



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

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

**FROM:** Erik Swanson, Planning Administrator  
Mallory Ress, Planner I

**RE:** Discussion and Possible Action on P21-0112 Power 14 Preliminary Plat, a request from Bowman Consulting for Preliminary Plat approval of an approximately 18.53-acre, fourteen (14) lot single-family residential subdivision located north of the northeast corner of Power and Chandler Heights roads.

**DATE:** July 14, 2021

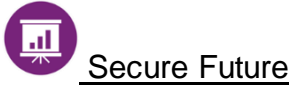
**STAFF RECOMMENDATION**

Staff recommends approval of P21-0112 Power 14 Preliminary Plat, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P21-0112 Power 14 Preliminary Plat, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOAL**



**SUMMARY**

This proposal consists of a request by Bowman Consulting for the approval of a Preliminary Plat for a fourteen (14) lot residential subdivision. The 18.53-acre project

site is currently zoned R1-43 (Rural Estate District) and is located north of the northeast corner of Power and Chandler Heights roads. The request is consistent with the zoning.

**HISTORY**

- Sept. 4, 1989: The Town of Queen Creek incorporated with an effective date of October 4, 1989.
  
- May 31, 1990: The Town Council approved Ordinance No. 7-90, adopting the Zoning Code and Zoning Map with a designation of R1-43 for the subject parcel.

**PROJECT INFORMATION**

Project Name	Power 14 Preliminary Plat
Site Location	North of the northeast corner of Power and Chandler Heights roads
Current Zoning	R1-43
Surrounding Zoning:	
North	R1-43 – Benjamin Franklin Charter School
South	R1-43 – Rancho Jardines
East	R1-43 – Rancho Jardines
West	RU-43 – Maricopa County acre residential lots
Gross Acreage:	18.53 acres
Net Acreage	16.48 acres
Total Lots/Units:	14 lots
Net Density:	0.85 du/acre
Open Space Acreage (Total):	Required: 0% Provided: 0%

**DISCUSSION**

The request is for approval of a fourteen (14) lot single-family residential subdivision located on approximately 18.53 gross acres (16.48 net acres) north of the northeast corner of Power and Chandler Heights roads. The property is bordered by Power Road to the west, Via Del Oro to the south, 186<sup>th</sup> street to the east and the Benjamin Franklin Charter School to the north. Further to the south and east of the subject site is the Rancho Jardines R1-43 residentially zoned subdivision. Beyond Power Road to the west are Maricopa County RU-43 residentially zoned lots. Upon incorporation to the Town the subject parcel was zoned R1-43 and is currently zoned R1-43.

The proposed Power 14 Preliminary Plat offers fourteen (14) lots with a minimum lot depth of 300-feet, a minimum lot width of 145-feet and a minimum lot area of 44,035SF, meeting the Town's requirements for lot size and area for the R1-43 zoning district. The proposed gated entry located on Power Road, approximately 350-feet north of the Via Del Oro intersection, provides access to and from the subdivision. The applicant submitted a traffic statement indicating that the proposed development will have minimal impact to the existing roadway network and surrounding area. As part of the improvements to the site, the developer will be required to complete offsite improvements for Power Road, 186<sup>th</sup> Street, and Via Del Oro.

### **CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS.
3. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.
4. For the onsite improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed certificate of occupancy hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
5. For the offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or bond, to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
6. All remaining ½ street improvements shall be required to be designed and constructed for Power Road for all portions of the Right-of-Way adjacent to the property frontage.
7. Full ½ street improvements shall be required to be designed and constructed for 186<sup>th</sup> Street and Via Del Oro for all portions of the Right-of-Way adjacent to the property frontage.

8. 25' of half street of Right-of-Way for Via Del Oro shall be dedicated to the Town on the Final Plat.
9. 20' of half street of Right-of-Way for 186th Street shall be dedicated to the Town on the Final Plat.
10. Developer shall work with Development Services Staff prior to approval of the Final Plat to construct an acceptable traffic calming measure within the subdivision.

<b>ATTACHMENTS</b>
--------------------

1. Aerial Photo Exhibit
2. Current Zoning Map Exhibit
3. Power 14 Preliminary Plat

**Project Name: Power 14 Aerial Exhibit**  
**Case Number: P21-0112**  
**Hearing Date: July 14, 2021 (Planning Commission)**



BROOKS FARM RD

VIA DEL JARDIN

Benjamin Franklin Charter School

VIA DEL PALO

Maricopa County

Project Site

VIA DEL RANCHO

Rancho Jardines

POWER RD

186TH ST

VIA DEL ORO

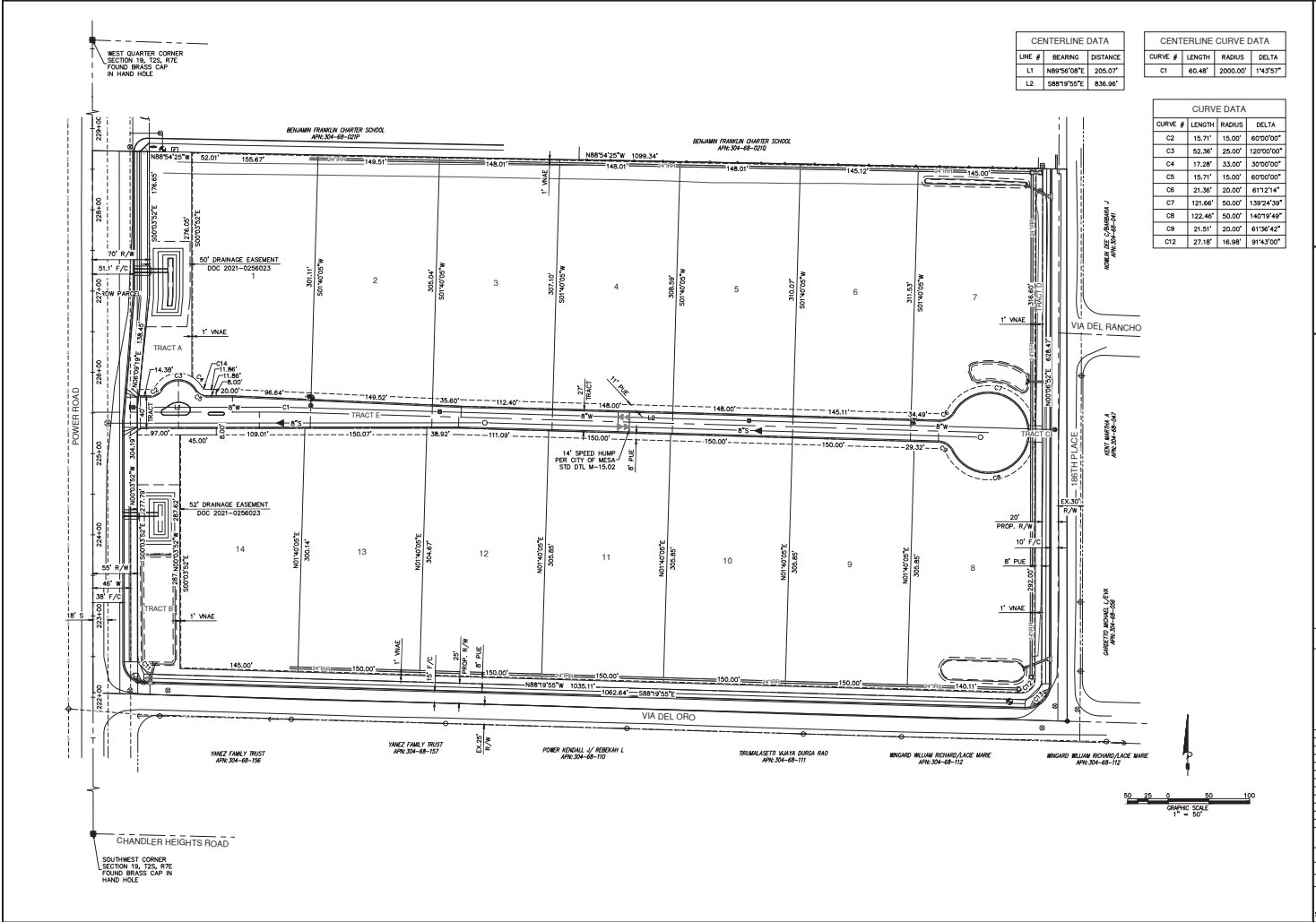
Rancho Jardines

**Project Name: Power 14 Zoning Exhibit**  
**Case Number: P21-0112**  
**Hearing Date: July 14, 2021 (Planning Commission)**



**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



**Bowman**

PRELIMINARY PLAN  
POWER & VIA DEL ORO

QUEEN CREEK, ARIZONA

050993  
PROJECT NUMBER

DATE DESCRIPTION  
CLP AAD NTL  
DESIGN DRAWN CHKD  
SCALE 1" = 15'  
JOB NO. 050993  
DATE: 07/06/2021

PP03  
SHEET 03 OF 05

CAD FILE NAME: v:\050993 - power and via del oro\050993-01-001 (mg)\engineering\engineering plans\preliminary\050993-PR-001-PPT.dwg 07/06/2021