



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator

RE: **Public Hearing and Possible Action on P21-0049 Queen Creek 14 Preliminary Plat**, a request by Bownman Consulting for Preliminary Plat approval of an approximately 13.9-acre, 19-lot residential subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment).

DATE: August 11, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0049 Queen Creek 14 Preliminary Plat, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P21-0049 Queen Creek 14, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Secure Future

SUMMARY

This proposal consists of a request by Bowman Consulting for the approval of a Preliminary Plat for an approximate 13.9-acre, 19-lot gated residential subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment). The subject site was rezoned from R1-43 to R1-18 at the July 21, 2021 Town Council meeting. The request is consistent with the zoning.

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).
- July 21, 2021: Town Council Rezoned the subject site from R1-43 to R1-18.

PROJECT INFORMATION

Project Name:	Queen Creek 14 Preliminary Plat
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 Princessa 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

The request is for Preliminary Plat approval to establish a 19-lot, gated single-family residential subdivision. Directly west and north of the subject site is the Lucia subdivision that 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 minimum lot size is 120' wide x 160' deep (19,321 s.f.), with lot sizes ranging from a minimum of 19,321 s.f. to 26,746 s.f. with an average lot size of 23,266 s.f. 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.

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 R1-18. The request is consistent with the zoning.

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.

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. 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 ("CAGR") 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.”
7. 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.
8. 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.
9. 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.

ATTACHMENTS

1. Aerial Exhibit
2. Current Zoning Map Exhibit
3. Queen Creek Preliminary Plat

Project Name: Queen Creek 14 Preliminary Plat Aerial Exhibit
Case Number: P21-0049
Hearing Date: August 11, 2021





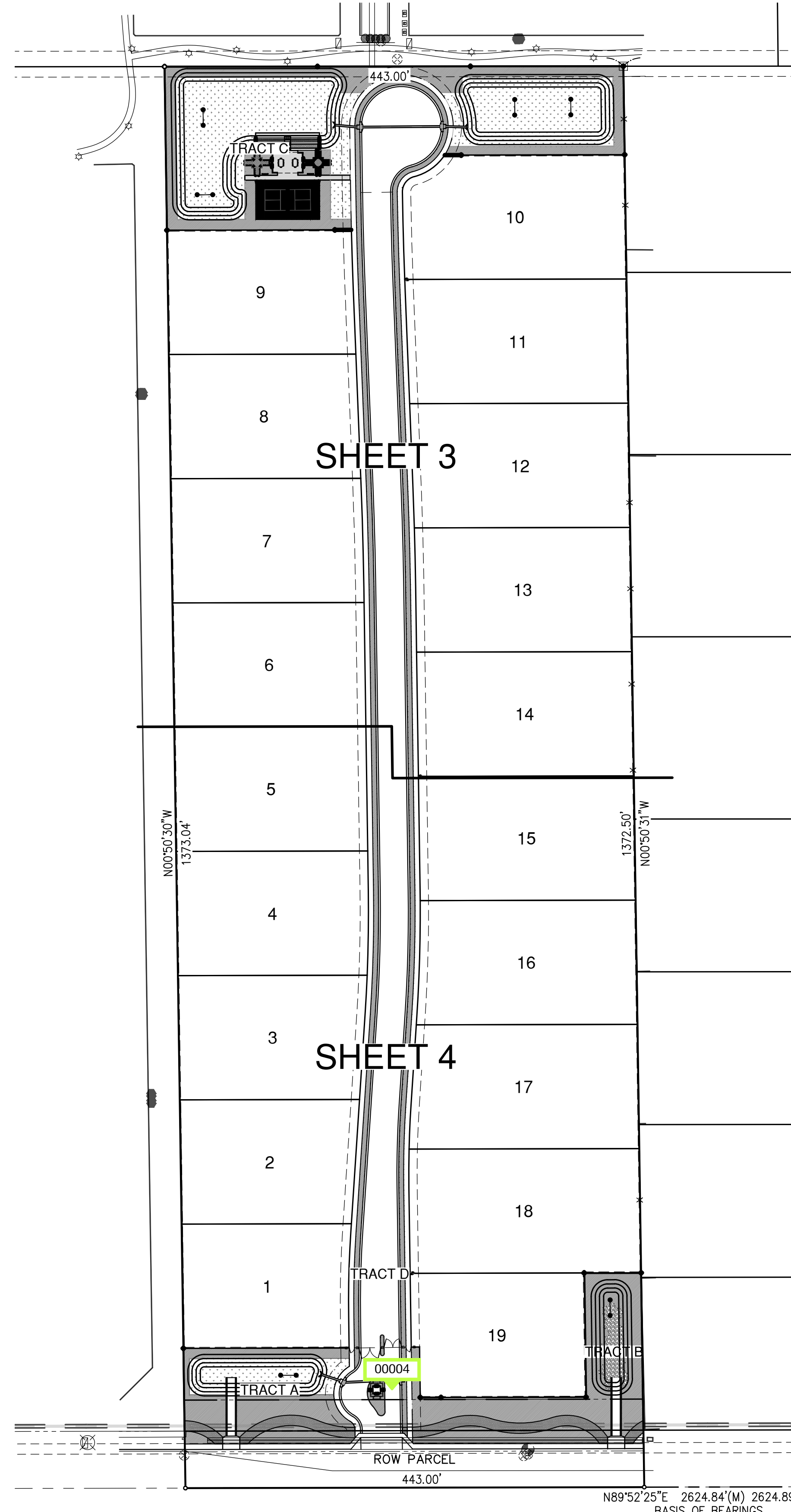
Maricopa County Assessor's Office

Zoning Districts

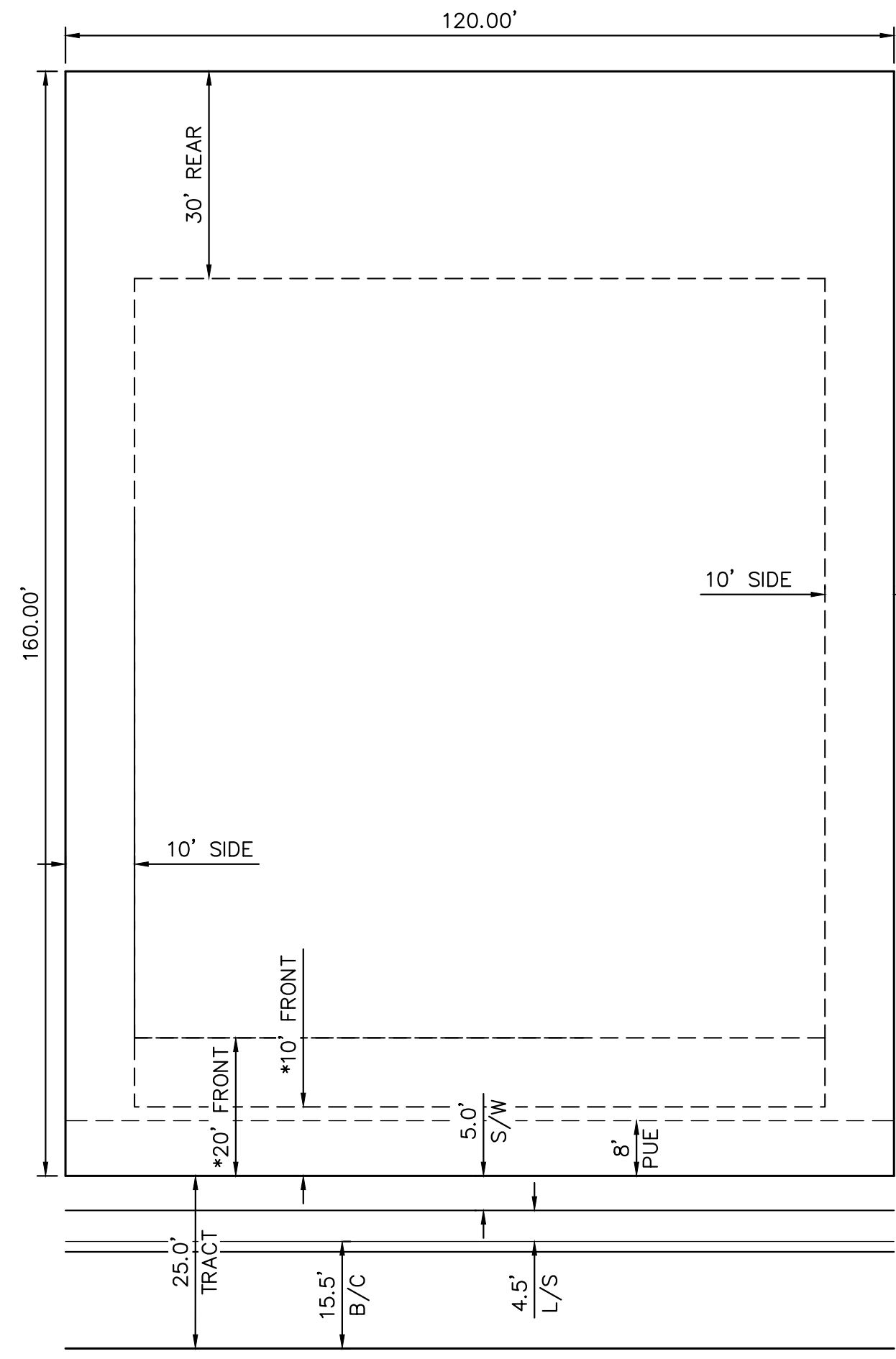
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - 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

QUEEN CREEK 14 PRELIMINARY PLAT QUEEN CREEK, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 2 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



- LEGEND**
- BRASS CAP FLUSH
 - MONUMENT AS NOTED
 - ⊠ BRASS CAP IN HAND HOLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - ← DRAINAGE FLOW DIRECTION
 - ⊙ EXISTING GAS MANHOLE
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ EXISTING SIGN
 - ⊙ EXISTING ELECTRICAL PULL BOX
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING CUY WIRE
 - ⊙ EXISTING POWER POLE
 - BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - EASEMENT LINE
 - R/W RIGHT OF WAY
 - EX F --- EXISTING FENCE
 - EX W --- EXISTING WATER
 - EX S --- EXISTING SEWER
 - EX G --- EXISTING GAS
 - OHE --- EXISTING OVERHEAD UTILITY LINES
 - 8"S --- PROPOSED SEWER
 - 8"W --- PROPOSED WATER
 - PARCEL BOUNDARY
 - 27"IRR --- EXISTING IRRIGATION
 - ZONING BOUNDARY



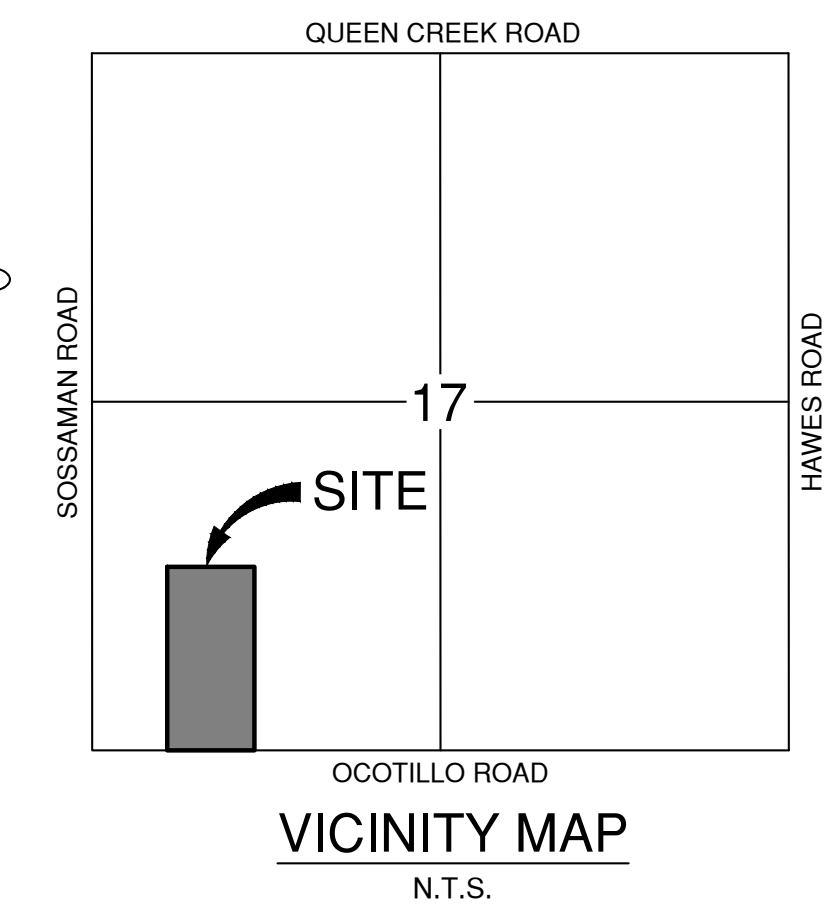
TYPICAL LOT
(85'x120' LOTS)
N.T.S.
DEPTH OF LOT VARIES

* 20' FRONT SETBACK TO FRONT OF GARAGE(FRONT ENTRY).
10' FRONT SETBACK TO GARAGE (SIDE ENTRY, LIVING AREA, &
COVERED PROCH

ENGINEER
BOWMAN CONSULTING
2420 S. POWER ROAD, SUITE 105
MESA, AZ 85209
PH: 480.605.2400
CONTACT: NATHAN LARSON

OWNER
YANG LIVING TRUST
1573 W ZION PL
CHANDLER, AZ 85248

DEVELOPER
PATTERSON ENTERPRISES, INC
4100 S. LINDSAY ROAD, BUILDING 7, SUITE 125
GILBERT, AZ 85297
PH: 480.271.5175
CONTACT: EDWIN PATTERSON



BASIS OF BEARING

NORTH 89°52'25" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 198 OF MAPS, PAGE 30 OF MARICOPA COUNTY RECORDS

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OCOTILLO & SOSSAMAN
ELEVATION: 1370.03' (NAVD 88 DATUM)

FLOOD ZONE CERTIFICATION

THIS SITE LIES WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2770L, ZONE X, WITH A CURRENT EFFECTIVE DATE OF OCTOBER 16, 2013. ACCORDING TO THE FEMA GIS DATABASE, THIS PANEL IS NOT PRINTED DUE TO NO SPECIAL FLOOD HAZARD AREAS BEING LOCATED WITHIN THE AREA.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

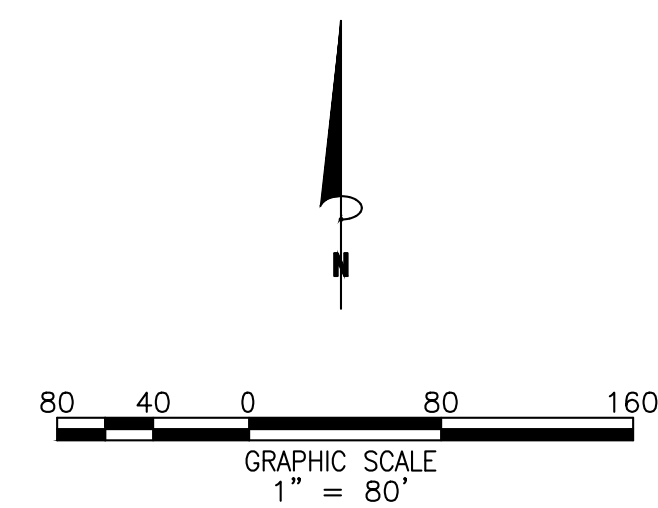
THE EAST 443 FEET OF LOT 8, AMENDED RESULT OF SURVEY SUN VALLEY FARMS UNIT III, ACCORDING TO BOOK 198 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA

ZONING EXISTING	R 1-13
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 (1.9%)
PROPOSED ACTIVE OPEN SPACE:	1.01 ac (62.6%)
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

NOTES:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED
2. THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS
3. 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.



Sheet Number	Sheet Title
01	PRELIMINARY PLAT COVERSHEET
02	LOT & TRACT TABLES DETAILS
03	PRELIMINARY PLAT
04	PRELIMINARY PLAT
05	GRADING PLAN

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1285 West Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 609-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT COVERSHEET
QUEEN CREEK 14
MARICOPA COUNTY
QUEEN CREEK, ARIZONA

PROJECT NUMBER



PLAN STATUS

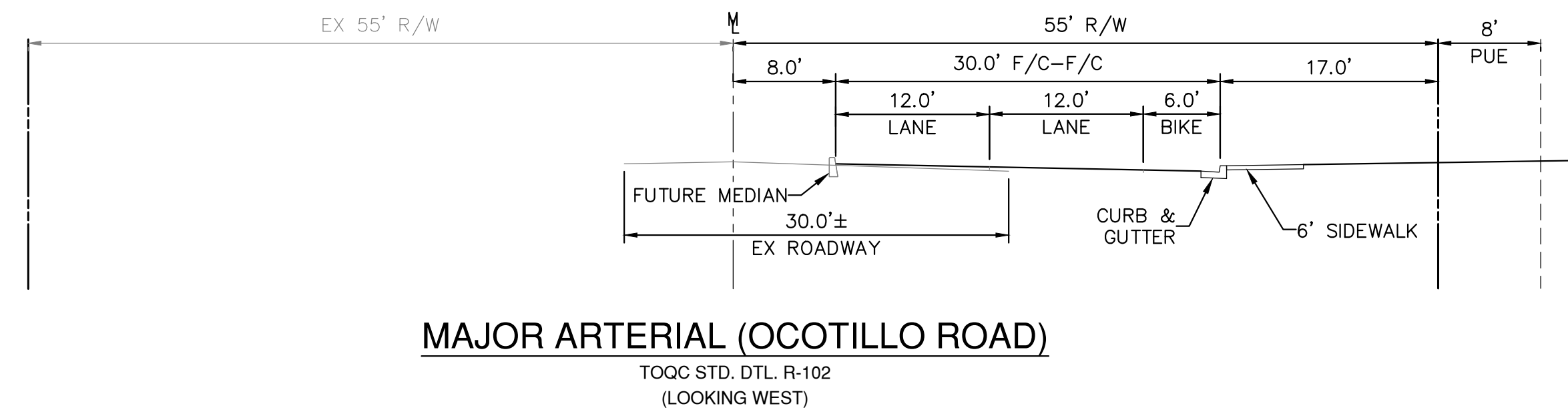
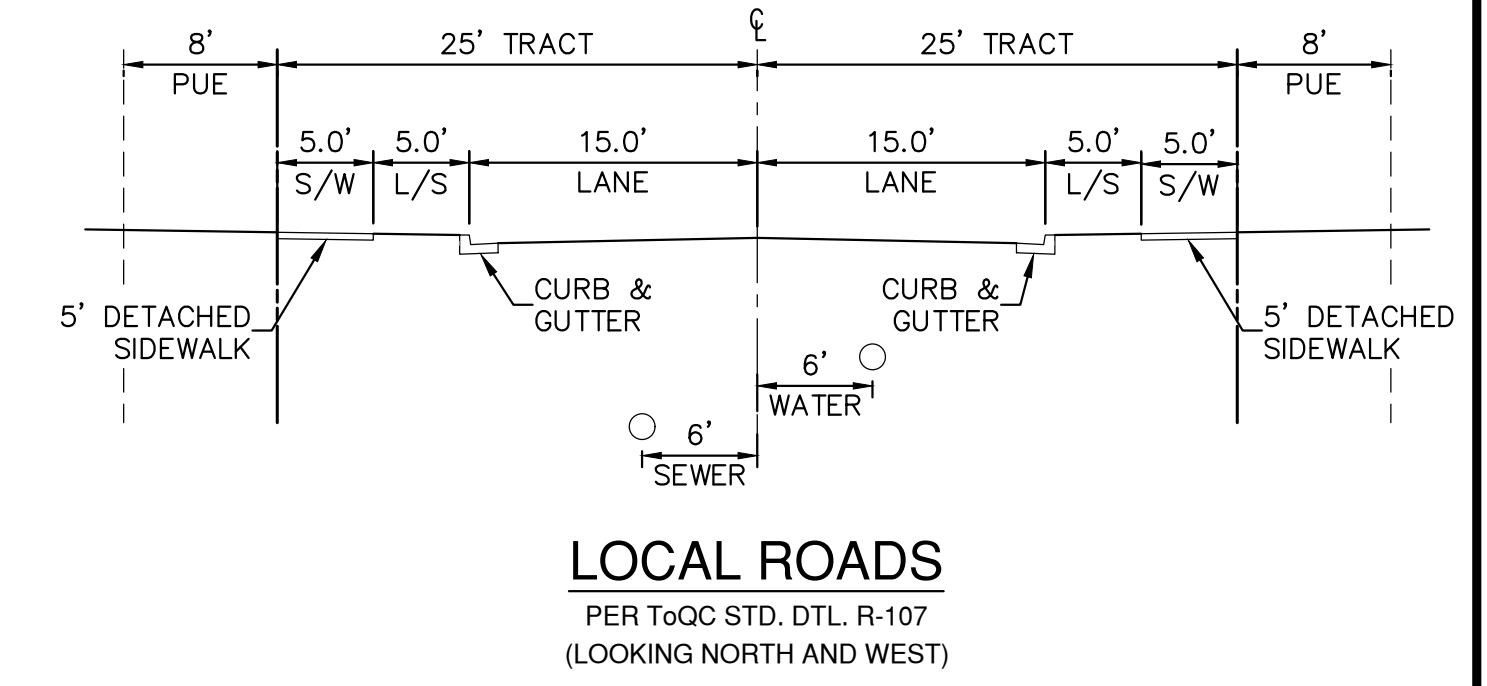
DATE	DESCRIPTION
HAC DESIGN	AG DRAWN NTL CHKD
SCALE	H: 1" = 80' V: NONE
JOB No.	050877-01-001
DATE	2/23/2021

PP01
SHEET 01 OF 05



LOT AREA	
LOT #	AREA
1	19318.50 SF
2	20248.53 SF
3	21398.49 SF
4	22139.51 SF
5	22201.86 SF
6	22201.86 SF
7	22152.45 SF
8	21853.50 SF
9	21501.89 SF
10	25109.68 SF
11	25514.31 SF
12	25157.03 SF
13	24961.06 SF
14	24953.47 SF
15	24953.68 SF
16	25197.25 SF
17	26187.77 SF
18	26745.60 SF
19	19768.58 SF

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	OPEN SPACE AND RETENTION	12246.96 SF
B	OPEN SPACE AND RETENTION	14122.02 SF
C	OPEN SPACE, RETENTION AND AMENITY WITH PUBLIC WATER LINE AND PUBLIC SEWER LINE	44176.39 SF
D	PRIVATE STREET TRACT WITH PUBLIC WATER AND PUBLIC SEWER LINE	71610.14 SF



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1285 West Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LOT & TRACT TABLES DETAILS
QUEEN CREEK 14
QUEEN CREEK, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS

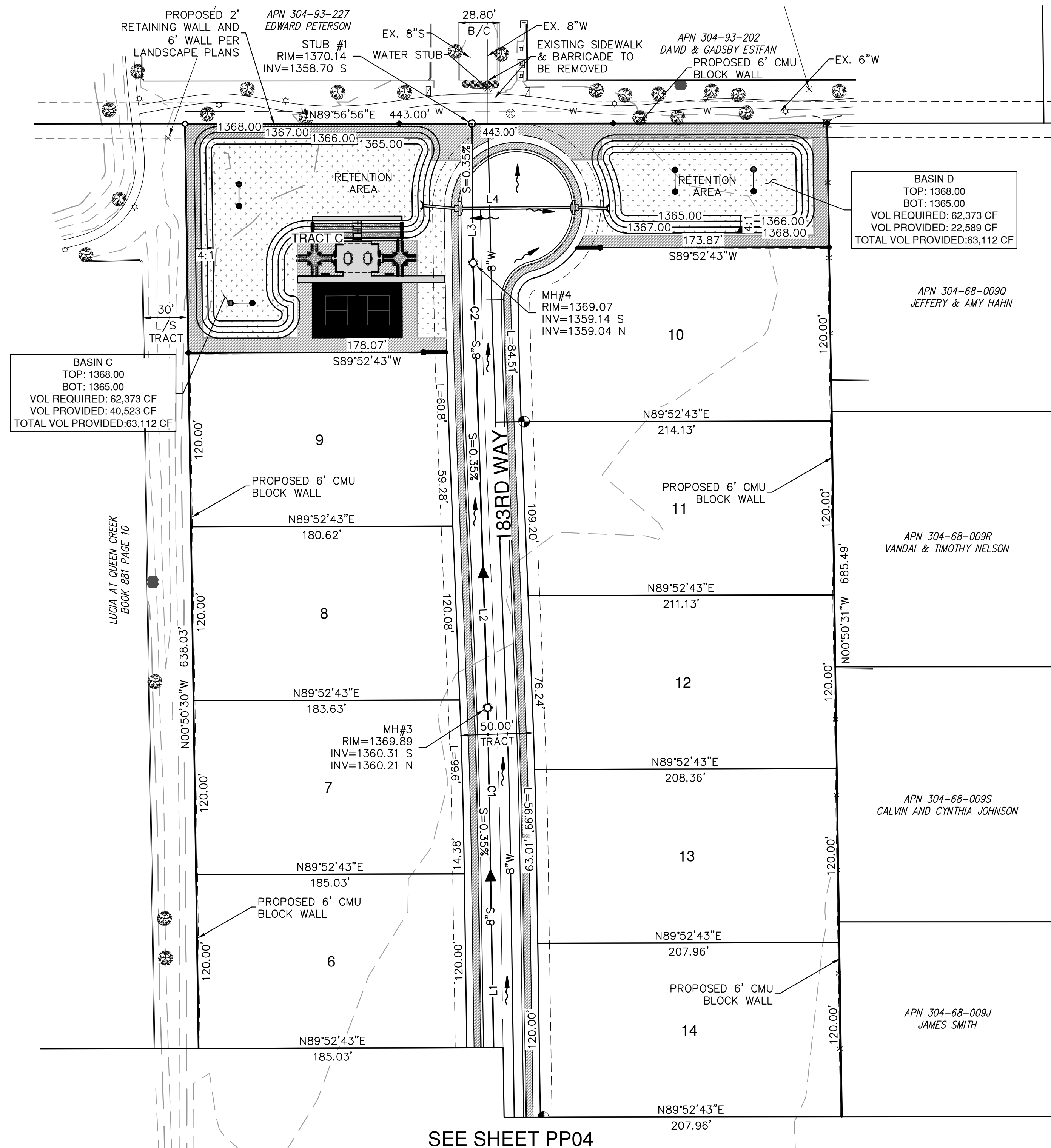
DATE	DESCRIPTION		
HAC DESIGN	HAC DRAWN	NTL	CHKD
SCALE	H:	V:	
JOB No.	050877-01-001		
DATE :	2/23/2021		



PP02
SHEET 02 OF 05

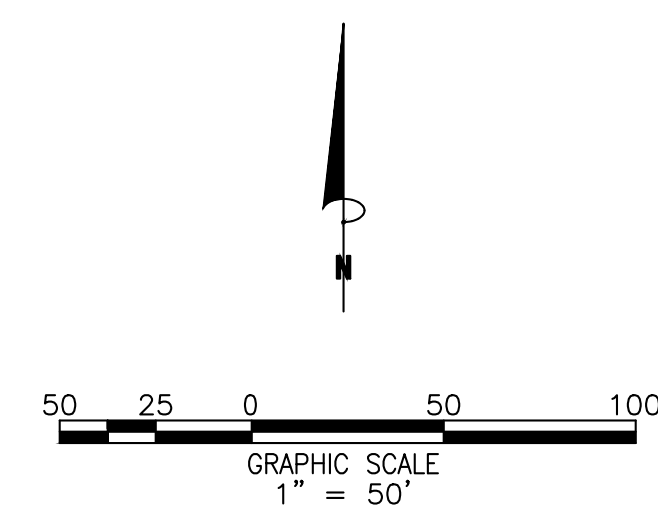
CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	N0°50'30"W	182.70'
L2	N2°16'37"W	192.95'
L3	N0°50'30"W	37.80'
L4	N89°09'30"E	25.00'

CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	100.20'	4000.00'	1°26'07"
C2	113.97'	4600.94'	1°25'09"



BASIN C
TOP: 1368.00
BOT: 1365.00
VOL REQUIRED: 62,373 CF
VOL PROVIDED: 40,523 CF
TOTAL VOL PROVIDED: 83,112 CF

BASIN D
TOP: 1368.00
BOT: 1365.00
VOL REQUIRED: 62,373 CF
VOL PROVIDED: 22,589 CF
TOTAL VOL PROVIDED: 63,112 CF



PROJECT NUMBER



PLAN STATUS

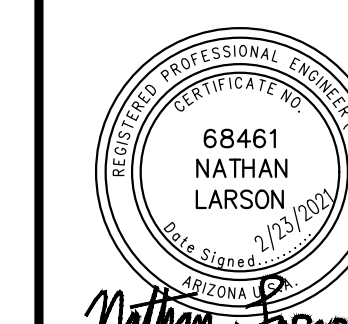
DATE	DESCRIPTION
HAC DESIGN	HAC DRAWN
NTL CHKD	
SCALE	H: 1" = 50'
	V: NONE
JOB No.	050877-01-001
DATE	2/23/2021

DATE : 2/23/2021

PP03
SHEET 03 OF 05



PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
HAC DESIGN	HAC DRAWN NTL
SCALE	H: V: CHKD
JOB No. 050877-01-001	
DATE: 2/23/2021	

DATE	DESCRIPTION
HAC DESIGN	HAC DRAWN NTL
SCALE	H: V: CHKD

JOB No. 050877-01-001

DATE: 2/23/2021

GD05
SHEET 05 OF 05

