



# Evergreen on Germann PAD Rezone and Site Plan

Case P21-0044 and P21-0132

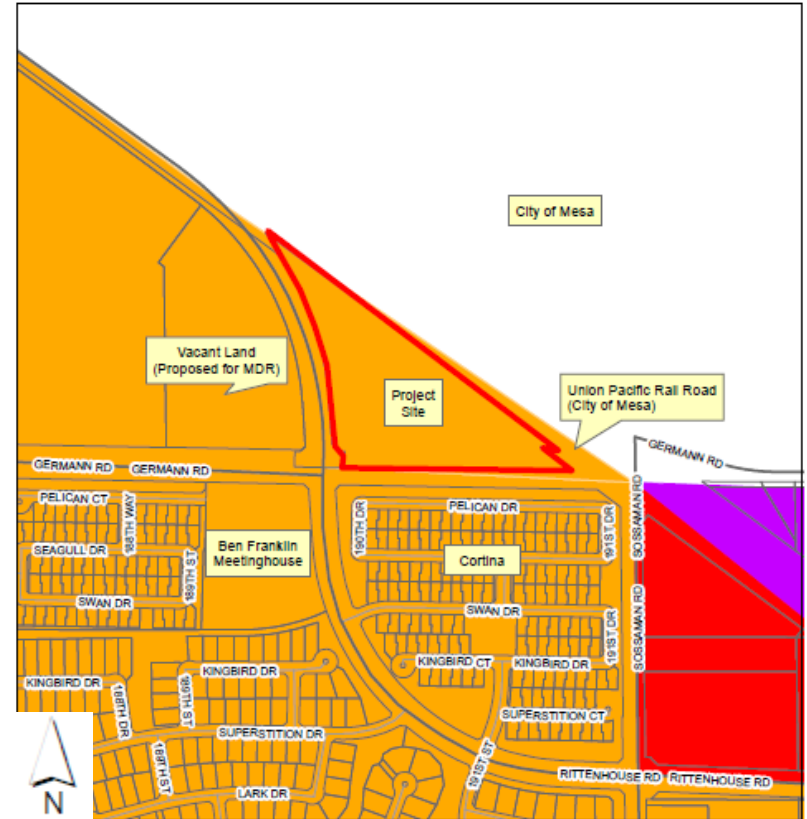
*Town Council*  
*December 1, 2021*



# Aerial Exhibit: 5.5 acres (net)



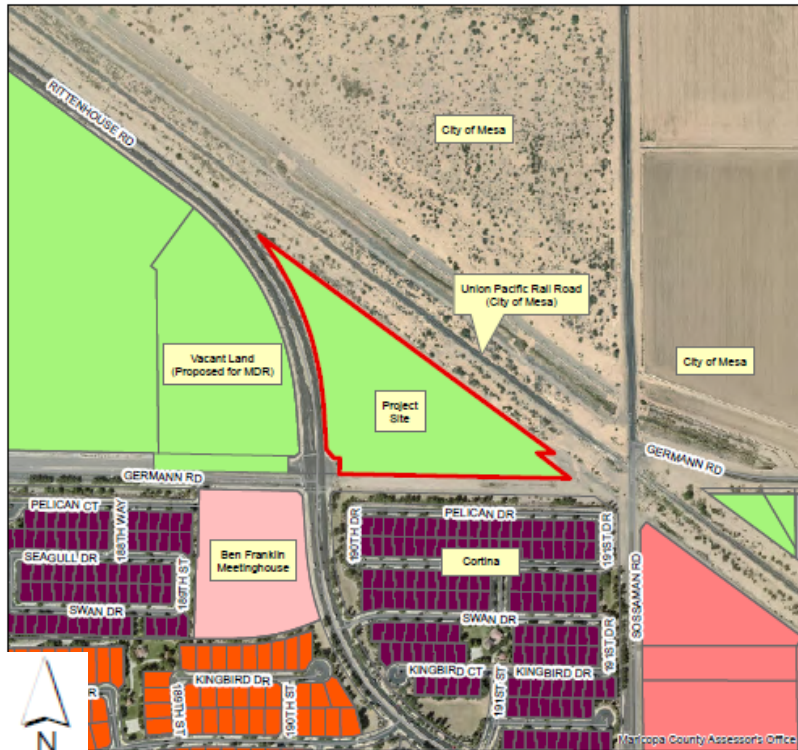
# General Plan Exhibit: Neighborhood



## General Plan Land Use

- |   |   |   |   |
|---|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Rural        | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial    | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Special District 1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Special District 4 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Neighborhood | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Industrial | <span style="display: inline-block; width: 15px; height: 15px; background-color: teal; border: 1px solid black;"></span> Special District 2       |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Urban       | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Open Space  | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Special District 3       |   |

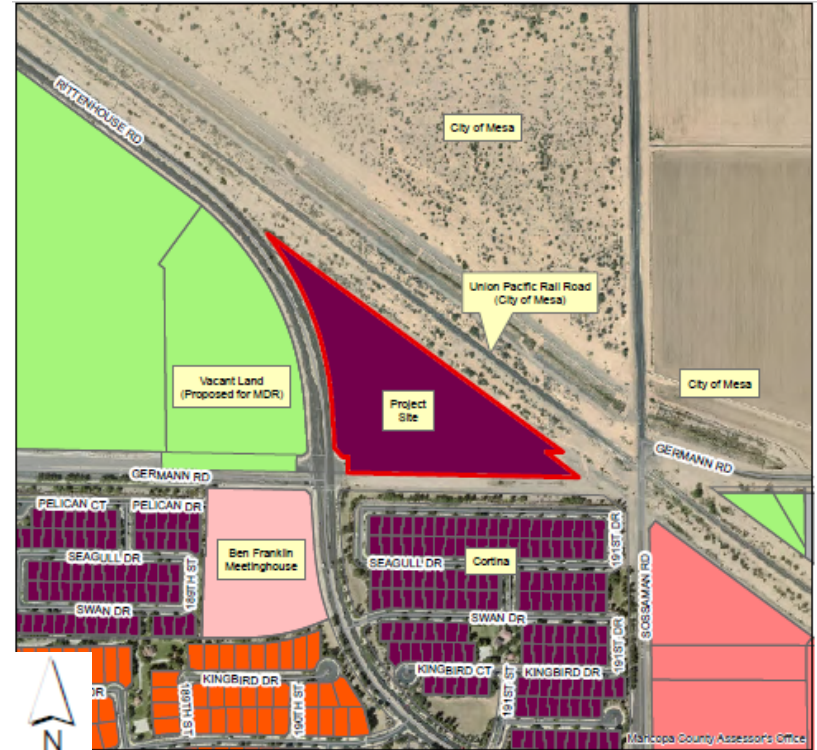
# Current Zoning: R1-43



## 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          |

# Proposed Zoning: MDR/PAD



## Zoning Districts

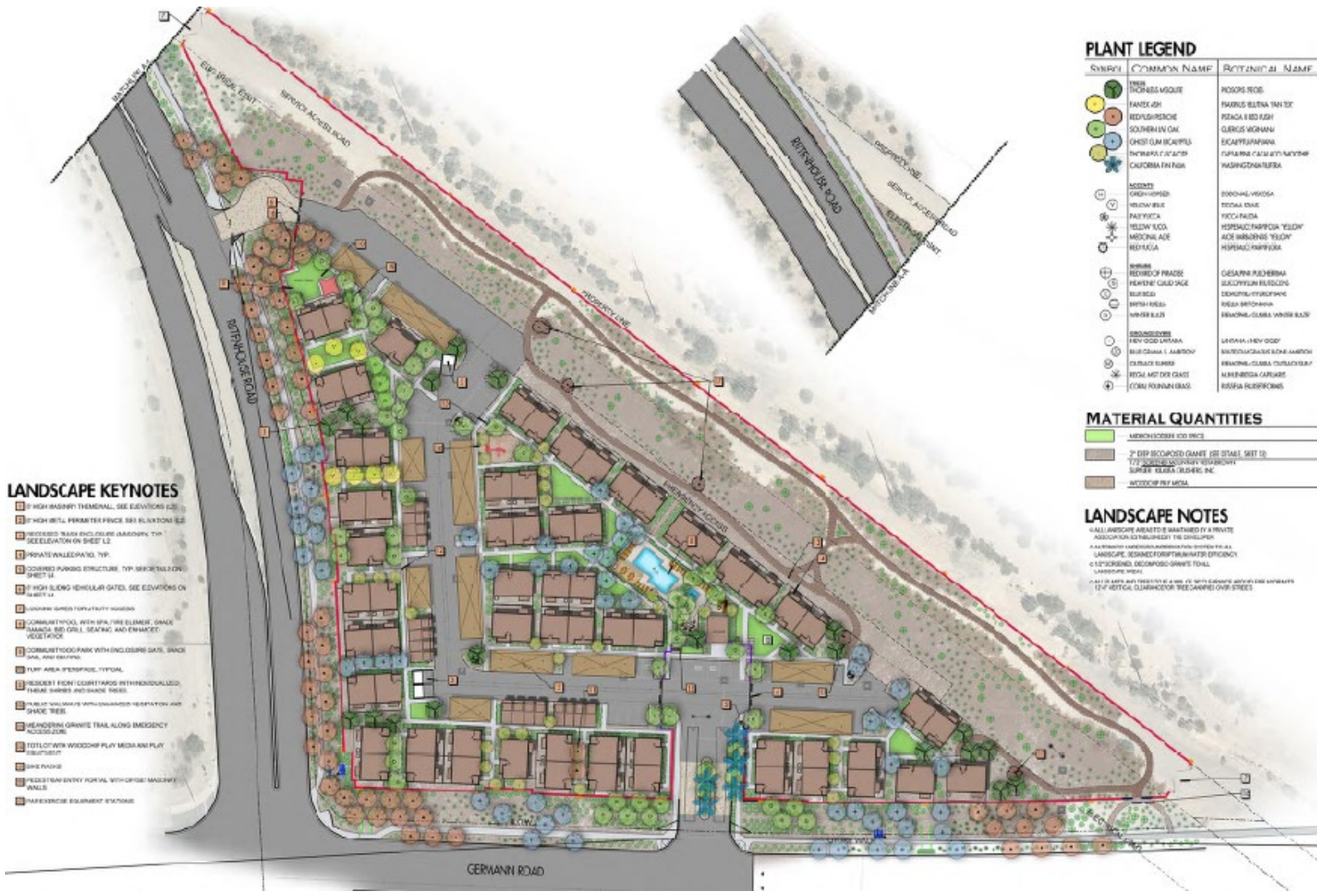
|                                |                              |                     |                         |
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|                                |                              |                     | MU - Mixed Use          |

# Request

- PAD Rezone from R1-43 to Medium Density Residential (MDR)/PAD
- Site Plan for 65 units on 5.51 acres (11.8 du/ac)
  - 117 parking spaces
  - 31% of open space proposed
- 1-story and 2-story units



# Site Plan



### LANDSCAPE KEYNOTES

- 1 2' HIGH MASONRY THERMAL WALL. SEE ELEVATIONS E20
- 2 2' HIGH METAL PERIMETER FENCE. SEE ELEVATIONS E20
- 3 RECESSED BRASS ENCL. COLOR GRABBERS. TYP. SEE ELEVATION ON SHEET L2
- 4 4" WHITE WALL PAVING, TYP.
- 5 COVERED PARKING STRUCTURE. TYP. SEE TRAIL ON SHEET L4
- 6 2' HIGH SLIDING VEHICULAR GATES. SEE ELEVATIONS ON SHEET L4
- 7 4" ROUNDING CORNER FOR UTILITY WALKWAY
- 8 COMBUSTIBLE POOL WITH SPARK-FREE ELEMENT, BRASS CHAIRS, RED CHAIRS, SEATING AND FURNITURE VEGETATION
- 9 COMBUSTIBLE POOL WITH ENCL. BRASS CHAIRS, SEATING AND FURNITURE VEGETATION
- 10 PLAY AREA. SPENT. TYPICAL
- 11 RESIDENT FRONT COURTYARDS WITH THIN WALLS, TABLE CHAIRS AND SHADE TREES
- 12 4" HIGH 1" WALL MOUNTED WITH BRASS CHAIRS, SEATING AND SHADE TREES
- 13 GRANITE TRAIL ALONG EMERGENCY ACCESS ZONE
- 14 TYPICAL WITH WOODCHIP PLAY MEDIA AND PLAY EQUIPMENT
- 15 SAND PLAYBOX
- 16 ACCESS TO ENTRY PORTAL WITH OPEN-ROOFED WALKWAY WALLS
- 17 MAINTENANCE EQUIPMENT STATION

### PLANT LEGEND

| SYMBOL          | COMMON NAME     | BOTANICAL NAME                 |
|-----------------|-----------------|--------------------------------|
| [Green Circle]  | TEAR            | POGONIA TENDRIS                |
| [Yellow Circle] | PLANTAIN        | PLANTAIN 'MINI' 'D'            |
| [Brown Circle]  | RED FLAME       | PLANTAIN 'RED' 'D'             |
| [Red Circle]    | SOUTH BAY OAK   | QUERCUS VERNA                  |
| [Green Circle]  | CHRISTMAS TREE  | SCAPHIOPHYLLON                 |
| [Blue Circle]   | TRINITY TREE    | CUPRESSUS CALIFORNICA 'NATIVE' |
| [Blue Star]     | CALIFORNIA FERN | NEUROSPORA                     |
| [Green Circle]  | ACACIA          | ACACIA GYMNOLEPTERIS           |
| [Green Circle]  | WALNUT          | TECTA OAK                      |
| [Green Circle]  | YACONIA         | TECTA OAK                      |
| [Green Circle]  | YACONIA         | TECTA OAK                      |
| [Green Circle]  | YACONIA         | TECTA OAK                      |
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| [Green Circle]  | YACONIA         | TECTA OAK                      |

### MATERIAL QUANTITIES

- 3" DIAMETER (30 INCH)
- 3" DIAMETER GRANITE (SEE DETAIL SHEET D3)
- 3" DIAMETER GRANITE (SEE DETAIL SHEET D3)
- 3" DIAMETER GRANITE (SEE DETAIL SHEET D3)
- ACCESSORY MATERIAL

### LANDSCAPE NOTES

- 1 ALL LANDSCAPE AREAS TO BE MAINTAINED BY A PRIVATE ASSOCIATION OR HOMEOWNERS ASSOCIATION.
- 2 ALL LANDSCAPE MATERIALS AND PRODUCTS TO BE SPECIFIED BY THE ARCHITECT.
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# Elevations



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



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

# Elevations



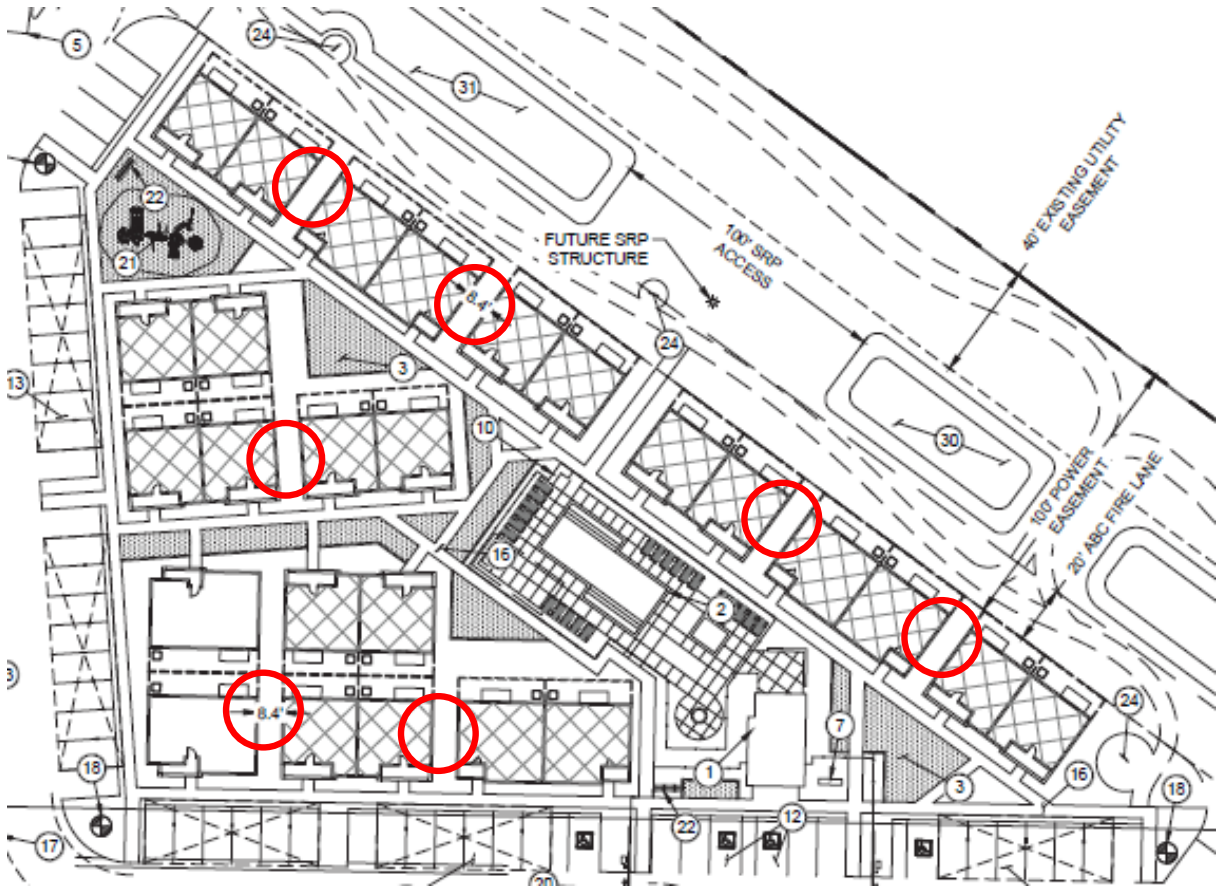
**BUILDING 5 | UNIT 4 - UNIT 4 | TWO-STORY - TWO BEDROOM | EVERGREEN AT GERMANN**



**BUILDING 6 | UNIT 5 - UNIT 5 | TWO-STORY - THREE BEDROOM | EVERGREEN AT GERMANN**

# Proposed PAD Deviations

- One (1) requested deviation:
  - Reduce the required building separation from fifteen (15) feet to eight (8) feet.
- Does not apply to every structure; only the internal units and those adjacent to the railroad at the rear property line





# Neighborhood Meeting

- Virtual meeting held on May 13<sup>th</sup>, 2021 with ten (10) residents in attendance. Questions and concerns as follows:
  - Are the units for rent or for sale?
  - Is there an SRP easement on-site?
  - Noise from the adjacent railroad
  - Amount of parking provided
- Staff has not received any follow up calls or letters regarding the proposal at this time.

## Planning Commission Recommendation

- The Planning Commission recommended approval with a vote of 7-0 at their regularly scheduled meeting on November 10, 2021.





**Questions?**  
Thank you.