



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Steven Ester, Planner II

RE: **Public Hearing and Possible Action on P21-0044 and P21-0132 Evergreen on Germann PAD Rezone and Site Plan**, a request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for a 65 unit, multi-family development on approximately 10 acres, located at the northeast corner of Germann and Rittenhouse roads.

DATE: November 10, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0044 and P21-0132 Evergreen on Germann PAD Rezone and Site Plan, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to recommend approval of P21-0044 and P21-0132 Evergreen on Germann PAD Rezone and Site Plan, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

The proposal consists of a request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for a 65 unit, multi-family development on approximately 10 acres, located at the northeast corner of Germann and Rittenhouse roads.

HISTORY

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).

PROJECT INFORMATION

Project Name	Evergreen on Germann PAD Rezone and Site Plan
Site Location	NEC of Germann and Rittenhouse roads
General Plan Designation	Neighborhood (0-20 du/ac)
Current Zoning	R1-43 (Rural Estate District)
Proposed Zoning	MDR/PAD (Medium Density Residential)
Surrounding Zoning Designations:	
North	Union Pacific Rail Road GI (General Industrial) – City of Mesa
South	Germann Road PRC (Parks, Recreation, and Conservation) - Cortina MDR/PAD (Medium Density Residential) - Cortina
East	GI (General Industrial) – City of Mesa LI (Light Industrial) – City of Mesa
West	Rittenhouse Road R1-43 (Rural Estate District) – Vacant Land
Gross Acreage	9.98 acres
Net Acreage	5.51 acres
Total Lots/Units	65 units
Proposed Density	6.5 du/acre (gross) 11.8 du/acre (net)
Open Space	Required: 20% - 86,946 SF (2 acres) Provided: 31% - 134,600 SF (3.09 acres)
Parking	Required: 117 parking spaces Provided: 117 parking spaces

DISCUSSION

Evergreen on Germann is a multi-family attached and detached gated residential rental community with 65 units and a net density of 11.8 units per acre. The product types range from single-story to two-story with private backyards to be more reminiscent of a traditional single-family community, rather than a typical, multi-story apartment complex.

For surrounding context, the site is bound by Rittenhouse Road to the west and Germann Road to the south. Beyond the arterials, there is vacant land and the existing Ben Franklin Charter School further west, while the Cortina subdivision is situated south of Germann Road. At its

eastern edge, the property is bordered by the Union Pacific Rail Road and industrial land within the City of Mesa's jurisdiction. There are two (2) points of access total for the proposed project. The main entrance is located off of Germann Road, and will function as a full access in terms of vehicle movement. Given that Germann Road does not connect through from Rittenhouse Road to Sossaman Road at this time, the developer will be installing the necessary improvements up to the entrance of the proposed community to allow for the remaining segment east of the access to be completed by the Town as part of a future CIP project that will be designed in coordination with Maricopa County and the railroad. Barricades will be relocated to the edge of the Germann Road access to ensure any cut-through traffic beyond the entrance is prohibited. Additionally, this project will complete the full signalization of the intersection at Rittenhouse and Germann roads by providing the fourth and final leg of the traffic signal system. The secondary access is placed along Rittenhouse Road, using a driveway cut that currently exists as a product of previous Town improvements. This entrance is intended to be $\frac{3}{4}$ access that does not allow any left turn vehicle movements departing the development. Both accesses incorporate an enhanced sense of arrival through the use of decorative paving and tree-lined landscaping into the entryway in accordance with the Zoning Ordinance.

Landscaping and Open Space

As depicted on the landscape plan, all of the required landscape buffers are provided at the site's edges. Along both the Rittenhouse and Germann Road frontages, there is a contiguous 30' buffer with a mixture of red push pistache, ghost gum eucalyptus, and southern live oak trees for a coordinated street tree theme. At the rear of the site, a 100' wide SRP power easement is located on the property that spans its entire northeastern perimeter. The applicant has worked with SRP to include plant species in this area that are allowed per SRP's regulation, while also offering a walking trail that serves to activate this open space and provide a unique amenity for the residents to take advantage of. The easement also works as a positive means to push the dwelling units themselves away from the adjacent rail road that bounds the rear edge of the site. This project meets the Zoning Ordinance requirements for a minimum of 20% open space total, with 30% of the total open space classified as active.

With regards to site walls, a six-foot, decorative theme wall with three (3) different materials is provided around the perimeter of the development in accordance with the Zoning Ordinance requirements. Decorative columns and undulations are placed every 150' or less within the runs of the site wall with a couple of gates for pedestrian access into the project near the northern and southeastern portions of the site to create usable connections from the sidewalks.

Design Standards

Architecturally, the design team has approached the units much like single-family homes, providing elements of four-sided architecture specific to a stylized theme. The applicant has stated the proposed units are purposefully designed to create a neighborhood community strengthened by home identity via the use of front porches for neighborly interaction, private outdoor rear yards with covered patios, and flexible workspace interiors. The product varies

from one and two-story detached and attached (duplex) homes with one, two, and three bedroom units for a total of four (4) different building types as follows:

- 1-bedroom, single-story attached unit (662 livable SF per unit)
- 2-bedroom, single-story detached unit (964 livable SF per unit)
- 2-bedroom, two-story attached unit (1,179 livable SF per unit)
- 3 bedroom, two-story attached unit (1,466 livable SF per unit)

Specific to the elevation style, there is an emphasis on an Arizona Ranch theme to support the idea of a rural, southwestern aesthetic. Design elements include roof variations, cement shingles, eight-pane recessed windows, shutters, wrought iron details, pop-out sills and lintels, stone veneer wainscoting with corner returns, stucco and cement clap board, and various architectural brackets and posts. There are three (3) different color schemes to also help create variety among the units, each of which is meant to complement the tones associated with a desert ranch palette. In addition to the units, several covered canopies and garage spaces are provided throughout the community. Similar design materials and color schemes are carried over to maintain the blending between the canopies, garages, amenities, and livable units.

In reviewing the proposed elevations, Staff approaches the process much like a typical residential design review to ensure there is an appropriate level of architecture to satisfy the design standards set for multi-family projects. This further pushes the design of the units to implement more features that otherwise resemble more traditional, single-family homes. The call for four-sided architecture is critical to foster elevations that demonstrate how the design theme is prevalent across all sides of the units. The proposed product meets the goals of the Town's Design Standards.

Proposed Zoning Ordinance Deviation

One (1) deviation to the Zoning Ordinance is requested by the applicant:

- **Reduce the required building separation of fifteen (15) feet to eight (8) feet.** Per the Design Standards, multi-family buildings shall be separated by a minimum of fifteen (15) feet. The applicant requests the deviation detailing how it still creates an adequate amount separation between the units in compliance with building codes, while also allowing for a more efficient layout of the buildings internally. Particularly for the two-story plans, they are able to be positioned internally because of the deviation, rather than along the edges of the site to gradually transition towards their height. The applicant has further referenced that the Cortina subdivision south of the proposed site is worthy to compare with its z-lot layouts that have 5' side yard setbacks. The MDR zoning designation only requires 5' side yard setbacks per Zoning Ordinance requirements; it is just the multi-family categorization that triggers the 15' separation requirement.

As an overview, the applicant believes the deviation is justified because of its ability to allow for greater design orientation internally that transitions the higher portions of density (i.e. two-story units) to areas not prominent along the street frontages. In this way, the triangular shaped

parcel is able to locate the taller, two-story units along the rear property line to block and buffer noise from the adjacent rail road. Given how the request uses the flexibility offered by a PAD Overlay to enhance the overall development and meet the findings of fact, Staff supports the requested deviation as a part of the PAD.

PUBLIC PARTICIPATION

With the circumstances surrounding COVID-19, a virtual neighborhood meeting was held on May 13, 2021 with 10 surrounding residents in attendance. A presentation with general information about the development was given to the residents. A few questions and/or concerns relating to the following items were asked:

- Are the units for rent or for sale?
- Is there an SRP easement on-site?
- Noise from the adjacent railroad impacting future renters
- Amount of parking provided

Following the applicant's response to the residents' questions and feedback, the meeting was concluded. Staff has not received any calls or letters regarding the proposal at this time. If any future correspondence is received, the case record will be updated for conveyance.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Neighborhood, which allows for various types of neighborhood-scaled developments including residential uses between 1-20 du/ac. As such, the proposed MDR/PAD zoning is consistent with the Neighborhood designation on the General Plan.

Zoning Review: The property is currently zoned R1-43 (Rural Estate District). This proposed site is in conformance with the multi-family residential standards in the Zoning Ordinance and Design Standards. As discussed above, one (1) deviation is proposed to reduce the required building separation from fifteen (15) feet to eight (8) feet. Based on the justification provided by the applicant, Staff is supportive of the proposed deviation.

In general, the MDR zoning category is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities, while maintaining neighborhood compatibility. By allowing a density range from 6-14 du/ac, there is an adequate spectrum of flexibility for both single-family and multi-family product types, while also maintaining a clear distinction from typical, higher density apartment developments. As part of the technical review of any MDR proposal, the surrounding context is considered in comparison to the project to ensure its scale and transition is appropriate for the area as a whole. The proposed net density of 11.8 du/ac falls within the allowed range of the MDR zoning category, while also aligning the zoning itself with the goals and theme of the General Plan.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Engineering, Utilities, and Traffic Review: The Engineering Division, Traffic Division, and Utilities Department have been involved throughout the review of the request. Conditions of Approval have been added accordingly. With regards to Condition #8, the Engineering and Traffic Divisions have indicated the design for the ½ street improvements on Germann Road beyond the site's access may be better left to complete in the future, given the exact road geometry and connection is not known at this time. As such, the requirements will be finalized as part of the review of the construction documents and improvement plans.

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, except as modified herein.
2. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.
3. The required building separation of 15' is hereby reduced to 8', as designated by the PAD.
4. This project shall be required to complete the traffic signal system at the remaining leg of the Rittenhouse and Germann Road intersection.
5. The pedestrian ramps shall be brought up to ADA standards for all legs of the intersection as needed.
6. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
7. The Town requires any poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
8. The developer shall either construct full street improvements up to the eastern side of the site's access along Germann Road or provide ½ street improvements for all of the

site's frontage along Germann Road. A final design will need to be accepted by the Town prior to the approval of any construction drawings or improvement plans at the permitting stage.

9. A 12" cross fitting and water line must be installed at Rittenhouse Road to extend the existing 12" line from the intersection eastward along the site's Germann Road frontage.
10. A fair disclosure agreement and/or covenant should be provided to lessee's or buyers stating the following: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers, and commercial air cargo operations, all of which are expected to use large commercial aircraft. General aviation activity includes using corporate and executive jets, helicopters, and propeller aircraft. Aviation flight training school includes using training aircraft. Military activity includes using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes." Any public reports filed with the Arizona Department of Real Estate shall include the previously referenced disclosure statement.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit
3. Current Zoning Exhibit
4. Proposed Zoning Exhibit
5. Site Plan
6. Landscape Plan
7. Wall Plan
8. Elevations and Floor Plans
9. Project Narrative
10. Neighborhood Meeting Summary

Project Name: Evergreen on Germann Aerial Exhibit

Case Numbers: P21-0044 & P21-0132

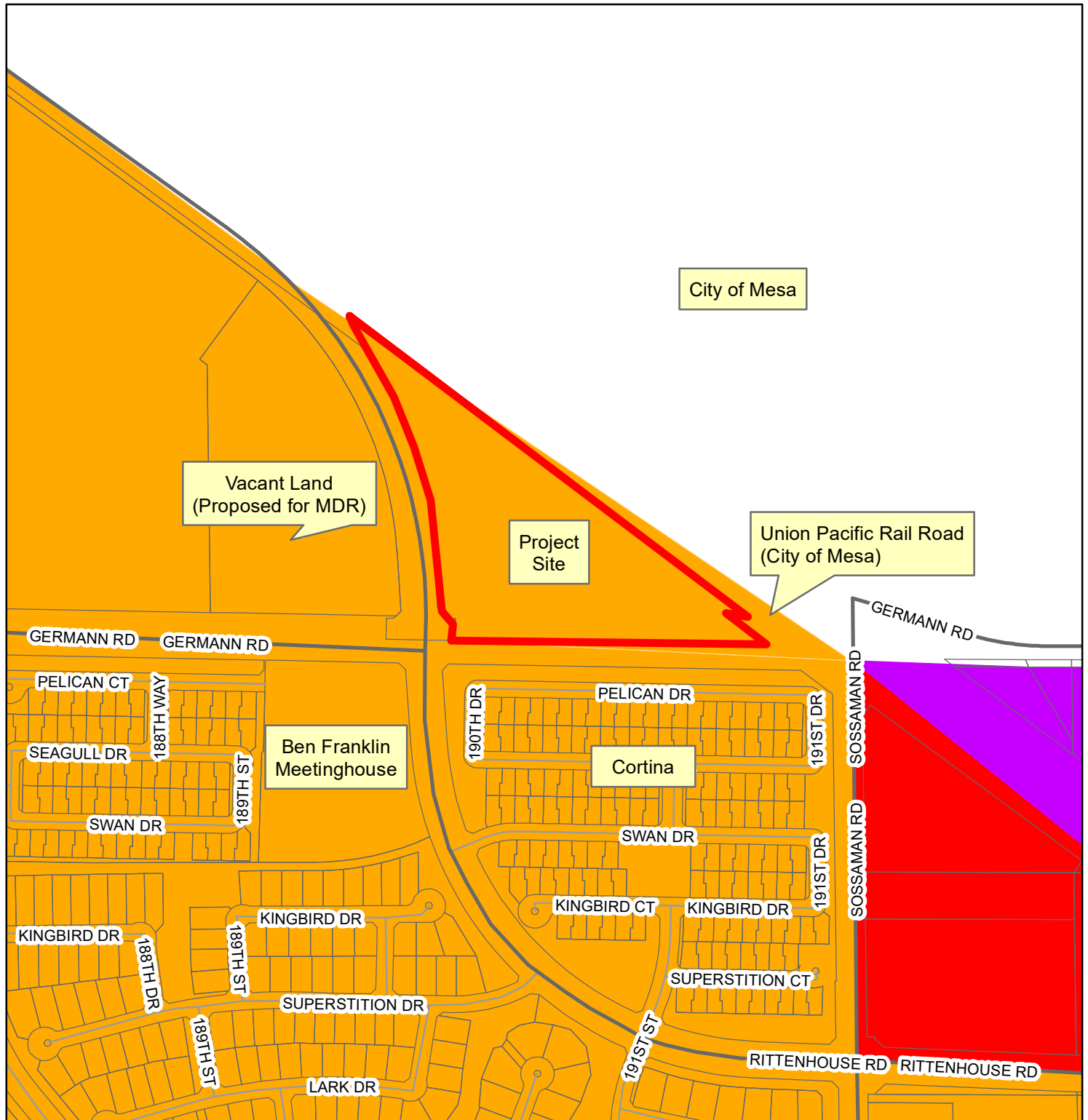
**Hearing Date: November 10, 2021 (Planning Commission)
December 1, 2021 (Town Council)**



Project Name: Evergreen on Germann General Plan Exhibit

Case Number: P21-0044 & P21-0132

Hearing Date: November 10, 2021 (Planning Commission)
December 1, 2021 (Town Council)



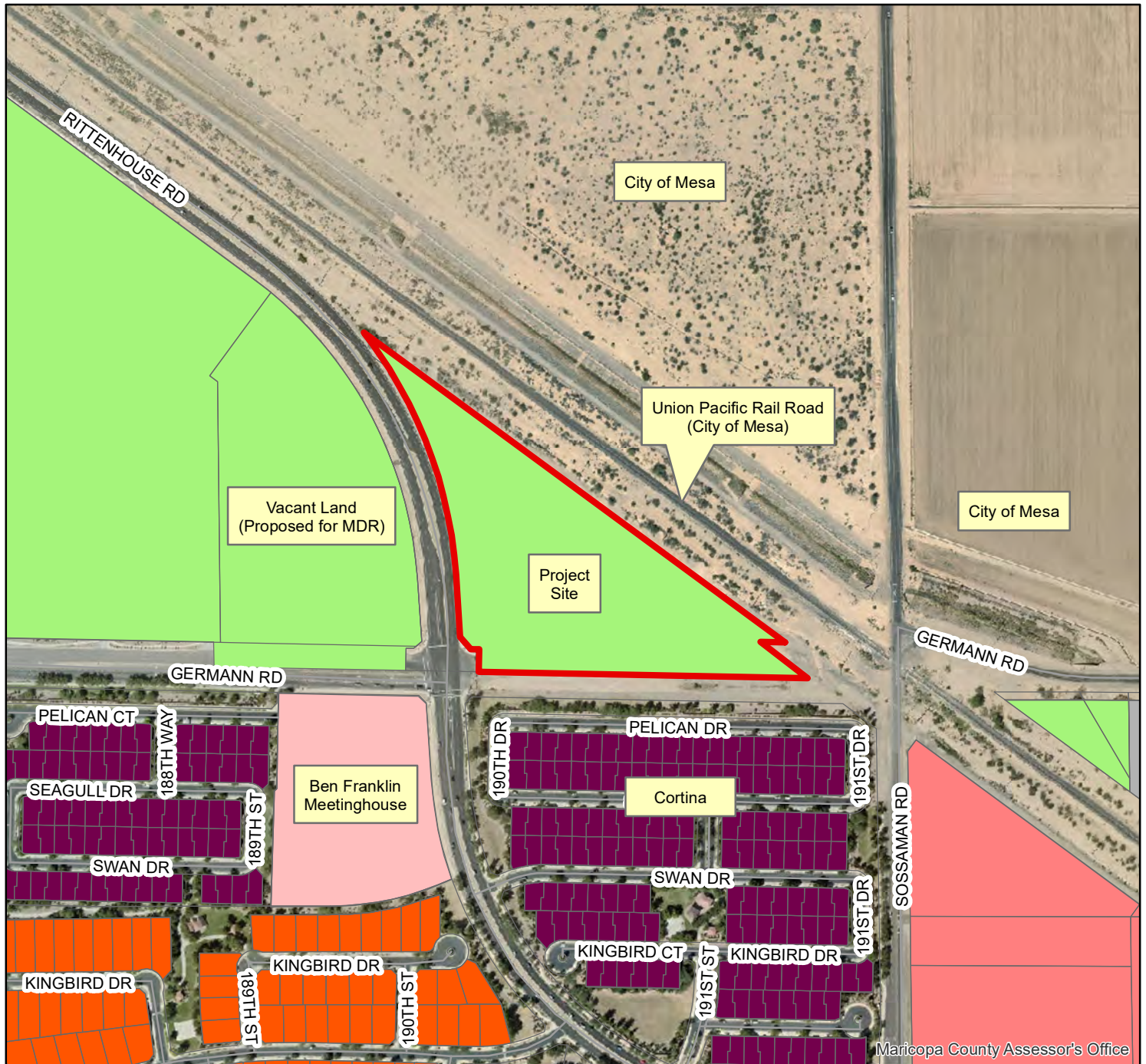
General Plan Land Use

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


























Project Name: Evergreen on Germann Current Zoning Exhibit

Case Number: P21-0044 & P21-0132

Hearing Date: November 10, 2021 (Planning Commission)
December 1, 2021 (Town Council)



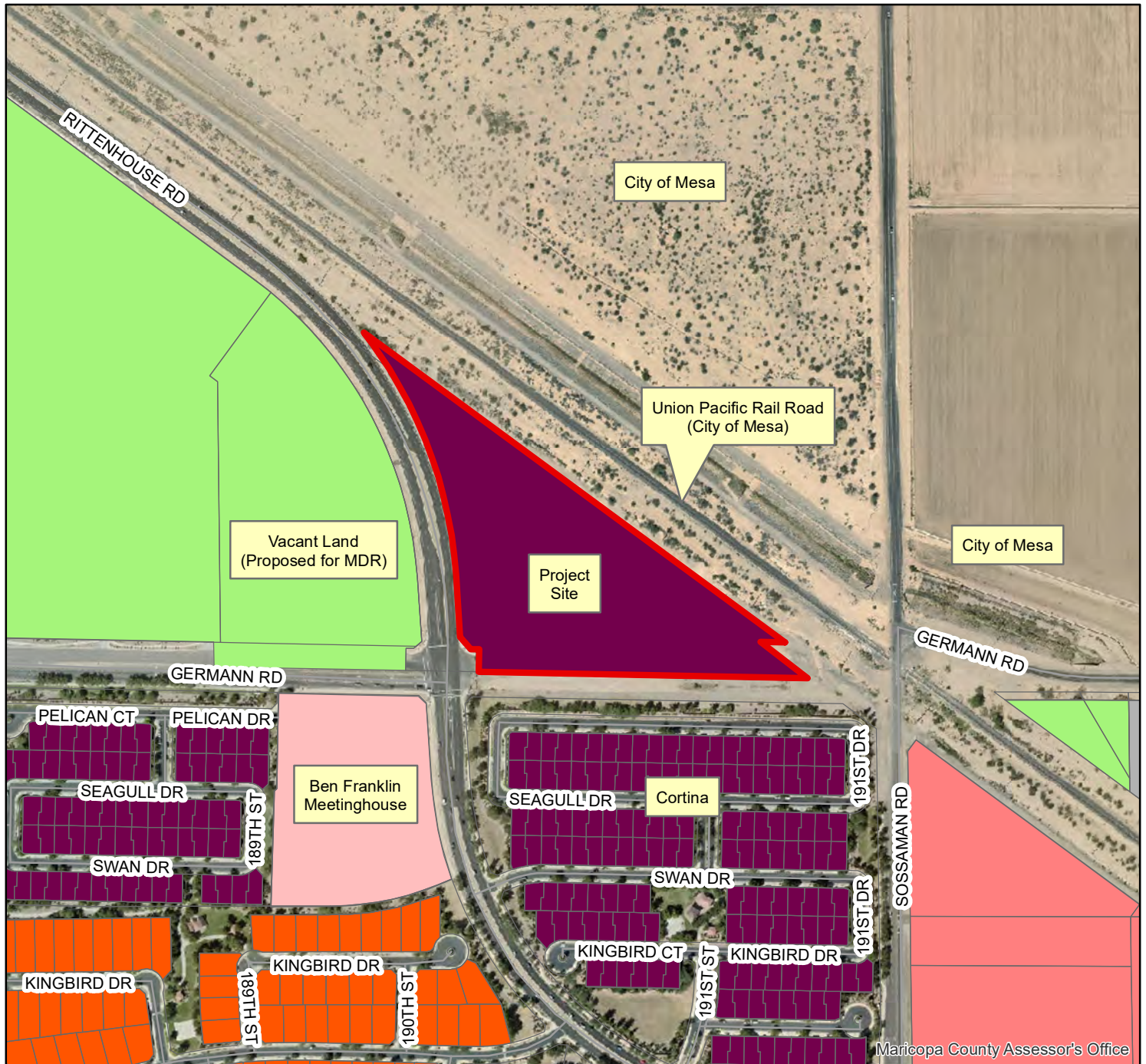
Zoning Districts

 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
			 MU - Mixed Use


























Project Name: Evergreen on Germann Proposed Zoning Exhibit

Case Number: P21-0044 & P21-0132

Hearing Date: November 10, 2021 (Planning Commission)
December 1, 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
			 MU - Mixed Use

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SLAT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, FROM WHICH A FOUND BRASS CAP IN HANDHOLE, ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 6, BEARS SOUTH 88 DEGREES, 53 MINUTES 42 SECONDS EAST, 2637.78 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88 DEGREES 53 MINUTES 42 MINUTES EAST, 1460.00 FEET, TO THE EASTERLY LINE OF THE PROPERTY AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2010-0339175, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 5 COURSES:

THENCE NORTH 00°49'29" EAST, 64.25 FEET;

THENCE NORTH 89°10'31" WEST, 22.83 FEET;

THENCE NORTH 41°49'03" WEST, 45.47 FEET;

THENCE NORTH 03°53'26" WEST, 177.97 FEET, TO A NON-TANGENT CURVE, CONCAVE LEFT, HAVING A RADIUS OF 1255.00 FEET, THE CENTER OF WHICH BEARS SOUTH 86°04'15" WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°00'53", AN ARC LENGTH OF 745.05 FEET TO A NON-TANGENT LINE, SAID LINE BEING THE NORTHERLY LINE OF THE RIGHT-OF-WAY ABANDONMENT IN RESOLUTION 842-10, AS RECORDED IN DOCUMENT NO. 2010-1043676, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, SOUTH 53°38'07" EAST, 1481.49 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY ABANDONMENT, NORTH 88°53'51" WEST, 69.26 FEET;

THENCE SOUTH 53°38'07" EAST, 173.21 FEET, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID SOUTH LINE, NORTH 88°53'42" WEST, 936.75 FEET, TO THE POINT OF BEGINNING.

PROJECT INFORMATION

ADDRESS: NE OF EVERGREEN AND GERMANN RD
QUEEN CREEK, AZ, 85142
APN: 304-61-017D
GENERAL PLAN: NEIGHBORHOOD
EXISTING ZONING: R143
PROPOSED ZONING: MDR WITH PAD OVERLAY

SITE NET AREA: 5.51 ACRES (240,015.6 S.F.)
BUILDING COVERAGE: 1.30 AC OR 26%
NO. PROPOSED UNITS: 65 UNITS

NET DENSITY: 11.8 DU/AC

OPEN SPACE:
TOTAL: 20% REQUIRED
ACTIVE: 30% REQUIRED

BUILDING CONSTRUCTION / OCCUPANCY TYPE INFORMATION

RESIDENTIAL- SINGLE FAMILY AND TWO FAMILY DWELLING OCCUPANCY (IRC) TYPE R-3
GARAGES- ACCESSORY STRUCTURE (IRC) TYPE IV
LEASING OFFICE: B (IBC) TYPE IV
COMMUNITY CENTER: A-3 (IBC) TYPE IV

BUILDING FOOTPRINT CALCULATIONS

BUILDING TYPE	AREA (SF)	TOTAL (SF)	NO. BLDG.
1-BED (DUPLX) (49.2%)	1,520	24,320	16 (32 UNITS)
2-BED (SINGLE) (30.8%)	1,069	7,483	7 (7 UNITS)
2-BED (2-STORY)(10.8%)	1,524	15,240	10 (20 UNITS)
3-BED (DUPLX)(9.2%)	1,740	5,220	3 (6 UNITS)
TOTAL UNITS			65
GARAGE	875	3,500	4
LEASING OFFICE	852	852	1
TOTAL		4,352	

MINIMUM DISTANCE BETWEEN BUILDINGS

REQUIREMENT	PROV.	REQ.
RESIDENTIAL BLDG. TO RESIDENTIAL BLDG.	8.0 FT.	
RESIDENTIAL BLDG. TO ANY OTHER BLDG.	10 FT.	
GARAGE BLDG. TO PARKING CANOPY OR ANY OTHER BLDG.	10 FT.	
LEASING OFFICE TO ANY OTHER BLDG.	15 FT.	
COMMUNITY CENTER TO ANY OTHER BLDG.	10 FT.	

SOLID WASTE CALCULATION

1 DUMPSTER PER 24 UNITS	
65 UNITS /24 = 2.71	3 PROPOSED

PARKING - REQUIRED

UNIT TYPE	NO. UNITS	RATIO	REQ'D SPACES
1-BEDROOM	32	1.5	48
2-BEDROOM	27	2.0	54
3-BEDROOM	6	2.5	15
TOTAL			117

PARKING - PROVIDED

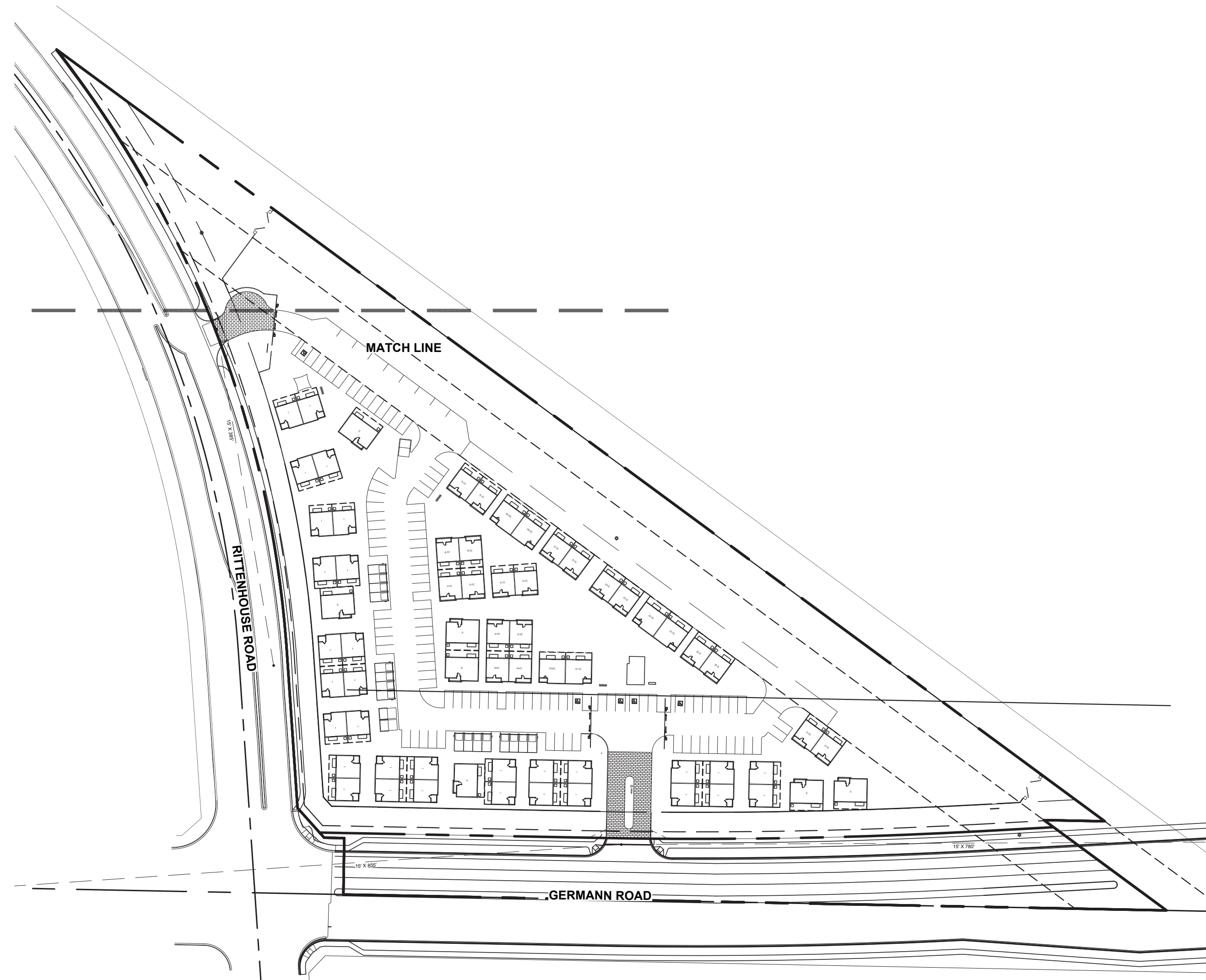
GARAGE	16	
UNCOVERED ASSIGNED PARKING	96	
ACCESSIBLE (2% OF TOTAL MIN.)	5	
TOTAL	117	
STALL SIZE	REQ'D	PROVIDED
STANDARD	10' X 20'	10' X 20'
HANDICAPPED	16' X 20'	16' X 20'

BIKE SPACE

UNIT TYPE	NO. UNITS	RATIO	REQ'D SPACES
1-BEDROOM	32	0.2	6.4
2-BEDROOM	27	0.5	13.5
3-BEDROOM	6	0.75	4.5
TOTAL			24.4
PROVIDED:			27.0

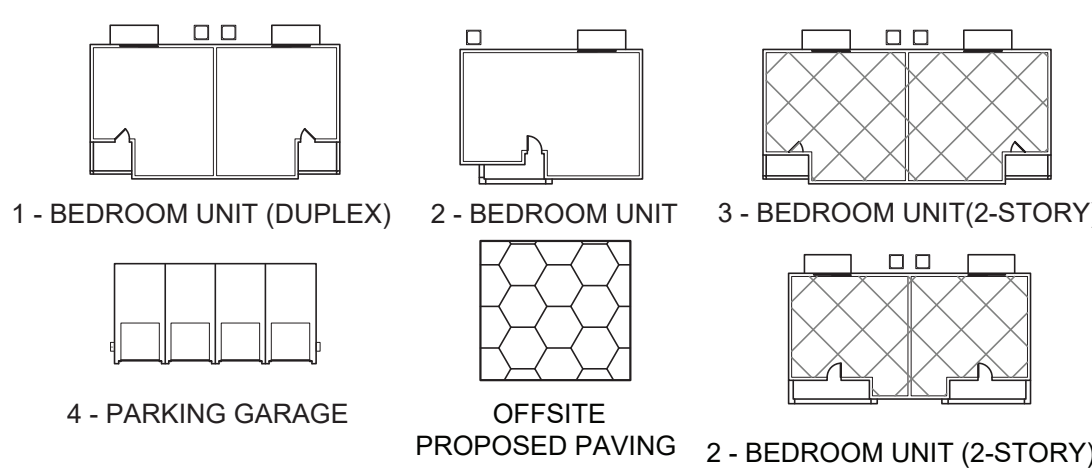
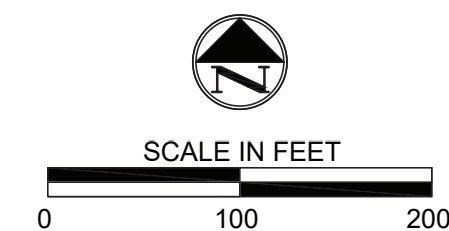
PRELIMINARY SITE PLAN FOR
EVERGREEN AT GERMANN APARTMENTS

NE CORNER OF GERMANN AND RITTENHOUSE RD
QUEEN CREEK, ARIZONA
SECTION 6, TOWNSHIP 2S, RANGE 7E
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- BOUNDARY
- - - EX PROPERTY LINE
- CENTERLINE
- SETBACK
- - - EASEMENT
- ADA ROUTE
- SIGHT VISIBILITY LINE
- ⊕ FIRE HYDRANT
- ➡ TRAFFIC FLOW DIRECTION



OPEN SPACE STATISTICS

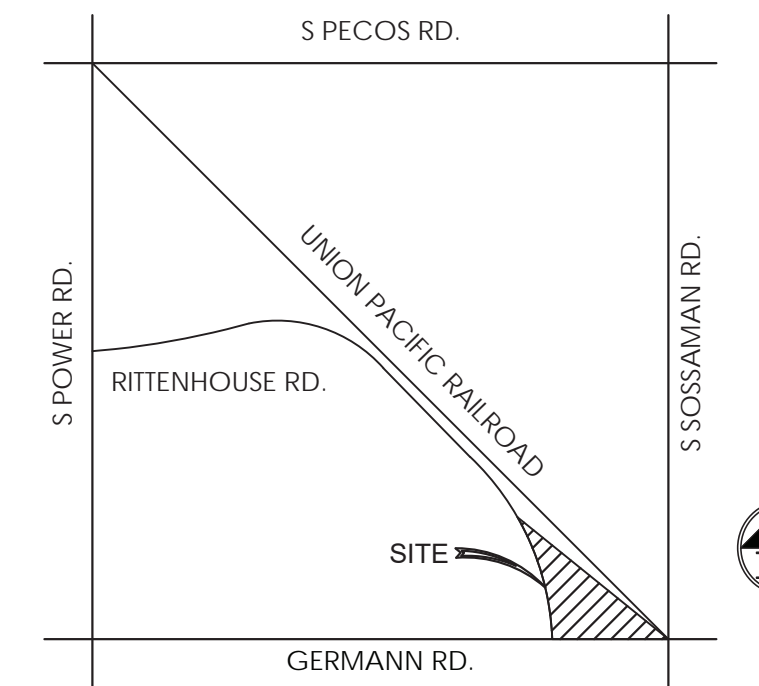
TOTAL	SITE REQUIREMENTS	REQ.	PROV.
OPEN SPACE:	5.51 AC X 20%	1.10 AC	3.09 AC
ACTIVE OPEN SPACE:	30% OF 1.10 AC	0.33 AC	0.72 AC

SETBACKS

TYPE	MIN. REQ.	PROVIDED
FRONT		
GERMANN	10'	30'
RITTENHOUSE	10'	30'
SIDE	10'	N/A
REAR	10'	100'

ABBREVIATIONS

BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R/W	RIGHT OF WAY
ESMT	EASEMENT	SB	SETBACK
EX	EXISTING	SS	SANITARY SEWER
F/C	FACE OF CURB	TC	TOP OF CURB
LS	LANDSCAPE	TYP	TYPICAL
PROP	PROPOSED	WTR	WATER



VICINITY MAP

DEVELOPER / APPLICANT

EVERGREEN INVESTMENT COMPANY
600 WINSLOW WAY E SUITE. 247
BAINBRIDGE ISLAND, WA 98110

CONTACT: BOB CARAVONA
PHONE: (480)248-4230
EMAIL: BOB@EVERGREENINVESTCO.COM

PROPERTY OWNER

RITTENHOUSE HOLDING, L.L.C
746 EAST WINCHESTER, STE 150
MURRAY, UTAH 84107

CONTACT: GLEN HILEMAN
PHONE: (801)565-3023
EMAIL: GLEN@HIGHMARKSCHOOLS.COM

ARCHITECT

FELTEN GROUP
18325 NORTH ALLIED WAY STE 200
PHOENIX, AZ 85054

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CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
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CONTACT: DAVID WEST, P.E.
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SRP POINT OF CONTACT

SALT RIVER PROJECT
P.O. BOX 52025
PHOENIX, ARIZONA 85072

CONTACT: LAVERNE STEAH
PHONE: (602) 236-8386
EMAIL: LAVERNE.STEAH@SRP.NET

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY AZPA CONTINUOUSLY OPERATING REFERENCE STATION (CORS) LOCATED IN QUEEN CREEK, ARIZONA. (NAVD88 DATUM).

SITE BENCHMARK IS A BRASS CAP STAMPED "S 364 1967" (PID DU0881) HAVING AN ELEVATION OF 1399.80' (NAVD88 DATUM).

BASIS OF BEARING

THE MONUMENT LINE OF GERMANN ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, USING A BEARING OF SOUTH 88 DEGREES 58 MINUTES 42 SECONDS EAST, PER THE RECORD OF SURVEY, RECORDED IN BOOK 1156, PAGE 5, M.C.R.

FLOOD ZONE

ACCORDING TO FEMA MAP NUMBER 04013C2270L, EFFECTIVE DATED OCTOBER 16TH, 2013, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X'.

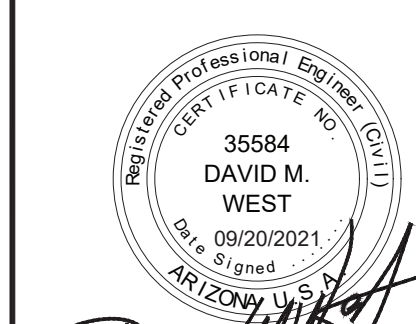
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY SITE PLAN

consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com



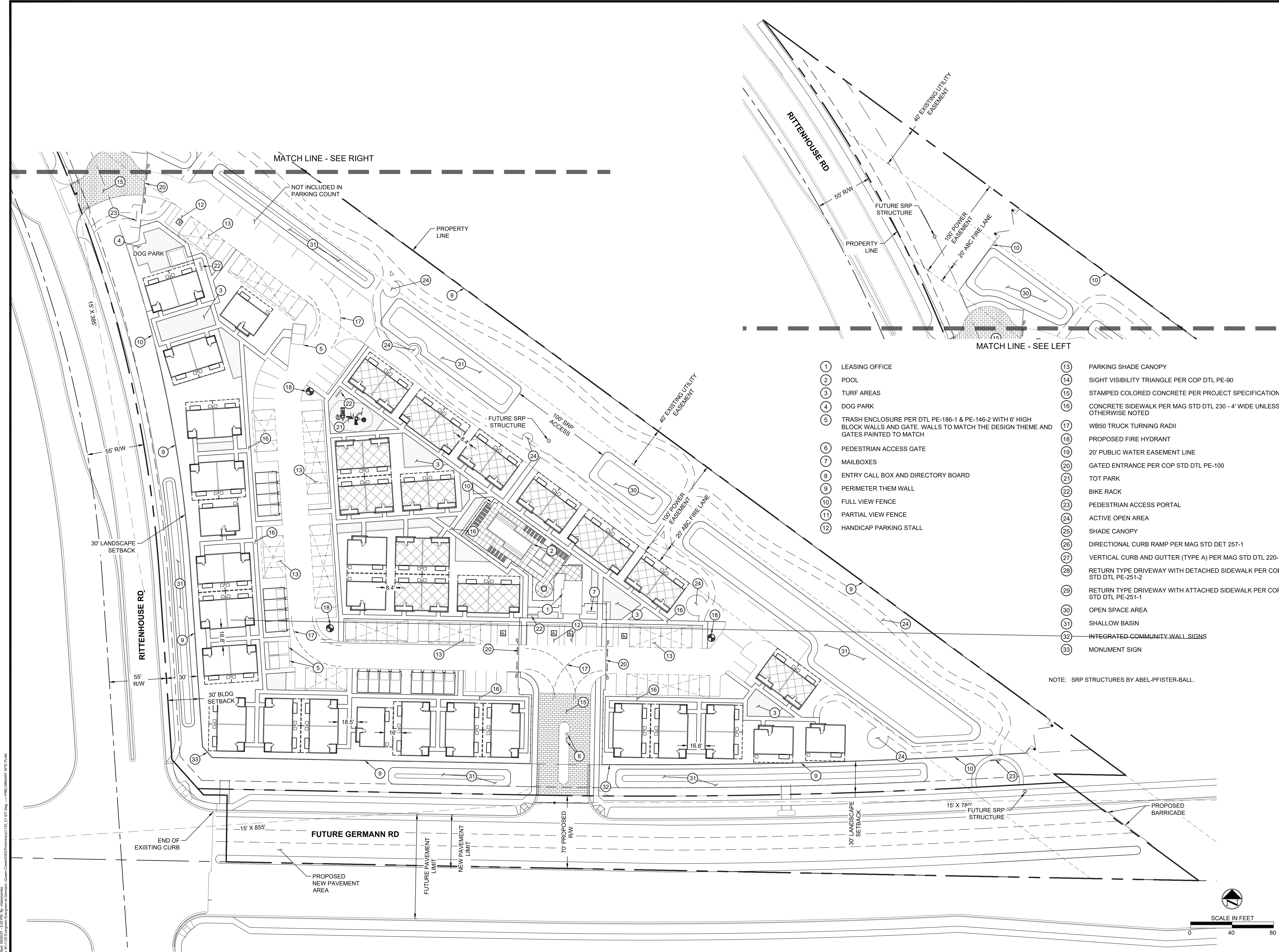
EVERGREEN AT GERMANN APARTMENTS

PRELIMINARY SITE PLAN



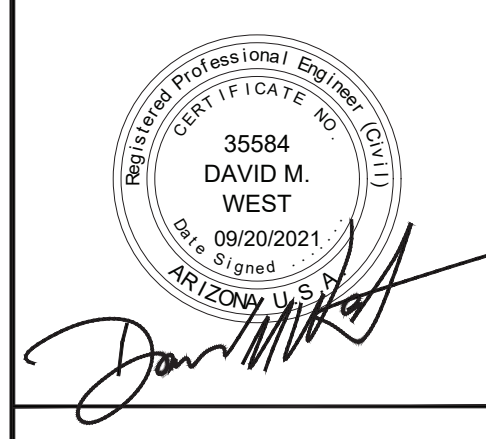
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02/24/2021	1ST SUBMITTAL
06/08/2021	2ND SUBMITTAL
07/14/2021	3RD SUBMITTAL
09/20/2021	4TH SUBMITTAL
CHECKED BY:	DMW
DRAWN BY:	MST
TITLE:	SITE PLAN COVER
SHEET No.	1 of 2
PROJECT No.	1120

Printed: 09/20/21 - 5:32 PM By: mds@terrascope.com
From: M:\1120_Engineering\Projects\1120_Prelim_Site_Plan_Cover.dwg



- 1 LEASING OFFICE
- 2 POOL
- 3 TURF AREAS
- 4 DOG PARK
- 5 TRASH ENCLOSURE PER DTL PE-186-1 & PE-146-2 WITH 6' HIGH BLOCK WALLS AND GATE. WALLS TO MATCH THE DESIGN THEME AND GATES PAINTED TO MATCH
- 6 PEDESTRIAN ACCESS GATE
- 7 MAILBOXES
- 8 ENTRY CALL BOX AND DIRECTORY BOARD
- 9 PERIMETER THEM WALL
- 10 FULL VIEW FENCE
- 11 PARTIAL VIEW FENCE
- 12 HANDICAP PARKING STALL
- 13 PARKING SHADE CANOPY
- 14 SIGHT VISIBILITY TRIANGLE PER COP DTL PE-90
- 15 STAMPED COLORED CONCRETE PER PROJECT SPECIFICATIONS
- 16 CONCRETE SIDEWALK PER MAG STD DTL 230 - 4' WIDE UNLESS OTHERWISE NOTED
- 17 WB50 TRUCK TURNING RADI
- 18 PROPOSED FIRE HYDRANT
- 19 20' PUBLIC WATER EASEMENT LINE
- 20 GATED ENTRANCE PER COP STD DTL PE-100
- 21 TOT PARK
- 22 BIKE RACK
- 23 PEDESTRIAN ACCESS PORTAL
- 24 ACTIVE OPEN AREA
- 25 SHADE CANOPY
- 26 DIRECTIONAL CURB RAMP PER MAG STD DET 257-1
- 27 VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DTL 220-1
- 28 RETURN TYPE DRIVEWAY WITH DETACHED SIDEWALK PER COP STD DTL PE-251-2
- 29 RETURN TYPE DRIVEWAY WITH ATTACHED SIDEWALK PER COP STD DTL PE-251-1
- 30 OPEN SPACE AREA
- 31 SHALLOW BASIN
- 32 INTEGRATED COMMUNITY WALL SIGNS
- 33 MONUMENT SIGN

NOTE: SRP STRUCTURES BY ABEL-PFISTER-BALL.



EVERGREEN AT GERMANN APARTMENTS

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
02/24/2021	1ST SUBMITTAL
06/08/2021	2ND SUBMITTAL
07/14/2021	3RD SUBMITTAL
09/20/2021	4TH SUBMITTAL

CHECKED BY: DMW
 DRAWN BY: MST
 TITLE:
PRELIMINARY SITE PLAN
 SHEET No.
 2 of 2
 PROJECT No.
 1120

Printed: 09/20/21 - 8:52 PM By: mst@terrascope.us
 File: 11120_Engn_Prelim_Site_Plan.dwg - 11/17/2021



LANDSCAPE KEYNOTES

- 1 6' HIGH MASONRY THEMEWALL, SEE ELEVATIONS (L2).
- 2 6' HIGH METAL PERIMETER FENCE, SEE ELEVATIONS (L2).
- 3 RECESSED TRASH ENCLOSURE (MASONRY), TYP. SEE ELEVATION ON SHEET L2.
- 4 PRIVATE WALLED PATIO, TYP.
- 5 COVERED PARKING STRUCTURE, TYP. SEE DETAILS ON SHEET L4.
- 6 6' HIGH SLIDING VEHICULAR GATES, SEE ELEVATIONS ON SHEET L4.
- 7 LOCKING GATES FOR UTILITY ACCESS.
- 8 COMMUNITY POOL WITH SPA, FIRE ELEMENT, SHADE RAMADA, BBQ GRILL, SEATING, AND ENHANCED VEGETATION.
- 9 COMMUNITY DOG PARK WITH ENCLOSURE, GATE, SHADE SAIL, AND SEATING.
- 10 TURF AREA OPENSAPCE, TYPICAL.
- 11 RESIDENT FRONT COURTYARDS WITH INDIVIDUALIZED THEME SHRUBS AND SHADE TREES.
- 12 PUBLIC WALKWAYS WITH ENHANCED VEGETATION AND SHADE TREES.
- 13 MEANDERING GRANITE TRAIL ALONG EMERGENCY ACCESS ZONE
- 14 TOT LOT WITH WOODCHIP PLAY MEDIA AND PLAY EQUIPMENT
- 15 BIKE RACKS
- 16 PEDESTRIAN ENTRY PORTAL WITH OFFSET MASONRY WALLS
- 17 PAR EXERCISE EQUIPMENT STATIONS

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES				
(Green circle with cross)	THORNLESS MESQUITE	PROSOPIS SPECIES	24" BOX	21
(Yellow circle with cross)	FANTEX ASH	FRAXINUS VELUTINA 'FAN TEX'	24" BOX	7
(Red circle with cross)	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'	24" BOX	62
(Green circle with cross)	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	24" BOX	55
(Green circle with cross)	GHOST GUM EUCALYPTUS	EUCALYPTUS PAPUANA	24" BOX	54
(Green circle with cross)	THORNLESS CASCALOTE	CAESALPINIA CACALACO SMOOTHIE	24" BOX	28
(Blue circle with cross)	CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA	20' HT.	5
ACCENTS				
(H)	GREEN HOPSEED	DODONAEA VISCOSA	5 GAL.	94
(Y)	YELLOW BELLS	TECOMA STANS	5 GAL.	82
(*)	PALE YUCCA	YUCCA PALLIDA	5 GAL.	34
(*)	YELLOW YUCCA	HESPERALOE PARVIFOLIA 'YELLOW'	5 GAL.	94
(*)	MEDICINAL ALOE	ALOE BARBADENSIS 'YELLOW'	5 GAL.	90
(*)	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	200
SHRUBS				
(+)	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL.	58
(S)	HEAVENLY CLOUD SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	169
(X)	BLUE BELLS	EREMOPHILA HYGROPHANE	5 GAL.	226
(-)	BRITISH RUELLIA	RUELLIA BRITTONIANA	5 GAL.	177
(O)	WINTER BLAZE	EREMOPHILA GLABRA 'WINTER BLAZE'	5 GAL.	298
GROUNDCOVERS				
(.)	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	271
(S)	BLUE GRAMA 'B. AMBITION'	BOUTELOUA GRACILIS BLOND AMBITION	1 GAL.	196
(X)	OUTBACK SUNRISE	EREMOPHILA GLABRA 'OUTBACK SUN.'	1 GAL.	303
(*)	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	1 GAL.	644
(+)	CORAL FOUNTAIN GRASS	RUSSELLIA EQUISSETIFORMIS	1 GAL.	77

MATERIAL QUANTITIES

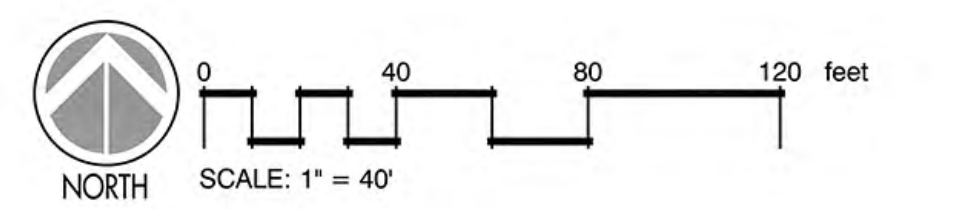
(Green square)	MIDIRON SOD (SEE SOD SPECS)	7,450 S.F.
(Brown square)	2" DEEP DECOMPOSED GRANITE (SEE DETAIL E, SHEET L2) 1 1/2" SCREENED MOUNTAIN VISTA BROWN SUPPLIER: KILAUEA CRUSHERS, INC.	102,000 S.F.
(Light brown square)	WOODCHIP PLAY MEDIA	1,570 S.F.

LANDSCAPE NOTES

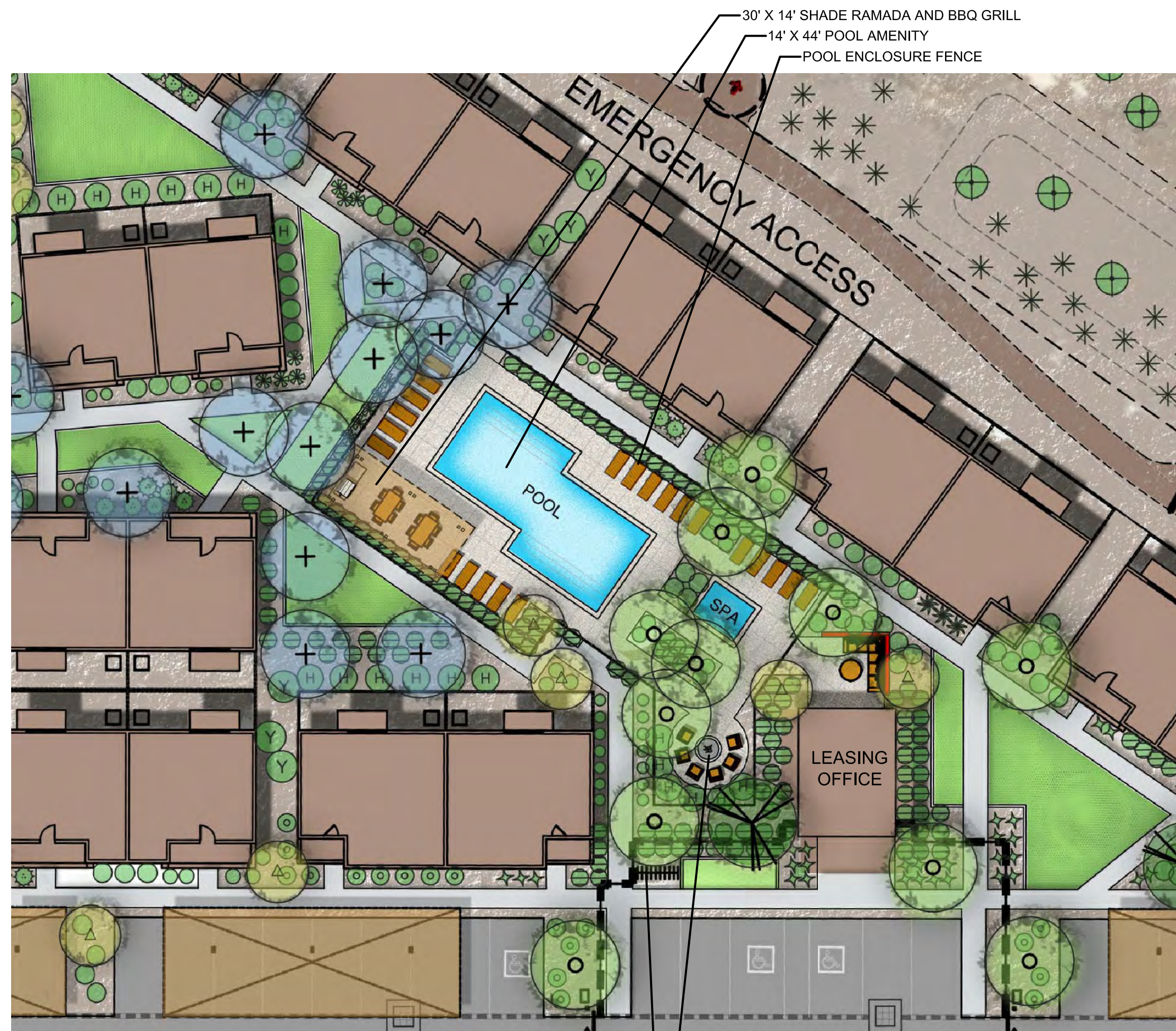
- o ALL LANDSCAPE AREAS TO BE MAINTAINED BY A PRIVATE ASSOCIATION, ESTABLISHED BY THE DEVELOPER.
- o AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPE, DESIGNED FOR OPTIMUM WATER EFFICIENCY.
- o 1/2" SCREENED, DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS.
- o ALL PLANTS AND TREES TO BE A MIN. OF 36" CLEARANCE AROUND FIRE HYDRANTS
12'-6" VERTICAL CLEARANCE FOR TREE CANOPIES OVER STREETS

DESIGN REVIEW LANDSCAPE PLAN
1120 EVERGREEN AT GERMANN

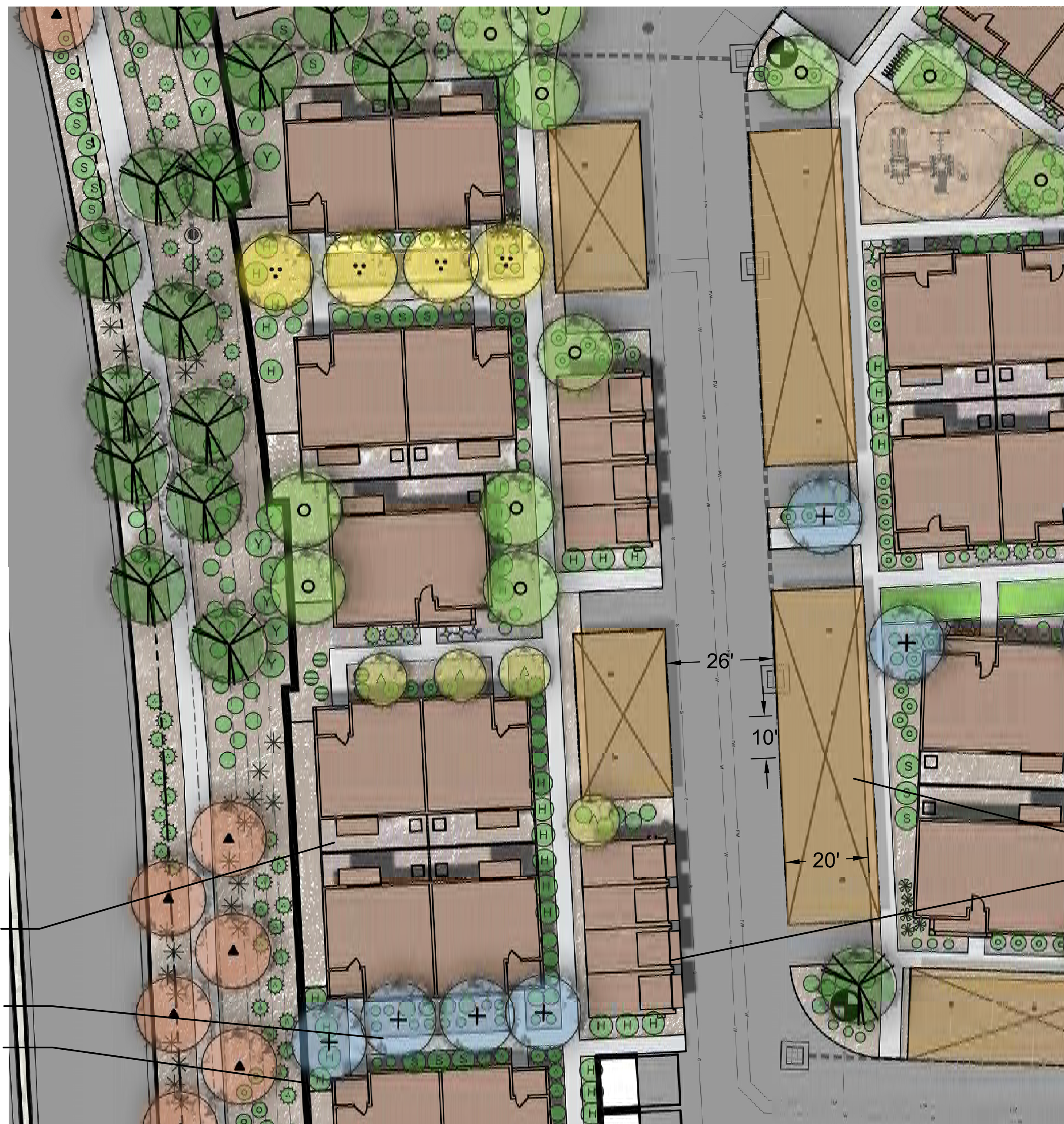
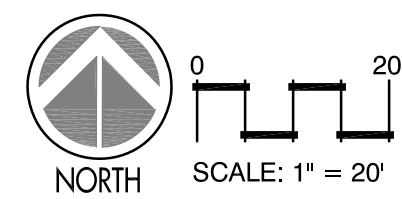
SHEET L1 OF 4 - NOT FOR CONSTRUCTION - AUGUST 2021



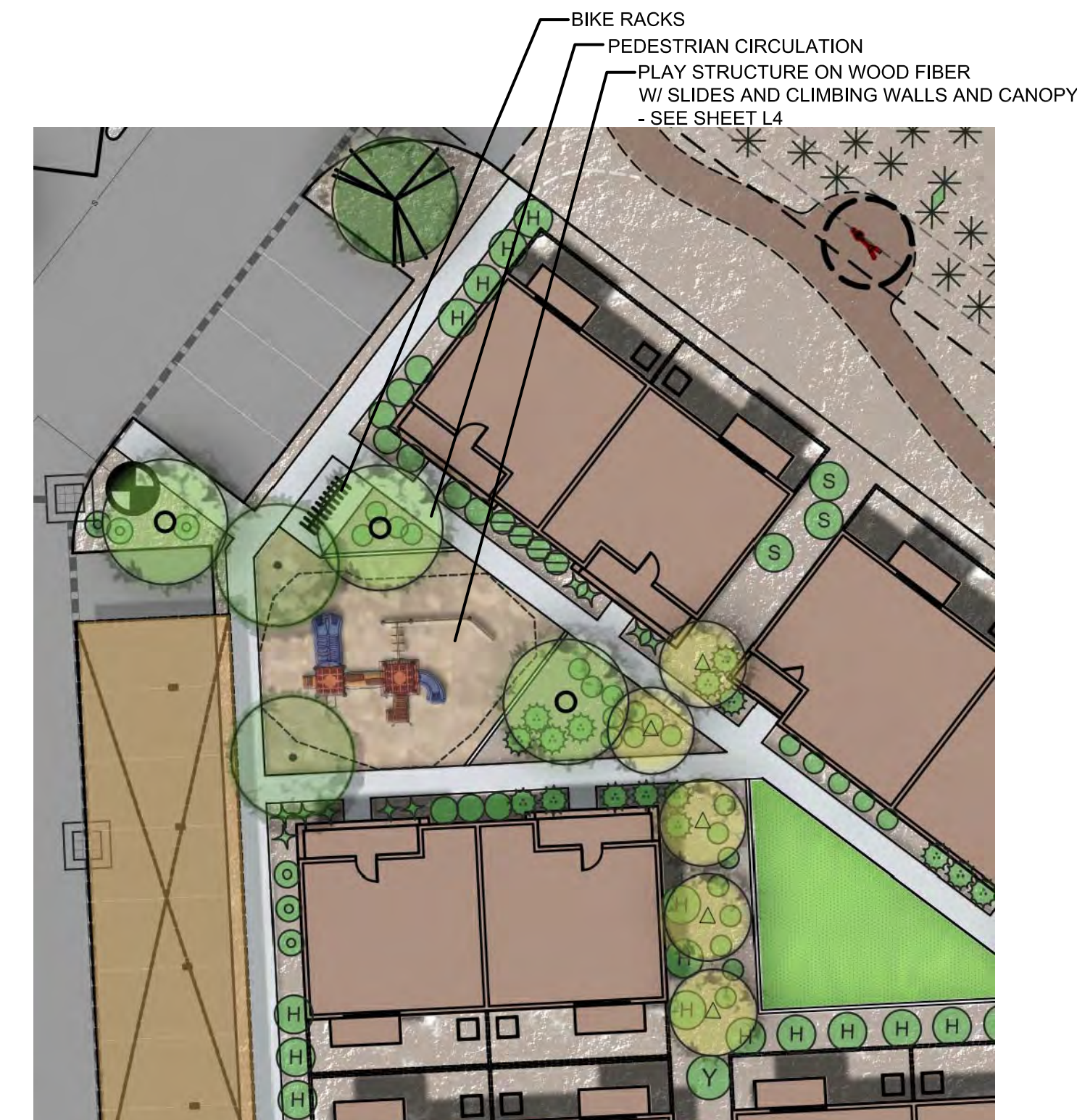
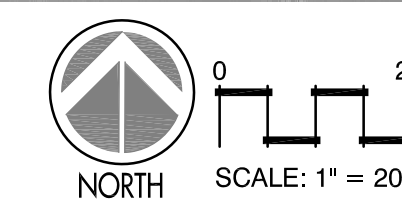
P21-0044



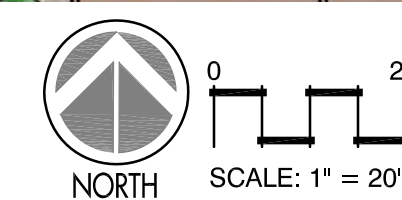
POOL ENLARGEMENT



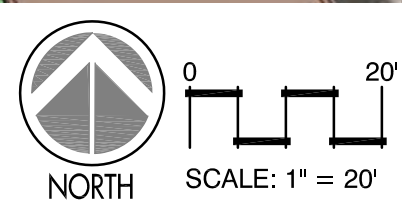
RENTAL HOME CLUSTER ENLARGEMENT



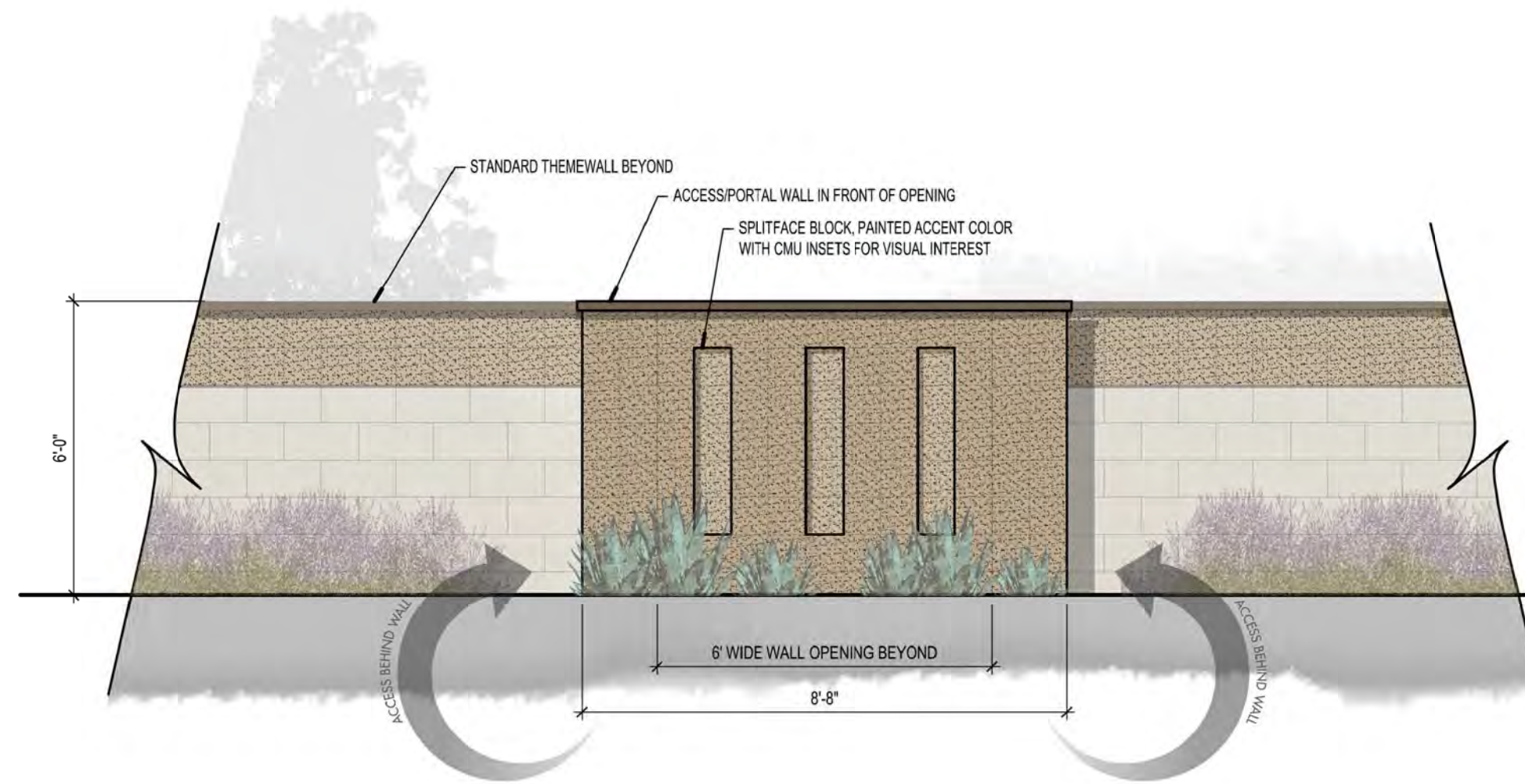
PLAYGROUND ENLARGEMENT



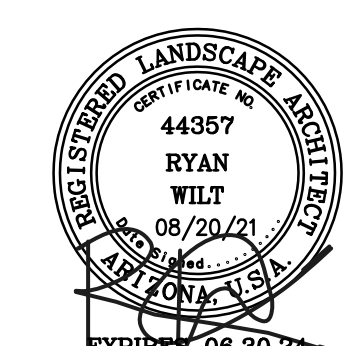
DOG PARK ENLARGEMENT

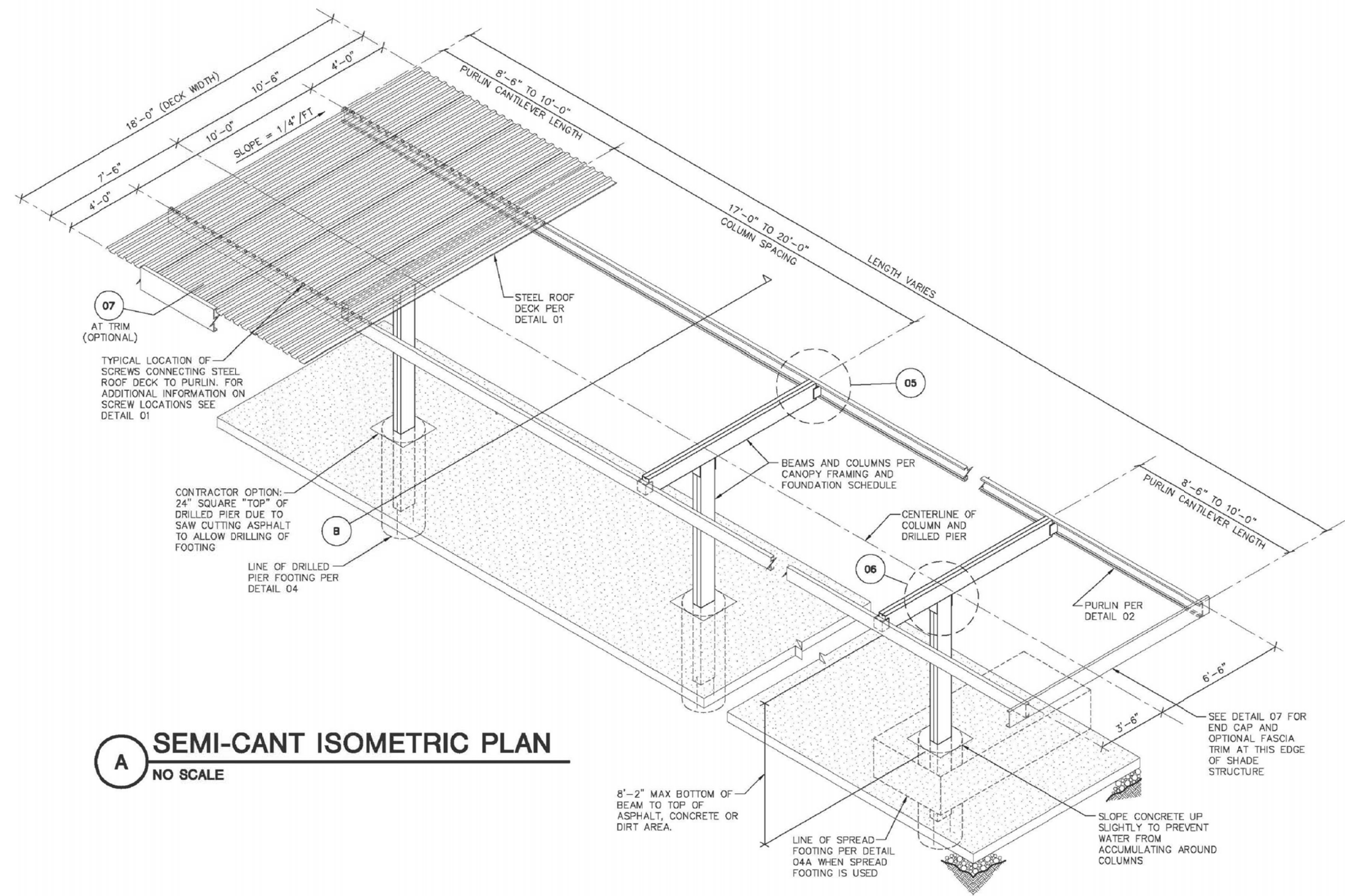


- 8' MIN. PRIVATE REARYARDS ENCLOSURE WITH A 6' HIGH CMU WALL
- RENTAL HOME ACCESS AND PEDESTRIAN CONNECTIONS
- 6' HIGH CMU PERIMETER THEMEWALL

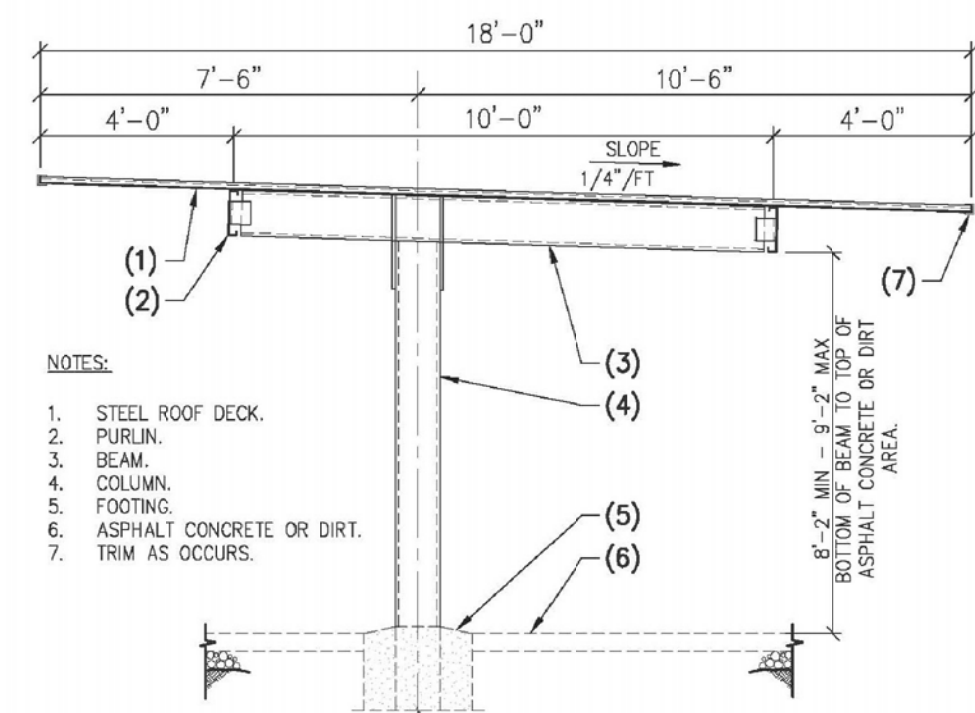


ENTRY PORTAL ELEVATION

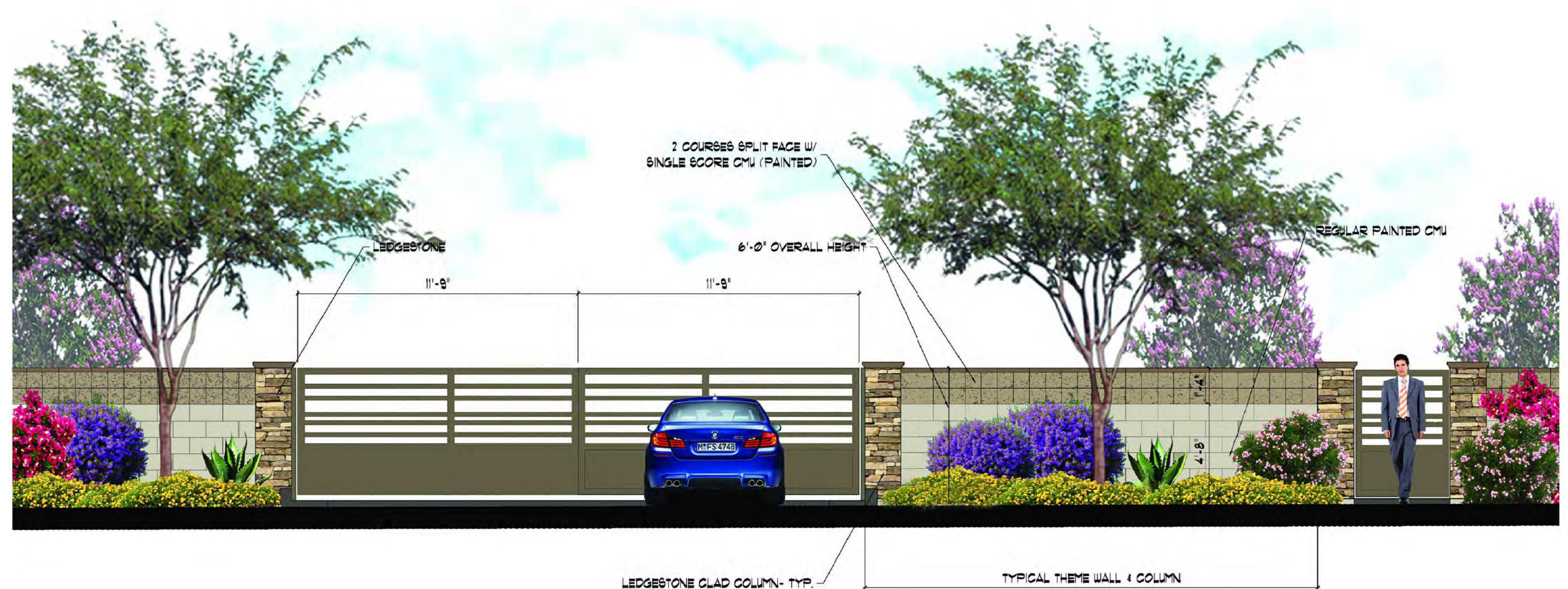





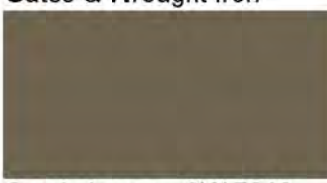


PROPOSED CAR PORT CANOPY



B SECTION NO SCALE



<p>Stone Veneer</p>  <p>El Dorado Stone: Mountain LedgeStone, color: Durango</p>	<p>CMU Block</p>  <p>Standard Grey CMU Block - Painted</p>  <p>Splitface Grey CMU Block - Painted</p>  <p>Splitface Vertical Score CMU Block - Painted</p>	
<p>Paint</p> <p>Theme & Perimeter Walls</p>  <p>Accessible Beige SW 7036</p>	<p>Accent Wall Color</p>  <p>Backdrop SW 7025</p>	<p>Gates & Wrought Iron</p>  <p>Smokehouse - SW 7040</p>

PROPOSED ENTRY GATE ELEVATION



PARALLEL BARS



SQUAT PRESS



PULL UP / DIP



CHEST / BACK PRESS



ELLIPTICAL

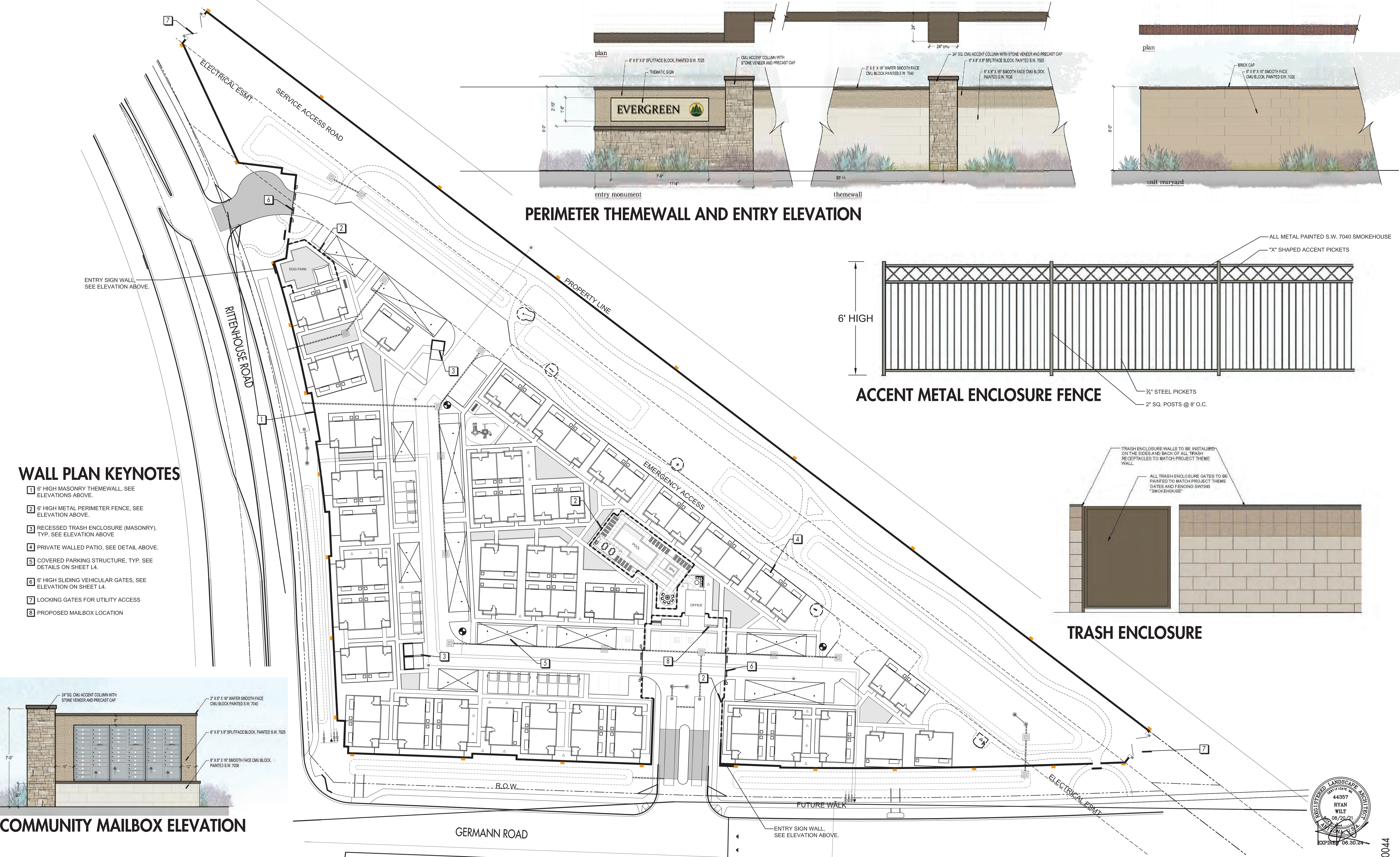
PROPOSED FITNESS COURSE



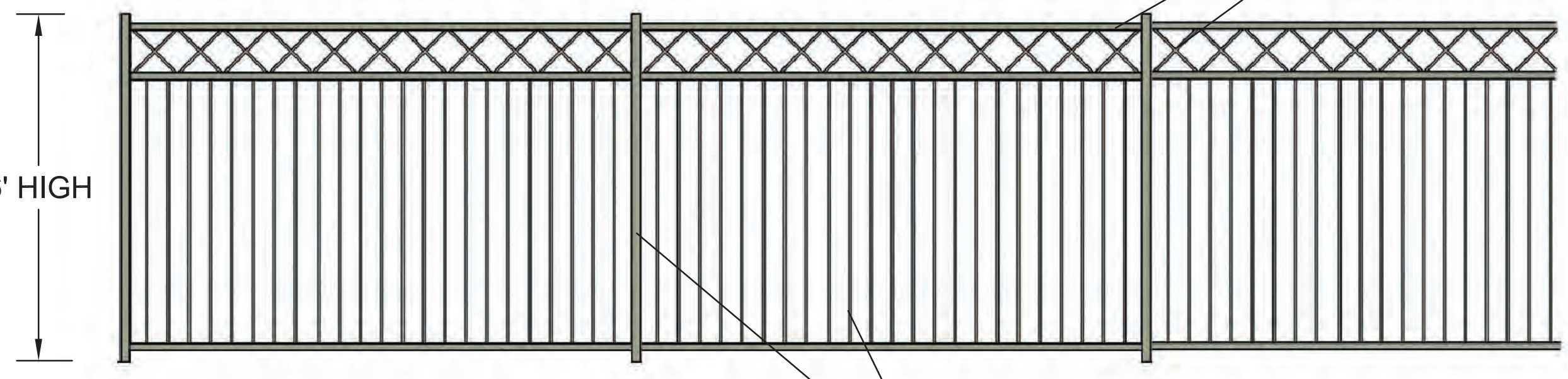
PROPOSED PLAY STRUCTURE

DESIGN REVIEW AMENITIES AND DETAILS
1120 EVERGREEN AT GERMANN

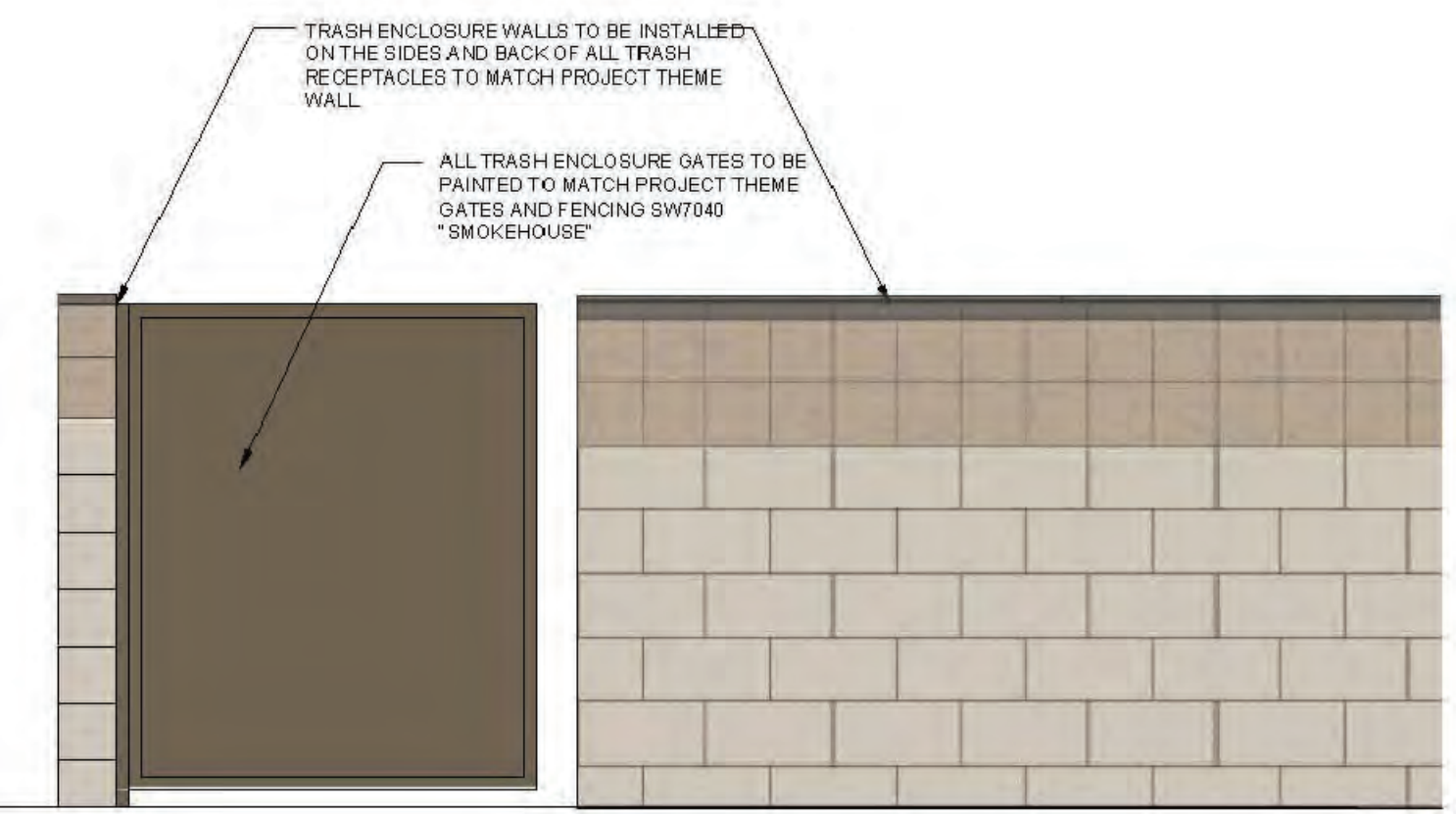




PERIMETER THEMEWALL AND ENTRY ELEVATION



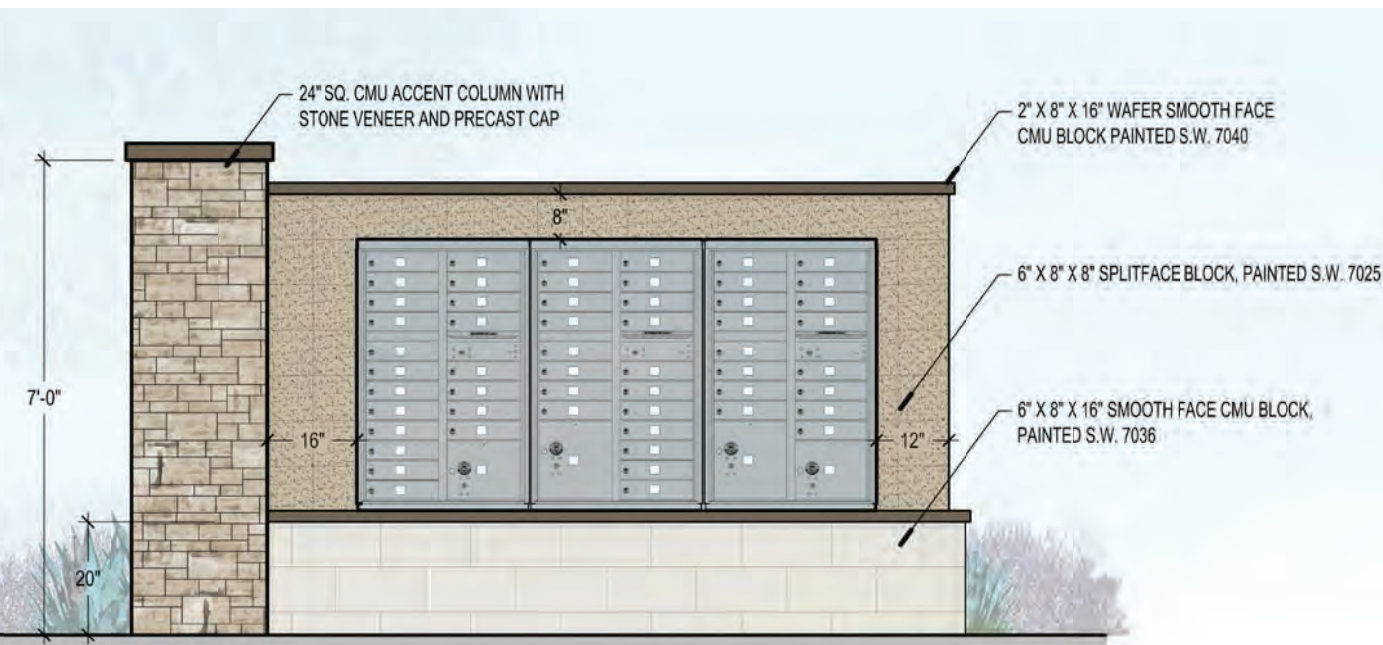
ACCENT METAL ENCLOSURE FENCE



TRASH ENCLOSURE

WALL PLAN KEYNOTES

- 1 6' HIGH MASONRY THEMEWALL. SEE ELEVATIONS ABOVE.
- 2 6' HIGH METAL PERIMETER FENCE. SEE ELEVATION ABOVE.
- 3 RECESSED TRASH ENCLOSURE (MASONRY). TYP. SEE ELEVATION ABOVE.
- 4 PRIVATE WALLED PATIO. SEE DETAIL ABOVE.
- 5 COVERED PARKING STRUCTURE. TYP. SEE DETAILS ON SHEET L4.
- 6 6' HIGH SLIDING VEHICULAR GATES. SEE ELEVATION ON SHEET L4.
- 7 LOCKING GATES FOR UTILITY ACCESS
- 8 PROPOSED MAILBOX LOCATION

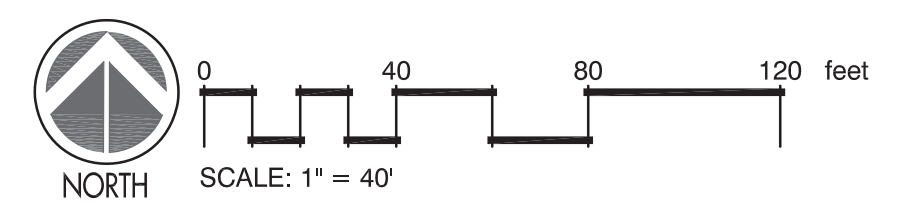


COMMUNITY MAILBOX ELEVATION

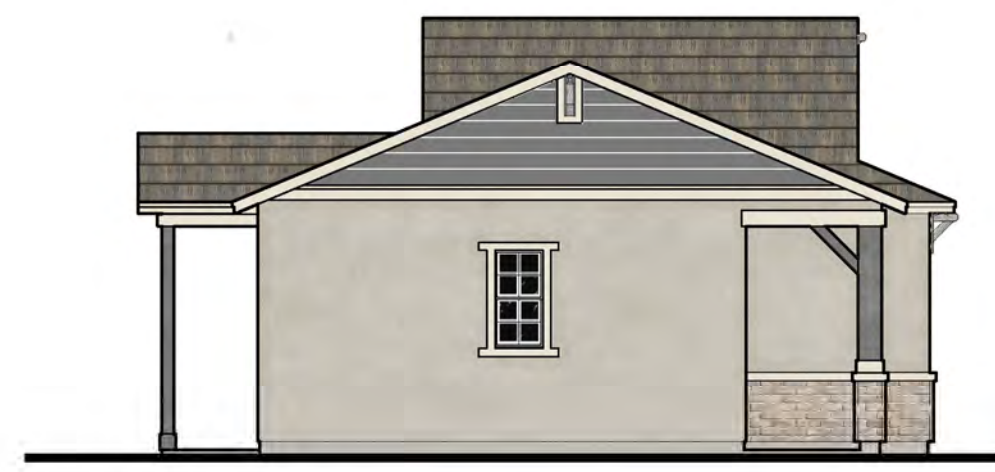


DESIGN REVIEW WALL PLAN
1120 EVERGREEN AT GERMANN

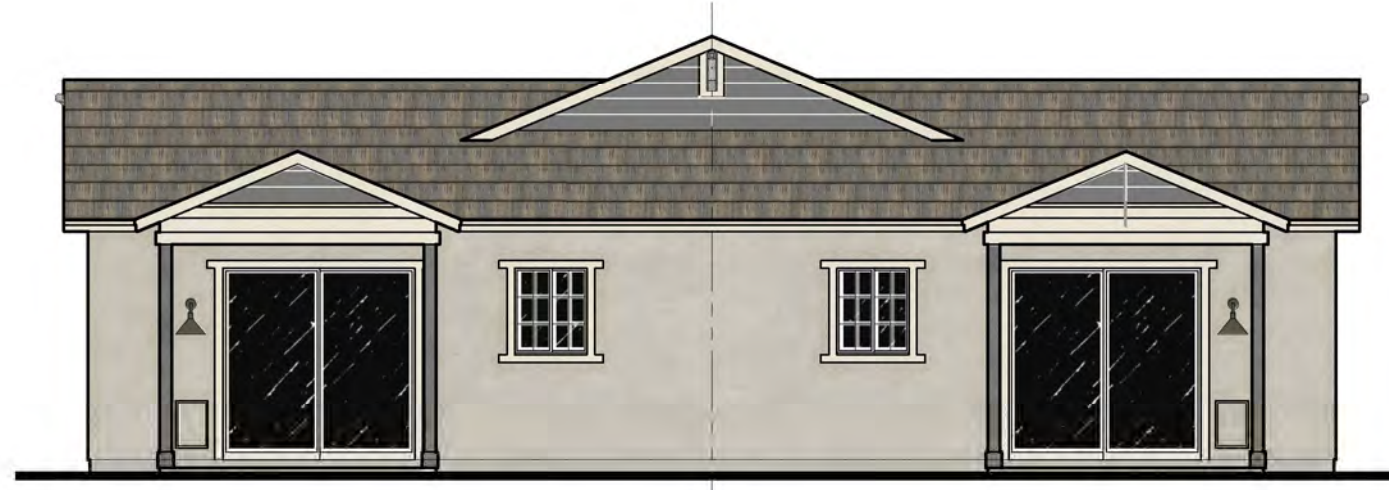
SHEET L2 OF 4 - NOT FOR CONSTRUCTION - AUGUST 2021



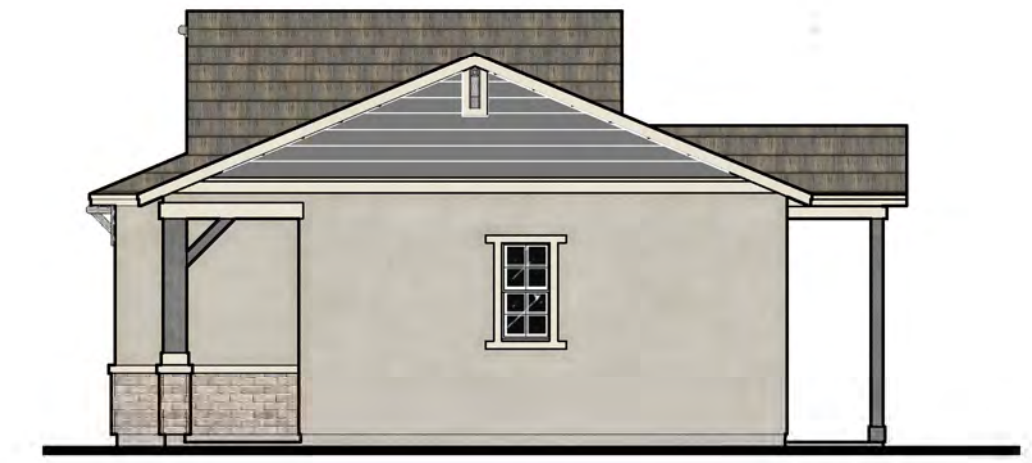
P21-0044



LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 1 | UNIT 1 - UNIT 1 | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



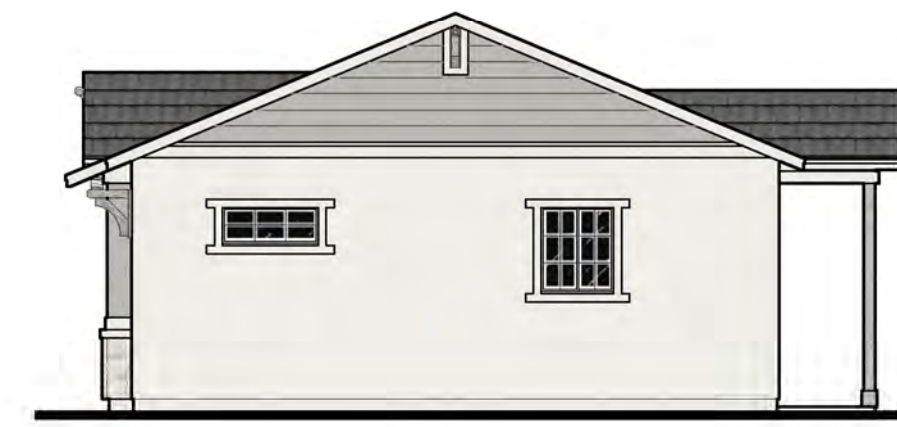
LEFT ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION

ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



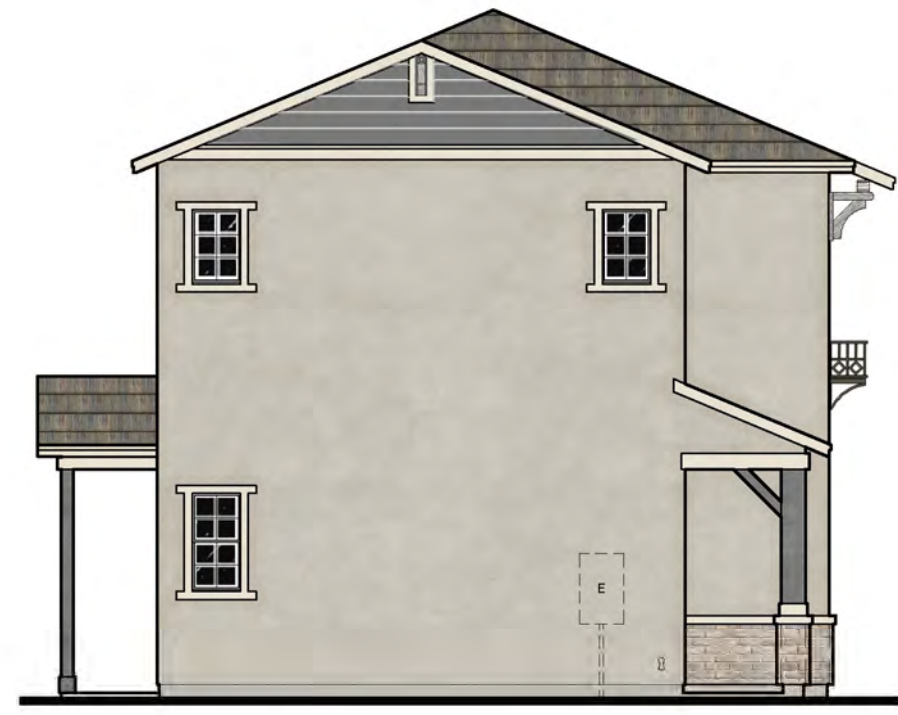
FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

- DECORATIVE BRACKET
- CONCRETE ROOF TILE
- LAP SIDING
- DECORATIVE SHUTTERS
- STUCCO POP-OUT
- CONCRETE ROOF TILE
- WOOD FASCIA
- COACH LIGHT
- STUCCO COLUMN
- STUCCO BODY
- STUCCO POP-OUT
- MASONRY VENEER

- OVERALL HEIGHT
- T.O. PLATE
- 10'-1"
- ± 27'-7"
- FIN. FLR.
- T.O. PLATE
- 10'-1"
- FIN. FLR.

BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

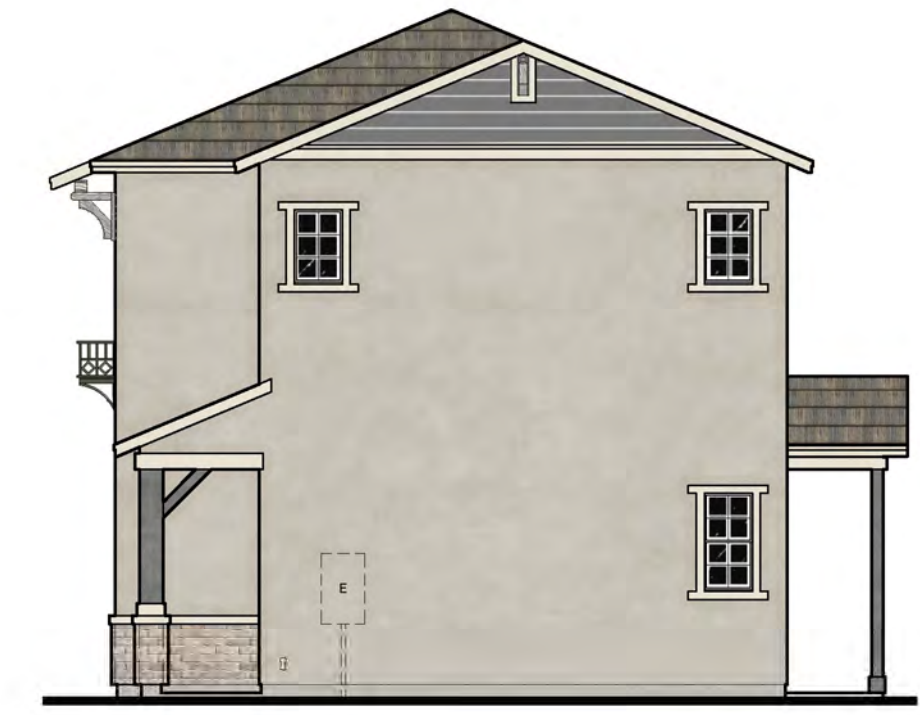
10-18-2021



LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

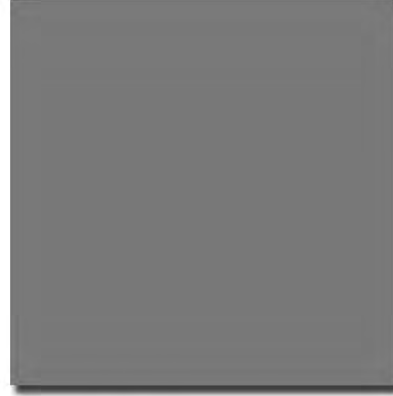
BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021

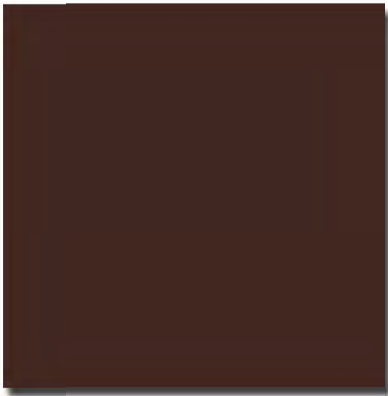
Color Scheme 1



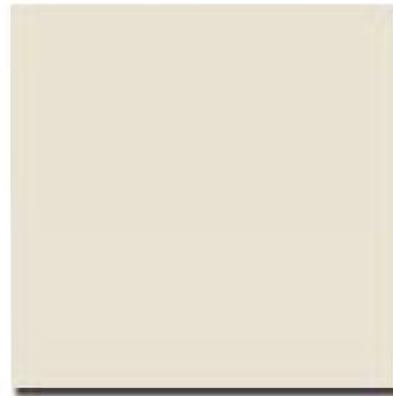
Main Body:
Roycroft Mist Gtray - (SW 2844)
Mfg: Sherwin Williams



Accent Body:
Westchester Gray - (SW 2849)
Mfg: Sherwin Williams



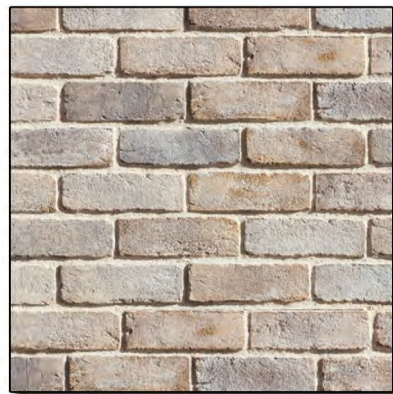
Front Door:
Polished Mahogany - (SW 2838)
Mfg: Sherwin Williams



Trim & Fascia:
Nacre - (SW 6154)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5634 Kings Canyon Blend



Stone
Mfg: Eldorado Stone
TundraBrick - Latigo

Evergreen at Germann

10-18-2021

Color Scheme 2



Main Body:
Pure White - (SW 7005)
Mfg: Sherwin Williams



Accent Body:
March Wind - (SW 7668)
Mfg: Sherwin Williams



Front Door:
Perle Noir - (SW 9154)
Mfg: Sherwin Williams



Trim:
Pure White - (SW 7005)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5503 Sierra Madre



Stone
Mfg: Eldorado Stone
TundraBrick - Chalk Dust

Evergreen at Germann

10-18-2021

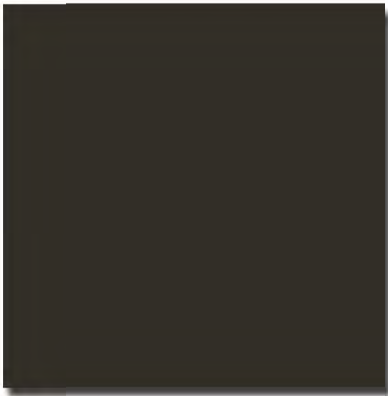
Color Scheme 3



Main Body:
Roycroft Vellum - (SW 2833)
Mfg: Sherwin Williams



Accent Body:
Herbal Wash - (SW 7739)
Mfg: Sherwin Williams



Front Door:
Nocturne - (SW 9520)
Mfg: Sherwin Williams



Trim & Fascia:
Cotton White - (SW 7104)
Mfg: Sherwin Williams



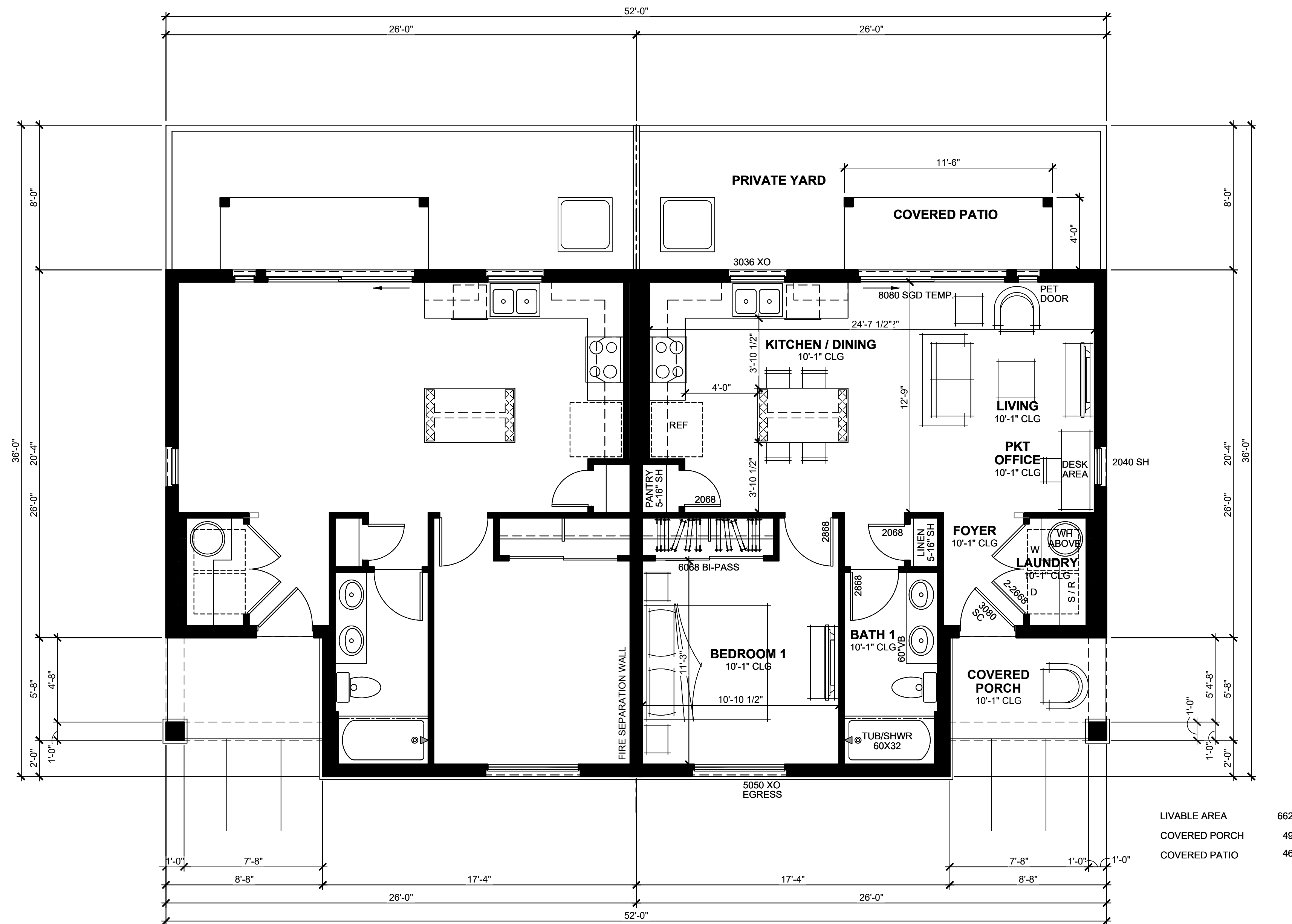
Roof
Mfg: Eagle Roofing
Ponderosa
5671 Village Blend



Stone
Mfg: Eldorado Stone
TundraBrick - Ashland

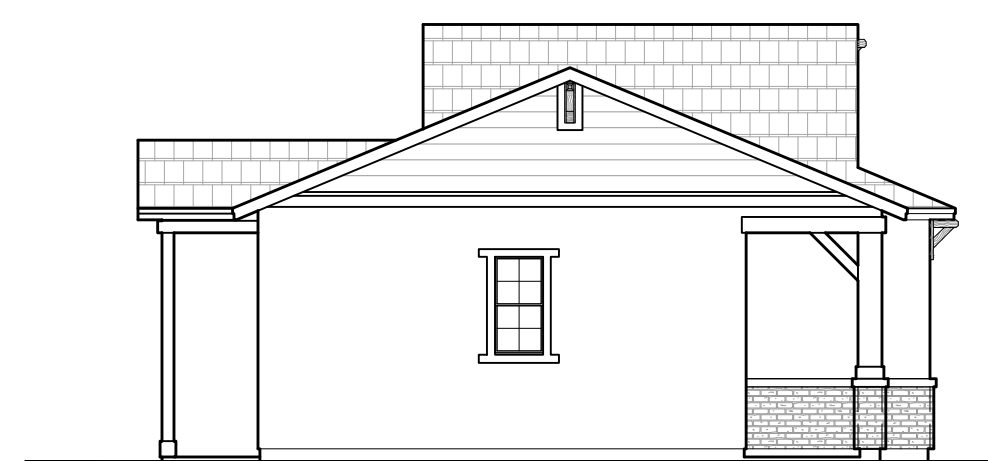
Evergreen at Germann

10-18-2021



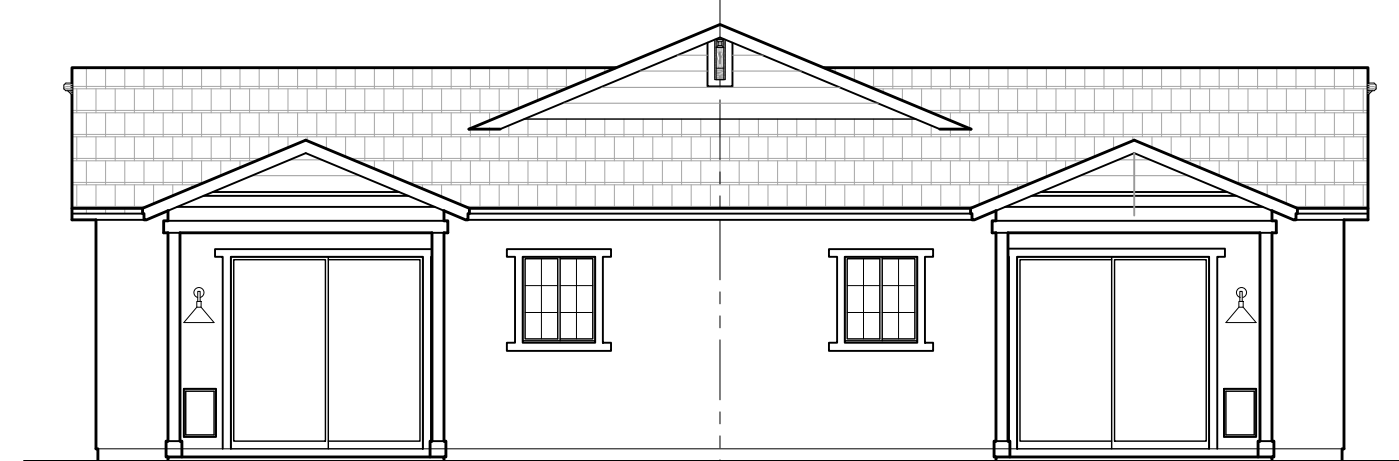
LIVABLE AREA	662 SF
COVERED PORCH	49 SF
COVERED PATIO	46 SF

FLOOR PLAN
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"



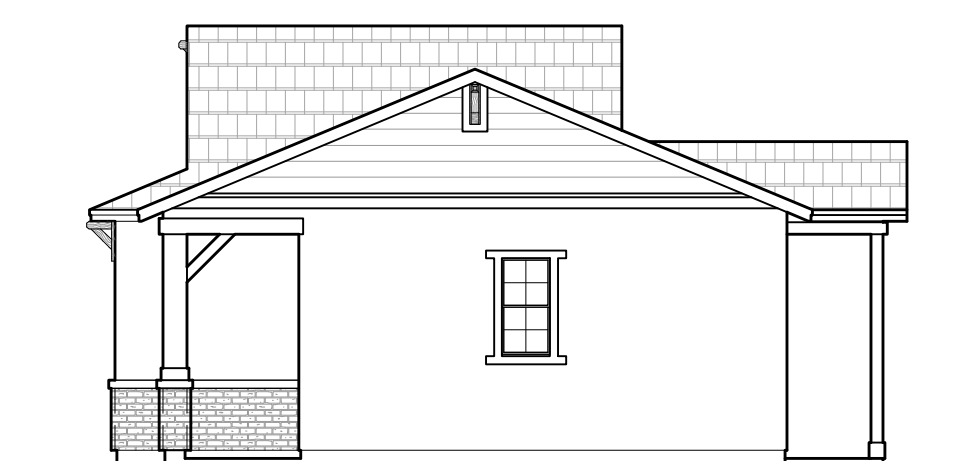
LEFT ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



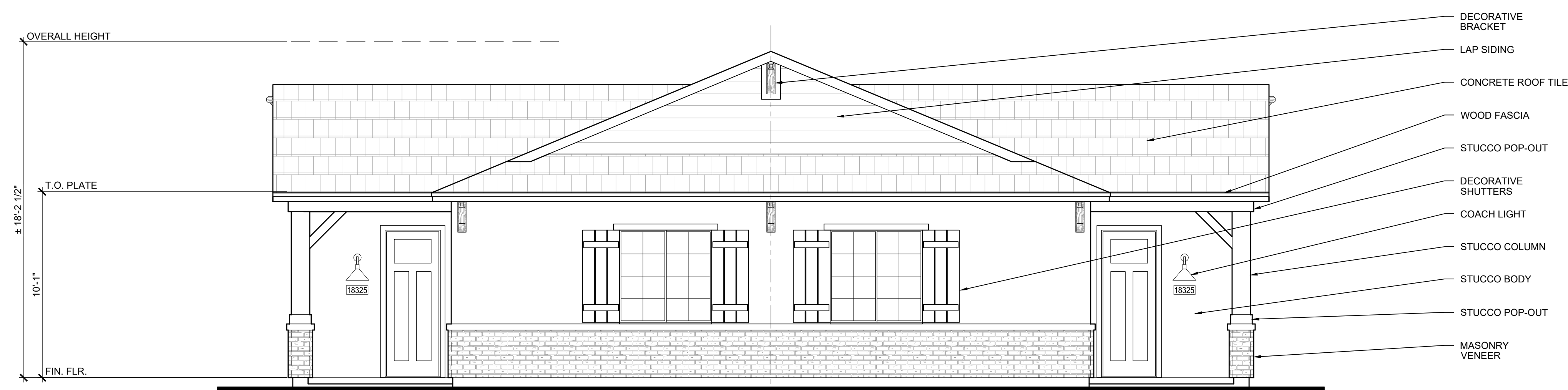
REAR ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"

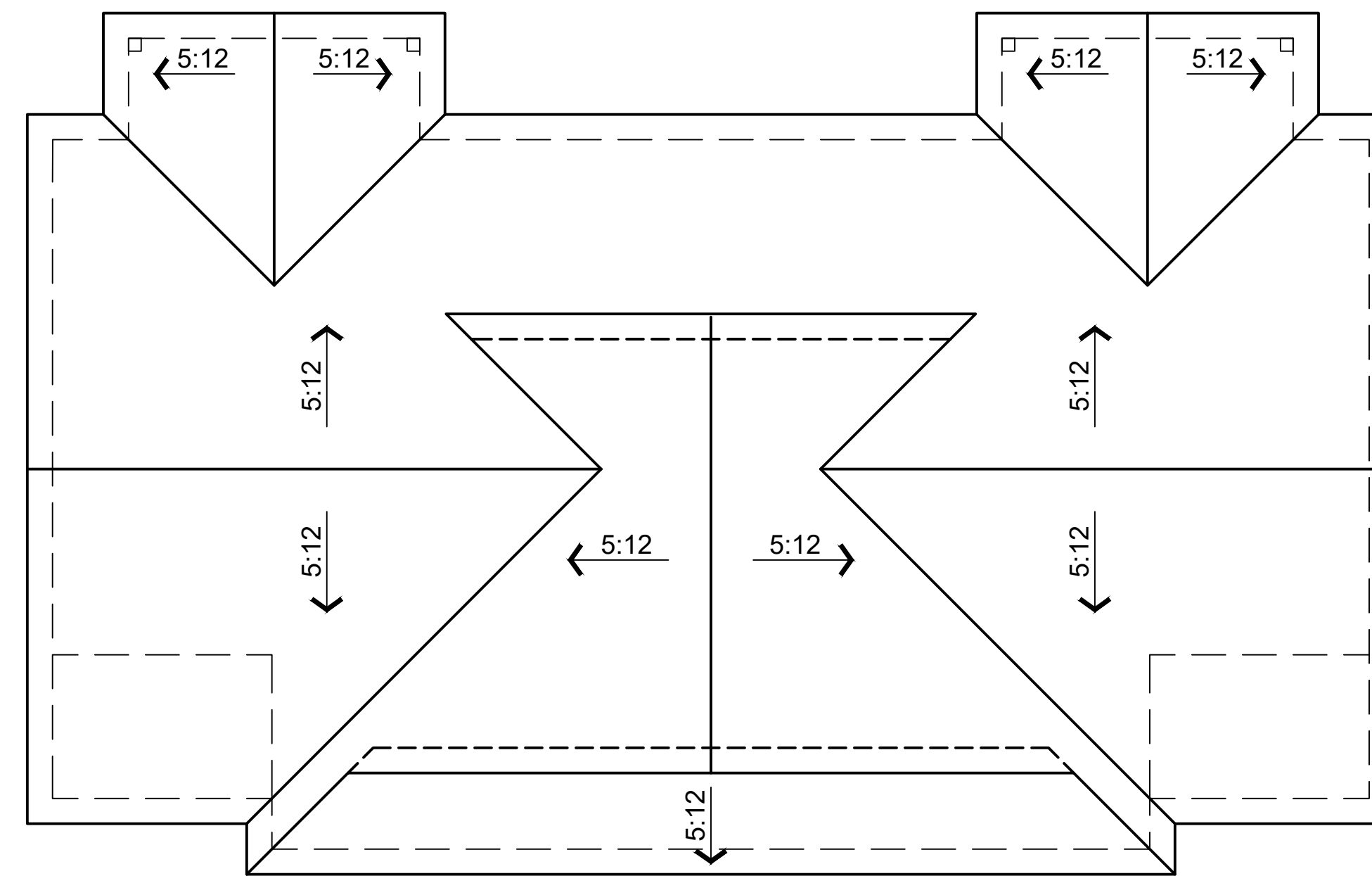


FRONT ELEVATION

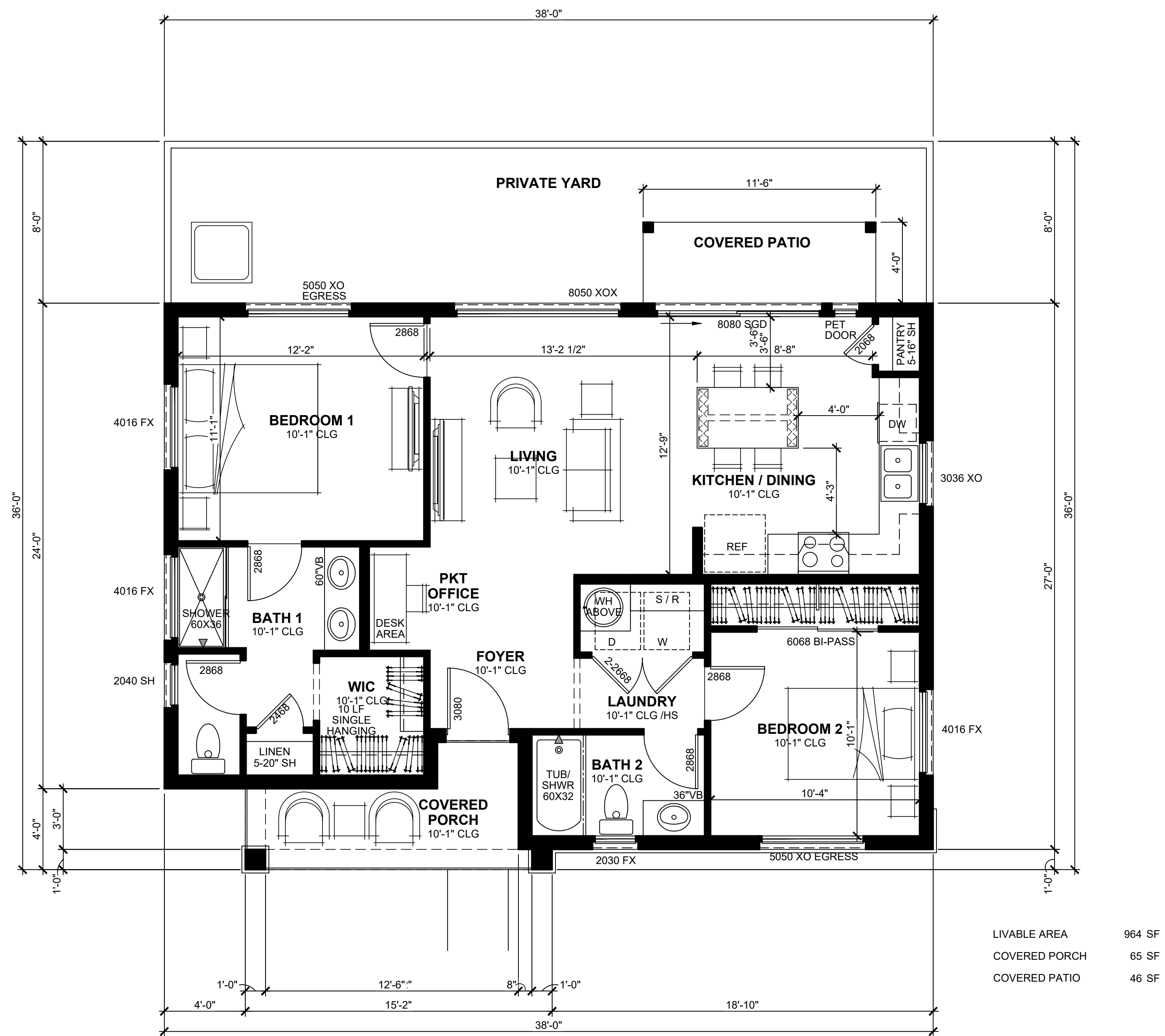
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 1 | UNIT 1 - UNIT 1 | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



ROOF PLAN
 ELEVATION D - ARIZONA RANCH 3/16" = 1'-0"



FLOOR PLAN
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 2 | UNIT 2 - STAND ALONE | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021





LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 2 | UNIT 2 - STAND ALONE | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



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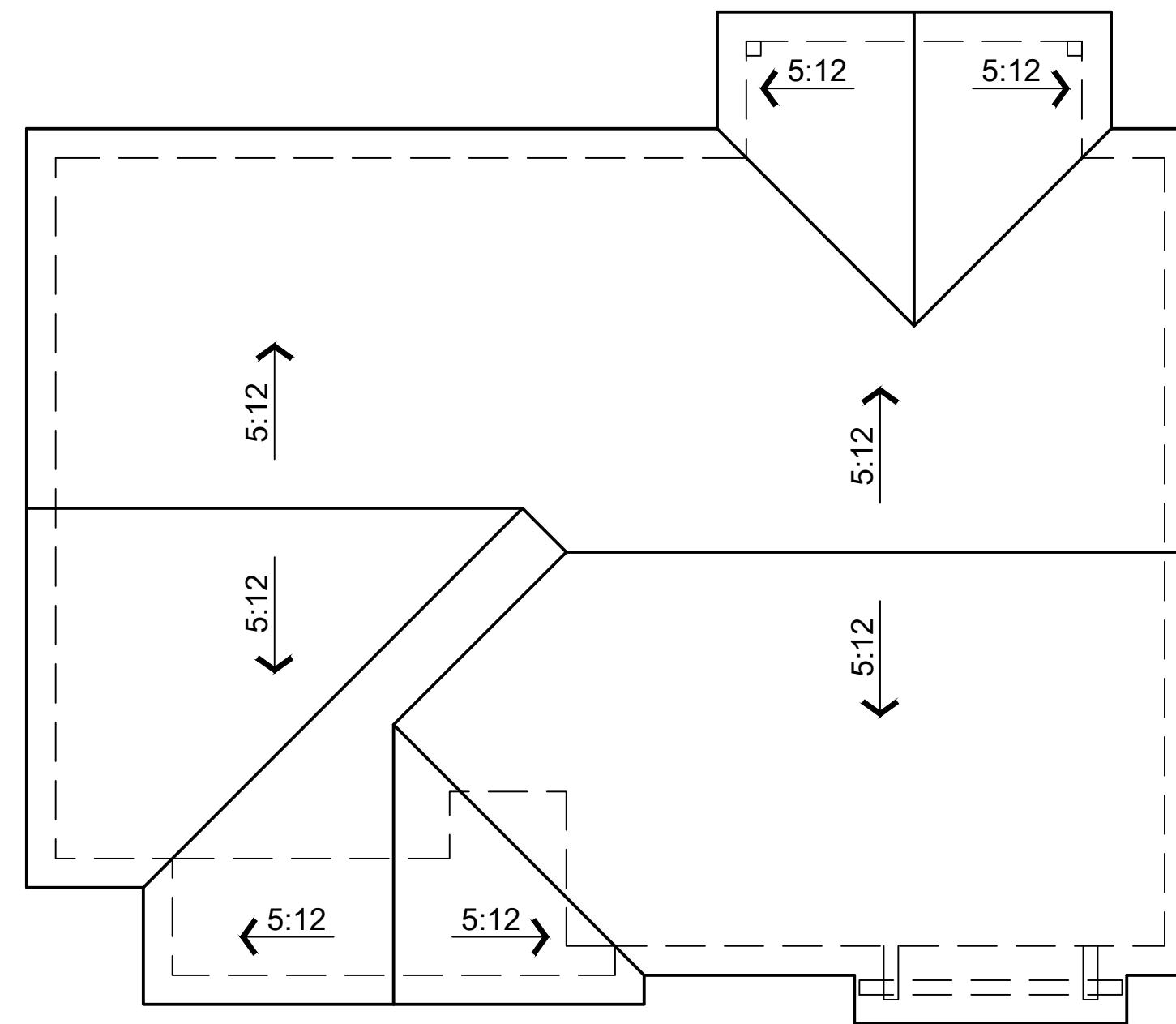
600 Winkler Way, East Suite C 247, Bellingham Island, WA 98110
 (206) 207-8000 info@evergreeninvestco.com

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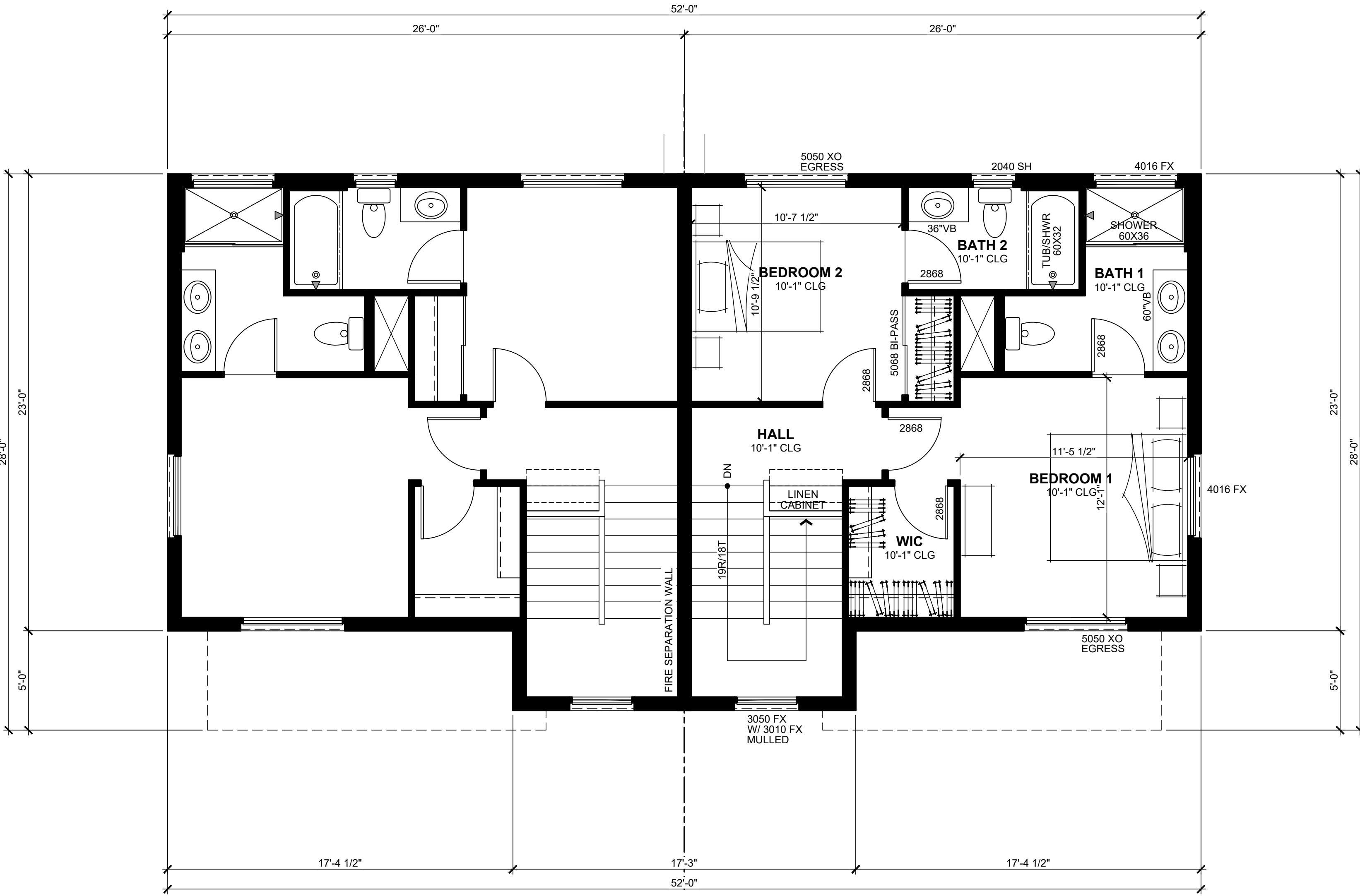
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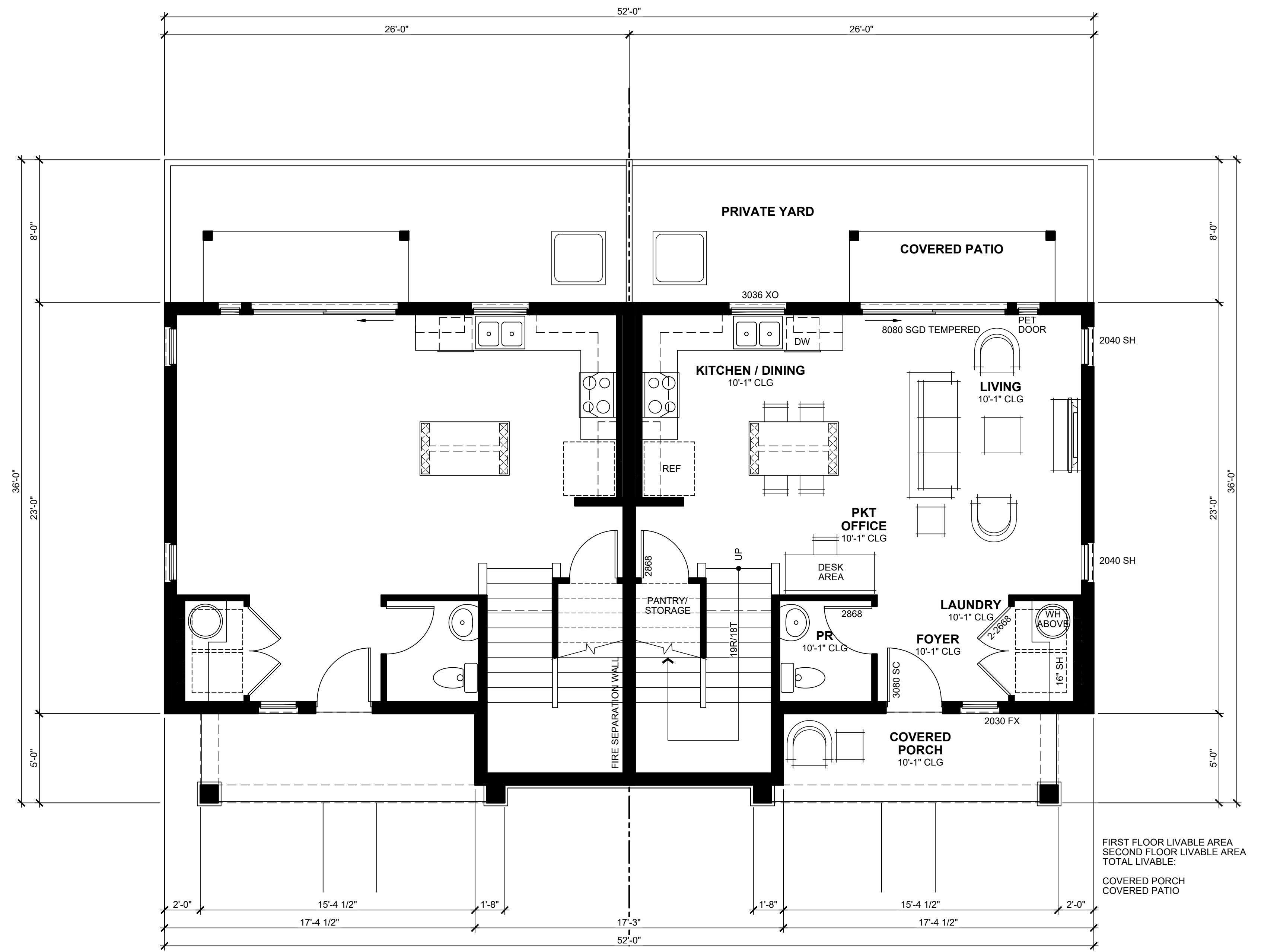
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ROOF PLAN
 ELEVATION D - ARIZONA RANCH 3/16" = 1'-0"



SECOND FLOOR PLAN
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

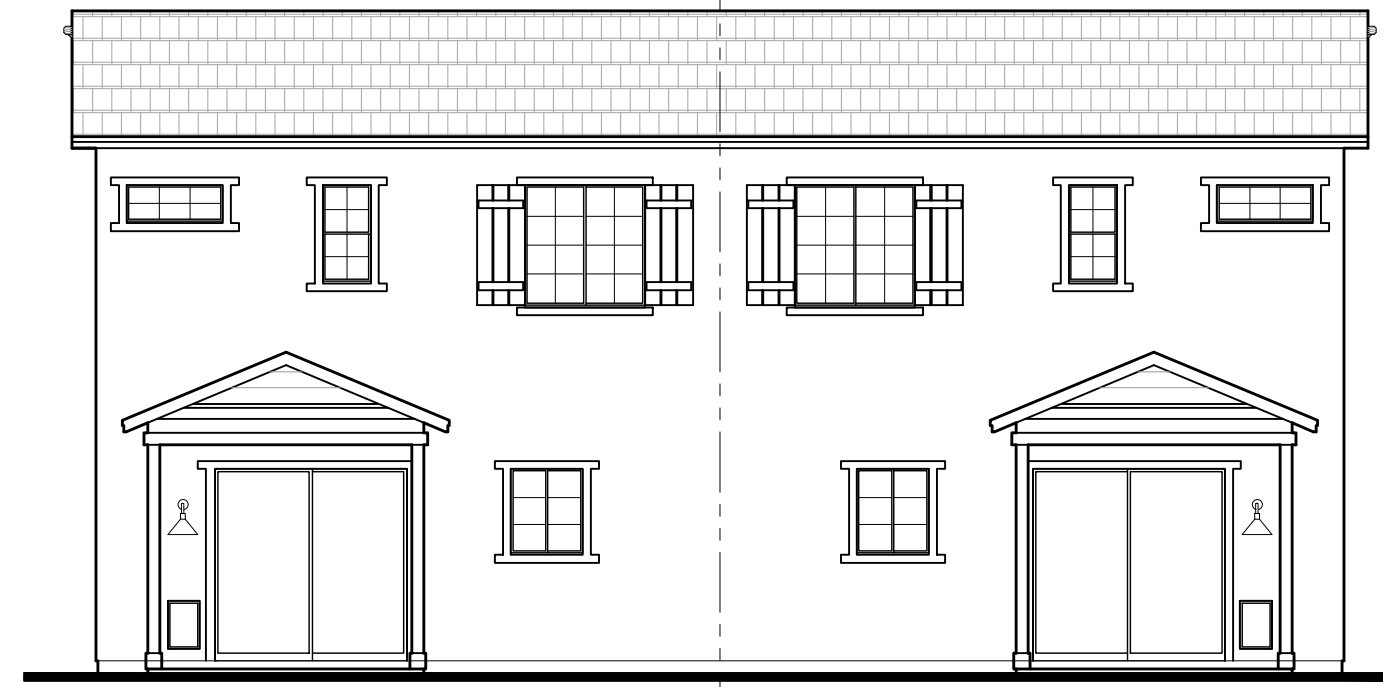
FIRST FLOOR LIVABLE AREA 633 SF
SECOND FLOOR LIVABLE AREA 546 SF
TOTAL LIVABLE: 1179 SF
COVERED PORCH 79 SF
COVERED PATIO 46 SF

BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



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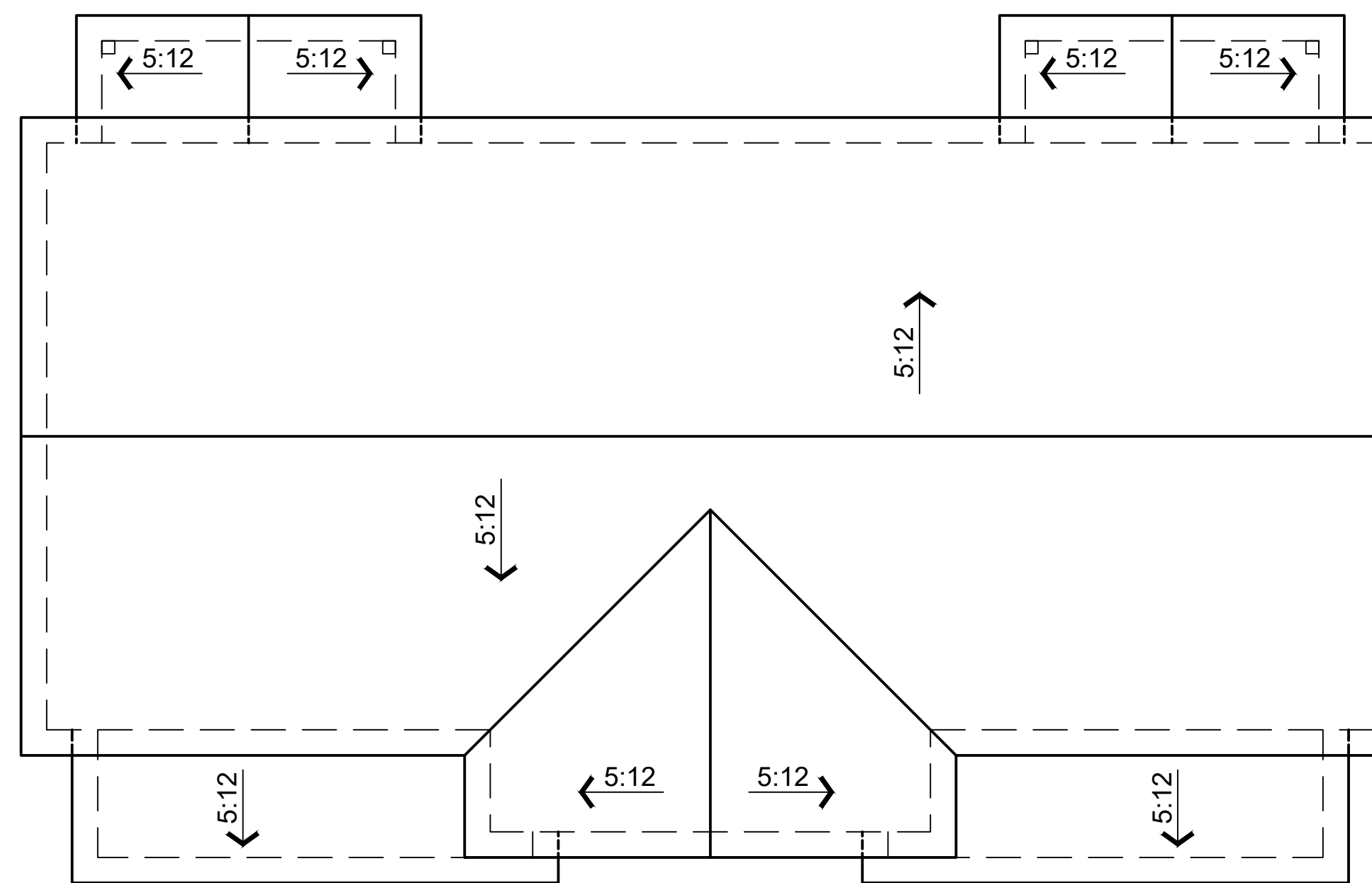
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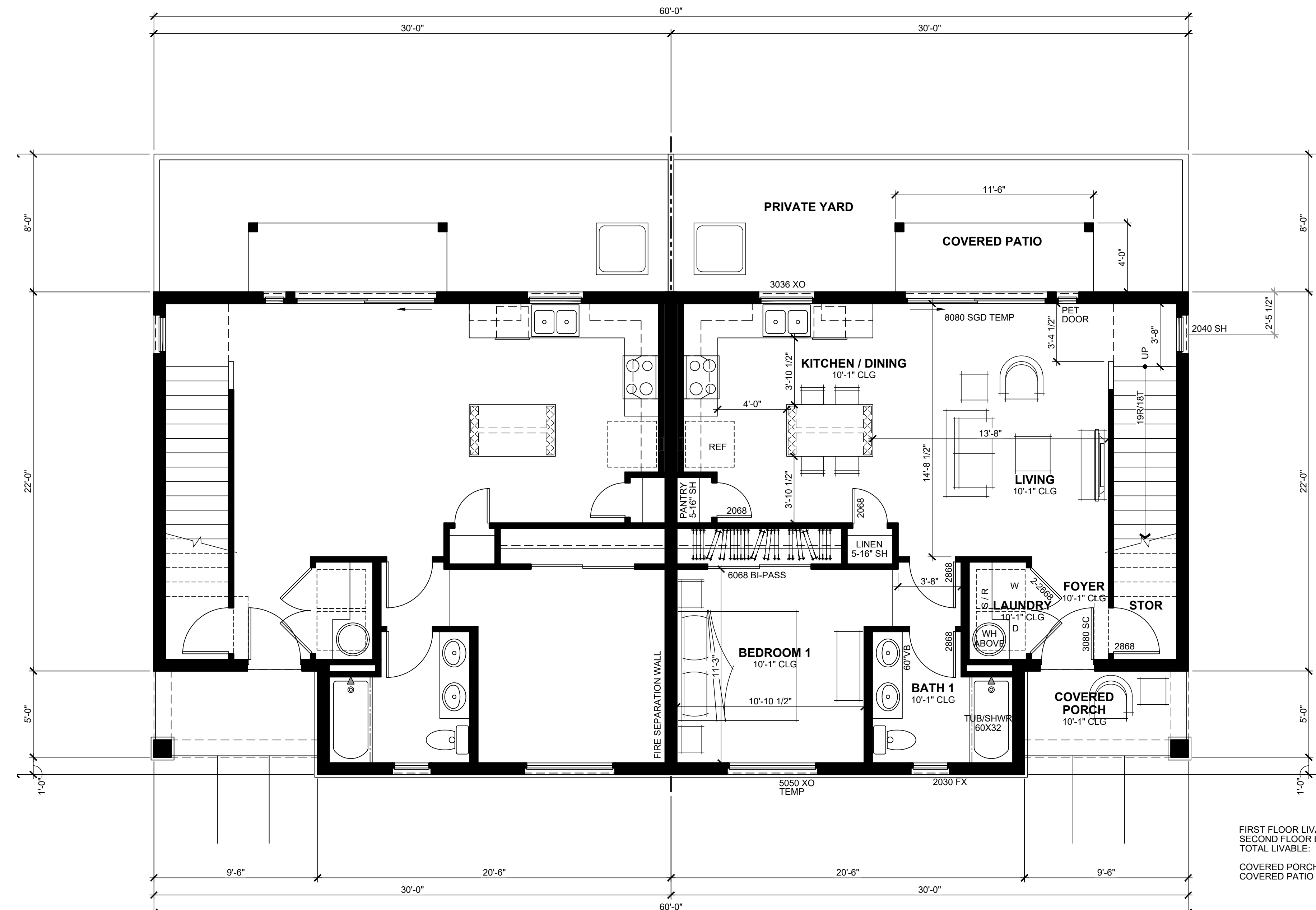
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ROOF PLAN
 ELEVATION D - ARIZONA RANCH 3/16" = 1'-0"

BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021

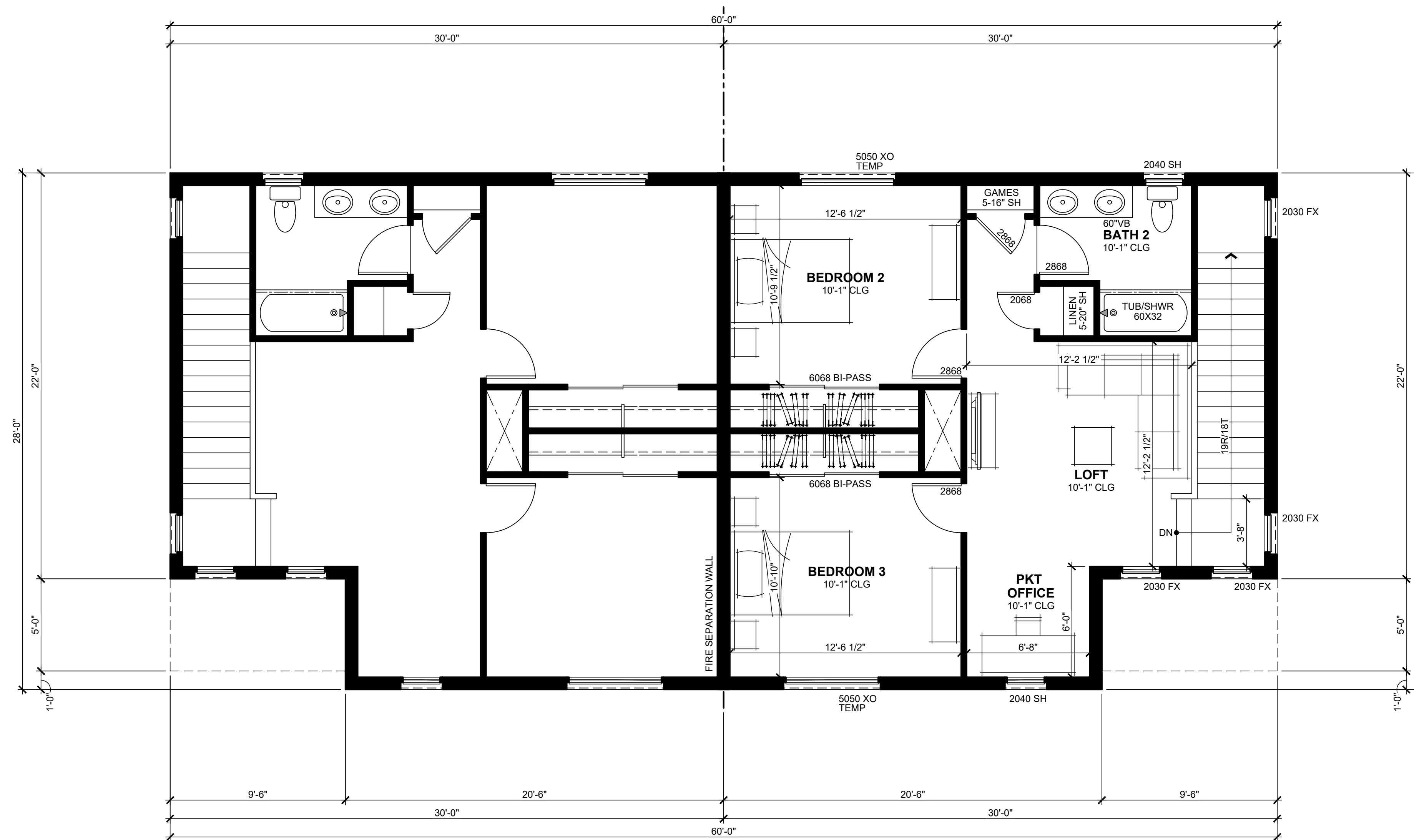


FIRST FLOOR LIVABLE AREA	783 SF
SECOND FLOOR LIVABLE AREA	683 SF
TOTAL LIVABLE:	1466 SF
COVERED PORCH	47 SF
COVERED PATIO	46 SF

FIRST FLOOR PLAN
 ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



SECOND FLOOR PLAN
 ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

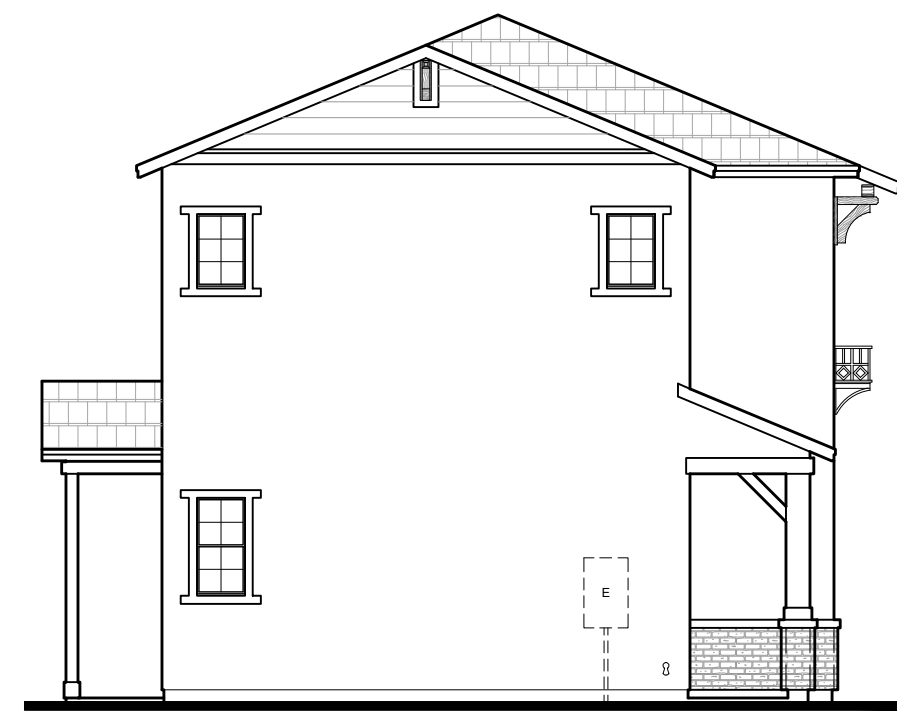
BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021

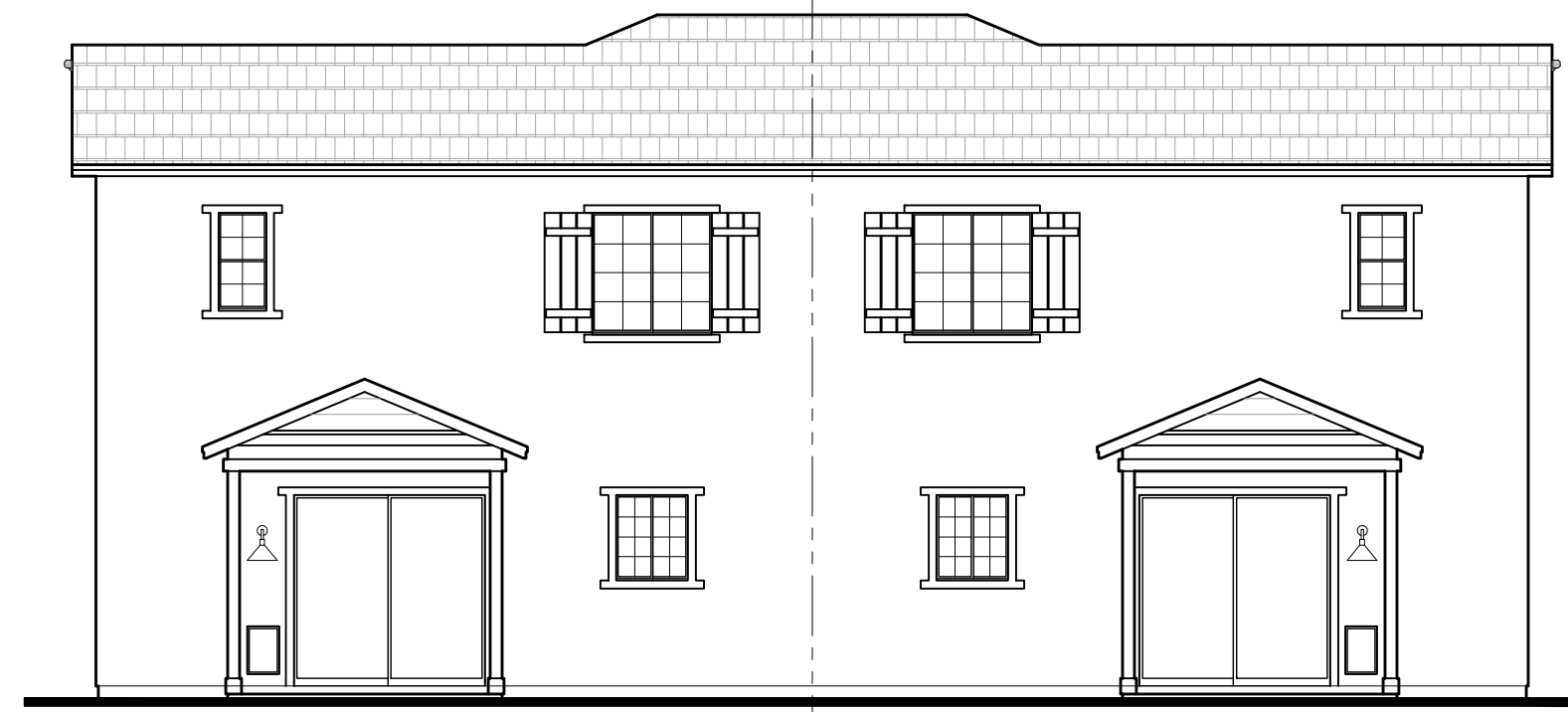


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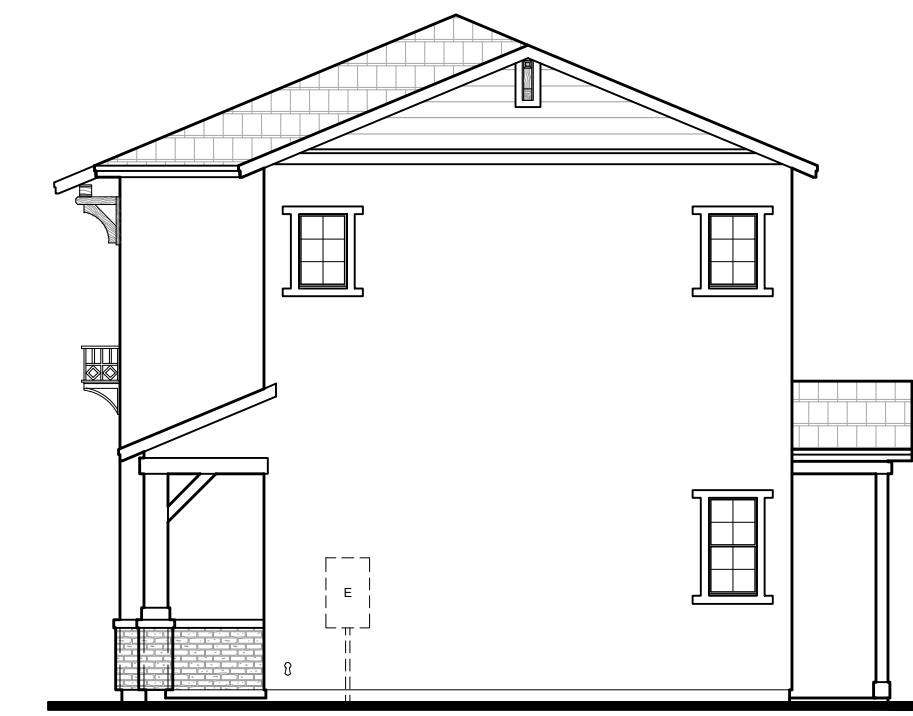
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LEFT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D - ARIZONA RANCH 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION D - ARIZONA RANCH 1/4" = 1'-0"

- CONCRETE ROOF TILE
- DECORATIVE BRACKET
- WOOD FASCIA
- DECORATIVE WROUGHT IRON
- STUCCO POP-OUT
- STUCCO BODY
- DECORATIVE SHUTTERS
- CONCRETE ROOF TILE
- WOOD FASCIA
- STUCCO POP-OUT
- COACH LIGHT
- STUCCO COLUMN
- STUCCO POP-OUT
- MASONRY VENEER

- OVERALL HEIGHT
- T.O. PLATE
- 10'-1"
- FIN. FLR.
- ± 28'-2"
- T.O. PLATE
- 10'-1"
- FIN. FLR.

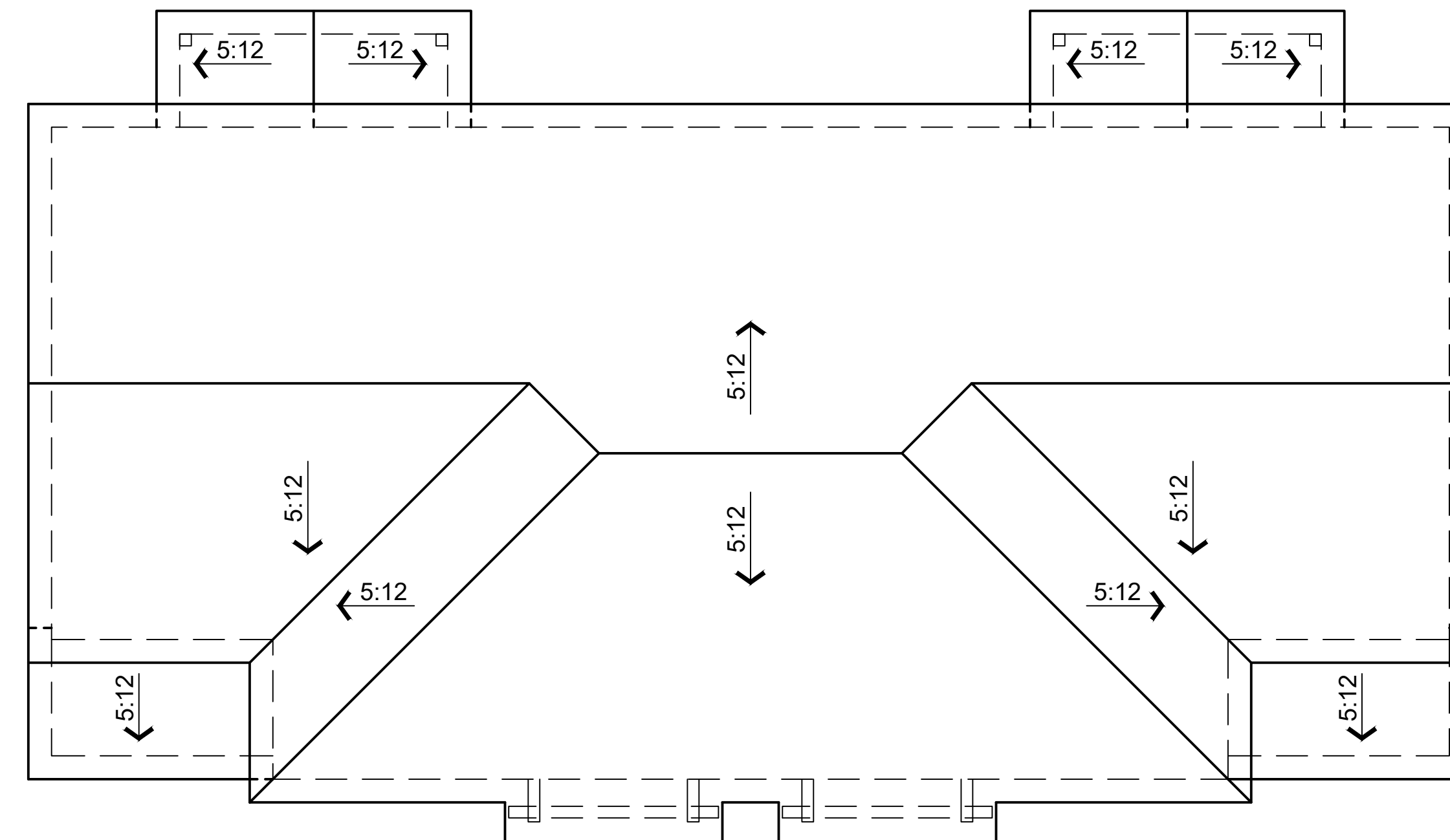
BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021



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ROOF PLAN
 ELEVATION D - ARIZONA RANCH 3/16" = 1'-0"

BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

10-18-2021

NARRATIVE

An Introduction: Evergreen Investment Company

Evergreen Investment Company is led by Bruce Galloway with over 40 years of delivering real estate investments and developments. Evergreen Investment Company develops and owns privately-held real estate assets, consisting primarily of multifamily, commercial shopping centers and raw land. Headquartered on Bainbridge Island, Washington, Evergreen Investment Company delivers local expertise with its nationwide development staff located in Arizona, Tennessee, Virginia, Maryland and North Carolina where it develops neighborhood communities and multifamily homes for people to grow families and build friendships in pursuit of their dreams and happiness.

The sense of global well-being also drives Bruce's and his wife Susan's, highly committed philanthropic efforts and socially responsible investing. Through their Evergreen Global Foundation, and as active members of the Bainbridge Island Rotary Club, they have made donations that have directly enabled the conservation of over 13,000 acres of rainforests in Central America, microfinance projects in Uganda and Tanzania, and medical research on Alzheimer's and prostate cancer.

Request:

A request for concurrent site plan approval and rezoning from R1-43 to Medium Density Residential (MDR) with Planned Area Development (PAD) overlay zoning district which includes a deviation from the Queen Creek Development Standard's DS.5.C.1a requiring 15' building separation. The deviation request for building separation is from 15' to 8.0' for 65 multi-family units on a 9.98 acre parcel (APN 304-61-017D) generally located at the NEC of S. Rittenhouse Road and E. Germann Road

The effect of the rezoning from R1-43 to MDR with PAD overlay will permit a multifamily use and allow an increase of density from one (1) single family dwelling unit per one (1) acre to a maximum of fourteen (14) dwelling units per acre. The proposed site plan has 65 dwelling units equating to 6.58 dwelling units per gross acre and 11.8 dwelling units per net acre which is less the maximum allowable maximum 14 du/acres. The decreased building separation 15' to 8.0' are for those units interior and central to the site; the units located along the rear property line; and a pair of units located at the eastern portion of the parcel along E. Germann Road.

Vicinity Map:

The 9.98 acre irregular, triangle shaped parcel site is located at north east corner of the arterial intersections of S. Rittenhouse Road and E. Germann Road.



Proposed Development

Evergreen Investment Company develops neighborhoods where people find community, security, privacy and serenity. This feeling of 'arriving home' begins when approaching



the Evergreen community with landscaped perimeter walls and pedestrian portals that creates a sense of arrival and sense of discovery for pedestrians with access to a trail corridor and open space area from Rittenhouse Road and E. Germann Roads.



The tree and lush landscape exterior leads one to the Palm Tree line median entrance located along the future E. Germann Road. Welcoming residents, family, friends and prospective tenants is a landscaped grand entrance that frames the Leasing Office/Community Building at the view terminus. Visitors traveling by car or bike will find convenient parking near the Leasing Office/Community Building and prior to the gated community. At the Office/Community Building new prospective tenants will learn about the community and available 1, 2 and 3 bedroom single family detached and duplex units in one and two stories homes within the 9.98 acre neighborhood. The central community activity space is where one retrieves mail or enjoy a few of the community amenities such as pool, spa, grill and picnic tables, fire pit and informal seating/gathering area. One may also reserve the Community Building for a game of cards, private

meetings, a small event or just a place to cool-off after walking the community trails with five PAR exercise stations or a brief stop at the dog park. If quiet recreation is desired, pocket turf open space are strategically located through the community as a place to gather, lay in the sun or children to yard games. For the growing families, a tot lot with bicycle racks is also centrally located just north of the community pool area.

A bird's-eye view of the proposed overall development is on the following page.



SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
[Symbol]	PROSPERITY	PROSPERITY	36 INCH	21
[Symbol]	LAUREL OAK	LAIANA VIRENS SAN BY	36 INCH	7
[Symbol]	RED TIGER LILY	ROSA VIRENS SAN BY	36 INCH	42
[Symbol]	ROSE OF SHARON	ROSA VIRENS SAN BY	36 INCH	54
[Symbol]	COCK SPANIEL	ROSA VIRENS SAN BY	36 INCH	54
[Symbol]	FRANCOIS COCAVATE	ROSA VIRENS SAN BY	36 INCH	38
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	20
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	3
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	54
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	92
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	34
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[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	48
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[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	104
[Symbol]	LAUREL OAK	ROSA VIRENS SAN BY	36 INCH	77

MATERIAL	QUANTITY
WOODCHIP PLAY MEDIA	7,000 SF
PERFORATED PAVING PER ADA COMPLIANCE	10,000 SF
PERFORATED PAVING PER ADA COMPLIANCE	10,000 SF
PERFORATED PAVING PER ADA COMPLIANCE	10,000 SF

LANDSCAPE NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 2. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 3. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 4. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 5. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 6. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 7. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 8. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 9. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 10. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



PP00-124
SHEET L1 OF 4 - NOT FOR CONSTRUCTION - AUGUST 2021



DESIGN REVIEW LANDSCAPE PLAN

1120 EVERGREEN AT GERMANN

LANDSCAPE KEYNOTES

- 1. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 2. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 3. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 4. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 5. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 6. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 7. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 8. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 9. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 10. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 11. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 12. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 13. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 14. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 15. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 16. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 17. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 18. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 19. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 20. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 21. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 22. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
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- 39. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 40. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 41. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 42. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 43. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 44. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 45. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 46. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 47. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 48. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 49. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B
- 50. HIGH IMPACT PLANTINGS - SEE SCHEDULE 01B

Architecture and Floor Plans



The proposed development is a rental market rate, single family detached and attached (duplex) multifamily community. Through four-sided architecture and modern floorplans to meet today's growing demand for a work-at-home environment,

Evergreen's developments are purposefully designed to create a neighborhood community strengthened by home identity, front porches for neighborly interaction, private outdoor rear yards and a flexible work space interior.

Prior to arriving 'home', tenants and visitors will find covered surface parking or reserved garage spaces available. Landscape sidewalks lead through the community of one and two-story detached and attached (duplex) homes with one, two and three bedroom units.



The community's architectural vernacular is Arizona Ranch compliant with Queen Creek's Design Standards of a desert agricultural/small town. (See submitted Color Elevations for all elevations.).

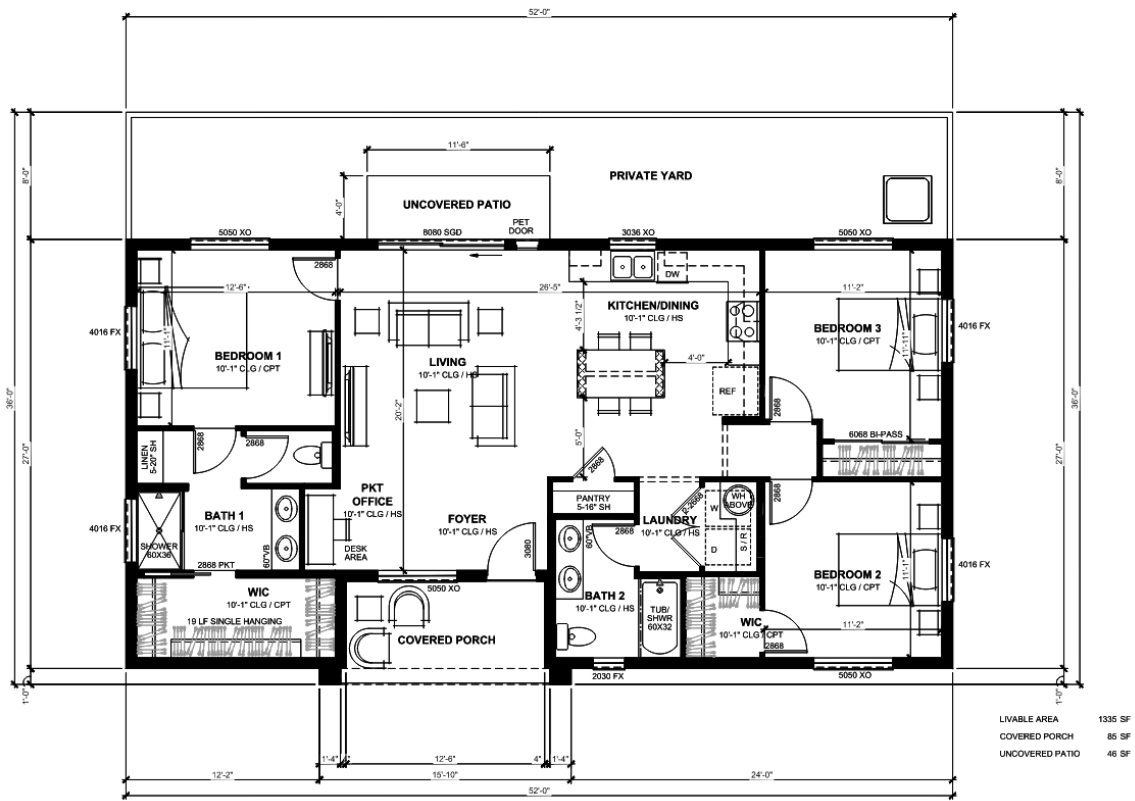
Our homes have four-sided architecture which, in short, employs design elements, colors material to all four sides of the building. Design elements include roof variation, cement shingles, eight pane recessed windows, shutters, faux shutter windows, wrought iron detail, pop-out sills and lintels, stone/brick veneer wainscot with corner returns, stucco and cement clap board, architectural brackets, beam and posts. In terms of energy savings, our units are constructed with a HercuTech wall system which translates into tenants saving on heating and cooling costs estimated up to 20% to 40.



Welcoming residents, family and friends is a covered front porch with space for outdoor seating that promotes neighborly interactions. An outdoor private yard includes an uncovered patio and 6' high, cmu fenced yard with a "doggie/cat pet door". The home's backyard is spacious for outdoor barbecues, children play area, entertaining or creating one's private oasis. Evergreen's low maintenance or "no maintenance yards" is a preferred choice by the busy professional, growing family with work demands and the empty nester.

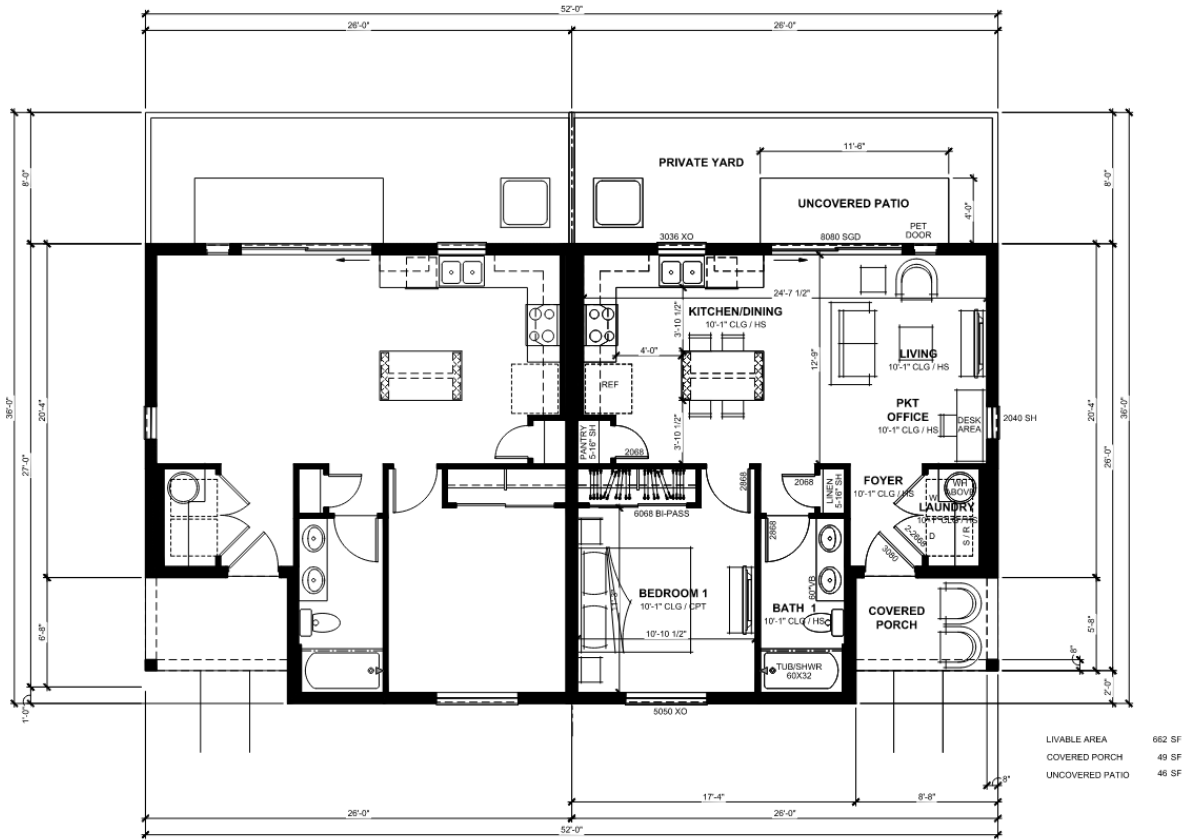
Furthermore to meet growing work-at-home needs, all floorplans include planned space for a "Pocket Office", dimensioned for a desk and chair work space with convenient electric sockets and communication ports. This provides flexibility to the tenant as to how he/she chooses to use the space for a work-at-home environment or other uses. Other notable design amenities include a "Pet Door" for independent pet access to the Private Yard; a built-in kitchen island for food prep, dining, socializing or homework; full-size, unit equipped washer and dryers; and ample windows throughout including a signature, master bathroom clerestory window.

The Floor Plans for the proposed Buildings identified as 1, 2, 5, 6, office/community building and garages programmed for the proposed development on the following pages. For complete plan set, please see the full Elevation and Floor Plan sets accompanying the application.



FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

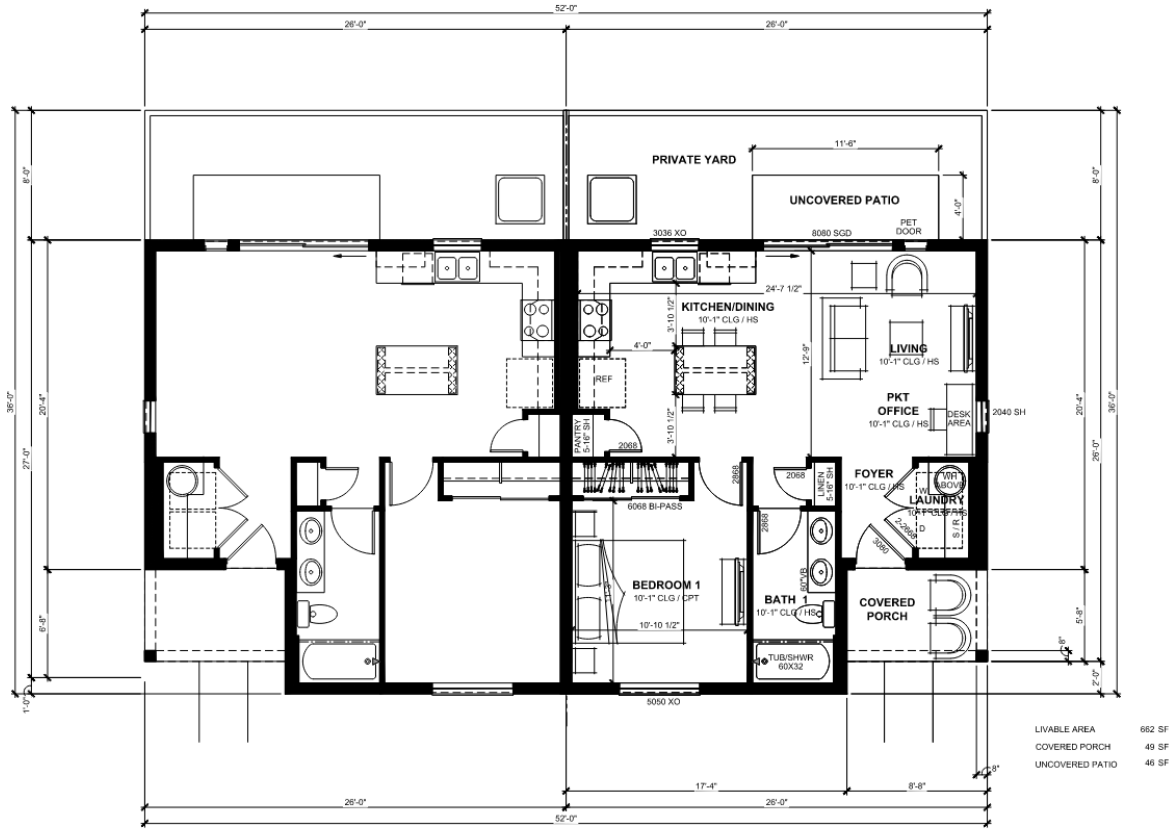
BUILDING 1 | UNIT 1 - UNIT 1



FLOOR PLAN
ELEVATION A

1/4" = 1'-0"

BUILDING 2 | UNIT 2

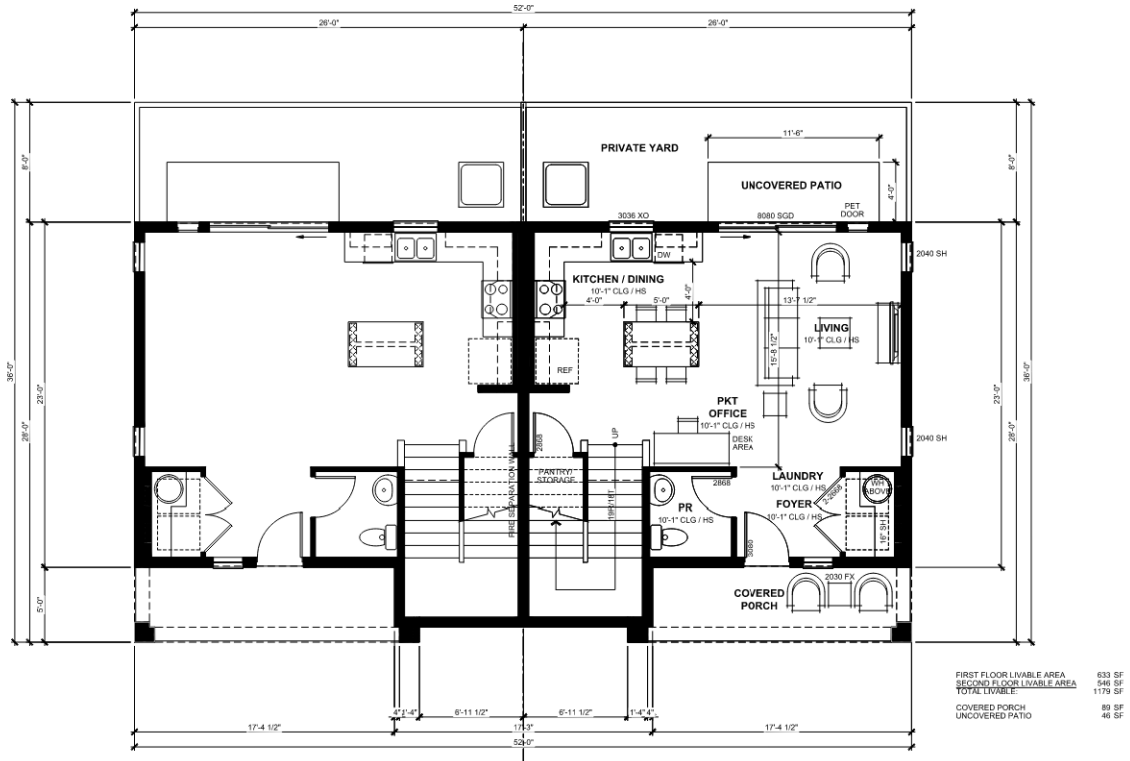


FLOOR PLAN

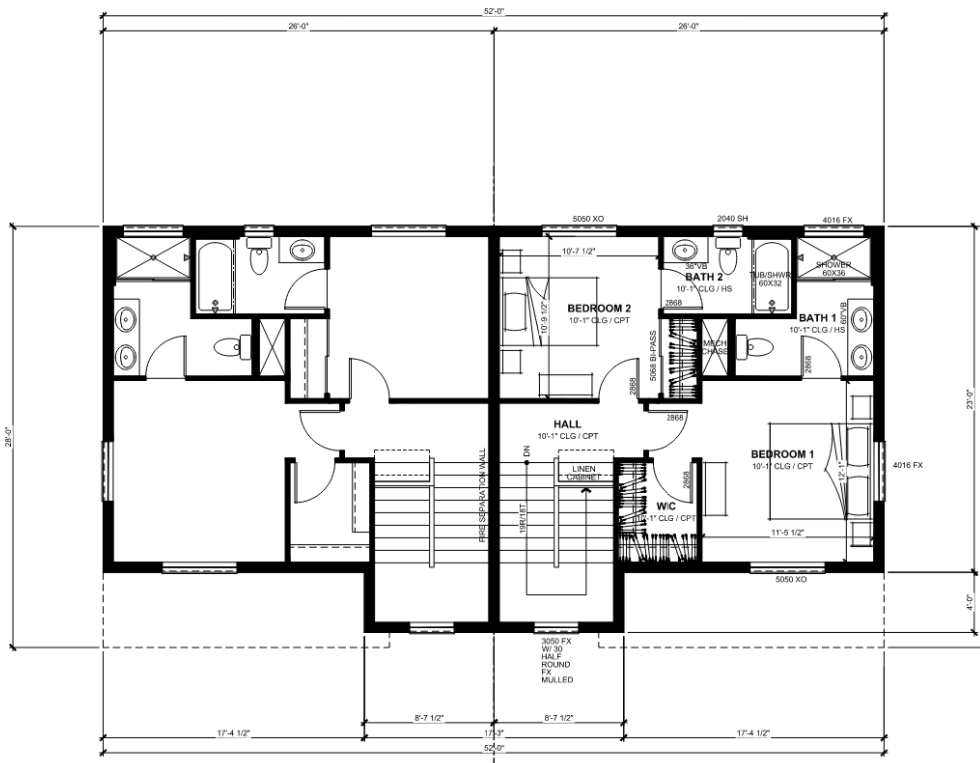
ELEVATION A 1/4" = 1'-0"

BUILDING 5 | UNIT 4 UNIT 4

First Floor Plan

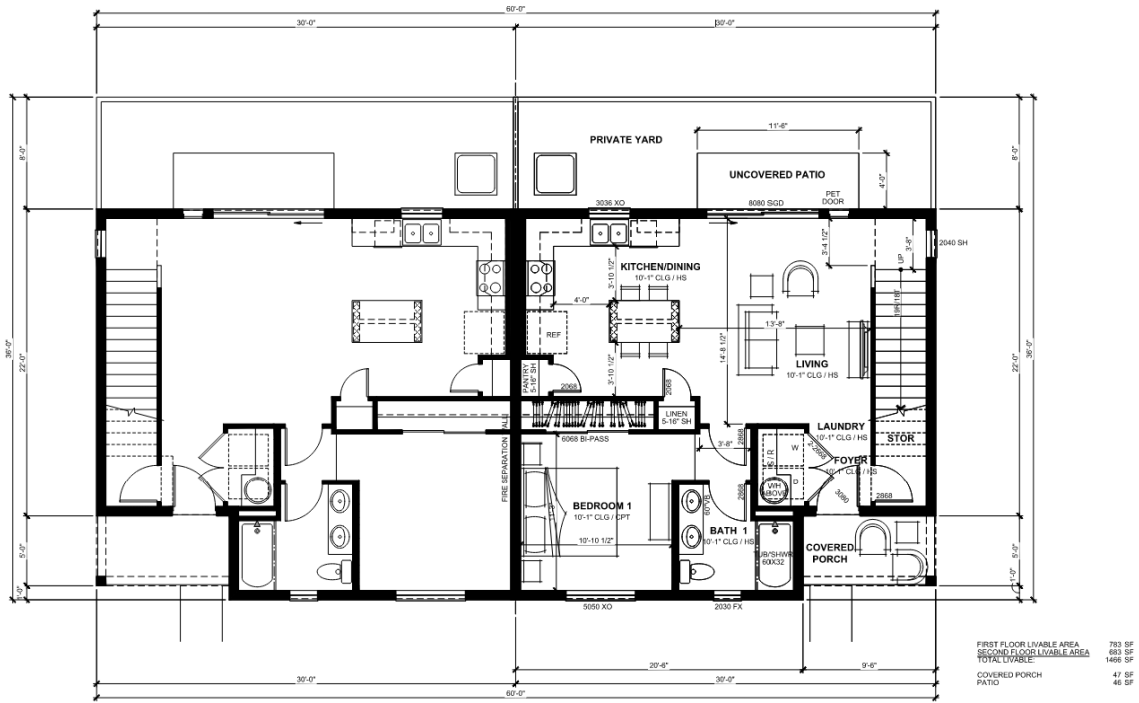


Second Floor Plan

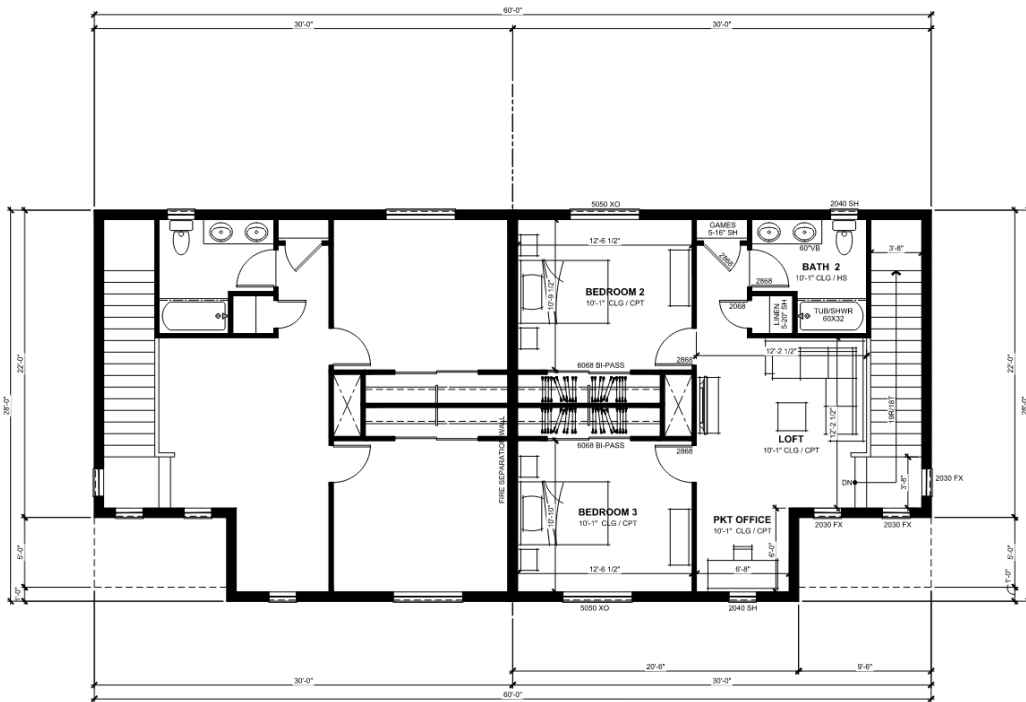


BUILDING 6 | UNIT 5 UNIT 5

First Floor Plan

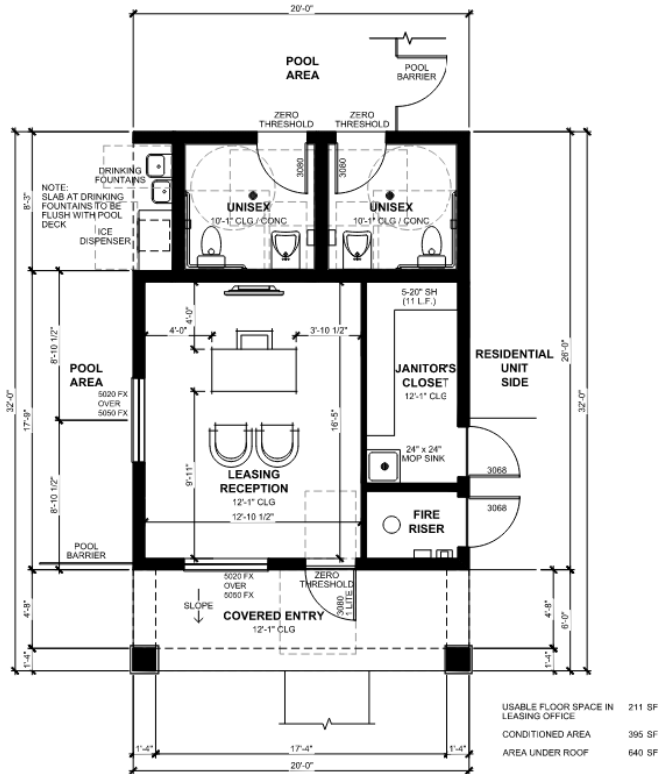


Second Floor Plan

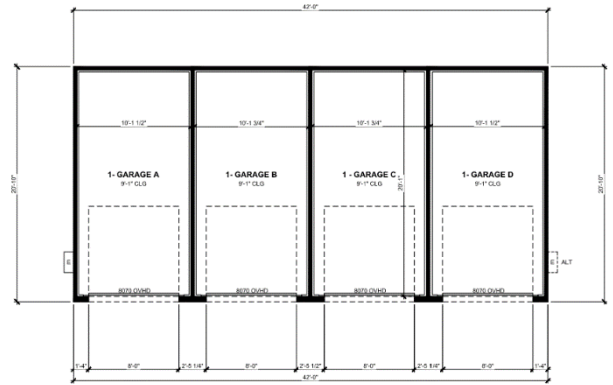


OFFICE / COMMUNITY BUILDING

GARAGE (Typical)



FLOOR PLAN
 ELEVATION A
 1/4" = 1'-0"



FLOOR PLAN
 ELEVATION A
 1/4" = 1'-0"

Colors and Materials with Illustrated Color Elevations

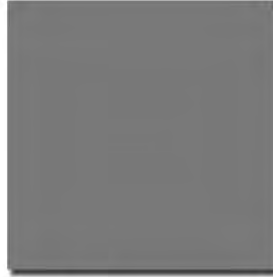
Evergreen's community compliments the surrounding Queen Creek design aesthetic and guidelines by using three color palette's specifically assigned to Building 1, 2, 5, 6, office/community building and garages. The following pages include the color elevations and assigned color schemes

Color Scheme 1 and Associate Color Elevations of Buildings 1 and 6

Color Scheme 1



Main Body:
Roycroft Mist Gray - (SW 2844)
Mfg: Sherwin Williams



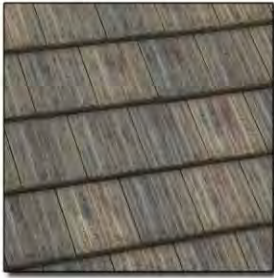
Accent Body:
Westchester Gray - (SW 2849)
Mfg: Sherwin Williams



Front Door:
Polished Mahogany - (SW 2838)
Mfg: Sherwin Williams



Trim & Fascia:
Nacre - (SW 6154)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5634 Kings Canyon Blend



Stone
Mfg: Eldorado Stone
TundraBrick - Latigo



Evergreen at Germann

2-10-2021





LEFT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



REAR ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"

BUILDING 1 | UNIT 1 - UNIT 1 | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

2-10-2021



LEFT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



REAR ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION - ARIZONA ROOF - 1/8" = 1'-0"

BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

4-26-2021





LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

LEASING OFFICE | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

2-10-2021



LEFT ELEVATION
ELEVATION 1 - SANTA BARBARA 1/8" = 1'-0"



REAR ELEVATION
ELEVATION 1 - SANTA BARBARA 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION 1 - SANTA BARBARA 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION 1 - SANTA BARBARA 1/8" = 1'-0"

GARAGE 4 BAY | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

2-10-2021



Color Scheme 2 and Associate Color Elevations of Building

Color Scheme 2



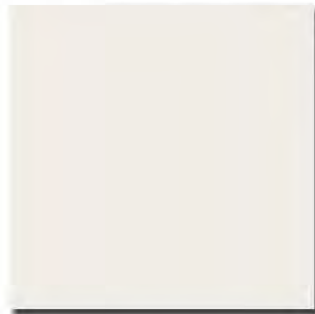
Main Body:
Pure White - (SW 7005)
Mfg: Sherwin Williams



Accent Body:
March Wind - (SW 7668)
Mfg: Sherwin Williams



Front Door:
Perle Noir - (SW 9154)
Mfg: Sherwin Williams



Trim:
Pure White - (SW 7005)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5503 Sierra Madre



Stone
Mfg: Eldorado Stone
TundraBrick - Chalk Dust



LEFT ELEVATION
ELEVATION: 1/8"=1'-0" 1/4"=1'-0"



REAR ELEVATION
ELEVATION: 1/8"=1'-0" 1/4"=1'-0"



RIGHT ELEVATION
ELEVATION: 1/8"=1'-0" 1/4"=1'-0"



BUILDING 2 | UNIT 2 - STAND ALONE | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

4-26-2021



Color Scheme 3



Main Body:
Roycroft Vellum - (SW 2833)
Mfg: Sherwin Williams



Accent Body:
Herbal Wash - (SW 7739)
Mfg: Sherwin Williams



Front Door:
Nocturne - (SW 9520)
Mfg: Sherwin Williams



Trim & Fascia:
Cotton White - (SW 7104)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5671 Village Blend



Stone
Mfg: Eldorado Stone
TundraBrick - Ashland



LEFT ELEVATION
REVISION: 03/20/2021 14' x 12'



REAR ELEVATION
REVISION: 03/20/2021 14' x 12'



RIGHT ELEVATION
REVISION: 03/20/2021 14' x 12'



FRONT ELEVATION
REVISION: 03/20/2021 14' x 12'

BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN | QUEEN CREEK, ARIZONA

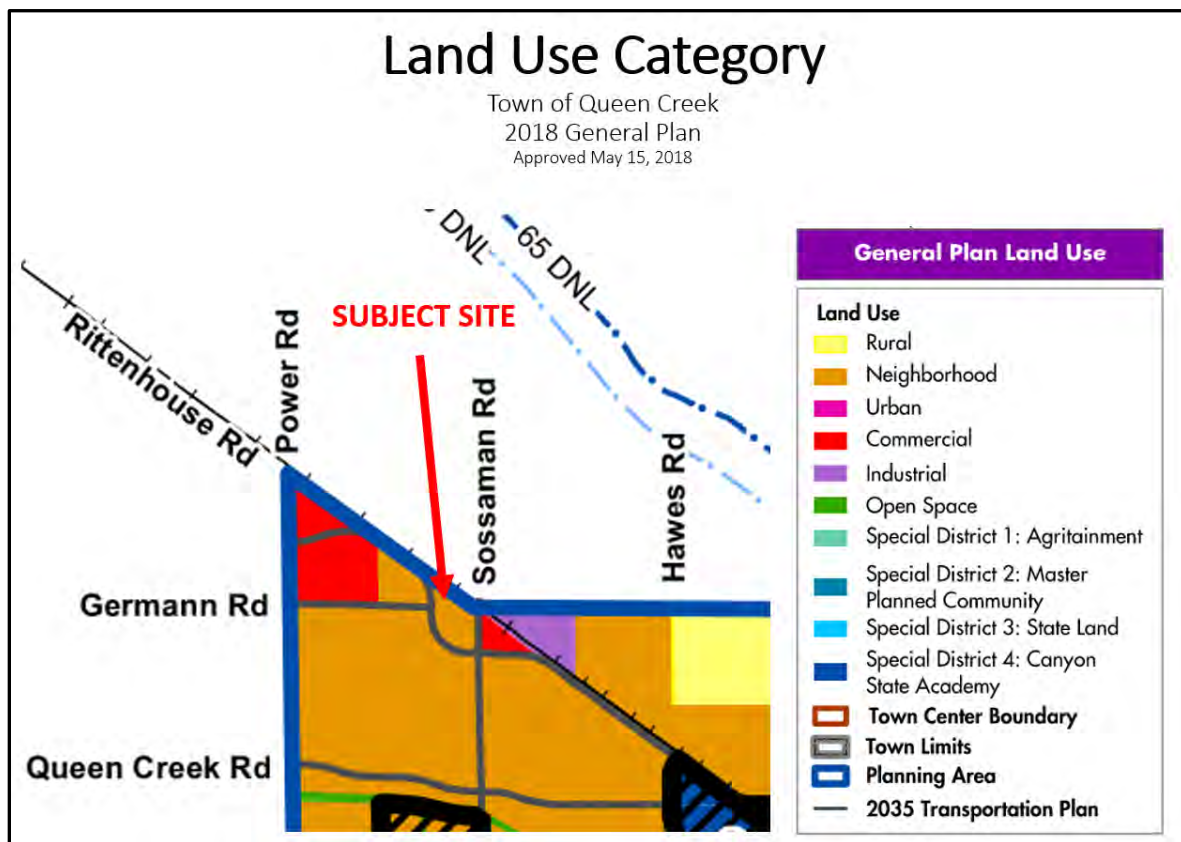
4/26/2021



GENERAL PLAN – COMPATILTY WITH PROPOSED DEVELOPMENT

Land Use Category

The Town of Queen, Arizona, Creek General Plan 2018 approved May 15, 2018, Figure1. General Plan Land Use Map shows the subject property's Land Use category as "Neighborhood". (Please see the map below with the relative portion of the General Plan Land Use Map with the Subject Site indicated).



Briefly, the General Plan Land use analysis shows the proposed multi-family, single-family detached and duplex dwelling unit development is compatible with surrounding General Plan's "Neighborhood" land use category and existing uses.

The irregular, triangle shaped 9.98 acre parcel is adjacent to the City of Mesa municipal jurisdiction along the north-eastern property line. The City of Mesa's General Plan land use category is Vacant. The City of Mesa's General Plan also designates the adjacent properties as 'Employment Character Area' which is described as, "Large areas devoted primarily to industrial, office, warehousing and related uses; may include associated commercial uses" (Source: Mesa General Plan 2040 page 7-20). The proposed residential uses are separated from the future employment uses by an existing 100' SRP easement followed by the Southern Pacific Railroad 180' right-of-way which equals to 280' of separation from potential future employment uses in the City of Mesa.

Adjacent to and south of the subject site’s property line is a 70’ right-of-way for the future E. Germann Road, a Principal Arterial. Immediately, south of the r-o-w is a single-family subdivision called Cortina. Lastly immediately adjacent to and west of the subject site is the S. Rittenhouse Road 110’ right-of-way followed by vacant land.

TABLE 1. SURROUNDING GENERAL PLAN LAND CLASSIFICATION AND EXISTING USES

DIRECTION	GENERAL PLAN LAND CLASSIFICATION	EXISTING USE (Proposed Use)
North	<i>Land Category:</i> Vacant <i>Character Area:</i> Employment/Mixed Use Activity District	City of Mesa then Southern Pacific Railroad and Vacant
East	<i>Land Category:</i> Vacant <i>Character Area:</i> Employment/Mixed Use Activity District	City of Mesa then Southern Pacific Railroad and Vacant
South	Neighborhood	E. Germann Road r.o.w. then single family subdivision
West	Neighborhood	S. Rittenhouse Road r.o.w. then vacant
Subject Site	Neighborhood	Vacant (Multifamily – sfd and duplex)

The best interest of the Town is served by a proposed development’s compliance with the 2018 General Plan’s, Figure 2: Land Use (page 6) and further detailed with graphics the “Development Pattern (Land Categories)” (page 34) which describes the types of allowed land use, land use character and appropriate zoning districts for the General Plan’s six Land Use Categories.

The following describes compliance with the 2018 General Plan and how the modification from Queen Creek Development Standard’s DS.5.C.1a 15’ building separation to 8.0’ achieves a higher quality design by maintaining urban form and character along the street right-of-way and locating higher density internal to the site and along rear property line adjacent to the Union Pacific Railroad right-of-way. Without strict adherence to the terms and regulations of the ordinance the proposed design and density cannot be achieved.

Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the land Use Categories shown on Figure 1. General Plan Land Use Map.

Town of Queen Creek General Plan Land Use Map: Land Use Categories							
Land Use	Rural*	Neighborhood	Urban	Commercial	Employment	Open Space	Special Uses*
Types of Allowed Land Uses	<ul style="list-style-type: none"> Residential: very low-density single family (up to 1 dwelling unit per acre) Commercial: agriculture Employment: agriculture and nonresidential, home office, garage, industry Open Space: trails, multi-use, open space (washes) 	<ul style="list-style-type: none"> Residential: single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre. Employment: neighborhood retail and services with requirements Commercial: home office, limited flex/weak, garage industry Public: Open Space, civic/institutional Open Space: buildings, neighborhood parks, pocket parks, net lot 	<ul style="list-style-type: none"> Residential: single family (above 6 dwelling units per acre), multifamily, public homes. Commercial: commercial retail, offices, and services. No drive-thru Employment: office buildings, live/work Public: Open Space, civic/institutional buildings Open Space: plazas, parks 	<ul style="list-style-type: none"> Commercial: town-wide commercial center and other nonresidential commercial centers Employment: office buildings Public: Open Space, civic/institutional buildings Open Space: plazas, parks 	<ul style="list-style-type: none"> Employment: manufacturing, office Open Space: plazas, parks 	<ul style="list-style-type: none"> Open Space: park Public: schools, recreation facilities Community and Open Space: community and Open Space: parks, conservation areas, Sequoia & Queen Creek washes, protected natural features 	<ul style="list-style-type: none"> Employment: office Public: Arizona State Land Department managed land, Canyon State Academy property
Land Use Character	<ul style="list-style-type: none"> Predominantly large for single family residential up to 1 dwelling unit per acre. Buildings spaced significantly open to create a sense of intimacy rather than lined up buildings. A variety of steep setbacks from the road, creating an informal pattern. Roadways without curb, gutter, or sidewalk. Informal streetscaping and tree plantings. 	<ul style="list-style-type: none"> Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements. Adequate transitions and/or buffering abutting Rural or Urban areas will be required. Higher densities should decrease towards edges when abutting single family developments within this Land Use Category. Streets above 8 dwelling units per acre require direct access to collector or arterial streets. Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street. Buildings special to create separation within maintaining collector street wall. Medical buildings setbacks, generally aligned with neighboring buildings. Streets with curb, gutter, planter strips, and sidewalk. Some formal streetscape with aligned street trees. Diversity provided by a variety of building styles and sizes. 	<ul style="list-style-type: none"> Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and/or cultural within walking distance (1/4 mile) of each other. Buildings close together with significant street frontage. Building facades at or near sidewalk. Traditional handily streets with curb and gutter, planter or tree walls, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages. Formal streetscape with equally spaced street trees. May include curb park/plaza/gathering space. Buildings with active ground-floor uses and entries, plantings and windows oriented toward sidewalks. On-street parking, especially along streets with retail. Drive-thru commercial uses prohibited. Off street parking located behind buildings when possible and practical. Adequate transitions to abutting areas (Neighborhood or Rural) required. 	<ul style="list-style-type: none"> Commercial development, accommodate existing conventional suburban shopping centers. Flexible configuration of buildings; building facades and masses may be associated with site internal circulation rather than street frontage. Streets with curb and gutter, planter and sidewalks. Streetscape with street trees and shrubs intended to screen parking and service areas from view and buffer sidewalks from vehicle traffic. Generally, on-oriented development with windows, safe and comfortable pedestrian routes and streetscapes. Adequate transition to abutting areas (Neighborhood, or Rural) required. 	<ul style="list-style-type: none"> Reserved for employment focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings. Building siting accommodates truck access, loading and storage areas. Receptacles designed to accommodate larger vehicles while maintaining a safe, shielded and comfortable sidewalk network. Where abutting other Land Use Categories, propose transition and/or buffering as required. 	<ul style="list-style-type: none"> Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks. Development limited to site-specific structures and recreation facilities, including trails, picnic shelters, restroom facilities, and interpretation facilities. 	<ul style="list-style-type: none"> Site usable for development not appropriate for any of the other categories and requiring greater flexibility. Development governed by Assessor PUA.
Appropriate Zoning Districts	<ul style="list-style-type: none"> Rural Development R1-19D General Rural Development R1-54 Rural Estate R1-43 Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Rural Estate R1-43 Suburban Residential R1-35, R1-18 Suburban Development R1-15, R1-12 Urban Development—Type A: R1-7, R1-9 Urban Development Type B: MDR, HDR Urban Development: R1-4, R1-5 Light Commercial: C-1 General Commercial: C-2 Public Quasi Public: P/QP Neighborhood Commercial: NC Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Urban Development: MDR, HDR, R1-4 General Commercial: C-2 Public/Quasi Public: P/QP Neighborhood Commercial: NC Town Center Mixed-use: IC Mixed-use: MU Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> General Commercial: C-2 Regional Commercial Center: C-3 Neighborhood Commercial: NC Office/Industrial Park: EMPA Public/Quasi Public: P/QP Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Office/Industrial Park: EMPA General Industrial: EMPG Public/Quasi Public: P/QP Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Parks, Recreation, and Conservation: PRC Public/Quasi Public: P/QP Planned Area Development Overlay: PAD *Other types of open space can be included in all other zoning districts including parks, plazas, etc. 	<ul style="list-style-type: none"> Agreement All Planned Community: PC Planned Area Development Overlay: PAD Non-Industrial Housing Product: N/I Public/Quasi Public: P/QP

*Transitions and/or requirements provided in the Land Use Categories Requirements Table.

The 2018 General Plan’s Land Use Category for the subject site is “Neighborhood”. Figure 2, Land Use Categories, Types of Allowed Land Uses lists land uses that are appropriate to the land category. The Neighborhood Land Category allows Residential, Commercial, Employment, Public & Quasi Public and Opens space uses. Specifically, Residential allows the following residential uses, “...single family, patio homes multifamily or other forms of residential development up to 20 dwelling units per acre.” The proposed development consisting of 65 single and two-story attached and detached multifamily units on 9.98 gross acres yielding 6.51 du per gross acre and 11.8 per net acre compatible with the residential use.

Figure 2. Land Use Category’s Appropriate Zoning Districts lists

those zoning districts allowed in a Land Category. The Neighborhood land category recommended zoning districts include: R1-43, R1-35, R1-18, R1-15, R1-12, R1-7, R1-9, MDR, HDR, R1-4, R15, C-1, C-2, P/QP, NC and PAD. The proposed rezoning from R1-43 to MDR with a Planned Area Development (PAD) Overlay complies with the 2018 General Plan’s Appropriate Zoning Districts for a Neighborhood Land Use.

The mechanics of a PAD overlay allows for deviations/modifications to the zoning development standards. The requested deviation is a reduction from Queen Creek Development Standard’s DS.5.C.1a 15’ building separation to 8.0’.

In addition, the 2018 General Plan’s Figure 2 Land Use Category for ‘Neighborhood’ has 10 Land Use Characters which generally described densities and urban form within the category. These land characters help guide the design a development. The Findings of Fact found later in the document provides the detailed analysis demonstrating the proposed development’s design complies with these ten (10) land characteristics of: (1) Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements; (2) Adequate transitions and/or buffering abutting Rural or Urban areas will be required; (3) Higher densities should decrease towards edges when abutting single family developments within this Land Use Category; (4) Densities above 8 dwelling units per acre require direct access to collector or arterial streets. (5) Commercial sites less than 20 acres. All commercial uses require

direct access to at least one arterial or collector street (comment: not applicable); (6) Buildings spaced to create separation while maintaining cohesive street wall; (7) Modest building setbacks, generally aligned with neighboring buildings; (8) Streets with curb, gutter, planter strips, and sidewalk; (9) Semi-formal streetscape with aligned street trees. (10) Diversity provided by a variety of building styles and sizes.

JUSITFICATION AND WARRANT OF ZONING REQUEST

A request for concurrent site plan approval and rezoning from R1-43 to Medium Density Residential (MDR) with Planned Area Development (PAD) overlay zoning district which includes a deviation from the Queen Creek Development Standard's DS.5.C.1a requiring 15' building separation. The deviation request for building separation is from 15' to 8.0' for 65 multi-family units on a 9.98 acre parcel (APN 304-61-017D) generally located at the NEC of S. Rittenhouse Road and E. Germann Road

The effect of the rezoning from R1-43 to MDR with PAD overlay will permit a multifamily use and allow an increase of density from one (1) single family dwelling unit per one (1) acre to a maximum of fourteen (14) dwelling units per acre. The proposed site plan has 65 dwelling units equating to 6.58 dwelling units per gross acre and 11.8 dwelling units per net acre which is less the maximum allowable maximum 14 du/acres. The decreased building separation 15' to 8.0' are for those units interior and central to the site; the units located along the rear property line; and a pair of units located at the eastern portion of the parcel along E. Germann Road.

Per 4.3 Relationship to General Plan table 4.3.1 "Medium density district allowing for single family attached or detached residential uses within specified densities. MDR may serve as a transitional district between single family and commercial districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. MDR implements the Neighborhood and Urban land use classifications of the Queen Creek General Plan." The subject site's General Plan land classification is Neighborhood allowing densities up to 20 dwelling units per acre. The proposed MDR base zoning district implements the general plan and allows densities up to 14 du/acre. The proposed development has 6.51 du/gross acre and 11.8 du / net acre, thereby complying with the General Plan' Neighborhood land classification.

Surrounding Zoning and Use Compatibility

The Queen Creek Zoning Map depicts the subject site current zoning as R1-43, Rural Estates. The proposed zoning district is MDR, Medium density with PAD overlay. The following zoning and use analysis demonstrates the proposed use is compatible with surrounding zoning districts and existing uses.

To the north and east is the City of Mesa municipal jurisdiction. Separating the proposed development and potential employment base land uses is the Southern Pacific Railroad right-of-way. To the south is an existing single family subdivision

(Cortina) with a similar base zoning district, MDR (Medium Density Residential). To the west is the S. Rittenhouse right-of-way followed by vacant land that is currently zoned R1-43, Rural Estates.

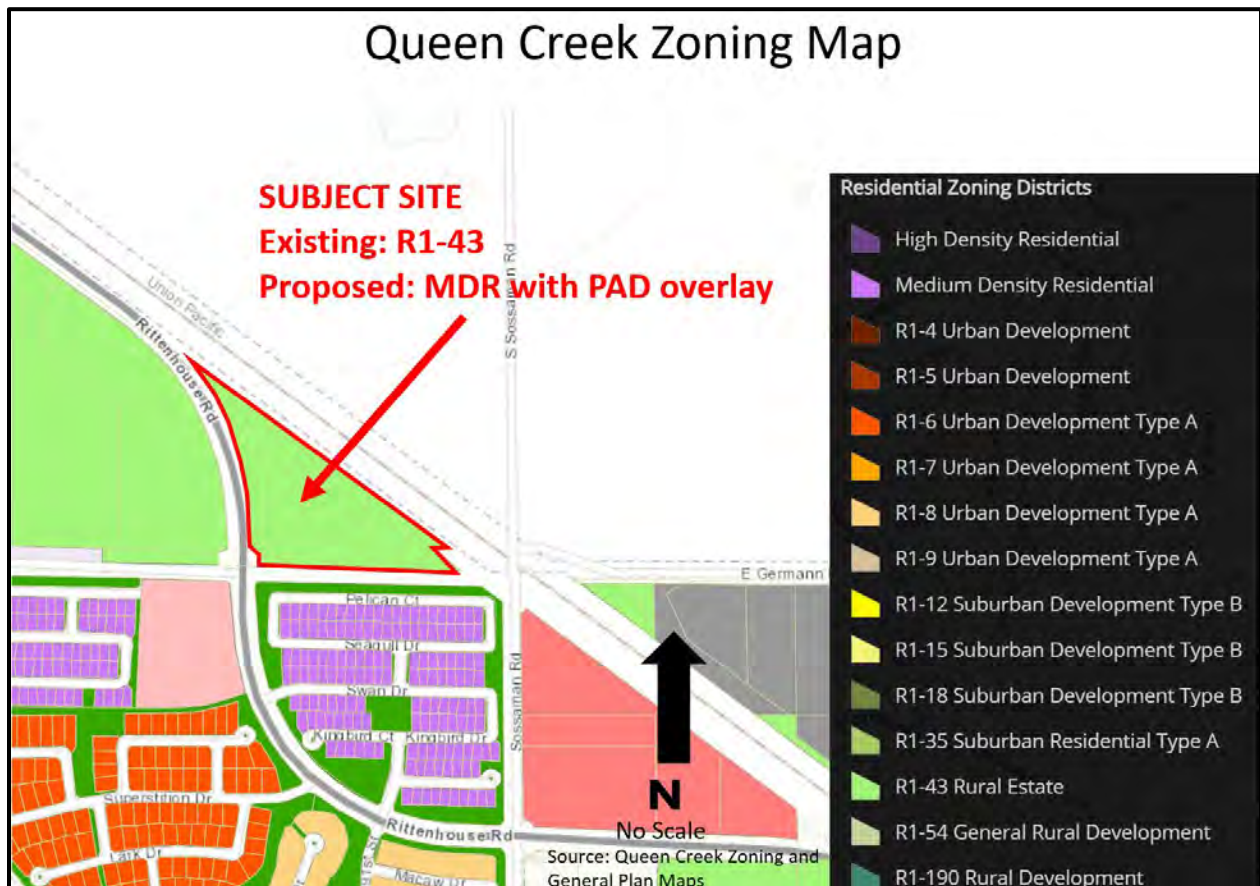


TABLE 2. SURROUNDING ZONE DISTRICTS AND LAND USES

DIRECTION	ZONING DISTRICT	EXISTING USE (Proposed Use)
North	GI – General Industrial City of Mesa.	City of Mesa then Southern Pacific Railroad and Vacant
East	GI – General Industrial City of Mesa.	City of Mesa then Southern Pacific Railroad and Vacant
South	MDR Medium Density	E. Germann Road r.o.w. then single family subdivision
West	R1-43 Rural Estate	S. Rittenhouse Road r.o.w. then vacant
Subject Site	Existing: R1-43 Rural Estate Proposed:	Vacant (Multifamily – sfd and duplex)

MDR, Medium Density Residential	
---------------------------------	--

Permitted Use:

Queen Creek Zoning Ordinance Table 4.6.1 Permitted uses categorizes the proposed single family detached and duplex multifamily development uses broadly as “Dwelling Units”. Specifically, the Dwelling Units “Permitted Uses” within the MDR zoning district include the following:

- Single-Family, Detached;
- Single-Family, Attached;
- Modular Homes;
- Manufactured Housing (MHR overlay only);
- Duplex, Triplex / Townhouse; and,
- Multiple Dwelling (see section 4.6.D.8).

The proposed single family attached (duplex), single family detached residential uses are permitted.

Dimensional Standard and Deviation Request.

The deviation request is from the Queen Creek Development Standard’s DS.5.C.1a requiring 15’ building separation. Below are the Development Standards for the Proposed MDR, Medium Density Residential zoning district along with the proposed Site Plan dimensions called-out.

TABLE 3 DIMENSIONAL STANDARDS ANALYSIS

STANDARD	MDR	Provided
Lot (minimum):		
Area	--	9.98 acres
Width	--	936.75’ +/-
Depth	--	1,021 +/-
Lot Coverage (Maximum)	60%	19.96% 56,615 bldg. sf. / 283,4710 net acres = 19.96%
Yard (Minimum)		
Front	10’	30’ + (Corner lot. Rittenhouse and German frontages)
Side	5’	N/A (corner lot)
Rear	10’	100’ +
Building Height (max)	36’	28’-2” 13’-10”

	15' accessory buildings	
Building Separation	15' Minimum	8.0' request (Along E. Germann: 12', 16 and 16.8') (Along S. Rittenhouse: 16.8', 18', 34', 35) (Interior 8.4' and 8.0')

Parking

The City parking requirements for the proposed development is 117 spaces. The proposed parking of 117 spaces within garage units, canopy and surface parking meets this requirement. Please note, an additional 9 spaces located within the SRP easement above is currently being reviewed for consideration and approval by SRP. If approved, 126 spaces will be available. In addition, three bike racks totaling 27 spaces exceeds the 24.4 minimum requirement. The bike racks are located by the Office/Community Building, the Tot Lot and Dog Park.

Garage parking operations will be managed and inspected by the private property management company to insure use is for parking of vehicles consistent with the rental agreement terms. Garage spaces shall be used for vehicular parking. No garage units shall be primarily used as storage units. Parking to be assigned.

TABLE 4. PARKING AND BICYCLE REQUIREMENT

Unit Type	No. Units	Vehicular		Bicycle	
		Ratio	Req. Space	Ratio	Required
1 bedroom	32	1.5	48	0.2	6.4
2-bedroom	27	2.0	54	0.5	13.5
3-bedroom	6	2.5	15	0.75	4.5
		TOTAL	117	TOTAL	27

The table below depicts the distribution of provided parking and bicycle racks.

TABLE 5. PARKING AND BICYCLE SPACES PROVIDED

ParkingType	Vehicular	Bicycle
	No. Spaces	No. Spaces
Garage	32	--
Uncovered, Assigned	27	--
Accessible	6	--
Bicycle	--	27
TOTAL	117	27

Circulation

Vehicular access is from E. Germann Road. The main entrance has a divided median with color stamped pavement where a call box and directory are located for visitors and deliveries. A secondary ingress/egress drive is located along S. Rittenhouse Road where there currently there is a median break. Ingress and egress will be limited to right-in/right-out at Rittenhouse. *(Note: description of this ingress/egress has been updated from the initial narrative describing exit only now to 3 turning movement ingress/egress).* Private drives are located within the community with an exit only gate located at Rittenhouse Drive.

Waste Collection will also follow the same general route by accessing the main gate at E. Germann Route. The location of the two waste collections were located to minimize backing movements such a continuous route to the S. Rittenhouse exit occurs.

Emergency vehicles can enter through either the main entrance along E. Germann Road or S. Rittenhouse. The internal drives are designed to WB50 Truck Turning Radii. Additional emergency access road adjacent along the rear of the units within the SRP easement is designed with decomposed granite drive and also contains trail. SRP existing gated entrance along the eastern property line is maintained and improved with d/g. All landscaping and surface material is subject to and currently being reviewed for approval by SRP.

Pedestrian connectivity is both external and internal to the site. Connectivity from external sidewalks to the community occurs at the main gate via sidewalk. The internal sidewalk system provides connectivity to the central amenity area, tot lot, dog park and trail heads. The 5 station PAR exercise station and a looped decomposed granite trail can be accessed at five locations internal to the site. Moreover, two external Pedestrian Portals are located near the eastern corner along E. Germann Road and by the northern exit along S. Rittenhouse. These pedestrian ingress/egress locations allows by tenants and the general community access to the trail and sidewalk systems.

Warrant Summary of Zoning Request and Deviation

The request is rezoning from R1-43 to Medium Density Residential (MDR) with Planned Area Development (PAD) overlay zoning district which includes a deviation from the Queen Creek Development Standard's DS.5.C.1a requiring 15' building separation. The deviation request for building separation is from 15' to 8.0' for 65 multi-family units on a 9.98 acre parcel (APN 304-61-017D) generally located at the NEC of S. Rittenhouse Road and E. Germann Road.

The planning 15' building separation standard is for aesthetic purposes as evidence being codified within the Town of Queen Creek's Development. DS.1B.1 states " These design standards are intended to enhance and maintain the quality of Queen Creek's community by providing guidance for the design of new single-family residences, multi-family residences, commercial, and industrial zoning districts in the

Town of Queen Creek. The Standards are composed of design guidelines. Design guidelines are policies intended to provide the basis for design review and approval and are subject to interpretation by staff, the Planning Commission and Town Council. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such requests are encouraged and will be given consideration in accordance with this document.”

The proposal demonstrates through design the Town’s General Plan guidelines are upheld by providing lower densities by adjacent single family subdivisions (Cortina) with building separations greater than 15’ (with one exception); density intensity is centralized and decreases at the edges; a consistent “urban streetwall” is created with building separation as well as landscaped buffer areas.

Lastly, the Town’s building codes ensure health, safety and welfare of the occupants. The project will comply with the Town’s adopted building codes as amended (International Building Codes with effective dated of January 1, 2014) to ensure the safety of all the proposed development’s occupants.

Findings of Fact

A. That the requested modifications from the ordinance are in the best interest of the Town and a higher quality of design can be achieved by not requiring strict adherence to the terms and regulations of the ordinance.

The best interest of the Town is served by a proposed development's compliance with the 2018 General Plan's, Figure 2: Land Use (page 6) and further detailed with graphics the "Development Pattern (Land Categories)" (page 34) which describes the types of allowed land use, land use character and appropriate zoning districts for the General Plan's six Land Use Categories. The following describes compliance with the 2018 General Plan and how the modification from Queen Creek Development Standard's DS.5.C.1a 15' building separation to 8.0' achieves a higher quality design by maintaining urban form and character along the street right-of-way and locating higher density internal to the site and along rear property line adjacent to the Union Pacific Railroad right-of-way. Without strict adherence to the terms and regulations of the ordinance the proposed design and density cannot be achieved.

Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the Land Use Categories shown on Figure 1: General Plan Land Use Map.

Land Use	Rural*	Neighborhood	Urban	Commercial	Employment	Open Space	Special District
Types of Allowed Land Uses	<ul style="list-style-type: none"> Residential: very low-density single family (up to 1 dwelling unit per acre) Commercial: agriculture (noted from other) Recreation: agriculture and recreation; horse, office, garage industry (open space, trails, meadows, open space (wetlands)) 	<ul style="list-style-type: none"> Residential: single family, patio homes, multifamily (in other forms of residential uses up to 20 dwelling units per acre) Neighborhood: neighborhood retail and services with requirements Employment: home office, limited flex/break, garage industry (open space, trails, meadows) Open Space: buildings neighborhood parks, pocket parks, etc. 	<ul style="list-style-type: none"> Residential: single family (above 6 dwelling units per acre), multifamily, patio homes Commercial: commercial retail, office, and services Employment: office buildings (Plan. 3 & 4a/10a), dist./ industrial buildings Open Space: parks, plazas, pocket parks 	<ul style="list-style-type: none"> Commercial: low-density commercial center and other neighborhood commercial centers Employment: office buildings (Plan. 3 & 4a/10a), dist./ industrial buildings Open Space: parks, plazas, pocket parks 	<ul style="list-style-type: none"> Employment: manufacturing, office (Open Space: parks, plazas) 	<ul style="list-style-type: none"> Open Space: park, shrubs, meadows, wetlands, recreation facilities; community and town-wide parks; conservation areas; Scenic & Queen Creek watersheds; protected natural features 	<ul style="list-style-type: none"> Employment: Agriculture; Master planned community (Other: Access State Land Department managed land, Canyon State-Industry property)
Land Use Character	<ul style="list-style-type: none"> • Predominantly large to single family residential up to 1 dwelling unit per acre. • Buildings spaced significantly apart to create a sense of openness rather than "road up" buildings. • A variety of steep setbacks from the road, creating an informal pattern. • Roadways without curbs, gutters, or sidewalks. • Minimal streetlights and tree placement. 	<ul style="list-style-type: none"> • Predominantly residential with a variety of residential uses above 6 dwelling units per acre allowed with requirements. • Adequate setbacks and/or buffering creating rural or urban uses will be required. • Higher densities should decrease towards edges when abutting single family developments within this Land Use Category. • Describes above 6 dwelling units per acre require direct access to collector or arterial streets. • Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street. • Buildings spaced to create separation while maintaining cohesive street wall. • Modern building setbacks, generally aligned with neighboring buildings. • Streets with curb, gutter, planter strips, and sidewalk. • Semi-formal streetscape with aligned street trees. • Diversity provided by a variety of building styles and sizes. 	<ul style="list-style-type: none"> • Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and/or cultural within walking distance (1/4 mile) of rail-stations. • Buildings close together with significant street frontage. • Building facades at or near sidewalk. • Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalks, with scaled to context, with greater sidewalk widths abutting retail frontages. • Formalized streetscape with equally spaced street trees. • May include civic park/plaza/gathering space • Buildings with raised ground floor uses and entries, stoops and windows oriented toward sidewalks. • On-street parking, especially along streets with retail. • Drive-thru commercial uses prohibited. • Off street parking located behind buildings when possible and practical. • Adequate setbacks to abutting areas (Neighborhood or Rural) required. 	<ul style="list-style-type: none"> • Commercial development: accommodates existing conventional suburban shopping centers. • Flexible configuration of buildings; building facades and entries may be associated with site-integral circulation rather than street frontage. • Streets with curb and gutter, planters and sidewalks. • Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic. • Generally, auto-oriented development with safe and comfortable pedestrian routes and streetscapes. • Requires transition to abutting areas (Neighborhood, or Rural) required. 	<ul style="list-style-type: none"> • Reserved for employment focused development not appropriate to other categories, including warehouses, manufacturing facilities, and office buildings. • Building siting accommodates truck access, loading and storage areas. • Roadways designed to accommodate larger vehicles while maintaining a safe, sheltered, and comfortable sidewalk network. • Where abutting other Land Use Categories, proper transition and/or buffering is required. 	<ul style="list-style-type: none"> • Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks. • Development limited to use-specific structures and associated facilities, including trails, picnic shelters, restroom facilities, and vegetation facilities. 	<ul style="list-style-type: none"> • Not suitable for development not appropriate for any of the other categories and requiring greater flexibility. • Development governed by Access Plan.
Appropriate Zoning Districts	<ul style="list-style-type: none"> Rural Development R1-190 General Rural Development R1-54 Rural Estate R1-43 Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Rural Estate: R1-43 Suburban Residential: R1-35, R1-18 Suburban Development: R1-15, R1-12 Urban Development - Type A: R1-7, R1-9 Urban Development Type B: HDR, HDR Urban Development: R1-4, R1-5 Light Commercial: C-1 General Commercial: C-2 Public Open Public: P/QP Neighborhood Commercial: NC Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Urban Development: MDR, HDR, R1-4 General Commercial: C-2 Public Open Public: P/QP Neighborhood Commercial: NC Town Center Mixed-Use: TC Manufacture: MII Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> General Commercial: C-2 Regional Commercial Center: C-3 Neighborhood Commercial: NC Office/Industrial Park: OI/P EMPA: Public/Open Public: P/QP Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Office/Industrial Park: EMP A General: Industrial: EMP B EMP C Public/Open Public: P/QP Planned Area Development Overlay: PAD 	<ul style="list-style-type: none"> Parks, Recreation, and Conservation: PRC Public/Open Public: P/QP Planned Area Development Overlay: PAD Non-Traditional Housing Product: N/A Public/Open Public: P/QP * Other types of open space can be included in all other zoning districts including parks, plazas, etc. 	<ul style="list-style-type: none"> Agriculture: AI Planned Community: PCD Planned Area Development: PAD Non-Traditional Housing Product: N/A Public/Open Public: P/QP

* Transition and other requirements provided in the Land Use Categories Requirements Table.

The 2018 General Plan's Land Use Category for the subject site is "Neighborhood". Figure 2, Land Use Categories, Types of Allowed Land Uses lists land uses that are appropriate to the land category. The Neighborhood Land Category allows Residential, Commercial, Employment, Public & Quasi Public and Opens space uses. Specifically, Residential allows the following residential uses, "... single family, patio homes multifamily or other forms of residential development up to 20 dwelling units per acre." The proposed development consisting of 65 single and two-story attached and detached multifamily units on 9.98 gross acre yielding 6.51 du per gross acre and 11.8 per net acre complies with the residential use.

Figure 2. Land Use Category's Appropriate Zoning Districts lists

those zoning districts allowed in a Land Category. The Neighborhood land category recommended zoning districts include: R1-43, R1-35, R1-18, R1-15, R1-12, R1-7, R1-9, MDR, HDR, R1-4, R15, C-1, C-2, P/QP, NC and PAD. The proposed rezoning from

from R1-43 to MDR with a Planned Area Development (PAD) Overlay complies with the 2018 General Plan's Appropriate Zoning Districts for a Neighborhood Land Use.

The mechanics of a PAD overlay allows for deviations/modifications to the zoning development standards. The requested deviation is a reduction from Queen Creek Development Standard's DS.5.C.1a 15' building separation to 8.0'.

In addition, the 2018 General Plan's Figure 2 Land Use Category for 'Neighborhood' has 10 Land Use Characters which generally described densities and urban form within the category. These land characters help guide the design a development. The following lists the Neighborhood's character element followed by a brief compliance statement.

NEIGHBORHOOD

LAND USE CHARACTER

- Predominantly residential with range of densities up to 20 dwelling units per acre allowed.*
- Adequate transitions and/or buffering abutting Rural or Urban areas will be required.
- Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.
- Densities above 8 du/acre require direct access to collector or arterial streets.
- Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.
- Buildings spaced to create separation while maintaining cohesive street wall.
- Modest building setbacks, generally aligned with neighboring buildings.
- Streets with curb, gutter, planter strips, and sidewalks.
- Semi-formal streetscape with aligned street trees.
- Diversity provided by a variety of building styles and sizes.
- Guest parking accommodated onstreet.
- Materials and detailing should evoke residential character.

LAND USE TYPES

- Residential: single family, patio homes, and multifamily* or other forms of residential uses up to 20 dwelling units per acre.
- Commercial: office, neighborhood office, retail and services.*
- Employment: home office, limited retail/work, garage industry
- Public & Quasi Public: civic/institutional
- Open Space: buildings neighborhood parks, pocket parks, hot lots

APPROPRIATE ZONING DISTRICTS*

- Rural Estate: R1-43
- Suburban Residential: R1-35, R1-18
- Suburban Development: R1-15, R1-12
- Urban Development-Type A: R1-7, R1-9
- Urban Development-Type B: MDR, HDR
- Urban Development: R1-4, R1-5,
- Light Commercial: C-1
- General Commercial: C2
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- Planned Area Development Overlay: PAD

* Transitions and other requirements provided in the Land Use Categories Requirements Table

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Land Use Character

- **Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements**
The proposed development complies with 20 du/acre maximize with a proposed 6.51 du per gross acre and 11.8 per net acre

- **Adequate transitions and/or buffering abutting Rural or Urban areas will be required**
The proposal complies as the properties south and west of the subject have the same "Neighborhood" land use category of the 2018 General Plan. There is no rural or urban land use adjacent to the site. Therefore, it is not applicable.

Nonetheless, a 30' landscaped area with perimeter wall provides adequate transition the S. Rittenhouse Road and E. Germann Road right-of-ways as well as buffers the single-family and vacant uses to the south and west, respectively. The adjacent properties located northward and in the City Mesa along the subject site's rear property line are separated by a 240' wide Union Pacific Railroad track right-of way and an onsite 100' SRP power easement. An attractive landscape trail system with exercise stations is located within the 100' easement buffers these uses. A benefit of two-story buildings and perimeter wall along the rear property line is train noise will buffer lands south of the railroad tracks.

- **Higher densities should decrease towards edges when abutting single family developments within this Land Use Category**

Cortina Parcel #13 subdivision is a single-family division subdivision south of the subject site and located across E. Germann Road. For comparison purposes, Cortina was approved as MDR zoning district with Z-lots that allow 3' and 5' side yard setbacks which creates an urban wall along E. Germann Road. The land use west of the subject site is S. Rittenhouse Road then a vacant land use. The land north of the site is the Union Pacific Railroad right-of-way then the City of Mesa corporation limit and a vacant land use. Therefore, the reduction of densities could be argued for those proposed structures along the E. Germann Road.

Through the implementation of a 15' building separation requirement is for a design aesthetic. The proposed development (with one exception of paired units located along E. Germann Road) utilizes building separations greater than 15' along E. Germann and S. Rittenhouse Roads. The building separations are 16', 16.8', 18' does not along these corridors results in reduced densities and building mass at the edges. Therefore, the design aesthetic along the public realm of the street right-of-way is maintained.

Per the submitted Development Plan and Site Plan, the 8.0' building separation request are generally for those units centrally located and along the 100' SRP easement. The decreased building separation has the effect of increasing densities at these locations. The centrally located units and those along the SRP are not visible from the roads and, in turn, have limited impact upon the community's aesthetics.

It is important to note that the MDR side yard setback requirement is only five feet (5') per Town of Queen Creek Zoning Ordinance's Table 4. 7-3. However, Queen Creek's Design Standards Standard's DS.5.C.1a states "Multi-family building shall be a minimum of fifteen (15) feet." Per DS.1B.1, "The Standards are composed of design guidelines. Design guidelines are policies intended to provide the basis for design review and approval and are subject to interpretation by staff, the Planning Commission and Town Council. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such requests are encouraged and will be given consideration in accordance with this document. Based upon the above analysis, it is demonstrated at reduction in building separation is warranted to achieve the General Plan's character goals of decrease densities at the edges.

- **Densities above 8 du/ac require direct access to collector or arterial streets.**

The proposed development's density is 6.51 and 11.8 gross and net dwelling units per acre, respectively. Per Figure IV-1: General Plan Functional Classification of the Final Transportation Plan, Town of Queen Creek, E. Germann Road and S. Rittenhouse Roads are designated as "Principal Arterial (6 lanes)" and "Arterial" (4 lanes), respectively. The main entrance is located on E. Germann Road. A secondary ingress/egress is located on S. Rittenhouse Road. Access to the property complies with the 2018 General Plan's requirements.

- **Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.**

The proposed use is residential. This design character element is not applicable.

- **Buildings spaced to create separation while maintaining cohesive street wall.**

A “cohesive streetwall” is achieved through a 30’ landscape area followed by a perimeter community wall then single-story buildings with a maximum building height of 13’-10” along the right of ways. (Note, buildings internal to the site are 2-story with a maximum 28’-2” height). The proposed building separation are 12’(one instance), 16’, 16.8’, and 18’. The building separation distances along the roads are greater than the 15’ minimum and are softened with a 30’ landscape transition area. For comparison, the Cortina subdivision south of the site along E. Germann Road has a strong, unbroken streetwall appearance created by z-lots with 3’ and 5’ sideyard setbacks.. The proposed development complies as it is more representative of other single-family subdivisions and multi-family developments typically found throughout the Town of Queen Creek.

- **Modest building setbacks, generally aligned with neighboring buildings.**

The subject property is surrounded by road right-of-way (E. Germann and S. Rittenhouse Roads) and the railroad right-of-way for Union Pacific Railroad. The property to east, north and west of the right-of-ways are vacant and do not have buildings for an established setback. The MDR zoning district has a 10’ minimum front yard setback. 30’+ front yard setbacks are proposed *consistent with the 30’ landscape setback*.

- **Streets with curb, gutter, planter strips, and sidewalks.**

The proposed development will meet the City’s Engineering standards and landscaping requirements. Pedestrian connections from external sidewalks occur at the main entrance on E. Germann Road and two pedestrian portals leading to the internal exercise trails and stations are located near the S. Rittenhouse ingress/egress and the eastern portion of the property along E. Germann Road.

- **Semi-formal streetscape with aligned street trees.**

The proposal complies with a submitted Landscape Plan depicting a 30’ landscape area with tree lined and shrub planter area, sidewalk and additional landscape areas followed by a community, perimeter wall.

- **Diversity provided by a variety of building styles and sizes.**

The proposed development has four (4) building types consisting of a 1 bedroom single-story attached unit (662 livable square feet per unit); a single-story, 2 bedroom single family detached unit (964 livable square feet) ; a two-story, two bedroom attached (1,179 livable square feet per unit); and, a 3 bedroom, two-story attached unit (1,466 livable square feet per unit). The architectural style is Arizona Ranch. The four different

building types with three unique color schemes creates community with varying sizes, roof forms and building form.



1. BUILDING TYPE: 1 BEDROOM (DUPLEX)



2. BUILDING TYPE 2: 2 BEDROOM,(SINGLE)



3. BUILDING TYPE 3: 2 BEDROOM, 2-STORY (DUPLEX)



4. BUILDING TYPE 4: 3 BEDROOM, 2-STORY (DUPLEX)

- **Guest parking accommodated on-street.**

The proposed residential use mix require 117 parking spaces and 117 are provide. 9 additional surface spaces above the 117 minimum off-street parking requirements are located by the dog park and the SRP easement which is currently under review. A total of 126 spaces will be provided. Assigned parking and garage parking to be managed by professional management company compliant with terms with rental agreement.

- **Materials and detailing should evoke residential character.**

Colors, materials and architectural detailing (e.g. shutters, sills and lintels, architectural brackets, 6 & 8 window pane pattern, wrought iron architectural enhancement, faux shutter window and coach lights) are residential and representative of the Arizona Ranch architectural vernacular. There are three different color schemes for 4 building types.

B. That strict adherence to the ordinance is not required in order to ensure the health, safety and welfare of the future occupants of the proposed development.

The planning 15' building separation standard is for aesthetic purposes as evidence being codified within the Town of Queen Creek's Development. DS.1B.1 states " These design standards are intended to enhance and maintain the quality of Queen Creek's community by providing guidance for the design of new single-family residences, multi-family residences, commercial, and industrial zoning districts in the Town of Queen Creek. The Standards are composed of design guidelines. Design guidelines are policies intended to provide the basis for design review and approval and are subject to interpretation by staff, the Planning Commission and Town Council. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such requests are encouraged and will be given consideration in accordance with this document."

The proposal demonstrates through superior design the Town's General Plan guidelines are upheld by providing lower densities by adjacent single family subdivisions (Cortina) with building separations greater than 15' (with one exception); density intensity is centralized and decreases at the edges; a consistent "urban streetwall" is created with building separation as well as landscaped buffer areas.

Lastly, the Town's building codes ensure health, safety and welfare of the occupants. The project will comply with the Town's adopted building codes as amended (International Building Codes with effective dated of January 1, 2014) to ensure the safety of all the proposed development's occupants.

C. That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.

Properties south of E. Germann Road is the Cortina Parcel 13 subdivision was also rezoned to a MDR zoning district. Per the recorded plat at Book 793, page 12 the subdivision is unique with "Z" lot line with Use Benefit Easements (UBE) that enables a dense subdivision with minimal side yard setbacks of 3' and 5'. Cortina's setbacks are substantially less than the requested reduced 15' building separation to 8.0'. It is not anticipated property values would decrease with an approved deviation to the 15' building separation as the Cortina Parcel 13 building separations for the entire subdivision are also less than required 15' building separation. North of the site is the Union Pacific Railroad right-of-way. No impact to property values is anticipated.

D. That the proposed development is consistent with the goals and objectives of the Queen Creek General Plan.

Listed below demonstrates compatibility with selected Land Use and Housing Element goals, strategy and actions.

A. Land Use Element

Goal 2: Effectively Manage Town's Growth.

Strategy 2.A Encourage development patterns that maximize opportunities to use Land efficiently

Action 2.A.S. Encourage a variety of residential densities in the Neighborhood and Urban Land Use Categories

With an approval, the Town of Queen Creek will demonstrate effectively managing growth by supporting and directing residential development uses and densities consistent with those appropriate use and zoning districts of the General Plan's Neighborhood land category.

Furthermore, building variation and efficient design, the proposed development transforms this otherwise vacant and development constrained property at the

town's edge into a multifamily, residential community with public access trails, exercise equipment and an attractive public realm streetscape. The 65 multifamily development on 9.98 acres results in 6.58 dwelling units per gross acre and 11.8 dwelling units per net acre which is compatible to surrounding residential subdivisions.

B. Housing Element

Goal 1: Provide a diverse range of quality housing options for current & future residents

Strategy 1.C: Work with developers to provide a variety of housing options that meet the socioeconomic needs of people who live and work in Queen Creek.

Action 1.C.1: Integrate higher density housing options where they are most appropriate and fit into the surrounding neighborhood.

Action 1.C.2: Promote the development of both for-sale and for-rent high-density residential products in appropriate areas as designated and described in the Land Use Element.

The proposed market rent attached and detached, single and two story units provide product diversity of 1, 2 and 3 bedroom units of varying sizes meeting the differing demographic needs of the empty-nesters, young professionals, growing family or retirees who seek an amenity community, private yards, care-free maintenance and varying unit sizes that provide privacy. The community provides four-sided architecture with color, detail and material variation as experienced in Queen Creek single family subdivisions. This housing option will positively contribute to the array of the City of Queen Creek's ownership and rental housing markets

The General Plan land category of Neighborhood recommended appropriate zoning district includes Medium Density Residential (MDR) and Planned Area Development (PAD) overlay. Approval of the Planned Area Development with Queen Creek Development Standard's DS.5.C.1a requiring 15' building separation achieves the Land Character as described by the General Plan's Neighborhood land category. These "character" design elements include the expressed need for decreased densities at the development's edge near adjacent single family uses along with substantial transitioning and buffering areas. The resulting development form pushes the increased development intensity centrally and towards the rear property line. The requested reduction in building separation from 15' to 8.0' allows this development form come to fruition.

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**Evergreen on Germann
NEC Rittenhouse & Germann
Summary of Neighborhood Meeting
May 13, 2021**

The virtual meeting was called to order at 6:01 p.m. by Sean Lake.

The list of participants is attached to this summary. Participants included the members of the development team, a representative from Town Planning Staff and nine interested neighbors. There were 14 participants in total.

Sean Lake presented the project using the attached PowerPoint presentation. After the presentation, Mr. Lake opened up the meeting to questions and comments.

John Rawcliffe: 1) Are these going to be rental properties or for purchase? 2) Will the main gate access be on Germann? 3) Does the SRP easement go through your property as well?

Response: These will be rental properties and the main entrance will be on Germann. Yes, there is a large SRP easement along the north side of the property.

Ebonie: No questions.

Christine: No Questions.

Amy: No questions.

Tracey: No questions.

Timothy: I live in Cortina and its hard for us to get in and out of our subdivision. Would you be agreeable to funding an "easement" on the north side of Cortina to allow us to also use Germann for accessing our properties?

Response: We can talk about that, but the neighbors who live on Pelican may not want that since it would make their quiet street busier. If Cortina residents wanted to make that access happen, we would have no objection to it. We specifically designed this community so that our residents will be able to use Germann and the signalized intersection at Rittenhouse to safely leave the subdivision.

Scott: 1) I see that there are 117 parking spaces required and provided, where is the guest parking? 2) The people living near the railroad tracks will not like the noise or rumbling from the train.

RESPONSE: The Town will evaluate the parking and let us know if we are deficient in parking. As for the train, there are a number of homes along the railroad tracks so it doesn't appear that noise is a problem. Our commissioned noise study also didn't show that noise was an issue. The perimeter wall and the railroad wall help to mitigate the railroad noise.

Palomares: No questions.

Mr. Lake discussed the public hearing processes and indicated that individuals who received notice for the neighborhood meeting would also be notified of the public hearing. He encouraged viewers who didn't receive a printed notice for the meeting to notify the office of Pew & Lake to request to be added to the notification list. As of July 19th, no one has made a request to be added to the notification list.

The meeting adjourned at 6:37 p.m.