zoning district to Maricopa County's zoning district, which was R1-43 (Rural Estate) (Ordinance 7-90).

## PROJECT INFORMATION

Project Name:	Queen Creek 14
Site Location:	East of Sossaman and north of Ocotillo roads (193rd Way alignment).
Current Zoning:	R1-43 (Rural Estate District)
Proposed Zoning:	R1-18 (Suburban Residential Type B)
General Plan Designation:	Neighborhood
Surrounding Zoning:	
North	R1-12/PAD (Lucia at Queen Creek)
South	Ocotillo Road and R1-43 (La Princesa Ranchitos)
East	R1-43 (Sun Valley Farms) and R1-35 (Emans Estates)
West	R1-12/PAD (Lucia at Queen Creek)
Gross Acreage:	13.96 acres
Net Acreage:	13.04 acres
Total Lots/Units:	N/A
Density:	1.36 du/ac (gross) 1.45 du/ac (net)
Open Space Acreage:	Required – 7.5% (1.01 acres) Provided – 12.1% (1.62 acres)
Open Space Active	Required – 15% (.24 acres) Provided – 62.6% (1.01 acres)
Minimum Lot Size and Minimum Lot Area (Proposed):	120' wide x 160' deep (19,321 s.f.)
Maximum Lot Area (Proposed)	26,746 s.f.
Average Lot Area (Proposed):	23,266 s.f.

## DISCUSSION

This proposal consists of a request by Jessica Sarkissian (Upfront Planning & Entitlements) to rezone approximately 13.9 acres from R1-43 (Rural Estate) to R1-18 (Suburban Residential Type B) for a 19-lot residential gated subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment).

In terms of the surrounding General Plan land use designations, the properties to the north, west and east are designated as Neighborhood and the properties to the south across Ocotillo Road are designated as Rural on the current 2018 General Plan. The subject site is currently zoned R1-43. The Lucia subdivision to the west and north is zoned R1-12/PAD. The properties to the east includes Emans Estates that is zoned R1-35 and Sun Valley Farms that is zoned R1-43. Across Ocotillo Road to the south is the La Princesa Ranchitos subdivision that is zoned R1-43.

The applicant is requesting that the subject site be rezoned R1-18 that would provide a transition from the R1-12/PAD to north and west and the R1-35 and R1-43 subdivisions to the east and south. The proposed density is 1.36 du/ac (gross) or 1.45 du/ac (net). The proposed subdivision is considered an in-fill property because it is completely surrounded by existing residential homes.

The applicant is not requesting a Planned Area Development (PAD) overlay to deviate from the R1-18 zoning district standards that require a minimum lot size of 120' x 150' with a minimum of 18,000 s.f. The applicant, however, is proposing lot sizes that are larger than the minimum R1-18 zoning standards. The applicant's minimum lot size is 120' wide x 160' deep (19,321 s.f.). Their lot sizes range from a minimum of 19,321 s.f. to 26,746 s.f. with an average lot size of 23,266 s.f. In comparison, the lots in Lucia to the north and west are approximately 100' x 140' (14,000 s.f.). The lots to the east in Emans Estates are approximately 147' x 283' (41,884 s.f.) and Sun Valley Farms are approximately 176' x 309' (54,450 s.f.). The lots in La Princesa Ranchitos to the south across Ocotillo Road contain 3 and 5 acre properties that are 200' wide.

The R1-18 zoning district has an open space requirement of 7.5%, where 15% of the total open space is required to be active open space. The proposed development provides 12.1% (1.62 acres) of open space that includes 1.01 acres (62.6%) of active open space. The proposed open space areas are focused in large tracts on both the north and south portions of the site. The open space tract along Ocotillo Road ranges in depth from 80' to 152', which exceeds the 30' landscaped setback requirement along Ocotillo Road. The north side of the property has two additional open space areas that include the amenity areas. These areas range in depth from 85' to 158' deep. The active open space amenity areas in the northern tract includes a pickle ball court, a ramada, large open turf areas and a seat wall for residents to utilize.

A 10-foot-wide gravel, multi-use trail is proposed along the north side of Ocotillo Road.

This trail will connect with the existing trail along Lucia and continues to the eastern property line. There is an existing 30-foot wide open space/trail area in Lucia that wraps the subject property along its western and northern property lines.

The proposed site plan, wall designs, landscape plans and entry monumentation are in conformance with the Zoning Ordinance and Design Standards. The character and design of the subdivision is complementary in design and theming to the adjacent residential subdivisions. The proposed guard shack is designed to mimic the profile of a single family home and the proposed wrought iron gates and decorative theme walls consisting of old world stone, stucco, split face CMU block and stone caps are complimentary to materials used in the surrounding residential homes. The proposed landscape palette includes Fan Tex Ash trees that line both sides of the proposed private road and continue to the project's entrance and along the Ocotillo Road streetscape. Citrus trees are proposed around the open space/amenity areas that also include a variety of colorful shrubs and turf.

## ANALYSIS

**General Plan Review:** The current 2018 General Plan designation for this property is Neighborhood. The proposed R1-18 (Suburban Residential Type B) zoning district is consistent with the Neighborhood designation on the General Plan.

**Zoning Review:** The current zoning designation of the property is R1-43. The applicant is requesting R1-18 zoning, as set forth within the Town of Queen Creek Zoning Ordinance. A PAD is not being requested, therefore future development would be required to adhere to the current R1-18 development standards.

**Adequate Public Facilities:** In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

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

**Landscape / Open Space Review:** For the proposed R1-18 zoning district, a total of 7.5% (1.01 acres) open space is required. A total of 12.1% (1.62 acres) is provided. 15% (.24 acres) of the open space is required to be active. 62.6% (1.01 acres) is provided.

## PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person Neighborhood Meetings have been temporarily suspended. Input from the surrounding community is important to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, the applicant sent a notification letter to all property owners within the 1200 foot notification area along with specific details of the case. On April 2<sup>nd</sup> signs were



posted on the site with information pertaining to the proposed application, including contact information for both the applicant and Town representative and a link to Town's Planning website that had the proposed project's information. A virtual Neighborhood Meeting was held on April 28, 2021. Six (6) residents participated in the meeting.

Residents asked if the proposed homes will be two story. The builder responded that the proposed development is envisioned with semi-custom estate homes that would be two-story. Questions were asked about setbacks and buffering. There is an existing 30-foot wide open space tract in the Lucia subdivision that wraps the subject site on the north and west. The 30-foot rear setback requirement for the R1-18 district will most likely be exceeded providing an approximate 100-feet or more of separation between the proposed homes and the existing homes along the east property line. Additional questions were asked about development schedules, walls, retention areas and irrigation easements. A summary of the Neighborhood Meeting is attached.

### **CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case, as outlined in the staff report, and all the provisions of the Zoning Ordinance applicable to this case.
2. Please be advised that subdivision developments consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request. As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development."
3. The developer shall provide notice by way of the subdivision plat and CC&Rs, that this project is located near the Phoenix-Mesa Gateway Airport and due to its proximity is likely to experience noises normally and usually associated with the overflight of aircraft.

4. Final plats shall note the potential for objectionable aircraft noise. Specifically, the plat shall note the following: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft.”
5. Sales offices for new single family residential projects shall provide notice to prospective buyers that the project is located within an Aircraft Overflight Area. Such notice shall consist of a sign at least 2-foot x 3-foot installed at the entrance to the sales office or leasing office at the residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales office is permanently closed. The sign shall state the following in letters of at least one inch (1”) in height: “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: 602-468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: 480-988-7600.”
6. Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals.”

## ATTACHMENTS

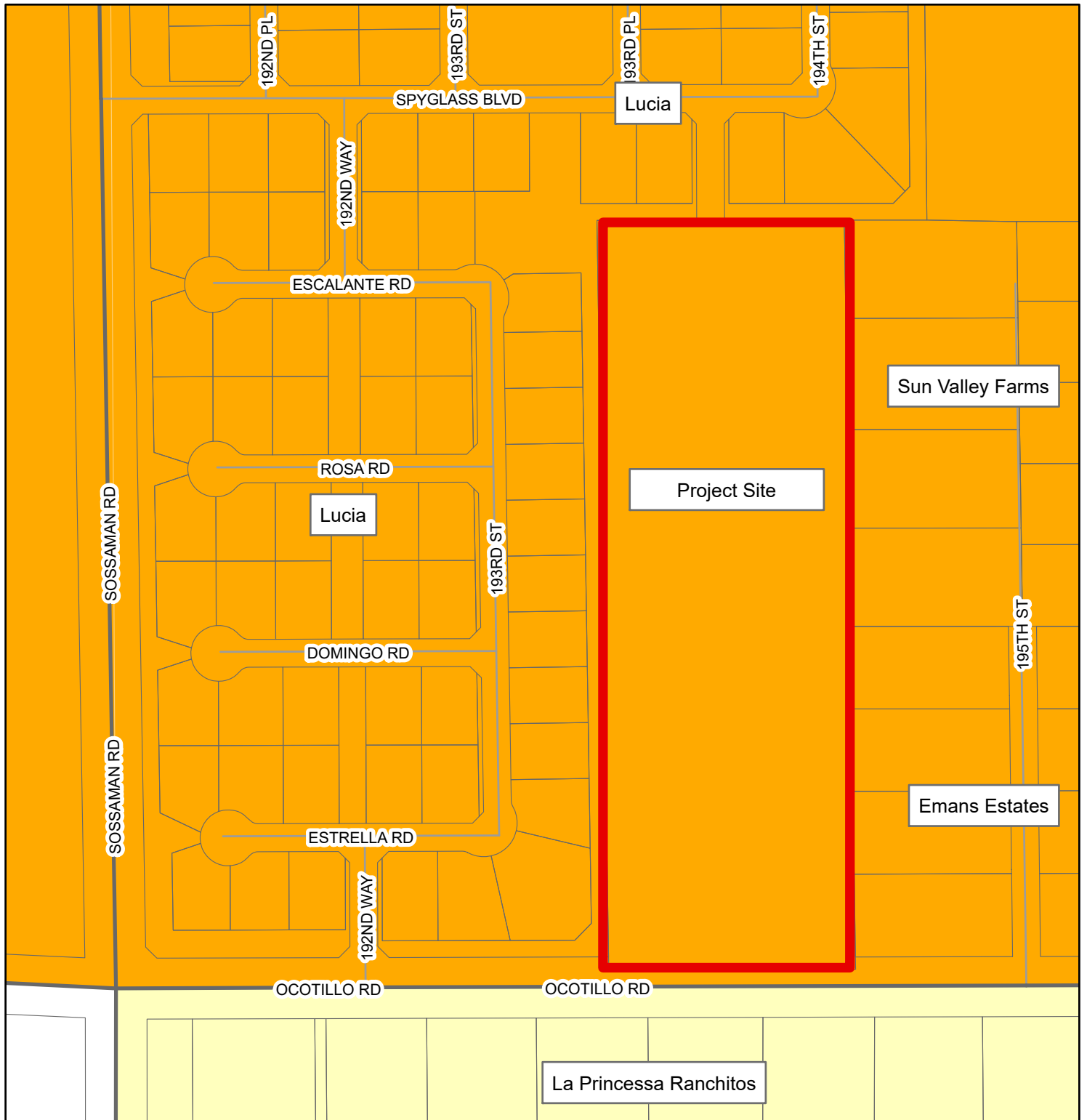
1. Aerial Exhibit
2. General Plan Exhibit
3. Current Zoning Map Exhibit
4. Proposed Zoning Map Exhibit
5. Narrative
6. Site Plan
7. Landscape Plan, Walls and Amenities
8. Neighborhood Meeting Summary
9. Legal Description



**Project Name: Queen Creek 14 Aerial Exhibit**  
**Case Number: P21-0051**  
**Hearing Date: June 9, 2021 (Planning Commission)**  
**July 21, 2021 (Town Council)**



**Project Name: Queen Creek 14 General Plan Exhibit**  
**Case Number: P21-0051**  
**Hearing Date: June 9, 2021 (Planning Commission)**  
**July 21, 2021 (Town Council)**



**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: Queen Creek 14 Existing Zoning Exhibit**  
**Case Number: P21-0051**  
**Hearing Date: June 9, 2021 (Planning Commission)**  
**July 21, 2021 (Town Council)**



Maricopa County Assessor's Office

**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

**Project Name: Queen Creek 14 Proposed Zoning Exhibit**  
**Case Number: P21-0051**  
**Hearing Date: June 9, 2021 (Planning Commission)**  
**July 21, 2021 (Town Council)**



**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



## ***QUEEN CREEK 14***

### **REZONE PROJECT NARRATIVE**

**CASE #P21-0051**

Submitted to:  
**Town of Queen Development Services Department**  
22358 S. Ellsworth Road  
Queen Creek, AZ 85142

Prepared by:  
**UPFRONT Planning & Entitlements, LLC**  
Jessica Sarkissian, AICP  
Phone: (480) 221-6150  
Email: [Jessica@upfrontplanning.com](mailto:Jessica@upfrontplanning.com)

April 2021



**Project Narrative**  
**Queen Creek 14**

**1. PURPOSE OF REQUEST**

UPFRONT Planning & Entitlements, LLC, is pleased to submit for your consideration a rezone and preliminary plat request on approximately 14 acres located north of Ocotillo Road and just east of Sossaman Road in Queen Creek, Arizona, for the development of 19 new large lots which will transition from the R1-12 residential lots from the west to the R1-35 and R1-43 larger lot residences to the east of the site.

**2. DESCRIPTION OF PROPOSAL**

The project consists of approximately 14 acres on parcel No. 304-68-009D located within Queen Creek, Arizona. This request is to rezone from the existing R1-43, General Rural zoning district to the R1-18, Suburban Residential zoning district with a subdivision plat for 19 lots.





**3. PROPOSED ZONING**

The proposed R1-18 zoning district is intended to implement the Neighborhood land use classification of the General Plan, and helps provide for transitions between the R1-12 residential properties to the north and west and the R1-35 and R1-43 larger lot residences to the south and east.

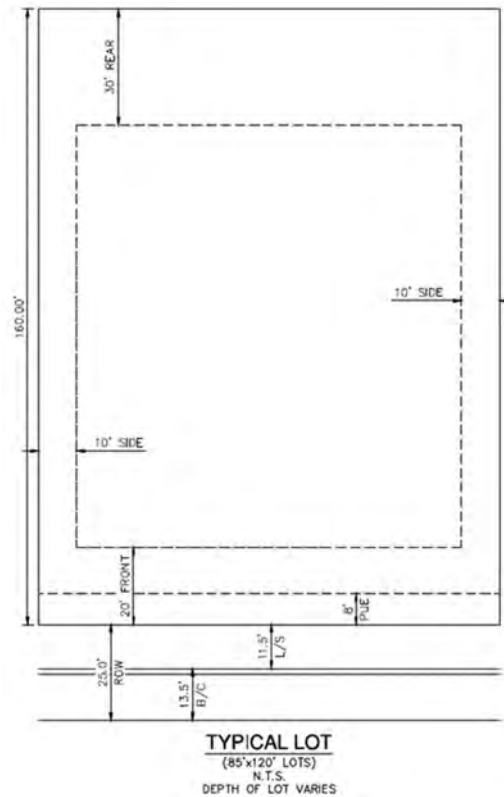
**Table 1 - Proposed Lot Sizes**

Parcel No.	Lot Size	Total No. Lots
1	120' x 160'	19

**Table 2 - Proposed Lot Development Standards**

Standard	R1-18 (Min. Required)
Minimum Lot Area (SF)	18,000
Minimum Lot Width	120'
Minimum Lot Depth	150'
Minimum Setbacks	
- <i>Front (A)</i>	20'
- <i>Sides</i>	10'
- <i>Rear</i>	30'
Maximum Lot Coverage	35%

A = 20' to front garage (front entry); 10' to front of garage (side entry) and living area; 10' to covered porch.



**4. RELATIONSHIP TO SURROUNDING PROPERTIES**

The Property is generally bounded on all sides by residential zoned and developed properties. (See Context Map). There is a staggered 6’ chain link fence along the eastern property lines for some of the adjacent property boundaries.

**Context Map**



**Context Map Exhibit**

--- Site Boundary

**UPFRONT**  
 Planning & Entitlements, LLC

The General Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the table below (**Table 1**):

**Table 3 – Adjacent Land Uses**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Neighborhood	R1-12/ PAD	SF Residential
East	Neighborhood	R1-43 / R1-35	Large Lot Residential
South	Rural	R1-43	Rural Residential
West	Neighborhood	R1-12/ PAD	SF Residential

Existing General Plan Map

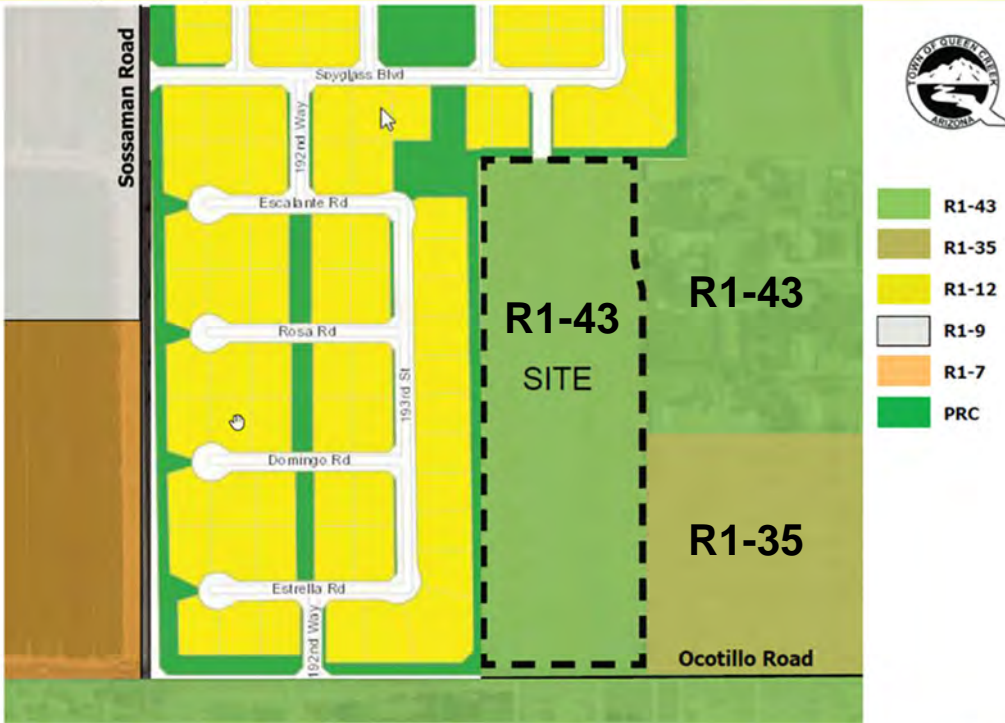


Existing General Plan Map

--- Site Boundary



Existing Zoning Map

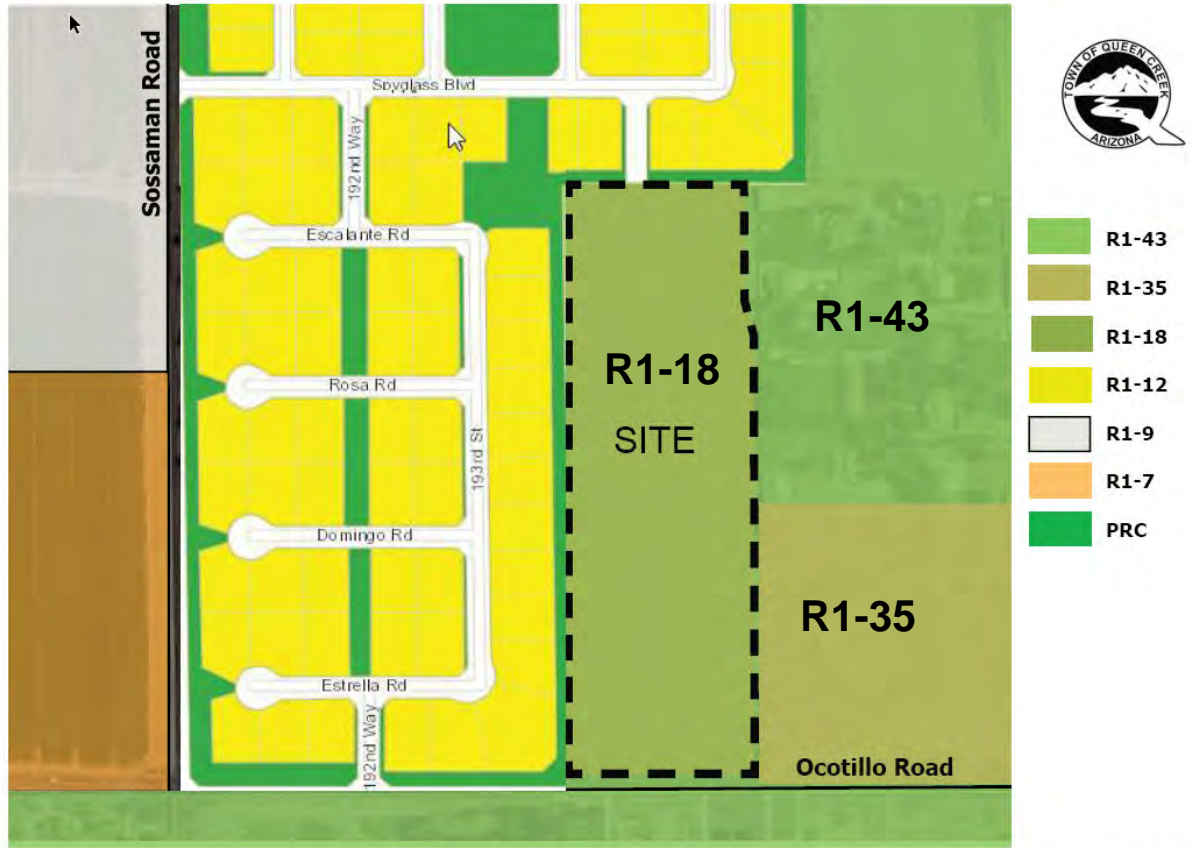


Existing Zoning Map

--- Site Boundary



Proposed Zoning Exhibit



 Proposed Zoning Map

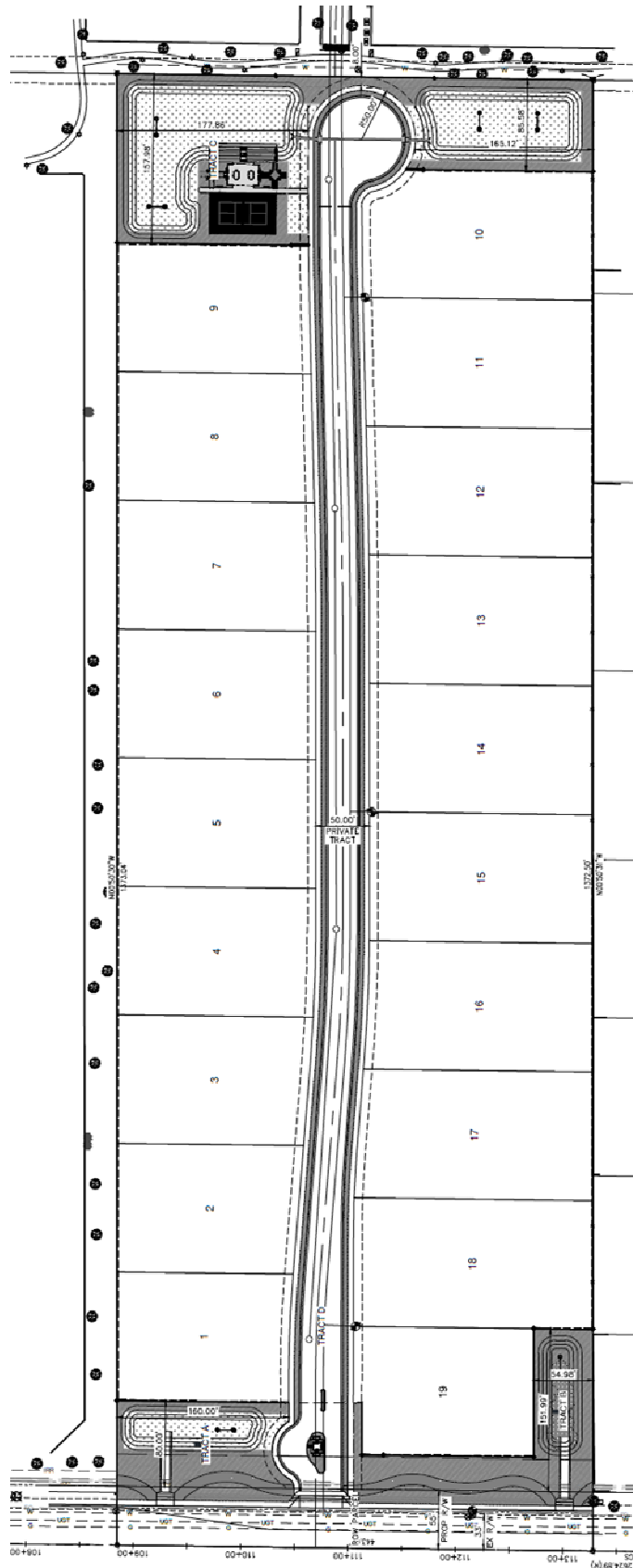
 Site Boundary

 UPFRONT  
Planning & Entitlements, LLC



Project Narrative  
Queen Creek 14

Proposed Site Plan Exhibit



## **5. OPEN SPAC & AMENITIES**

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The proposed open space areas are focused on both the north and south sides of the site. Large open space tracts are located along Ocotillo with a minimum of 80' of depth from Ocotillo and increasing up to 152'. The north side of the property has two additional open space areas including the amenity area. The open space along the north begins with a minimum depth of 85' and expands on the western side of the property up to 158' deep.

The site is proposed to provide 1.62 acres (12%) of open space which is above the required 7.5% required. Of that open space 0.24 acres (15%) is proposed to be active open space consisting of a pickleball court, a large ramada, turf and a seat wall for residents to utilize.

### ***Amenities***

As mentioned, the site will consist of 4 large open space areas and also connect the existing perimeter trails along Ocotillo Road and within Lucia at Queen Creek to the community to move residents through the area. At the northwestern open space area, an amenity package consisting of a pickleball court and associated ramada and grassy area for residents. Additionally, there are trails located along the southern boundary along Ocotillo Road connecting to the existing trail system.

### ***Trails***

A 10-foot-wide gravel, multi-use trail is proposed along the north side of Ocotillo Road. This trail will connect with the existing trail along Lucia at Queen Creek and continues to the eastern property line. Additionally, a 6-foot sidewalk is proposed to continue the existing sidewalk located to the west along Lucia at Queen Creek and shall run to the eastern property line of the site.

### ***Fences***

There is an existing block wall just west of the 30-foot landscape tract which is part of the Lucia Subdivision. There is also an existing wall along the eastern property boundary for the existing Emans subdivision which consists of a mix of chain link and other fencing.

A new theme wall consisting of a CMU block wall with stucco, stone and a stone cap accent is proposed along the front perimeter along Ocotillo road and rear perimeter adjacent to the existing residential subdivision. A new secondary CMU wall with a stone cap is proposed along the eastern and western property lines. A view wall with the top portion proposed as a steel tube picket fence to be installed along the rear property line to create a viewshed into the property from the north.

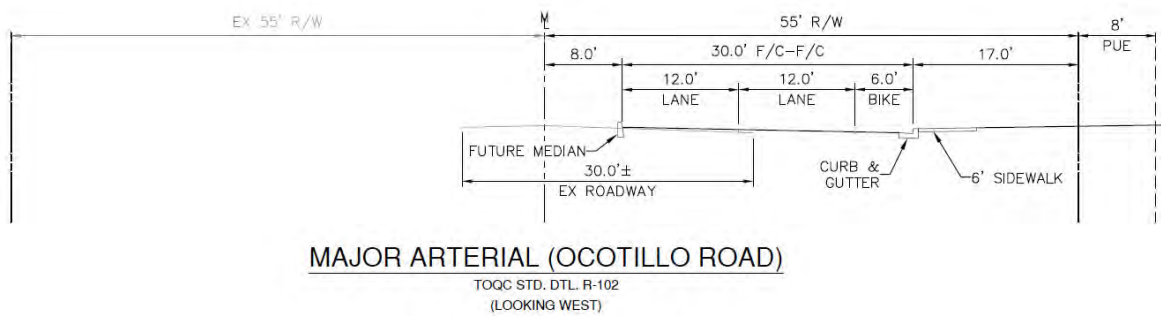
## **6. LOCATION AND ACCESSIBILITY**

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The proposed property is located directly off of Ocotillo Road, a designated 4-lane arterial on the Queen Creek Transportation Master Plan which connects Sossaman to the west and Ellsworth Road to the east. Sossaman Road is also designated as a 4-lane arterial on the Queen Creek Transportation Master Plan. Currently Ocotillo Road is improved to 2-lanes while Sossaman is two lanes going northbound and one lane going southbound. It is

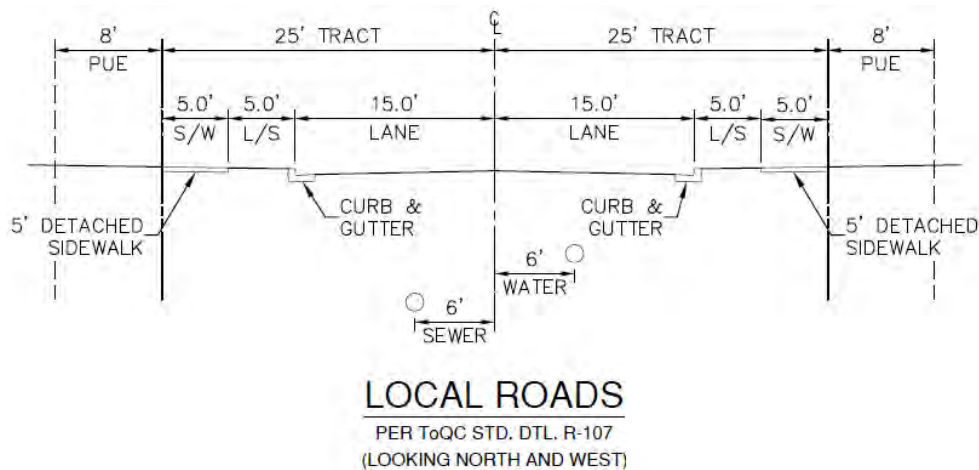
**Project Narrative**  
**Queen Creek 14**

anticipated that these roadways will be improved in the future to their full right of way width.



The project is proposed to be gated and will have private roadways internal to the site.

The internal local roadway, 193rd Way, is designed with 50' of right of way with 5' wide detached sidewalks behind 5' of landscaping.



**7. PUBLIC UTILITIES AND SERVICES**

The site is located within the Town of Queen Creek water service and sewer area.

**8. GRADING & DRAINAGE**

The site has an Existing 50' Irrigation Easement along the front of the property on Ocotillo Road for the Queen Creek Irrigation District located to the north of the right-of-way. A small retention basin for the site is to be located just to the north of that easement on the western side of 193rd Way. As the site drains to the north, there are two (2) additional retention basins located on the north side of the site on either side of 193rd Way which will also provide landscaping and open space.















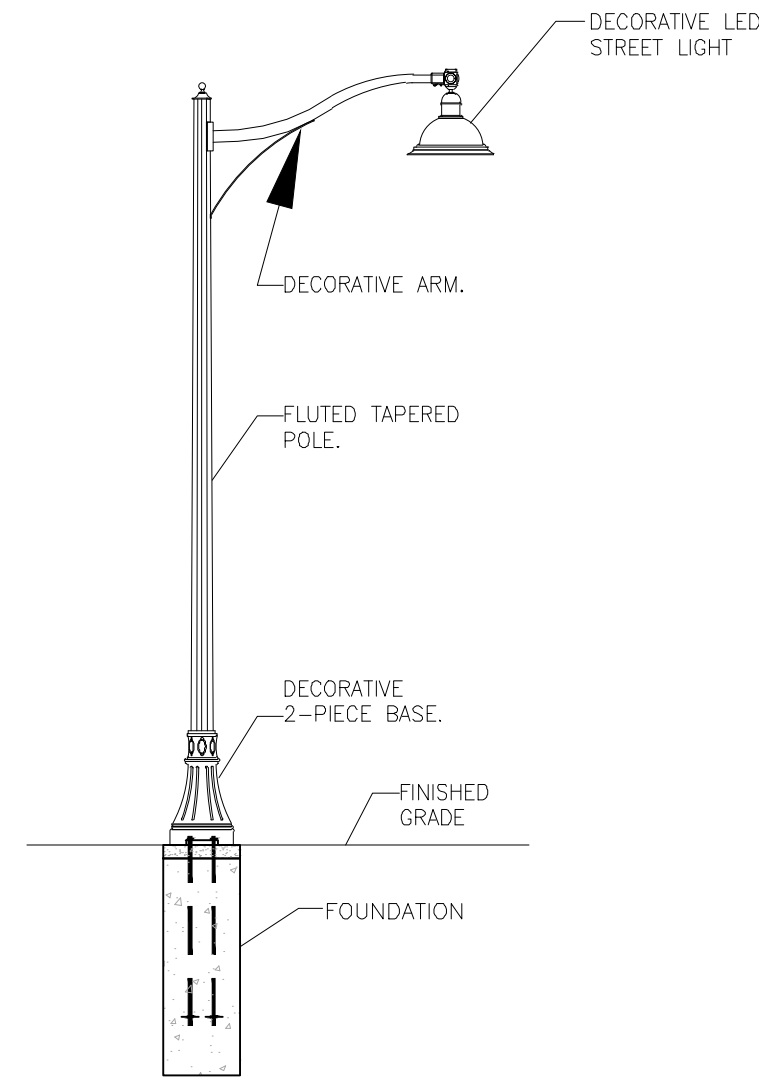
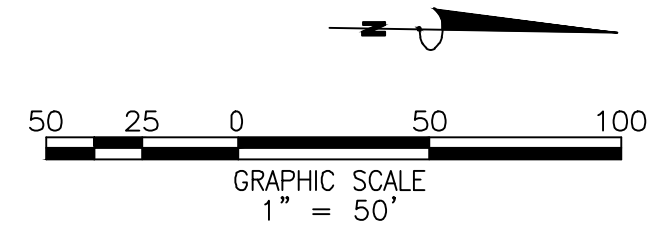
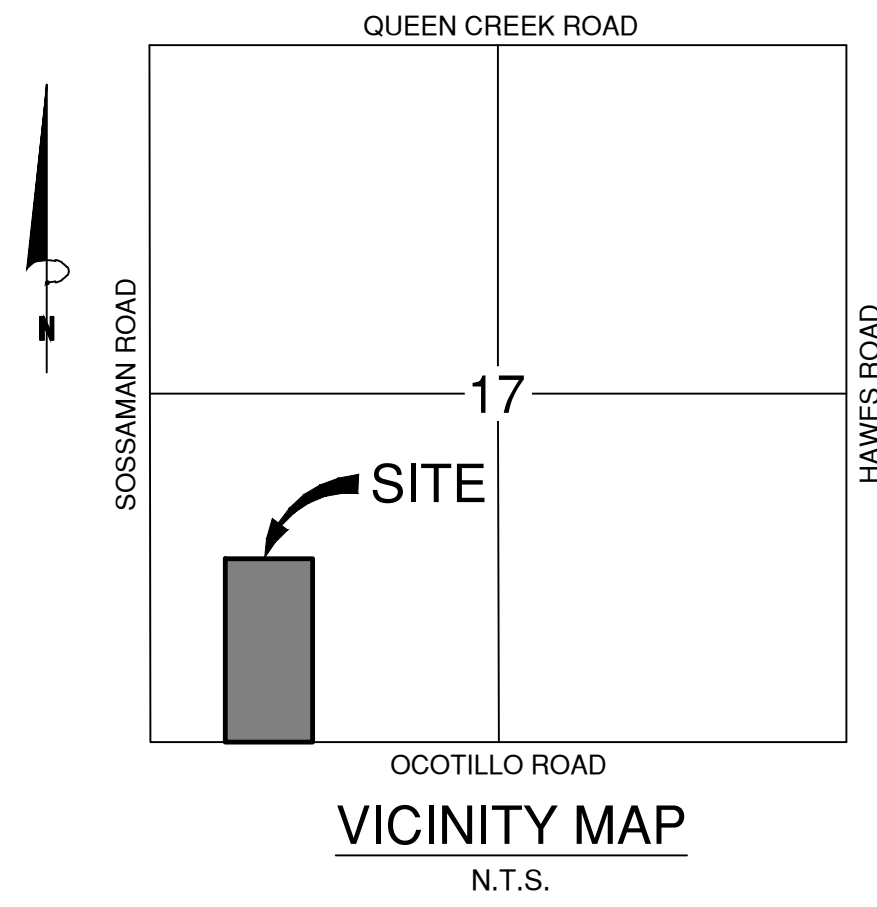




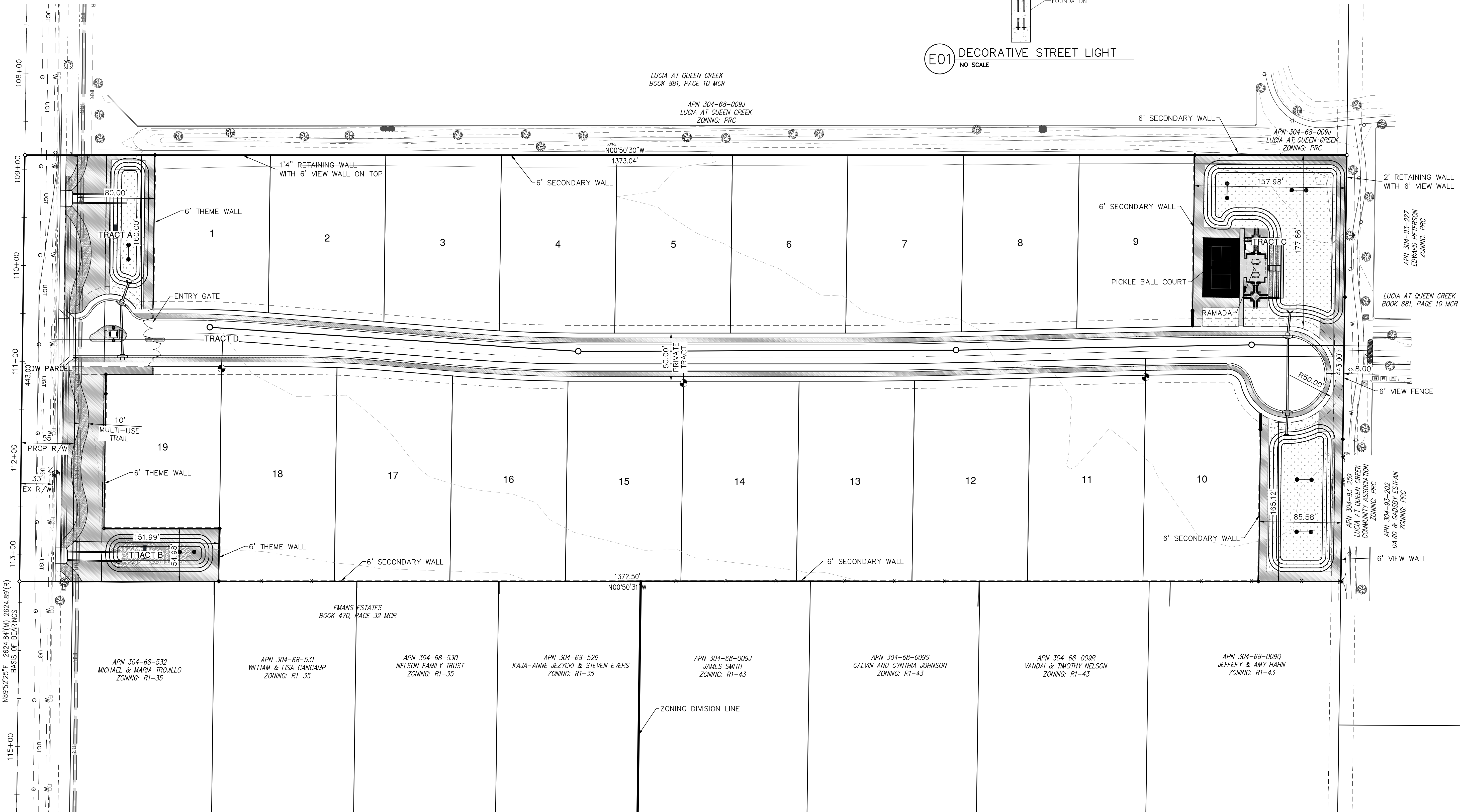
**SITE DATA**

ZONING EXISTING: R 1-43  
 ZONING PROPOSED: R 1-18  
 F.E.M.A. ZONE: ZONE "X"  
 TOTAL SINGLE FAMILY LOTS: 19  
 SITE GROSS AREA: 13.96 ac  
 SITE NET AREA: 13.40 ac  
 REQUIRED OPEN SPACE: 1.01 ac (7.5%)  
 PROPOSED OPEN SPACE: 1.62 ac (12.1%)  
 REQUIRED ACTIVE OPEN SPACE: 0.24 ac (1.8%)  
 PROPOSED ACTIVE OPEN SPACE: 1.01 ac (7.5%)  
 DENSITY (net): 1.4 du/ac  
 MIN LOT SIZE: 160' D X 120' W  
 MIN LOT AREA: 19,321.98 sf  
 MAX LOT AREA: 26,746.94 sf  
 AVERAGE LOT AREA: 23,266.04 sf

R 1-43  
 R 1-18  
 ZONE "X"  
 19  
 13.96 ac  
 13.40 ac  
 1.01 ac (7.5%)  
 1.62 ac (12.1%)  
 0.24 ac (1.8%)  
 1.01 ac (7.5%)  
 1.4 du/ac  
 160' D X 120' W  
 19,321.98 sf  
 26,746.94 sf  
 23,266.04 sf



**E01 DECORATIVE STREET LIGHT**  
NO SCALE



**Bowman**

Bowman Consulting Group, Ltd.  
 1295 West Washington, Ste 108  
 Tempe, Arizona 85281  
 Phone: (480) 628-8830  
 www.bowmanconsulting.com  
 © Bowman Consulting Group, Ltd.

SITE PLAN  
**QUEEN CREEK 14**  
 MARICOPA COUNTY  
 QUEEN CREEK, AZ

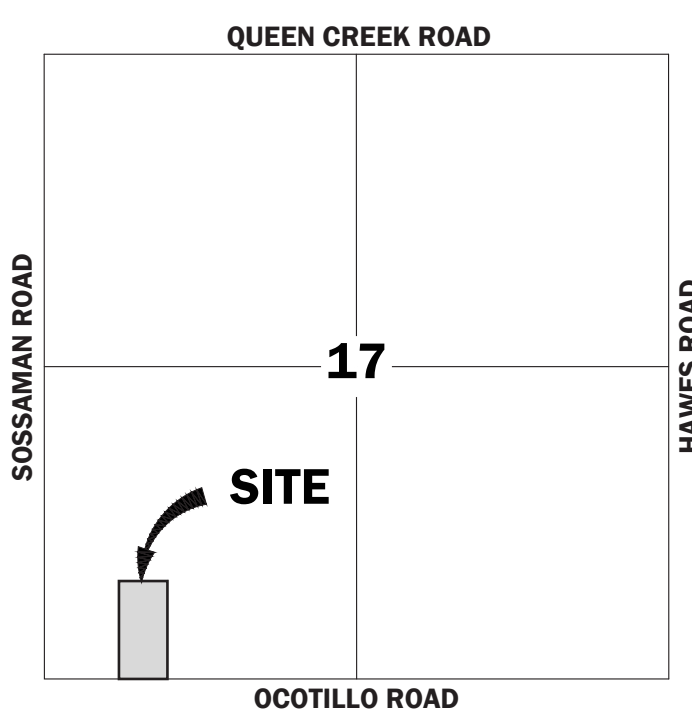
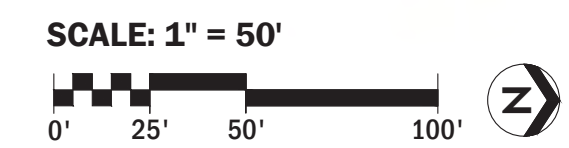
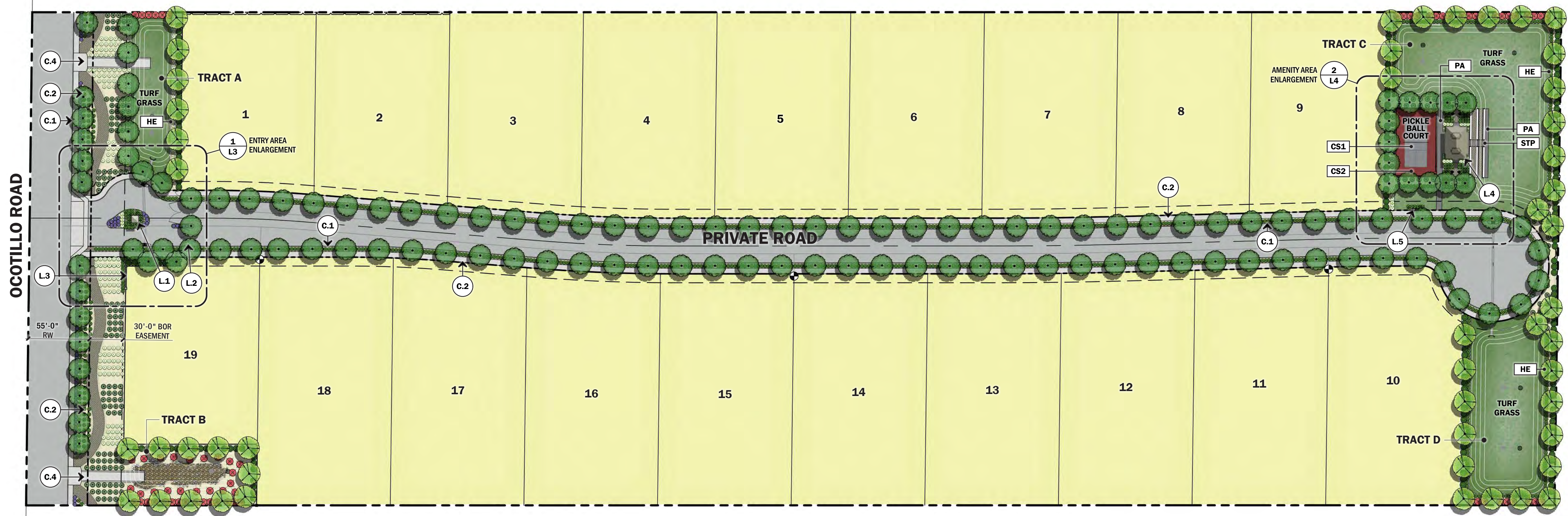
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
HAC DESIGN	HAC DRAWN
NTL	CHKD
SCALE: H: 1" = 50'	
V:	
JOB No. 050877-01-001	
DATE: 3/3/2021	

**EXH1**  
 SHEET 1 OF 1





VICINITY MAP  
PLAN N.T.S.

**PROJECT TEAM**

**OWNER / DEVELOPER**  
**PATTERSON ENTERPRISES**  
 3210 EAST CORALBELL AVENUE  
 MESA, AZ 85204  
 PH: 480.268.9920

CONTACT: ED PATTERSON  
 EMAIL: ED@PENT-USA.COM

**CIVIL ENGINEER**  
**BOWMAN**  
 2420 S. POWER ROAD, SUITE 105  
 MESA, AZ 85209  
 PH: (480) 605.2400

CONTACT: NATHAN LARSON, P.E.  
 EMAIL: NLARSON@BOWMANCONSULTING.COM

**LANDSCAPE ARCHITECT**  
**THOMAS + CROWLEY LLC**  
 126 E. CONSTITUTION COURT  
 GILBERT, AZ 85296  
 P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA  
 EMAIL: CRAIG@THOMAS-CROWLEY.COM

**KEYED NOTES**

- C.X CIVIL
- C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
- C.2 CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS.
- C.3 RAMP, SEE CIVIL ENG. PLANS
- C.4 SCUPPER, SEE CIVIL ENG. PLANS
- L.X LANDSCAPE ELEMENTS
- L.1 ENTRY GUARD SHACK, SEE DETAIL 2/L3
- L.2 ENTRY GATES, SEE DETAIL 3/L3
- L.3 ENTRY MONUMENT, SEE DETAIL 1/L4
- L.4 20'-0" x 30'-0" RAMADA, SEE DETAIL 3/L4
- L.5 MAILBOX, SEE DETAIL 1/L5

**HARDSCAPE SCHEDULE**

KEY	SYMBOL	MATERIAL	QTY
PA	[Symbol]	PAVERS BELGARD: HOLLAND STONE COLOR: RIO PATTERN: HERRINGBONE	1,277 S.F.
CS1	[Symbol]	CONCRETE WITH COURT SURFACING (COLOR 1) PLEXIPAVE (OR EQUAL) INTERIOR COLOR: GRAY	880 S.F.
CS2	[Symbol]	CONCRETE WITH COURT SURFACING (COLOR 2) PLEXIPAVE (OR EQUAL) EXTERIOR COLOR: CALIFORNIA RED	1,476 S.F.
HE	[Symbol]	CONCRETE HEADER 6" x 6" COLOR: REGULAR GRAY	2,672 L.F.
STP	[Symbol]	PAVER STEPS BELGARD: CATALINA COLOR: RIO 6" x 12" PAVER	48 L.F.

**SITE DATA**

EXISTING ZONING: R1-43  
 PROPOSED ZONING: R1-18

SITE AREA: 13.96 AC GROSS  
 13.40 AC NET

TOTAL LOTS: 19  
 DENSITY: 1.4 DU/AC NET

OPEN SPACE REQUIRED: 1.01 AC (7.5%)  
 OPEN SPACE PROVIDED: 1.62 AC (12.1%)

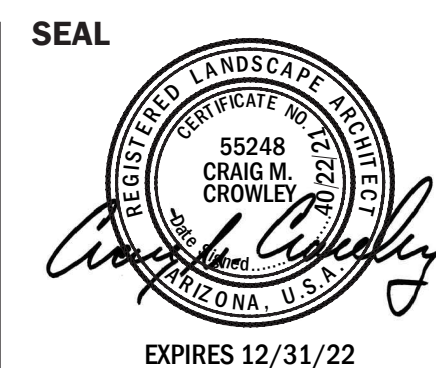
ACTIVE OPEN SPACE REQUIRED: .24 AC (15.0%)  
 ACTIVE OPEN SPACE PROVIDED: 1.01 AC (62.6%)

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- 84 --- EXISTING CONTOUR LINE
- 84 --- PROPOSED CONTOUR LINE

**LANDSCAPE LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
[Symbol]	<b>TREES</b>		
[Symbol]	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	24" BOX	125
[Symbol]	CITRUS SPECIOSA CITRUS TREE	24" BOX	48
[Symbol]	<b>SHRUBS</b>		
[Symbol]	BOUGAINVILLEA 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	5 GAL	70
[Symbol]	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GAL	161
[Symbol]	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL	182
[Symbol]	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL	1,312
[Symbol]	ROSA SPECIOSA WHITE ROSE	5 GAL	228
[Symbol]	<b>GROUND COVER</b>		
[Symbol]	ROSEMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	114
[Symbol]	IMOPEA BATATAS SWEET POTATO VINE	1 GAL	26
[Symbol]	<b>TURF</b>		
[Symbol]	TURF GRASS CYNODON DACTYLON 'MIDIRON' (SOD) HYBRID BERMUDA GRASS		31,500 S.F.
[Symbol]	<b>TOP DRESSING</b>		
[Symbol]	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: CARMEL (ROCK PROS USA)		43,947 S.F.
[Symbol]	STABILIZED GRANITE SIZE: 1/4" MINUS COLOR: ASH (ROCK PROS USA)		3,750 S.F.
[Symbol]	ANGULAR RIP RAP SIZE: 3"-8" COLOR: CARMEL (ROCK PROS USA)		1,353 S.F.



PROJECT

QUEEN CREEK 14

EXHIBIT

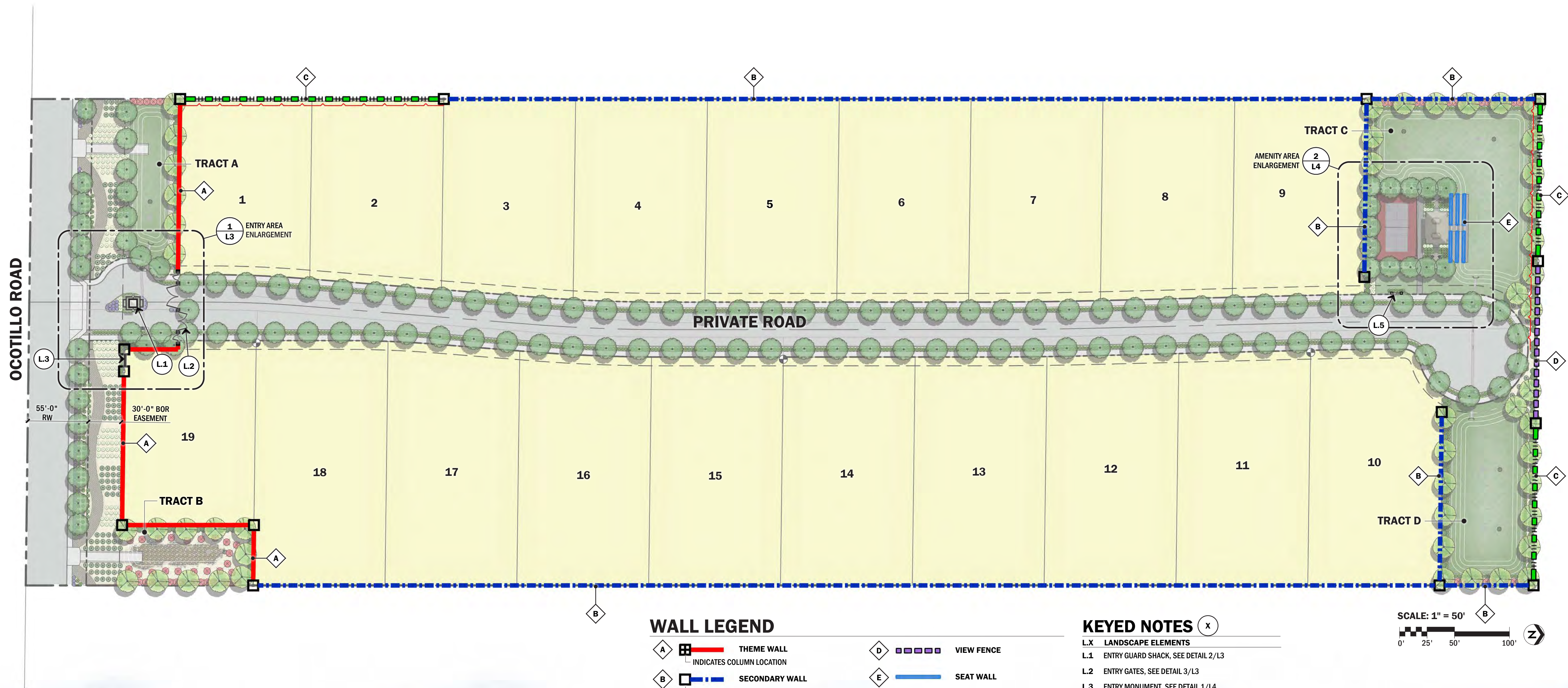
CONCEPTUAL  
LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 4.22.2021



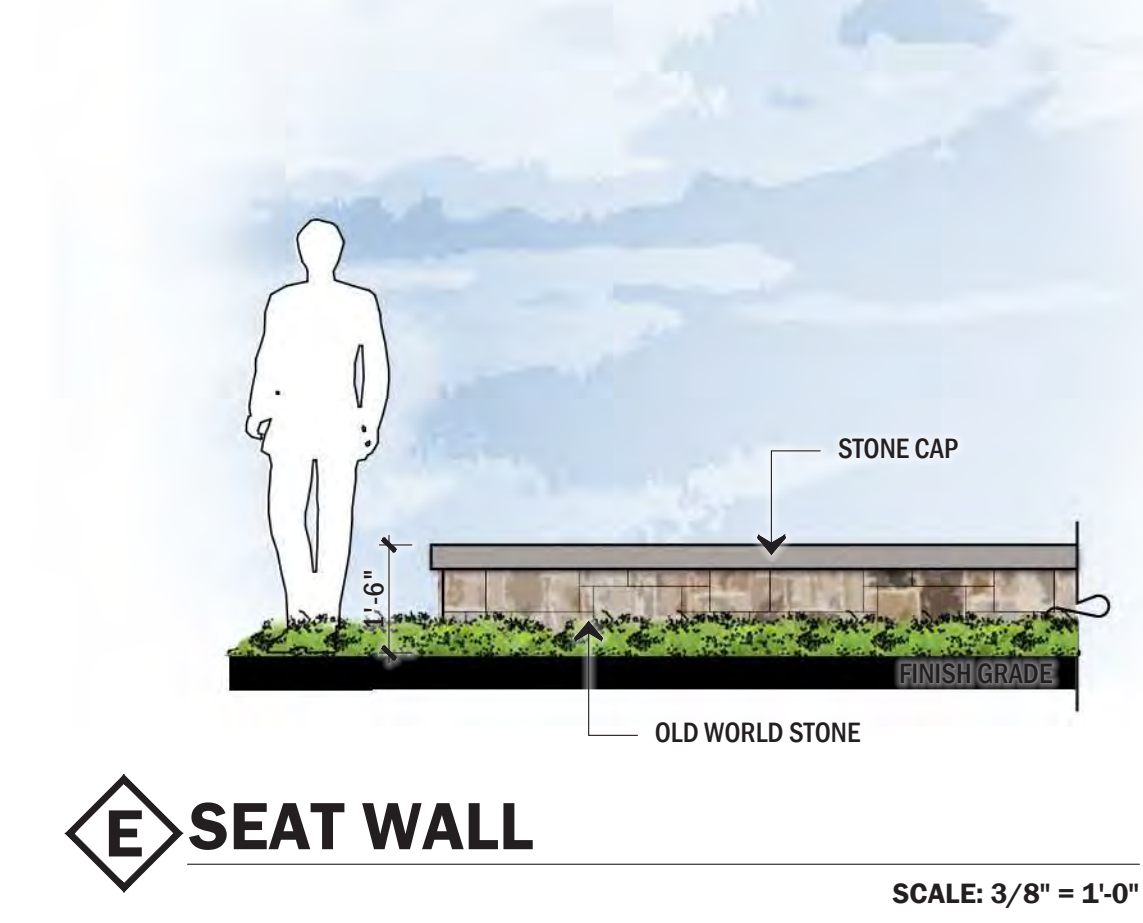
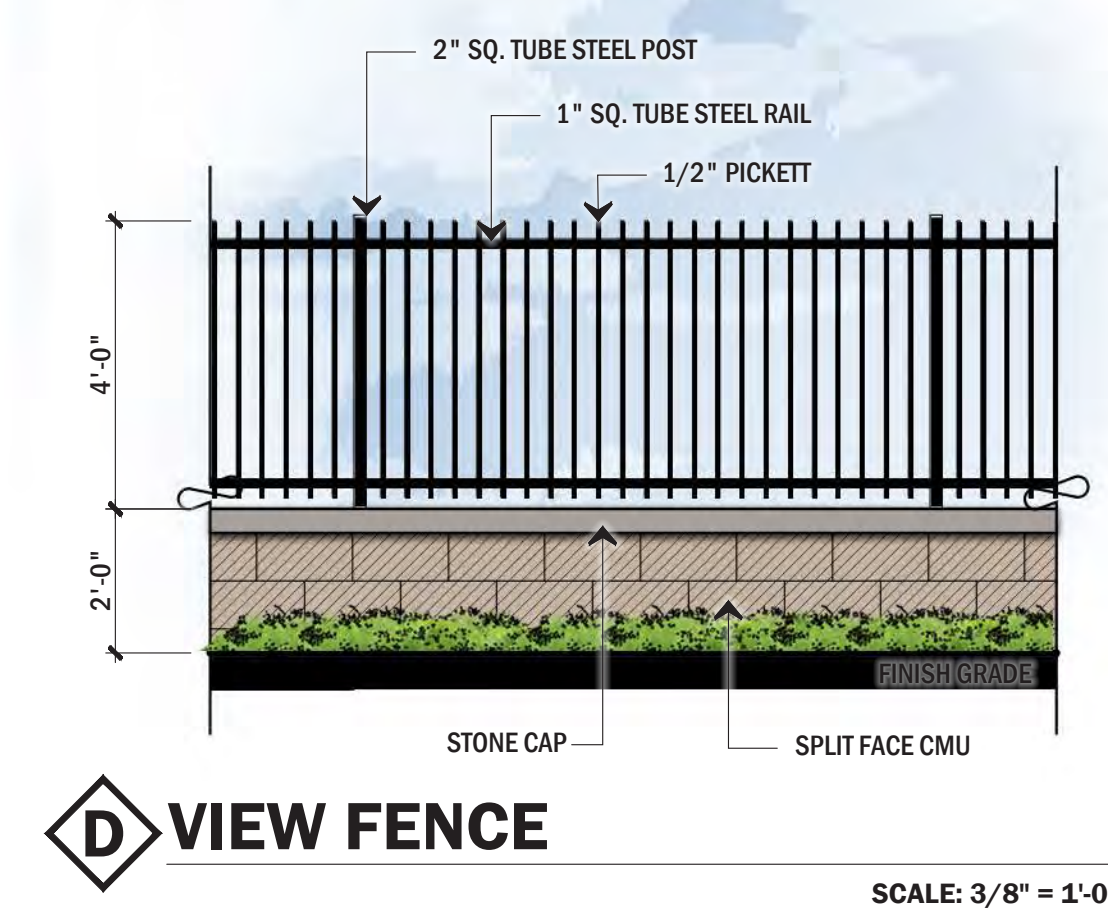
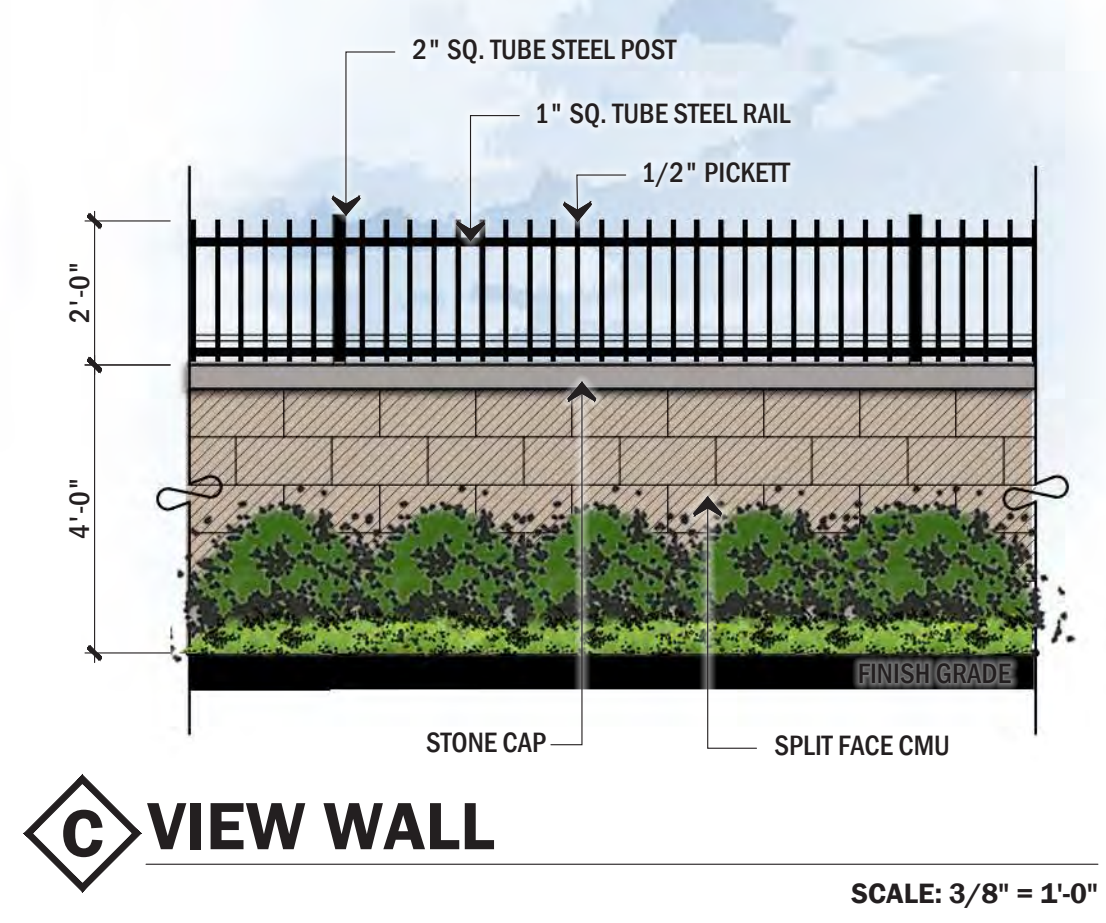
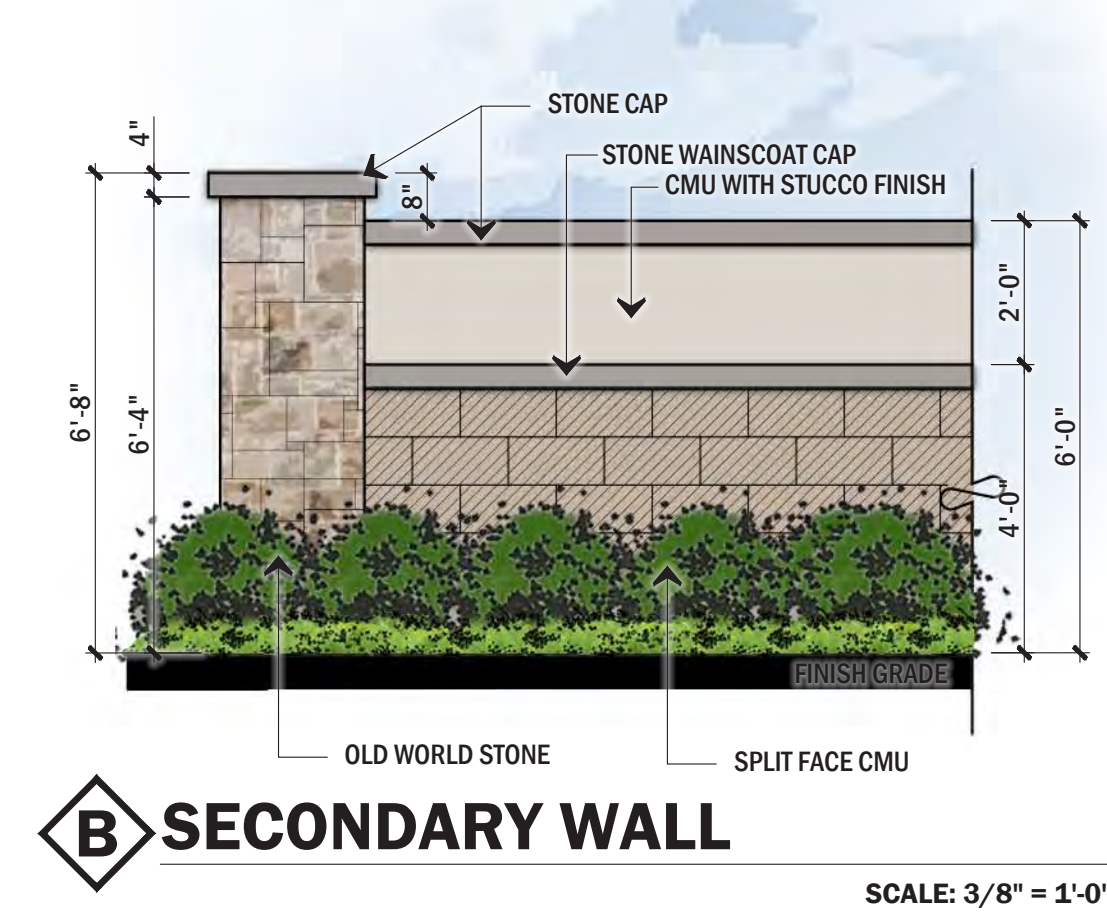
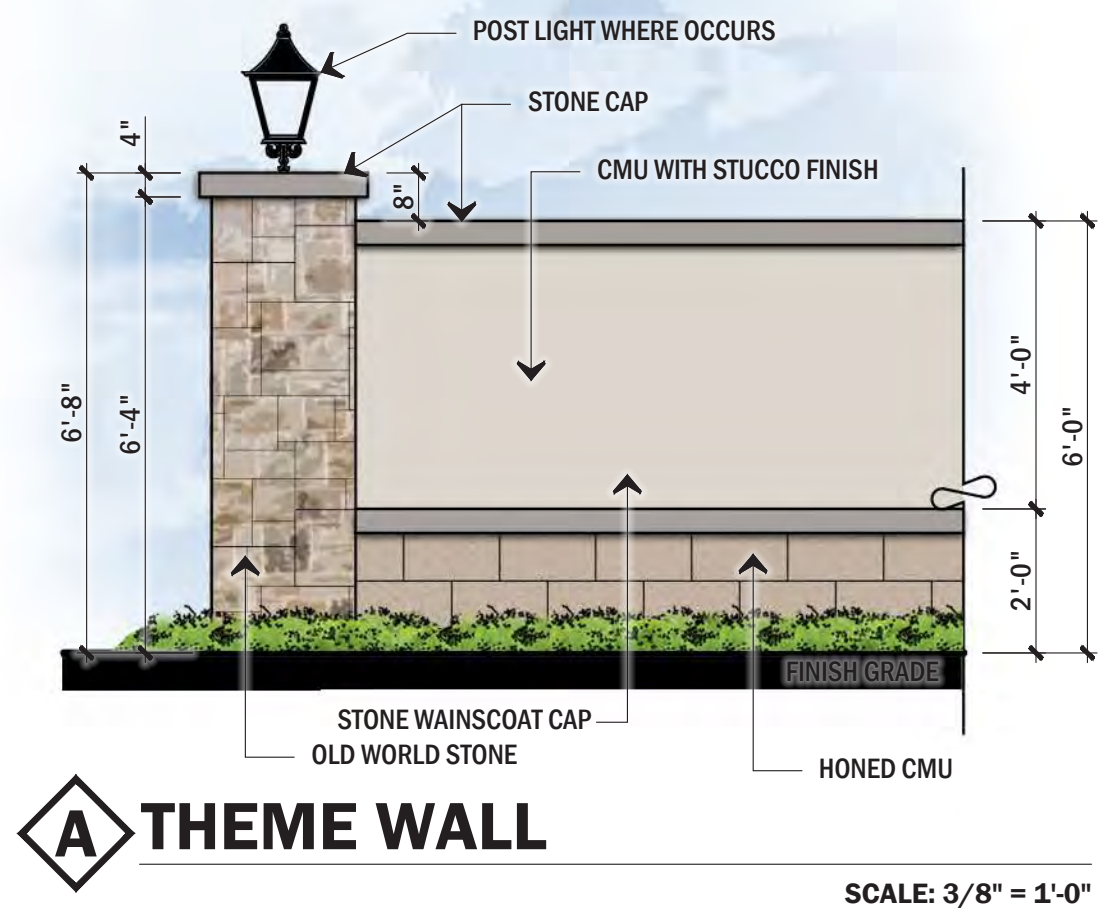
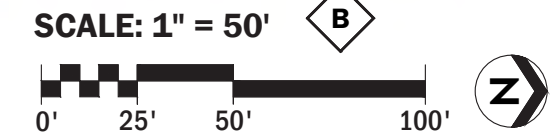


**WALL LEGEND**

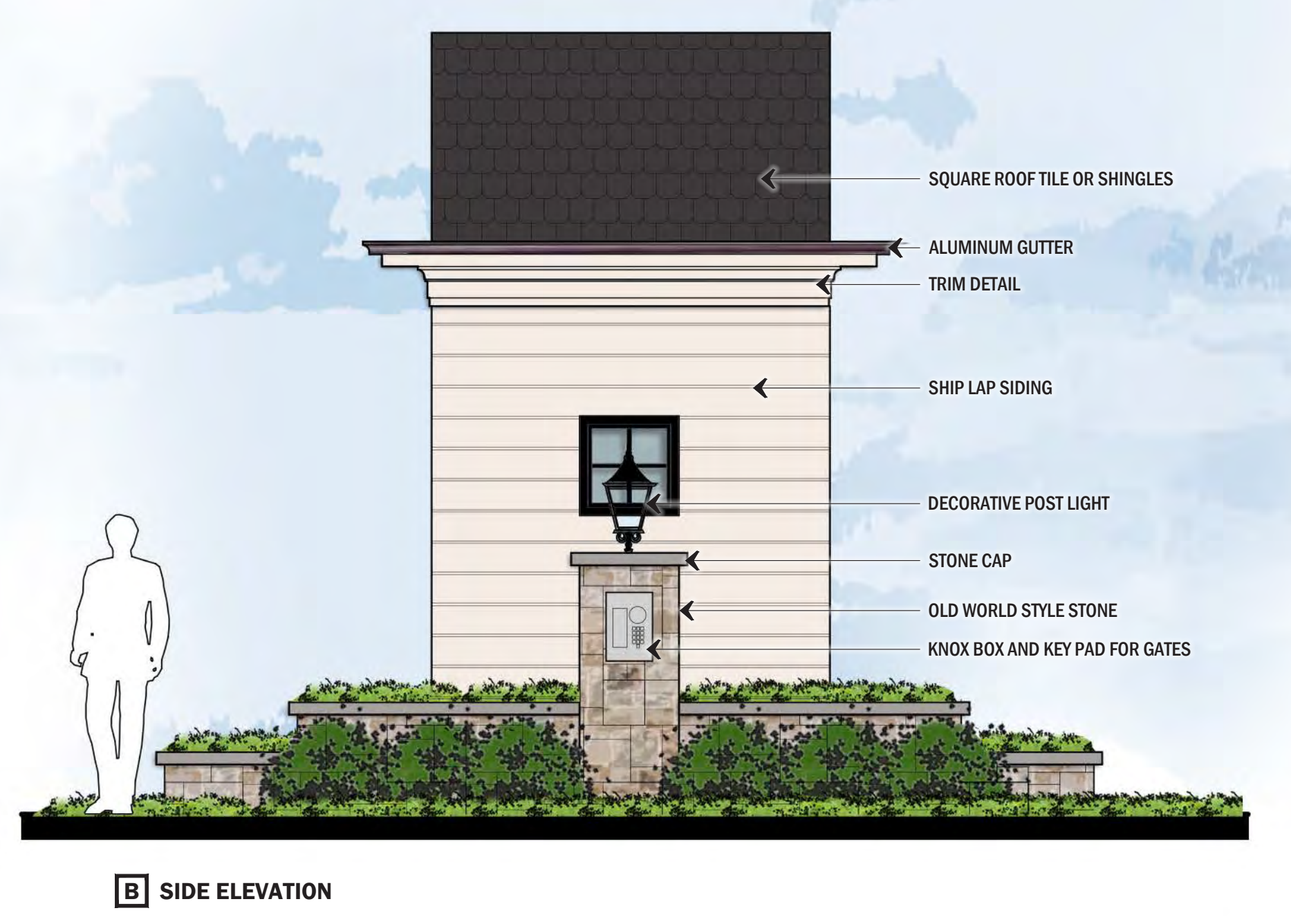
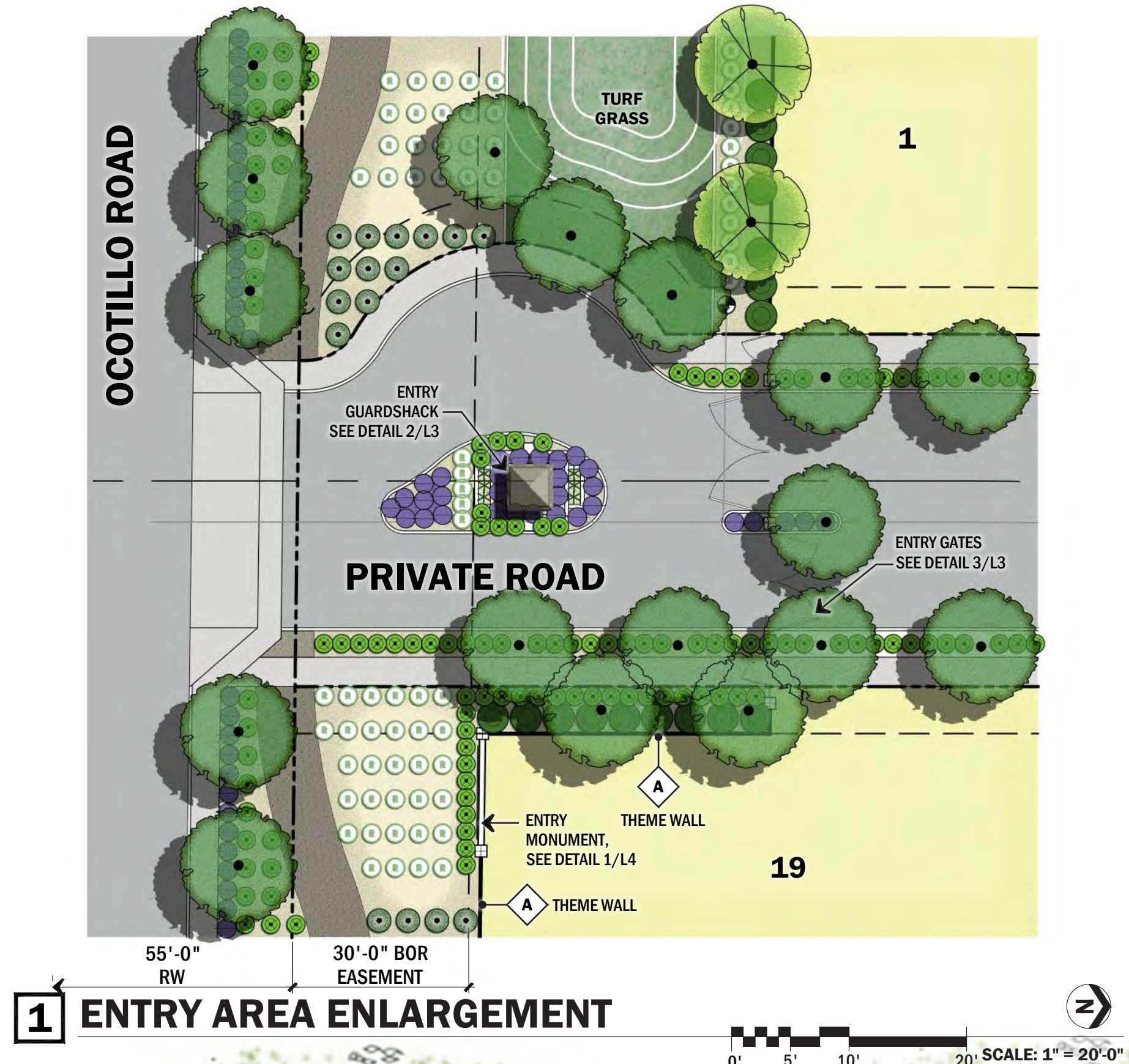
- A** **THEME WALL**  
INDICATES COLUMN LOCATION
- B** **SECONDARY WALL**  
INDICATES COLUMN LOCATION
- C** **VIEW WALL**
- D** **VIEW FENCE**
- E** **SEAT WALL**
- RETAINING WALL**  
SEE CIVIL PLANS FOR HEIGHTS

**KEYED NOTES** (X)

- L.X LANDSCAPE ELEMENTS**
- L.1 ENTRY GUARD SHACK, SEE DETAIL 2/L3
  - L.2 ENTRY GATES, SEE DETAIL 3/L3
  - L.3 ENTRY MONUMENT, SEE DETAIL 1/L4
  - L.4 20'-0" x 30'-0" RAMADA, SEE DETAIL 3/L4
  - L.5 MAILBOX, SEE DETAIL 1/L5





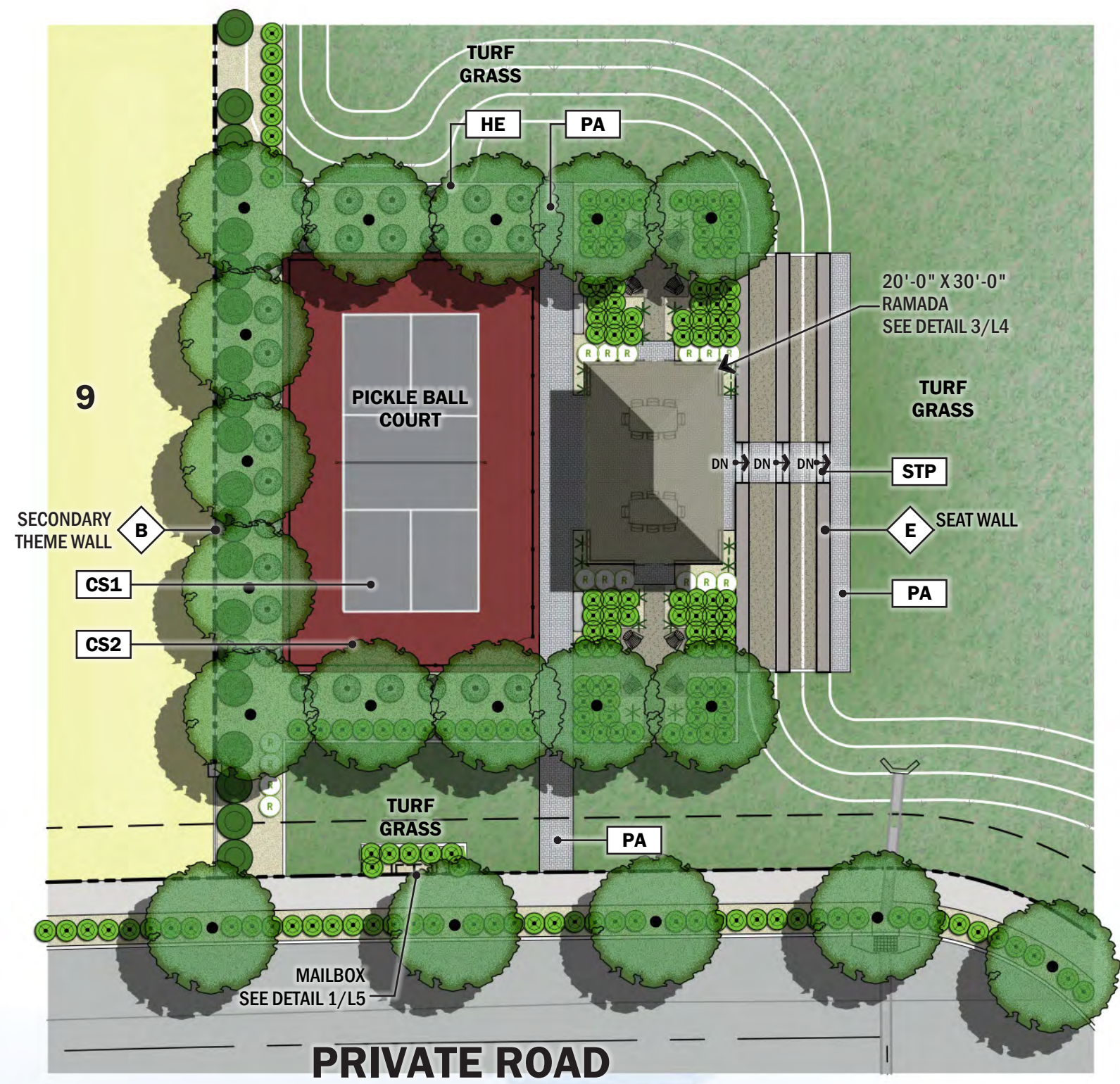






**1** GATED ENTRY ELEVATION

SCALE: 3/8" = 1'-0"

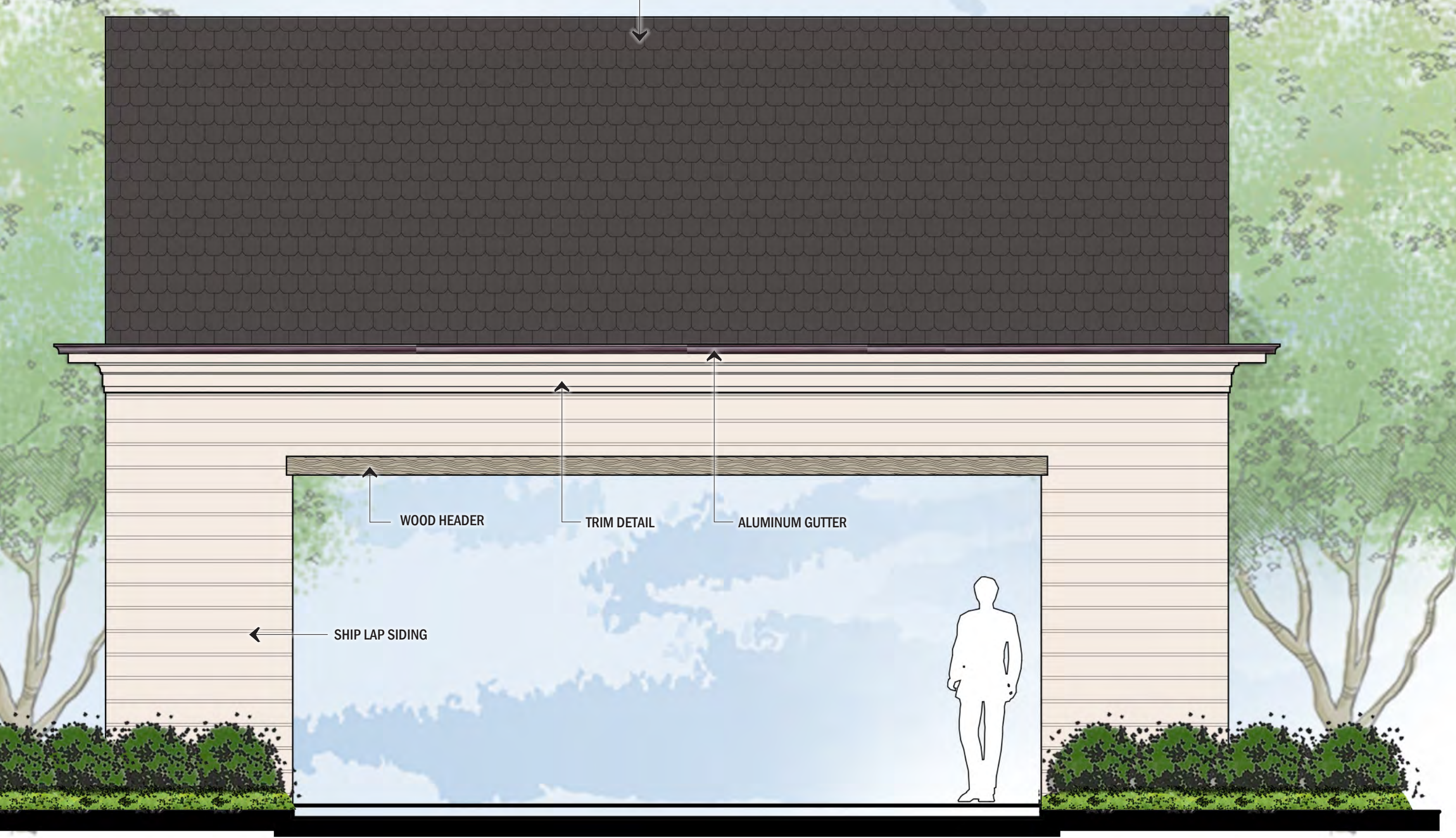


**2** AMENITY AREA ENLARGMENT

SCALE: 1" = 20'-0"



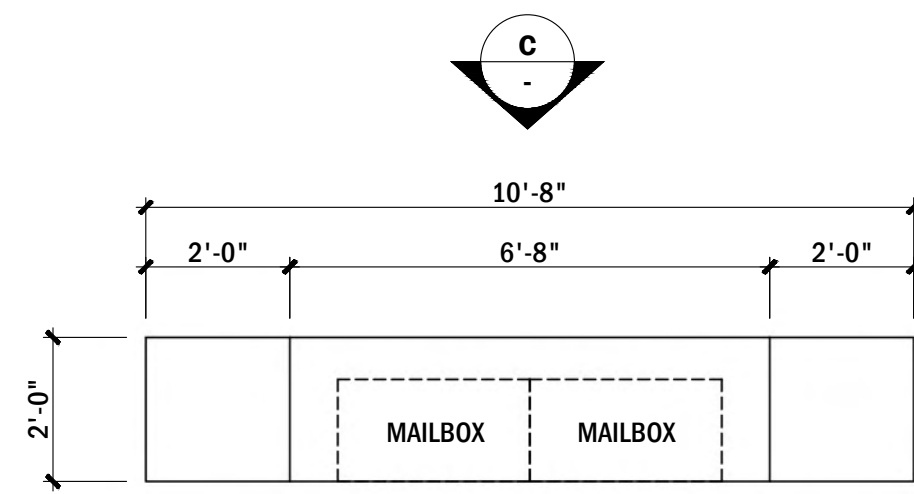
**3** 20'-0" x 30'-0" RAMADA



**B** SIDE ELEVATION

SCALE: 3/8" = 1'-0"





**A** PLAN VIEW



**B** FRONT ELEVATION

**C** REAR ELEVATION

- CMU WALL WITH STUCCO FINISH
- HONED CMU
- PRE-MANUFACTURED MAILBOX WITH ENGRAVED NUMBERS

**1** MAILBOX DETAILS

SCALE: 3/8" = 1'-0"



# UPFRONT

## Planning & Entitlements, LLC

Queen Creek 14 Rezone Request  
Neighborhood Meeting Webinar Format  
April 28, 2021  
6:00 PM Start Time

### **In attendance:**

Jessica Sarkissian, UpFront Planning & Entitlements, LLC  
Edwin Patterson, Developer  
Nathan Larson, Bowman Consulting Engineer  
Christine Sheehy, Town of Queen Creek  
Kaja-Anne Jezycki, Resident  
Helen Kriesel, Resident  
Jerry Leighton, Resident  
Jeff Hahn, Resident  
Robert Davis, Resident  
Sharon Davis, Resident

### **Meeting Notes:**

This meeting is part of the neighborhood outreach process as required by the Town of Queen Creek and all neighbors within 1,200 feet were invited to this meeting and the site was posted with the neighborhood meeting information on April 2, 2021 in two locations along Ocotillo Road as directed by staff. Meeting registration was required as a virtual sign in sheet for the meeting and provided on the sign as well as in the neighborhood letter. Jessica also forwarded the link to neighbors she was able to contact via e-mail.

A zoom webinar presentation was presented to attendees:

*Jessica Sarkissian opened the meeting at 5:54 PM to attend and began the presentation at 6:03 PM. She began going over the meeting instructions for how to participate via chat or raise your hand in the meeting so she may call on them and open their mic.*

Jessica presented a power point presentation showing the following slides and details:

- A regional location map;
- An aerial display showing the site and surrounding properties;
- A map depicting the existing and proposed zoning designations;
- A proposed project layout showing lotting and landscape and open space;
- An aerial map with the proposed site plan laid on top to show relationship to the existing homes;
- Exhibits of the entry monument and entry gate;
- Exhibits of the proposed amenities of the open space and active recreation space, ramada and mailboxes;
- A slide describing the history of the builder and types of finishes and homes they produce;
- Exhibits showing proposed housing elevations and corresponding floorplans were shown;

- A slide detailing the various types of home sizes and lot sizes which will be available as well as the proposed selling price of around \$1.5 Million and proposed site improvements;
- A slide depicting the Town of Queen Creek R1-18 zoning requirements for setbacks and lot coverage as well as the proposed Typical Lot exhibit showing the setbacks detailed;
- A slide showing the preliminary plat and detailing the extended lot depths and sizes; and
- The final slide was the contact information for Jessica and the Town staff planner for the case.

*Jessica Sarkissian then opened the meeting to attendee's questions or comments.*

The following is a list of questions and comments from the neighbors in attendance.

Neighbor Question: Are all the homes going to be two-story?

- *Response: Yes, all the homes proposed are two-story floor plans. The average product depth is around 80', so on these larger lot depths there will still be quite a bit of setbacks between the homes and the rear lot line. It is likely that all the lots will greatly exceed the 30' code setback.*

Neighbor Question: The houses on the east side will have a larger setback than the homes on the west side in Lucia.

- *Response: Lucia has an existing 30' trail between the back of the existing Lucia lots and the property line for this project. Homes in Lucia will be buffered by the existing 30' trail and then lots on the western side are still extra deep lots and will also likely exceed the rear setback of 30' and will also be much larger lots.*

Neighbor Question: Will the wall be placed on the property line?

- *Response: Yes, a new block wall will be placed on the property line and in some areas such as on the west side a block wall with view fencing will be constructed adjacent to the trail.*

Neighbor Question: Will there be no buffer area between Lucia and the development?

- *Response: There is the existing trail area in Lucia and a new block wall with view fencing will be provided along parts of the western side.*

Neighbor Question: There should be an additional buffer zone between Lucia and the new development.

- *Response: There is usually not a buffer provided when residential is adjacent to residential, especially when the incoming residential is less dense than the existing residential as in this case. The existing residential setbacks for the existing Lucia subdivision and the proposed Queen Creek 14 are very large and are expected to be well over 100 feet between the homes including the 30' existing trail between the communities. Buffer zones are typically placed when commercial is next to residential or other less compatible uses are next to each other.*

Neighbor Question: What is the elevation of the retention basin on the Northeast corner and how it relates to the existing adjacent lot?

- *Response: The retention basin is 3' below the street and the existing adjacent lot is about a foot above street elevation, so the difference is 4', however the site will be providing a flat area before it slopes down with a bench before it slopes down to ensure there is no issue with grade change.*

Neighbor Question: Will the wall be placed along the existing property wall and will it curve with the basin?

- *Response: A new wall will be built to replace all the existing walls and it will run along the property line and not follow the basin.*

Neighbor Question: Are you abandoning the irrigation easement on the north side?

- *Response: According to the title reports there is no irrigation easement on this property. It looks like the existing irrigation easement to the east stops before the property line.*

Neighbor Question: When will construction begin?

- *Response: It is projected to begin moving dirt in 4<sup>th</sup> Quarter of 2021, begin civil construction in 1<sup>st</sup> Quarter of 2022 and building homes in second quarter of 2022.*

Neighbor Question: Have they started marketing the properties yet and when will you?

- *Response: No, they have not started marketing the properties yet, they are hoping to start marketing as a coming soon in May 2021 and possibly taking reservations mid-summer 2021.*

Neighbor Question: When do you plan to get approval for the rezoning?

- *Response: Currently we are in final reviews with the Town and we are on schedule for Commission in June 2021 and Council in July 2021. Those dates when finalized would be advertised via another mailing to everyone as well as a new sign posting with the hearing information.*

Neighbor Question: They will be marketing prior to entitlements?

- *Response: Yes, they are going to do preliminary marketing to get interest, homes will not be listed formally for sale until later in the development process.*

*Jessica then concluded by again reiterating the contact information for herself and Town staff to communicate any additional questions or concerns and let them know that those become part of the case record with the Town.*

**Meeting End Time: 6:25 PM**





