



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director
Erik Swanson, Planning Administrator

FROM: Laney Corey, Planning Intern

RE: Discussion and Possible Action on P22-0021 Alexan Queen Creek Site Plan, a request from Greg Davis of IPlan Consulting for Site Plan approval of a 495-unit multi-family development in two and three-story building configurations on a 19.51 acre site, located south of the southwest corner of Signal Butte and Germann roads.

DATE: May 11, 2022

PLANNING COMMISSION RECOMMENDATION

Staff recommends approval of P22-0021 Alexan Queen Creek Site Plan, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P22-0021 Alexan Queen Creek Site Plan, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request for Site Plan approval to facilitate the development of a 495-unit multi-family development in two and three-story building configurations on a 19.51 acre site, located south of the southwest corner of Signal Butte and Germann roads.

HISTORY

Sept. 16, 2015	Town Council approved the North Specific Area Plan.
Dec. 16, 2015	Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
June 2, 2021	The Barney Farms North Orphan parcel was rezoned from EMP-A (Employment Type-A) to HDR (High Density Residential) for multi-family development (757-21).

PROJECT INFORMATION

Project Name	Alexan Queen Creek Site Plan (P22-0021)
Site Location	S/SWC of Signal Butte and Germann roads
Current Zoning	HDR
General Plan Designation	Neighborhood
Surrounding Zoning Designations	
North:	C-2 (General Commercial)
South:	EMP-A (Employment Type-A)
East:	Signal Butte Road R1-5/PAD – Fulton Homes Barney Farms Subdivision
West:	EMP-B (Employment Type-B)
Net Acreage	19.51 acres
Unit Count	495 units
Net Density	25 du/ac (up to 25 du/ac allowed)
Building Height	40 feet (up to 40 feet allowed)
Lot Coverage	30.52% (up to 60% allowed)
Landscape/Open Space	
Required:	20% (198,000 SF)
Provided:	23.9% (199,417 SF)
Active Open Space	
Required:	30% (59,400 SF)
Provided:	37% (73,621 SF)
Parking	
Required:	850 spaces
Provided:	850 spaces

DISCUSSION

This proposal consists of a request for Site Plan approval to facilitate the development of a 495-unit multi-family apartment development in two and three-story building configurations on a 19.51 acre site, located south of the southwest corner of Signal Butte and Germann roads. To the north, there is a vacant property that is zoned for future commercial that directly abuts this property. To the east of the site is Signal Butte Road and the Fulton Homes Barney Farms subdivision which is currently being constructed. The parcel to the south is zoned EMP-A, designated for future office/industrial park type use. Lastly, the site located to the west of the site is zoned EMP-B, for future employment/industrial use.

The applicant is proposing a total of 495-units across approximately 19.51 acres of combined building area, yielding a net density of 25 du/ac. The proposed density is consistent with the underlying High-Density Residential (HDR) zoning designation. The livable building types consist of two and three-story structures, for a total of seven (7) unique building designs and floor plans. Several buildings such as garages, the clubhouse, and amenities are at the single-story level. All structures are 40' or below in height to comply with the HDR maximum building height requirement. The unit breakdown is a mix of 60 studio units, 237 one-bedroom units, 195 two-bedroom units, and 9 three-bedroom units. For a total count of the structures on-site, there is one

(1) garage building, seventeen (17) multi-story livable buildings, three (3) carriage two-story livable buildings, and one (1) clubhouse on-site.

Access will be provided from two (2) points on Signal Butte Road. The main entrance will be a shared access drive with the adjacent commercial center to the north. Due to the adjacent parcel zoned for future commercial, the applicant is continuing to coordinate with Staff to determine which improvements need to be handled at this point in time, with regards to the future commercial sites that will be more proximal to the applicable street frontage requirements (i.e. landscaping, sidewalk, curb and gutter, internal drives, etc.). Each of the access drives will be improved from the Signal Butte Road frontage to the site itself to ensure there is adequate ingress and egress in place, regardless of the timing for the adjacent areas to develop. The second entrance is located just south of the primary, and is full movement. Based upon the specified unit count, there are 850 parking spaces provided in a blend of uncovered, covered, and garage spaces, which meets the total amount of spaces required for the site.

In an effort to provide as much buffer as possible between the subject site and the future employment development to the west of the site, rear buildings are setback approximately 100', which includes the 30' landscape buffer between the sites. Additionally, buildings located along the northern and southern ends of the site are setback 20' from the property line, providing substantially more buffering between the adjacent sites than the typical 5' requirement. In addition to the 30' landscape buffer provided along Signal Butte Road to the east, units are setback an additional 10', providing a total of 40' between buildings and the road.

The architecture was developed using design features, character elements, and theming as envisioned in the North Specific Area Plan. The applicant has included four (4) apartment building types, one (1) clubhouse building type, and one (1) garage building type. Their theme is a modern farmhouse style which includes layered massing and volumes, pitched roof detailing, and a variation of decorative materials used across the building types. Building facades are coordinated with the patios and balconies to add variety and visual depth to the elevations as well. The attention to mixed materials, enclosed staircases, façade movement, and varied color blocking schemes sharpens the quality of the overall architectural design, while also creating a diverse range of building types to cut down on monotony and redundant forms.

The Zoning Ordinance requires multi-family residential developments to provide a minimum of 20% common open space, with 30% of the total considered as active open space. The applicant is proposing a total of 23% (199,417 SF) common open space, with 37% (73,621 SF) considered as active open space. In particular, the layout of landscaping and amenity features are configured to achieve a spread of open space across the development for greater accessibility and enjoyment by residents. With regards to buffers, a twenty (20') foot landscaping buffer is provided along the north, west, and southern perimeter of the site; at the east boundary, a thirty (30') buffer is provided. Along the edges of the site, a dominant mixture of Acacia Mulga, Acacia Willow, and Citrus trees spans boundaries. A wall plan featuring a six (6') foot decorative theme wall constructed of CMU block varying in textures and size, stucco, and wafer cap is shown around the eastern perimeter to help reduce the risk of vehicle headlights shining beyond the site limits. Decorative columns are located every 150' in compliance with Zoning Ordinance requirements. On the north, west, and southern bounds, decorative CMU block walls are provided to maintain suitability with the future commercial and industrial developments adjacent to the site.

In terms of internal amenities, the main clubhouse area near the entrance features a resort style pool, spa, and fitness center with decorative elements, in addition to an outdoor barbeque with

large ramadas and seating areas. Near the northwest and southeast corners of the site, dog parks are designed with fenced in turf areas and shade trees. All of these elements work in harmony to create open space that is both visually pleasing and functionally activated.

ANALYSIS

General Plan Review: The current General Plan designation for this property is Neighborhood. The request is in conformance with the property's General Plan Land Use designation, and satisfies the maximum density requirement of 25 du/ac per the 2018 General Plan.

Zoning Review: This property is zoned HDR (High Density Residential), as a part of the North Specific Area Plan. The proposed multi-family residential use is permitted under the HDR zoning designation, and complies all stipulations included in Ordinances 757-21 and 582-15.

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 Transportation Review: This project has been reviewed by the Engineering, Utilities, and Transportation divisions. Conditions of Approval have been added to address each division's applicable requirements for this project.

Building Elevation Review: The proposed building elevations are in compliance with the Town Zoning Ordinance, Design Standards, and NSAP. As a part of the specific area plan, conceptual architectural imagery was provided to frame the basis of design style and form within the entire development. This site contains four (4) different livable building types, all of which slightly vary from one another to achieve a modern farmhouse look that fits within the overall vision and architectural theme depicted. The building materials incorporate the following elements from an NSAP palette:

- Stucco with various paint color blockings and trim
- Board and Batten
- Metal Railings and Canopy
- Brick veneer at various columns and heights

Landscaping and Open Space Review: As previously detailed in the discussion section, the applicant is proposing a total of 23% (199,417 SF) common open space, where 20% minimum (198,000) is required. Of the total open space provided, 37% (73,621 SF) of the area is considered active open space, where 30% minimum (59,400 SF) is required. This is largely due to the well-balanced amenity features integrated throughout the community. Full landscape plans will be reviewed at the building permit stage to verify exact locations, quantities, and species in accordance with this application.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.

2. This project shall be developed in accordance with all Conditions of Approval outlined in Ordinance 757-21 and the North Specific Area Plan.
3. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main colors of the buildings or to blend in with adjacent landscaping.
4. All signage shall be approved under future, separate building permit submittals.
5. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.
6. A fair disclosure agreement and/or covenant should be provided to lessee's 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."
7. Any public reports filed with the Arizona Department of Real Estate shall include the previously referenced disclosure statement.
8. Sales and leasing offices established for new residential development projects should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4' x 4' installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of sales or leases, and should not be removed until the sales office is permanently closed, or leasing office no longer leases units in the project.
9. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided, if a filing is requested.
10. For all remaining Signal Butte Road offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or bond, to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior to any permits being issued.
11. Developer shall be responsible for landscaping and street trees along Signal Butte Road.

- 12. The driveway entrances along Signal Butte Road shall be constructed to their ultimate buildout as part of this Phase 1. These improvements include, but are not limited to driveways, sidewalks, and landscaping.

- 13. With the construction document submittal, remove the backflows out of the right-of-way and onto the subject property.

ATTACHMENTS

- 1. Aerial Exhibit
- 2. General Plan Exhibit
- 3. Current Zoning Exhibit
- 4. Site Plan
- 5. Landscape Plan
- 6. Wall Plan
- 7. Elevations and Floor Plans
- 8. Project Narrative
- 9. Ordinance 757-21

Project Name: Alexan Aerial Exhibit

Case Number: P22-0021

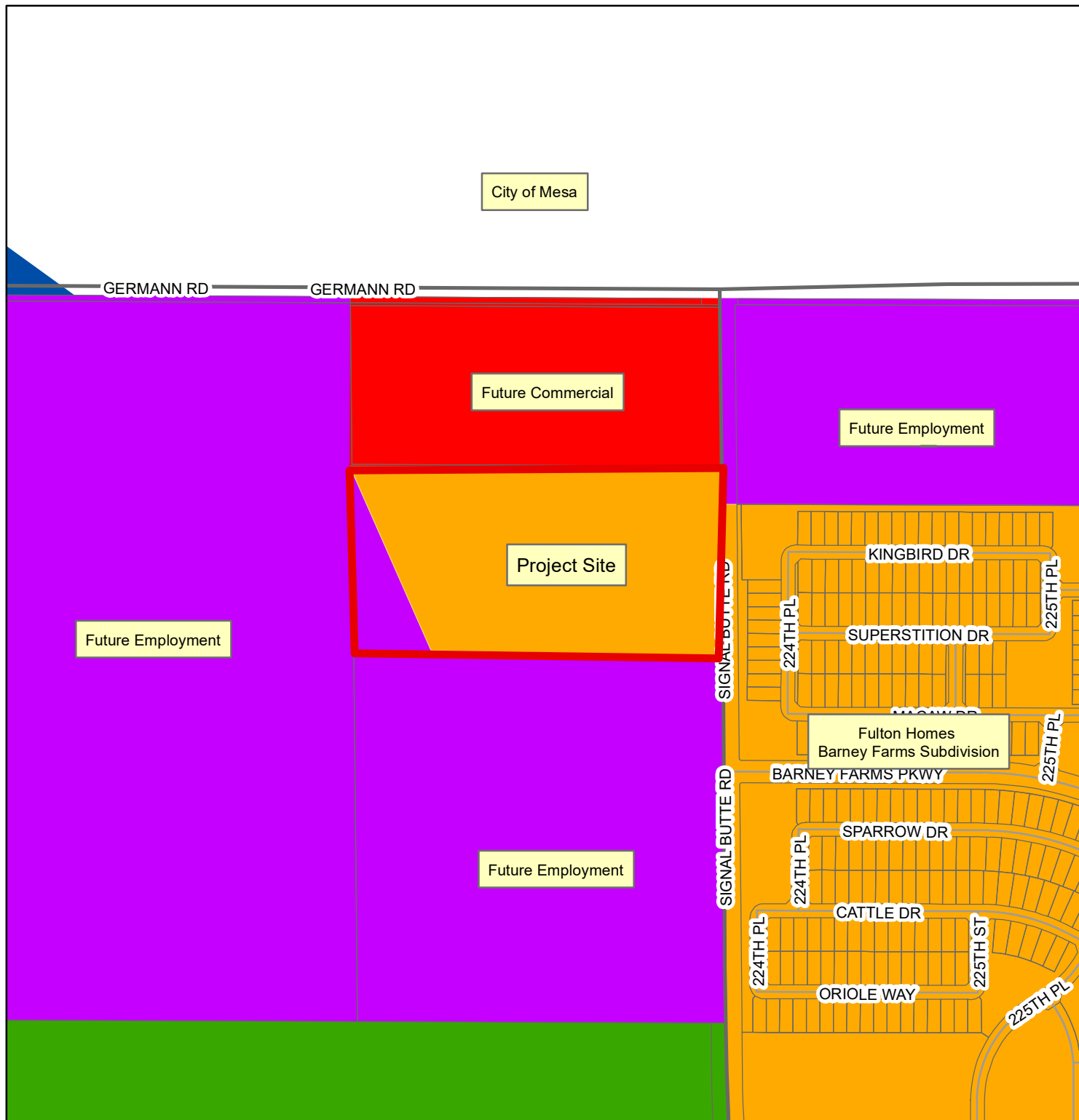
Hearing Date: May 11, 2022 (Planning Commission)



Project Name: Alexan General Plan Exhibit

Case Numbers: P22-0021

Hearing Date: May 11, 2022 (Planning Commission)



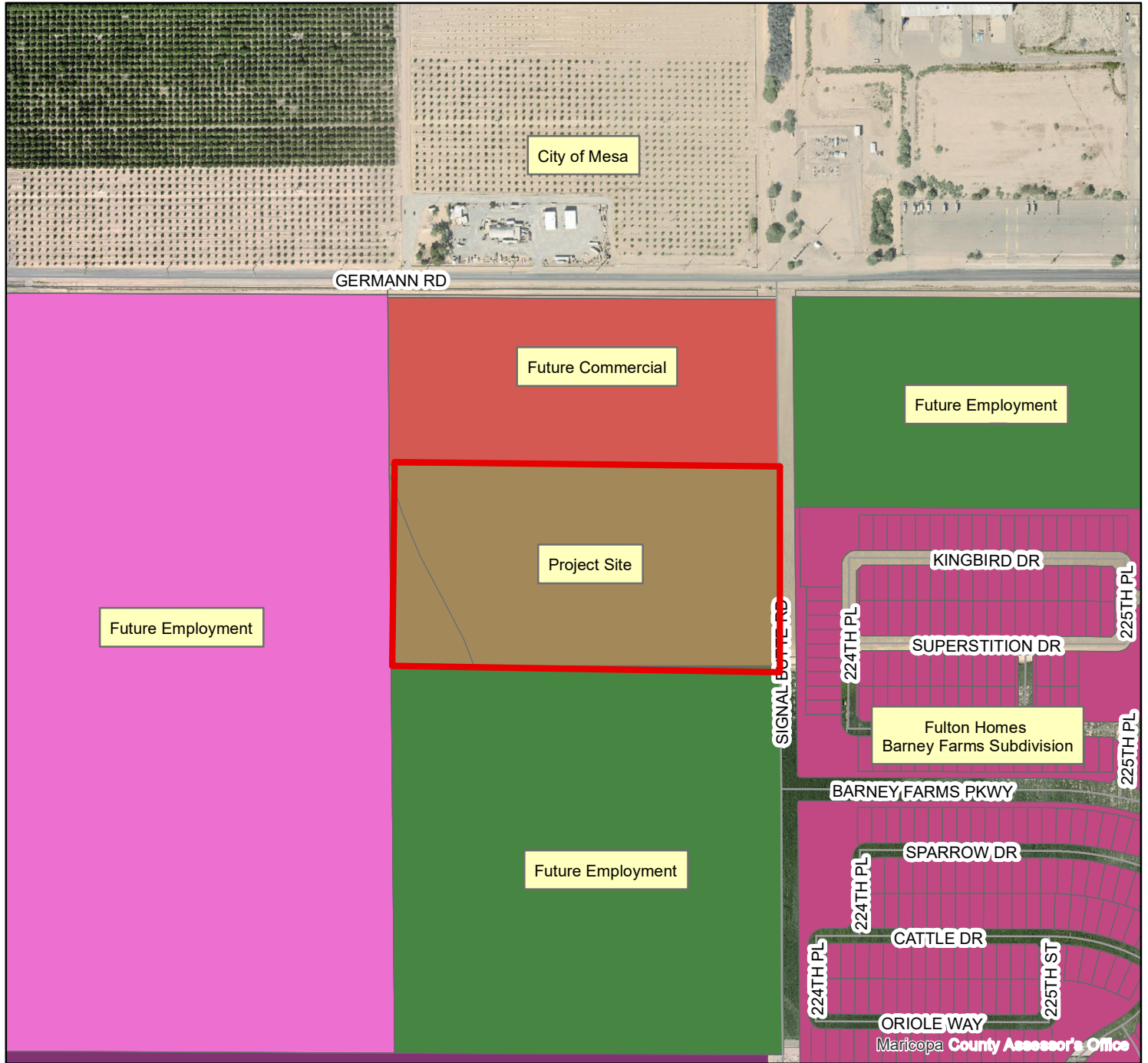
General Plan Land Use

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

Project Name: Alexan Zoning Map Exhibit

Case Numbers: P22-0021

Hearing Date: May 11, 2022 (Planning Commission)



Zoning Districts

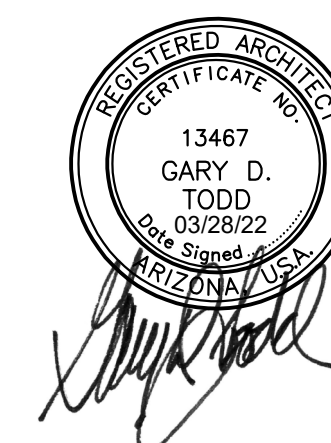
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C-1	HDR	R1-15	R1-54
C-2	MDR	R1-18	R1-6
C-3	MU	R1-190	R1-7
DC	PCD	R1-35	R1-8
EMP A	PQP	R1-4	R1-9
EMP B	PRC	R1-43	RC
			SP

ALEXAN QUEEN CREEK

Queen Creek, AZ



3889 Maple Ave., #200
Dallas, TX 75219
214-922-8457 p



ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

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PROJECT
CLIENT
SEAL
CONTACT
PHASE
DATA

03-24-2022

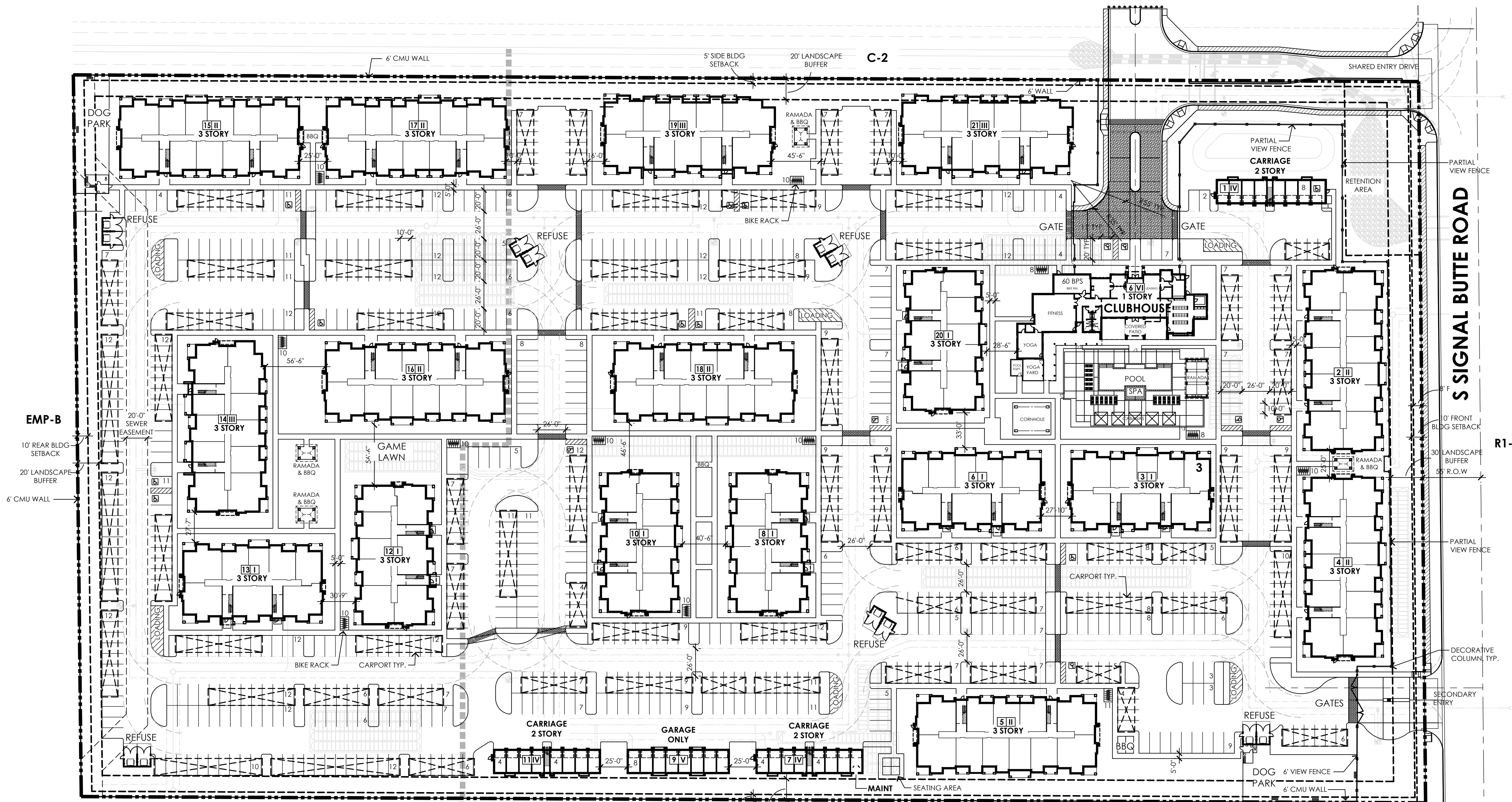
SITE PLAN REVIEW
2ND SUBMITTAL

Proj Mgr.
Dwn By: CG
Rev. Date: Description:



SITE PLAN

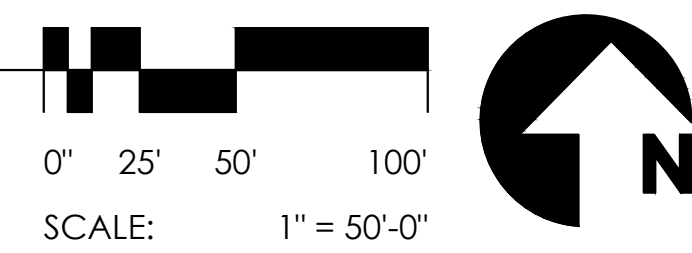
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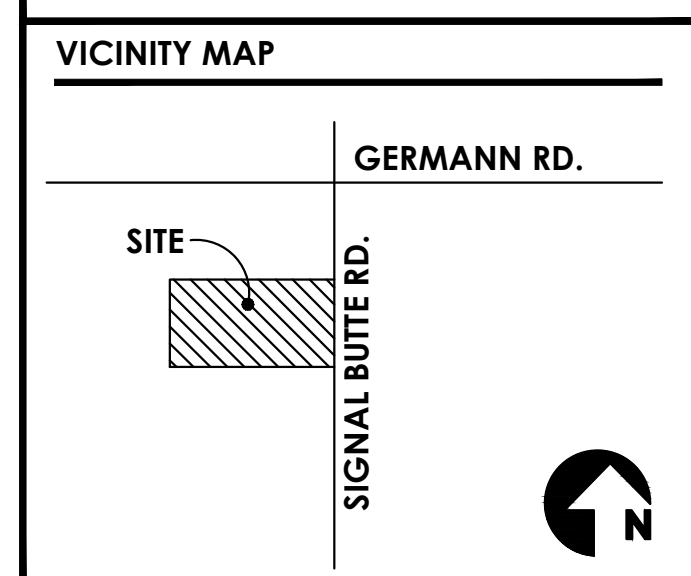
PHASE II
177 DU
±300 PS
TOTAL
495 DU
±850 PS

PHASE I
318 DU
±550 PS

SITE PLAN



SITE DATA		UNIT MIX		REQUIRED BICYCLE PARKING (PER TABLE 5.6-3)		SYMBOLS	
ASSESSOR'S PARCEL NUMBER	(PART OF) 304-63-024	UNIT TYPE	#DU	UNIT TYPE	#DU	B.P.S. RATIO	B.P.S. REQ.
SITE AREA:		S1 STUDIO	599	S STUDIO	60	0.2 P.S./DU	12 BPS
GROSS SITE AREA	+/- 20.66 AC (899,960.73 S.F.)	S2 STUDIO	635	A 1BR/1BA	231	0.2 P.S./DU	47 BPS
NET SITE AREA	+/- 19.51 AC (849,811.92 S.F.)	A1 1BR/1BA	760	B 2BR/2BA	195	0.5 P.S./DU	98 BPS
ZONING:		A2 1BR/1BA	850	C 3BR/2BA	9	0.75 P.S./DU	7 BPS
EXISTING ZONING	HDR	A3 1BR/1BA	880	TOTAL	495		164 BPS
DENSITY ALLOWED		B1 2BR/2BA	1136	PROVIDED BICYCLE PARKING: 164 BPS			
DENSITY ALLOWED	25 DU/NET AC	B2 2BR/2BA	1151	ASSUMPTIONS:			
DENSITY PROPOSED	25 DU/NET AC	B3 2BR/2BA	1183	1. FUTURE IMPROVEMENTS SHOWN AT WEST SIDE OF SIGNAL BUTTE DRIVE.			
OPEN SPACE		C1 3BR/2BA	1453	2. ASSUMES THAT EXISTING IRRIGATION DITCH WILL BE PIPED UNDERGROUND AS SHOWN ON THE SITE PLAN.			
TOTAL OPEN SPACE REQUIRED	400 SF PER DU (198,000 SF)	TOTAL	318	3. FIRE DEPARTMENT HAS ADOPTED FIRE CODE 2012 APPENDIX D. ACCESS ROUTES SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30' FROM THE BUILDING; AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.			
TOTAL OPEN SPACE PROPOSED	402 SF PER DU (199,417 SF)	[AVERAGE UNIT SF: ± 923.17 SF]		4. EASEMENTS AND OTHER EXISTING SITE FEATURES MAY NOT BE SHOWN IN THEIR ENTIRETY ON THIS PRELIMINARY PLAN.			
ACTIVE OPEN SPACE REQUIRED	30% (59,400 SF)	REQUIRED PARKING		5. ASSUMES THAT STORM WATER WILL BE STORED IN COMBINATION OF UNDERGROUND AND SURFACE RETENTION.			
ACTIVE OPEN SPACE PROPOSED	37% (73,621 SF)	UNIT TYPE	#DU	6. ASSUMES THAT ALL EXISTING EASEMENTS CAN BE MODIFIED OR ABANDONED.			
LOT COVERAGE		S STUDIO	60				
(899,960.73 S.F. - 274,686.67 S.F.)	30.52%	A 1BR/1BA	231				
BUILDING HEIGHT:		B 2BR/2BA	195				
BUILDING HT. - MAX. ALLOWED	40'	C 3BR/2BA	9				
BUILDING HT. - PROPOSED	3 STORIES, 40'	TOTAL	495				
SETBACKS:		ACCESSIBLE REQUIRED: 17 P.S. (1.72 P.S./DU)					
BUILDING SETBACKS:	REQ. PROVIDED	PROVIDED PARKING					
FRONT (SIGNAL BUTTE RD)	10' 30'	UNCOVERED	354				
SIDE	5' 20'	CARPOT	466				
REAR	10' 20'	GARAGE	30				
LANDSCAPE BUFFER SETBACKS - MFR TO:		TOTAL	850				
SFR (EAST)	30' 30'	ACCESSIBLE PROVIDED: 17 P.S. (1.72 P.S./DU)					
EMP (SOUTH & WEST)	20' 20'	[INCLUDED IN TOTAL]					
COM (NORTH)	20' 20'	TYPICAL PARKING SPACE					



PROJECT NO. 21-2005-02
**ALEXAN
 QUEEN
 CREEK**

Queen Creek, AZ
 CLIENT **TCR**
 TRAMMELL CROW RESIDENTIAL
 3889 Maple Ave., #200
 Dallas, TX 75219
 214.922.8457 p



CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

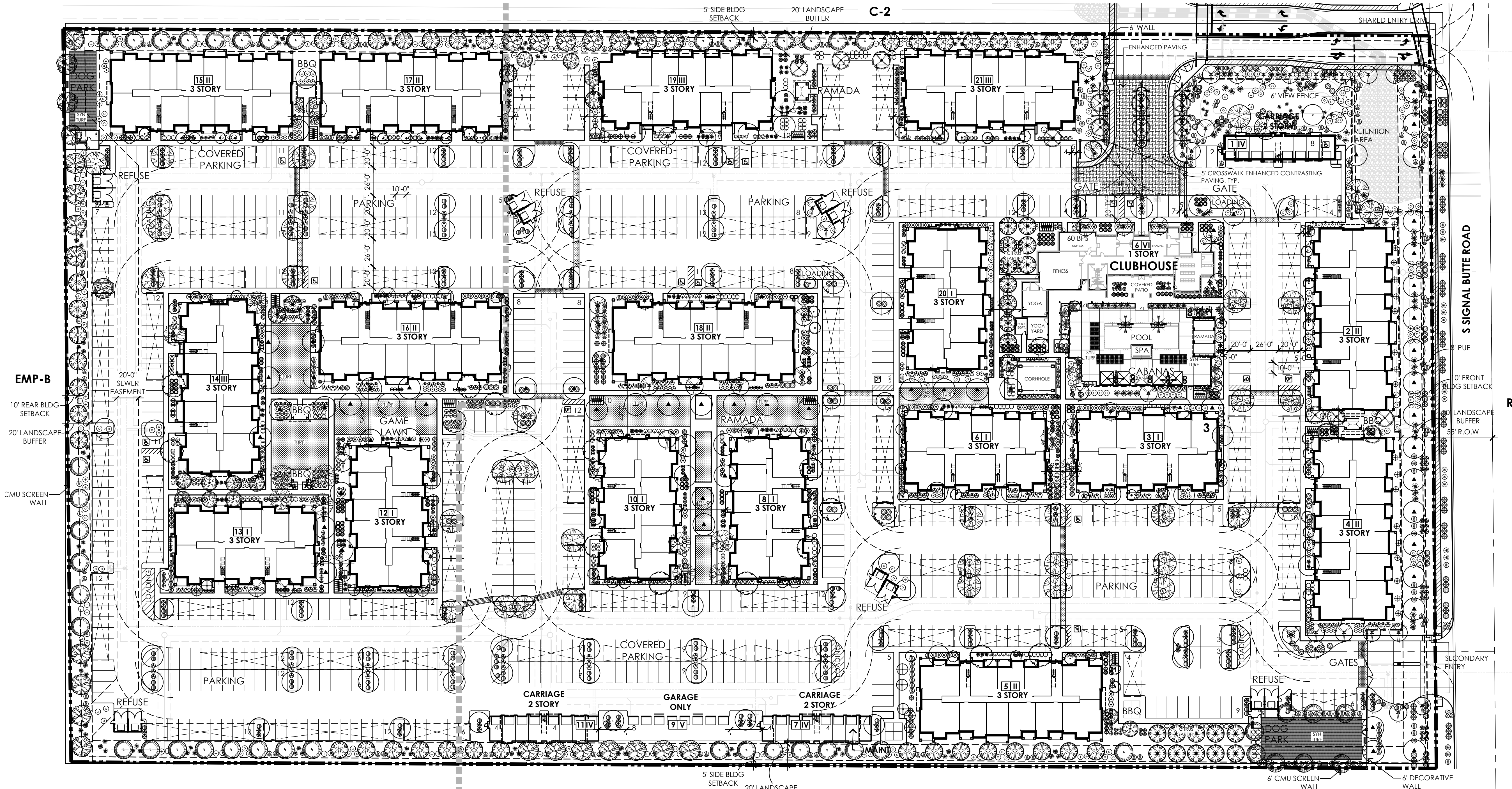
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PHASE 01-05-2022
 DATA SITE PLAN & DESIGN
 REVIEW SUBMITTALS

Proj Mgr.
 Dwn By: RG
 Rev. Date: Description:

**CONCEPTUAL
 LANDSCAPE PLAN**

L1.1



SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER	QTY.	SIZE (h x w)
TREES (LARGE)					
	ACACIA anura	MULGA TREE	15 Gal.	72	6'x3'
	ACACIA willardiana	Palo Blanco	15 Gal.	42	6'x3'
	ACACIA SALICINA	WILLOW ACACIA / 35'x20'	15 Gal.	24	5'x3'
	CITRUS SPECIES	CITRUS TREES 25'x25'	24" BOX	19	9'x4'
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	24" BOX	19	9'x4'
	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	14	9'x4'
	OLEA europaea 'Wilsonii'	Fruitless Olive Tree	24" BOX	21	9'x6'
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" Box	69	9'x6'
	PROSOPIS GLANDULOSA	HONEY MESQUITE	24" B&B	32	6'x5'
	QUERCUS VIRGINIANA 'CATHEDRAL OAK'	CATHEDRAL LIVE OAK	24" BOX	16	9'x4'
	ULMUS PARVIFLORA	EVERGREEN ELM	24" BOX	16	9'x4'
	VITEX ANGNUS-CASTUS	CHASTE TREE	24" BOX	14	8'x6'
TREES (SMALL)					
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 1"	15	5'x3'	Multi
	CHITALPA X TASHKANTENSIS 'PINK DAWN'	CHITALPA TREE	2"	52	8'x5' Std.
	CORDIA BOISSIERI	TEXAS OLIVE	2"	20	5'x3' Multi
	PISTACIA LENTISCUS	MASTIC TREE	2"	81	8'x5' Std.
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1"	0	5'x3' Multi

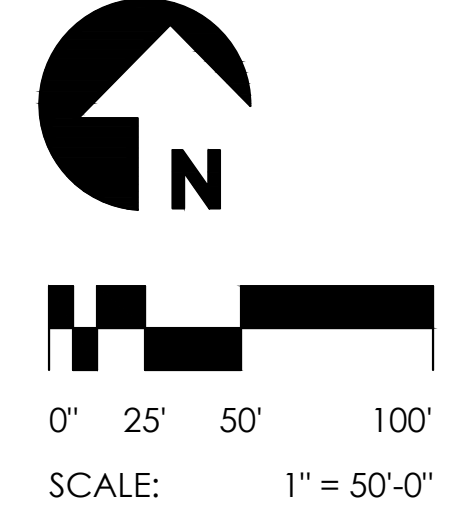
PALMS		SHRUBS	
	CHAMAEROPS HUMILIS		MEDITERRANEAN PALM
	PHOENIX DACTYLIFERA		DATE PALM
	PHOENIX ROEBELINII		PIGMY DATE PALM
	X BUTIAGRUS NABONNANDII		MULE PALM
		*Shrub - Mature Size	
	BOUGAINVILLEA 'BARBARA KARST'		BARBARA KARST BOUG.
	BOUGAINVILLEA X ROSENKA		ROSENKA BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA		RED BIRD OF PARADISE
	CARISSA MACROCARPA 'TUTTLE'		TUTTLE NATAL PLUM
	FIGUS NITIDA COLUMNS		INDIAN LAUREL COLUMNS
	LEUCOPHYLLUM 'LYNNS LEGACY'		HYBRID TEXAS SAGE
	MUHLENBERGIA RIGENS		DEER GRASS
	MUHLENBERGIA LINDHEIMERI		AUTUMN GLOW GRASS
	MUHLENBERGIA CAPILLARIS		PINK MUHLY GRASS
	TECOMA X 'CRIMSON FLARE'		CRIMSON FLARE ESPERANZA
	OLEA EUROPAEA 'LITTLE OLLIE'		DWARF OLIVE
	ROSA SPP. 'ICEBERG'		WHITE ICEBERG SHRUB
	RUELLIA BRITTONIANA		BLUE RUELLIA
	RUELLIA PENINSULARIS		BAJA RUELLIA
	RUESSELIA EQUISETIFORMIS		CORAL FOUNTAIN
	TECOMA X 'SIERRA APRICOT'		SIERRA APRICOT TECOMA
	TECOMA STANS 'GOLD STAR'		GOLD STAR TECOMA
	TECOMA X 'SOLAR FLARE'		SOLAR FLARE TECOMA
	XYLOSMA CONGESTUM 'COMPACTA'		DWARF XYLOSMA

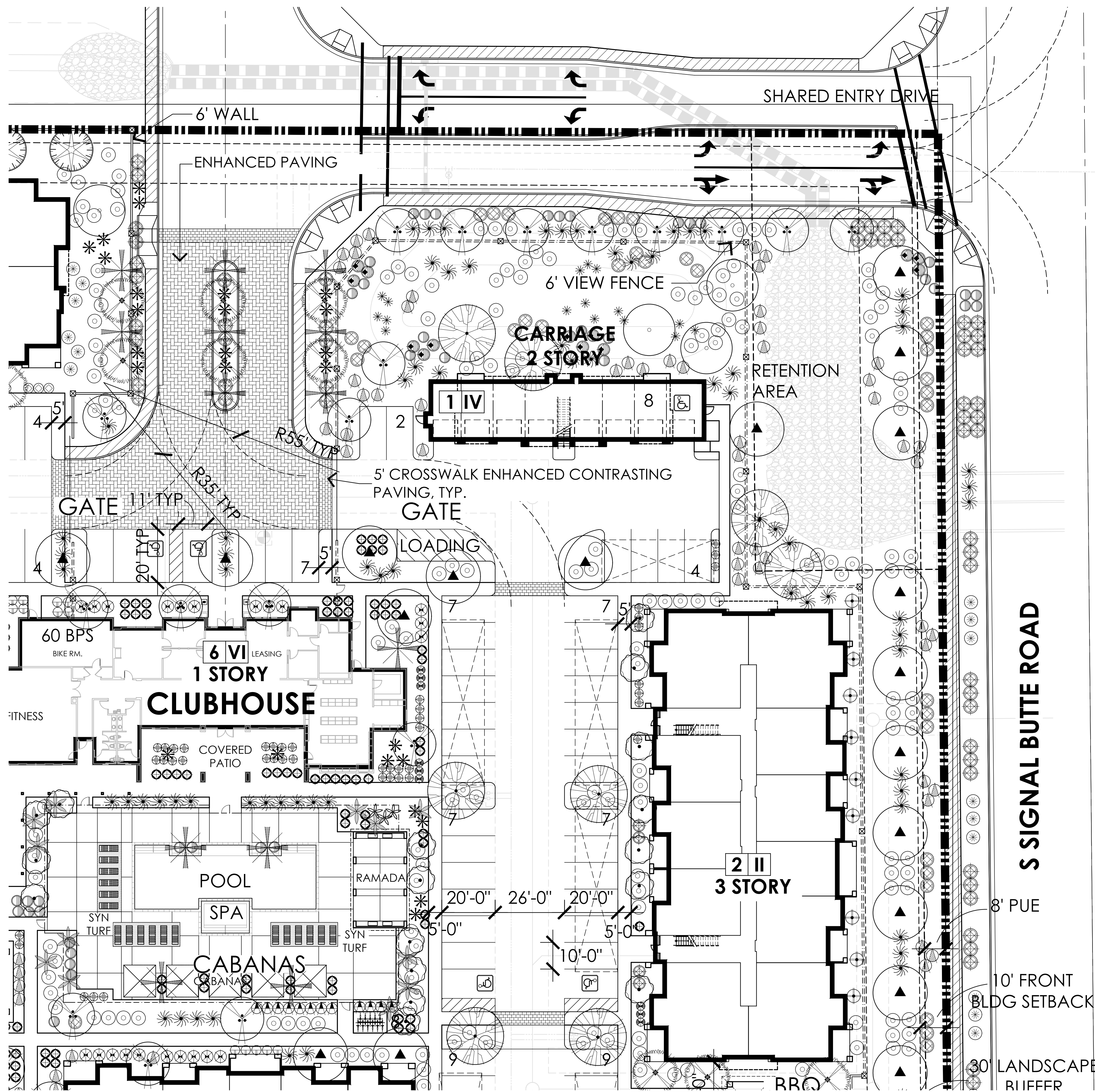
ACCENTS			
	ALOE X BLUE ELF		BLUE ELF ALOE
	ALOE BARBADENSIS		MEDICINAL ALOE
	AGAVE DESMETIANA		SMOOTH AGAVE
	DASYLIRION QUADRANGULATUM		MEXICAN GRASS TREE
	EUPHORBIA TIRUCALLI		FIRE STICKS
	HESPERALOE FUNIFERA		GIANT YUCCA
	HESPERALOE PARVIFLORA		RED YUCCA
	PEDILANTHUS MACROCARPUS		LADY'S SLIPPER
	SANSEVIERIA TRIFASCIATA		MOTHER-IN-LAW TONGUE
	PORTULACARIA AFRA		ELEPHANT'S FOOD

GROUNDCOVERS			
	CALLESTEMON VIMINALIS 'LITTLE JOHN'		LITTLE JOHN BOTTLEBRUSH
	CARISSA GRANDIFLORA 'GREEN CARPET'		TUTTLE NATAL PLUM
	EREMOPHILA GLABRA 'MINGENEV GOLD'		OUTBACK SUNRISE EMU
	LANTANA 'DALLS RED'		RED LANTANA
	LANTANA 'GOLD MOUND'		GOLD MOUND LANTANA
	LANTANA MONTEVIDENSIS		PURPLE LANTANA
	SPHAGNETICOLA TRILOBATA		YELLOW DOT

VINES			
	BIGNONIA CAPREOLATA		CROSSVINE
	BOUGAINVILLEA 'BARBARA KARST'		BOUGAINVILLEA VINE

GROUND PLANE	
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF
	COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS





MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY.	SIZE (h x w)
TREES (LARGE)					
	ACACIA anura	MULGA TREE	15 Gal.	72	6'x3'
	ACACIA willardiana	Palo Blanco	15 Gal.	42	6'x3'
	ACACIA SALICINA	WILLOW ACACIA	35x20 15 Gal.	24	5'x3'
	CITRUS SPECIES	CITRUS TREES	25x25	19	9'x4'
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	25x25	19	9'x4'
	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	14	9'x4'
	OLEA europaea 'Wilsonii'	Fruitless Olive Tree	25x25	21	9'x6'
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" Box	69	9'x6'
	PROSOPIS GLANDULOSA	HONEY MESQUITE	24" B&B	32	6'x5'
	QUERCUS VIRGINIANA 'CATHEDRAL OAK'	CATHEDRAL LIVE OAK	24" BOX	16	9'x4'
	ULMUS PARVIFLORA	EVERGREEN ELM	24" BOX	16	9'x4'
	VITEX ANGNUS-CASTUS	CHASTE TREE	24" BOX	14	8'x6'

TREES (SMALL)					
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	1"	15	5'x3' Multi
	CHITALPA X TASHKENTENSIS 'PINK DAWN'	CHITALPA TREE	2"	52	8'x5' Std.
	CORDIA BOISSIERI	TEXAS OLIVE	2"	20	5'x3' Multi
	PISTACIA LENTISCUS	MASTIC TREE	2"	81	8'x5' Std.
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1"	0	5'x3' Multi

PALMS					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	15 G/36"	0/16	
	PHOENIX DACTYLIFERA	DATE PALM	25 T.F.	13	
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.	33	
	X BUTIAGRUS NABONNANDII	MULE PALM	24" Box	0	

SHRUBS					
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.	281	5h x 6w
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	00	3h x 4w
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	00	8h x 10w
	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.	00	3h x 4w
	FICUS NITIDA COLUMNS	INDIAN LAUREL COLUMNNS	15 GAL.	00	3h x 4w
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.	00	5h x 5w
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	00	3h x 3w
	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.	00	3h x 3w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	00	3h x 3w
	TECOMA X 'CRIMSON FLARE'	CRIMSON FLARE ESPERANZA	5 GAL.	00	6h x 6w
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL.	00	3h x 3w
	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.	00	3h x 4w
	RUELLIA BRITTONIANA	BLUE RUELLIA	5 GAL.	00	4h x 6w
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	00	4h x 6w
	RUSSIELIA EQUSETIFORMIS	CORAL FOUNTAIN	5 GAL.	00	3h x 4w
	TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.	00	3h x 4w
	TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.	00	5h x 5w
	TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.	00	6h x 6w
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.	00	4h x 5w

ACCENTS					
	ALOE X BLUE ELF	BLUE ELF ALOE	3 GAL.	96	1h x 2w
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.	00	2h x 3w
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.	00	3h x 3w
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.	00	5h x 5w
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.	00	4h x 4w
	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.	00	6h x 6w
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	00	3h x 4w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	00	3h x 3w
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.	00	1h x 4w
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.	00	1h x 4w

GROUNDCOVERS					
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	113	2h x 2w
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	00	3h x 4w
	EREMOPHILA GLABRA 'MINGEW GOLD'	OUTBACK SUNRISE EMU	5 GAL.	00	18h x 6w
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.	00	4h x 4w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	00	2h x 4w
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.	00	1h x 3w
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.	00	1h x 6w

VINES					
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.	00	8h x 8w
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.	00	10h x 10w

GROUND PLANE					
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'				
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF				



NO. 21-2005-02
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 CREEK**

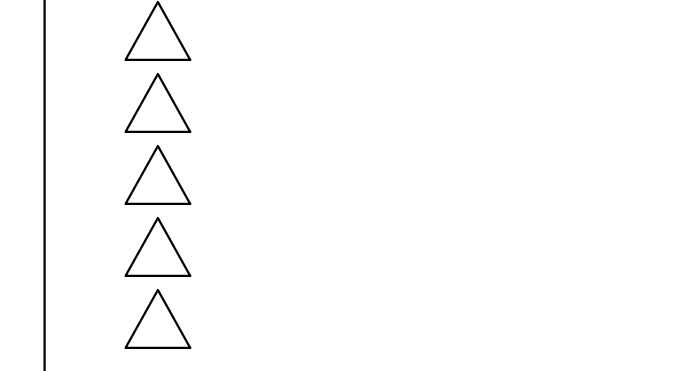
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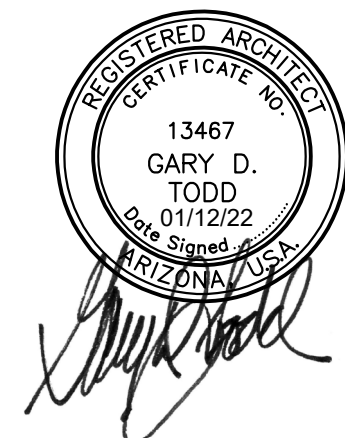
**LANDSCAPE
 ENLARGMENT
 PLAN**
L1.2

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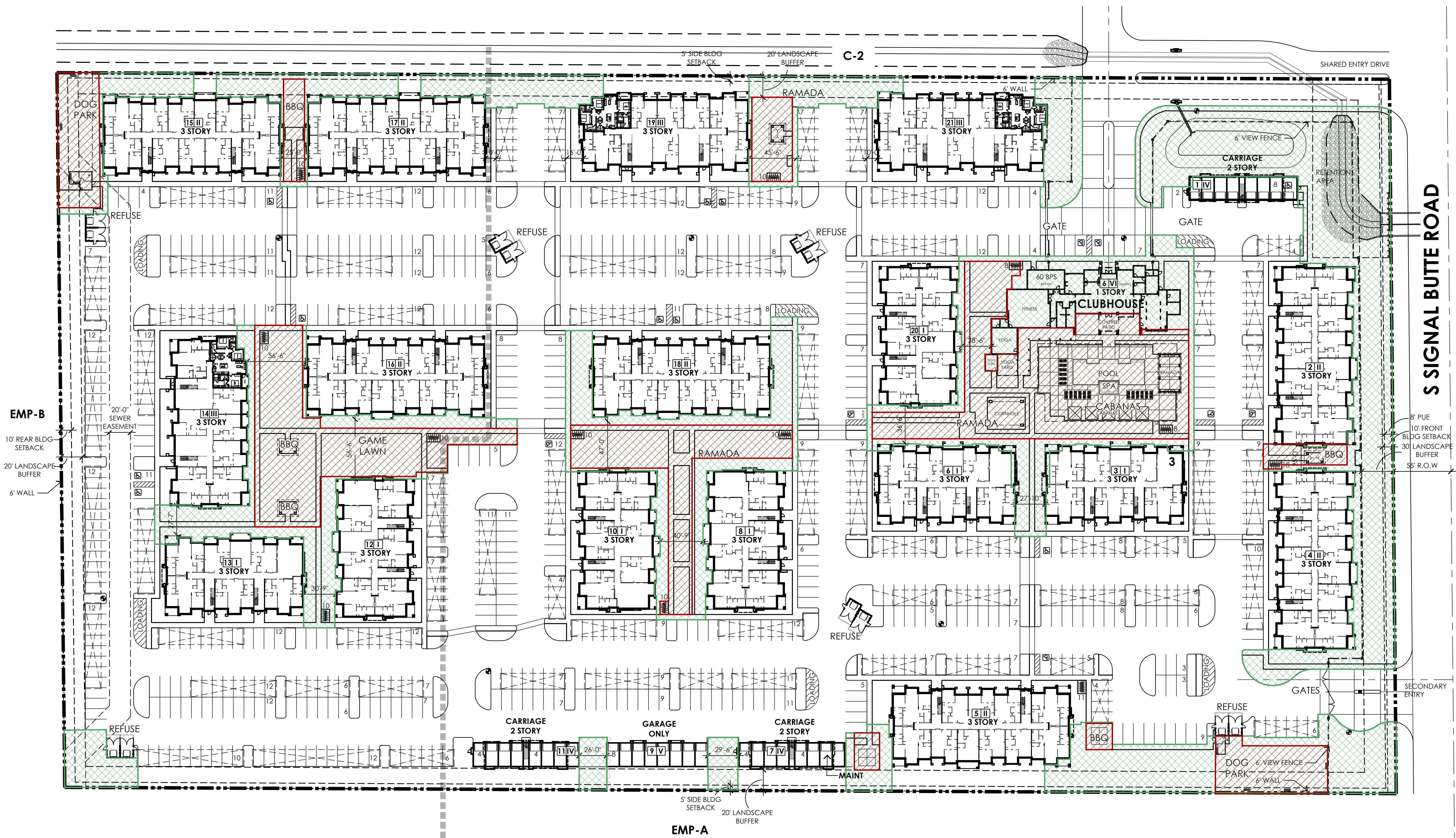
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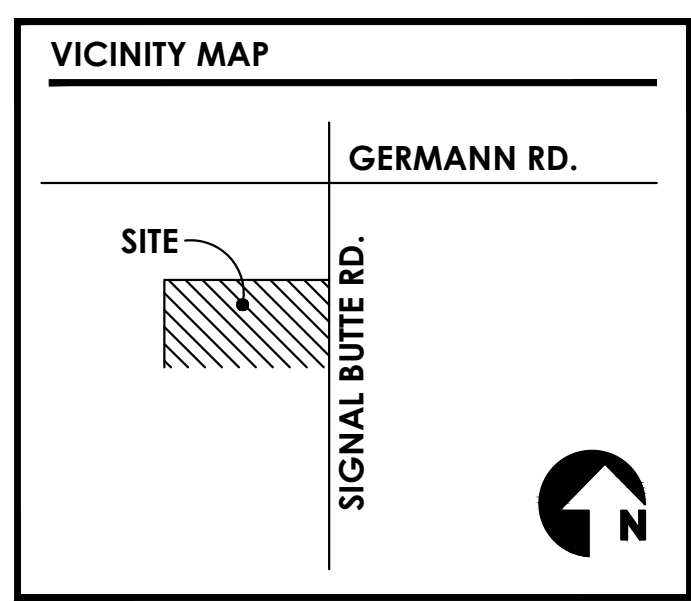
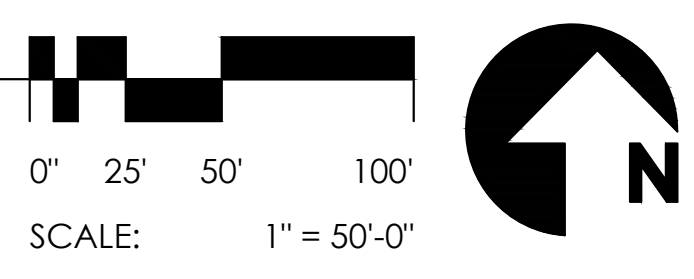
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OPEN SPACE PLAN A1.2



SITE PLAN



OPEN SPACE LEGEND

- OPEN SPACE
- ACTIVE USE OPEN SPACE

OPEN SPACE CALCULATION

ASSESSOR'S PARCEL NUMBER	(PART OF) 304-63-024
SITE AREA:	
GROSS SITE AREA	+/- 20.66 AC (899,960.73 S.F.)
NET SITE AREA	+/- 19.51 AC (849,811.92 S.F.)
OPEN SPACE	
TOTAL OPEN SPACE REQUIRED	400 SF PER DU (198,000 SF)
TOTAL OPEN SPACE PROPOSED	402 SF PER DU (199,417 SF)
ACTIVE OPEN SPACE REQUIRED	30% (59,400 SF)
ACTIVE OPEN SPACE PROPOSED	37% (73,621 SF)



- LEGEND WALLS**
- ① 6'-0" DECORATIVE CMU VIEW WALL WITH CMU COLUMNS. SEE DETAIL #1 ON WALL DETAILS SHEET
 - ② SLIDING VEHICULAR GATE. SEE DETAIL #8 ON WALL DETAILS SHEET
 - ③ 6' DECORATIVE CMU THEME WALL WITH COLUMNS. SEE DETAIL #3 ON WALL DETAILS SHEET
 - ④ 6'-0" CMU WALL. SEE DETAIL #4 ON WALL DETAILS SHEET
 - ⑤ PEDESTRIAN GATES. SEE DETAIL #5 ON WALL DETAILS SHEET
 - ⑥ 5'-0" METAL POOL FENCE. SEE DETAIL #6 ON WALL DETAILS SHEET
 - ⑦ 4'-0" METAL DOG PARK FENCE. SEE DETAIL #7 ON WALL DETAILS SHEET
 - ⑧
- SIGNS**
- Ⓐ PROJECT ENTRY MONUMENT SIGN

CONCEPTUAL WALL PLAN

0' 25' 50' 100'
SCALE: 1" = 50'-0"



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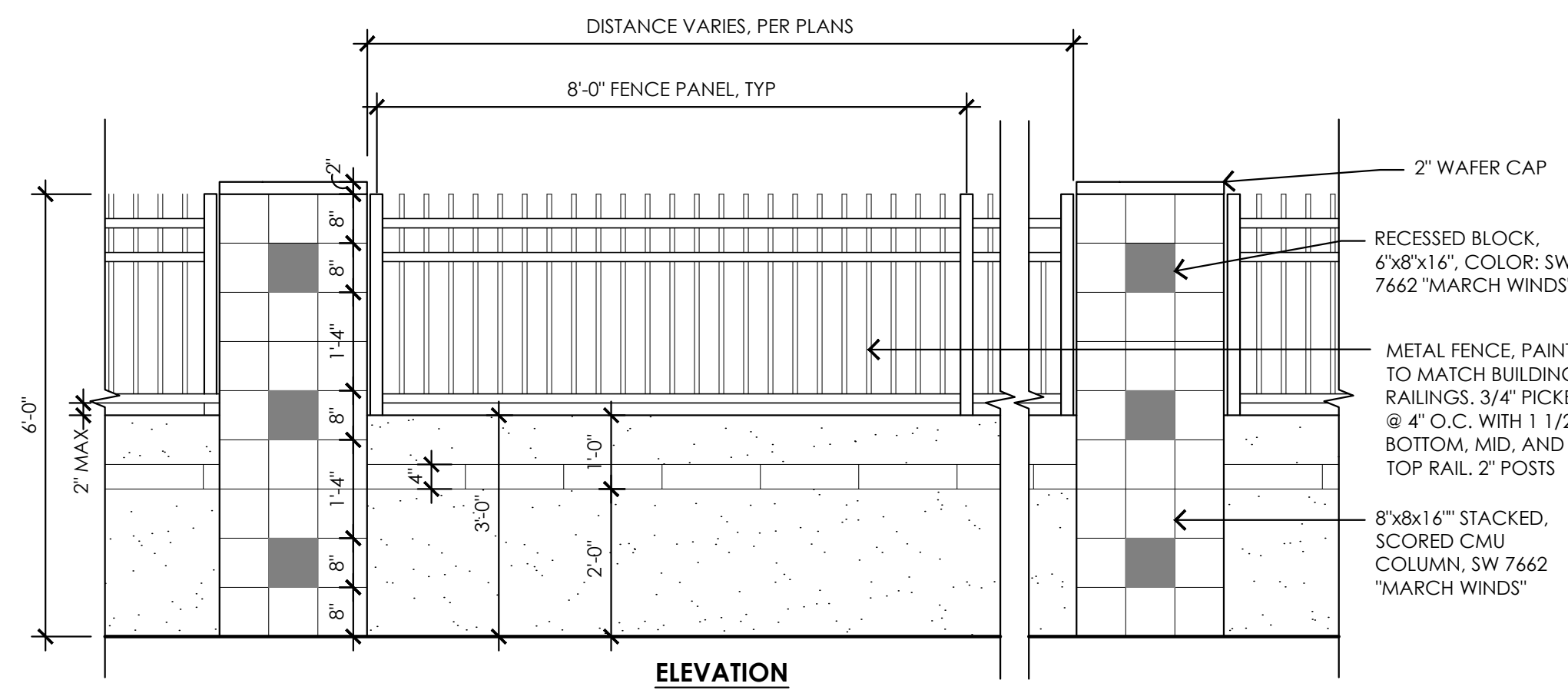
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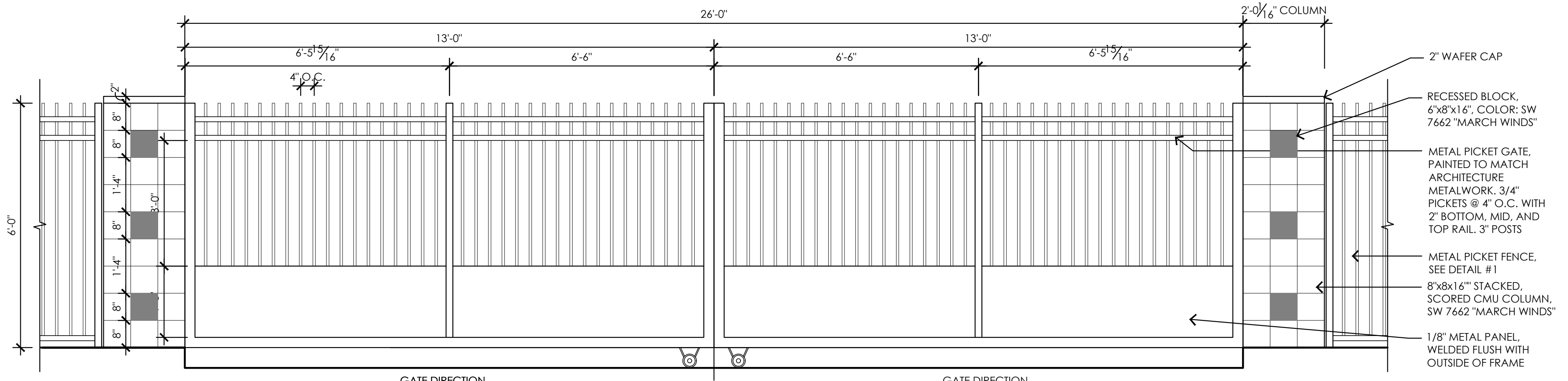
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CONCEPTUAL WALL PLAN
L1.3



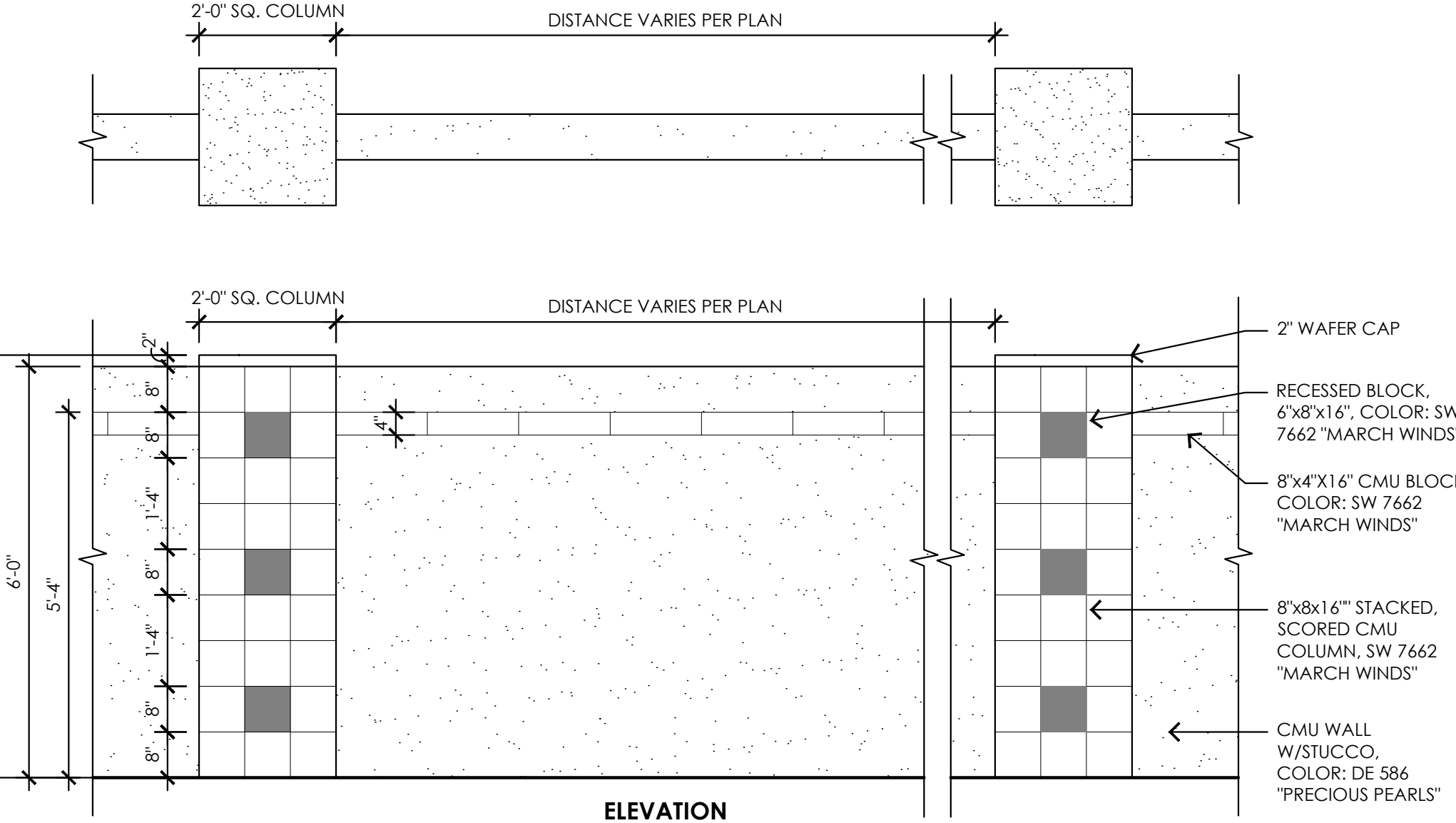
1 6' DECORATIVE VIEW WALL W/COLUMNS

SCALE: 1/2\"/>



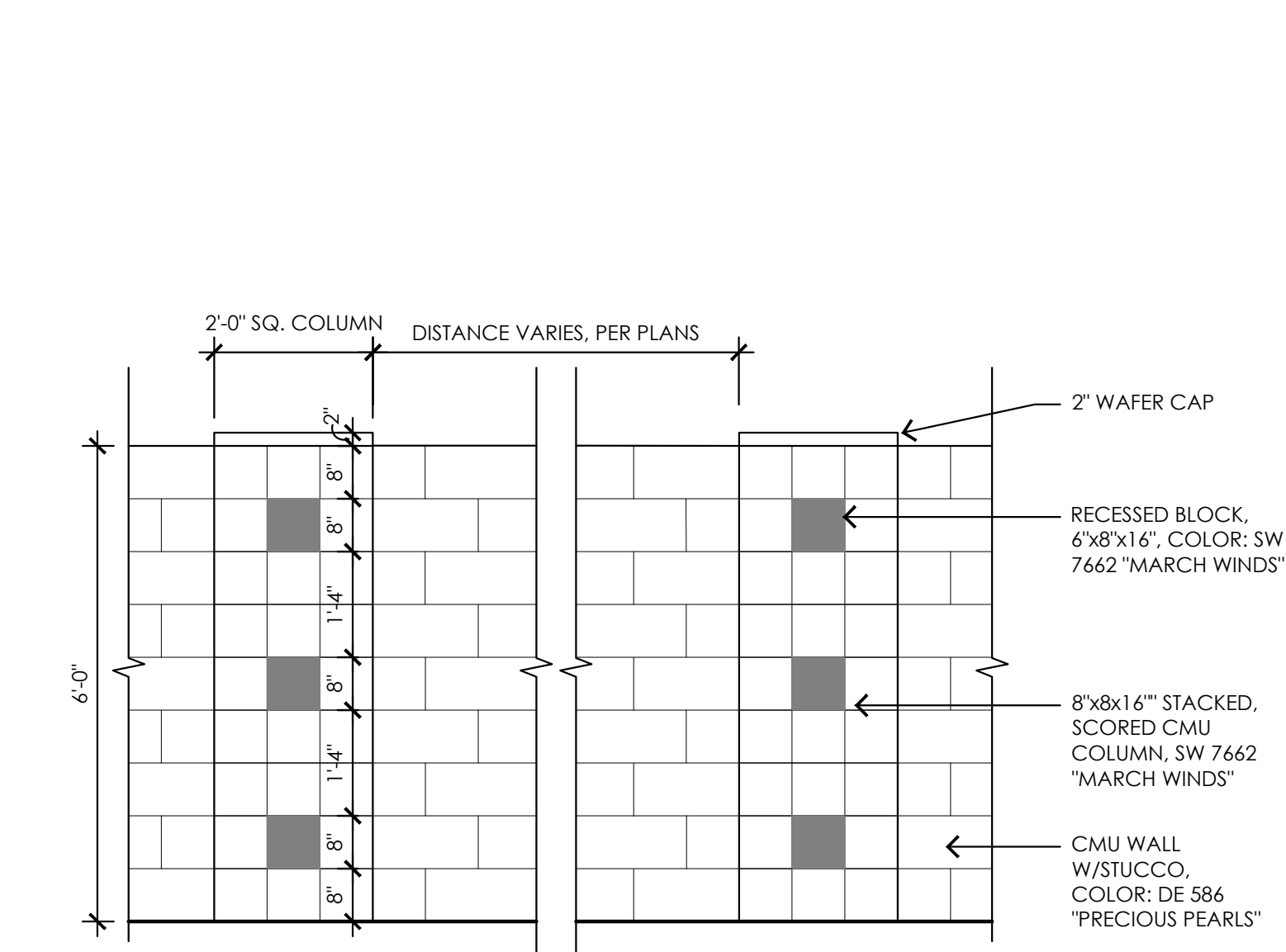
2 SLIDING VEHICULAR EXIT/EMERGENCY GATE

SCALE: 1/2\"/>



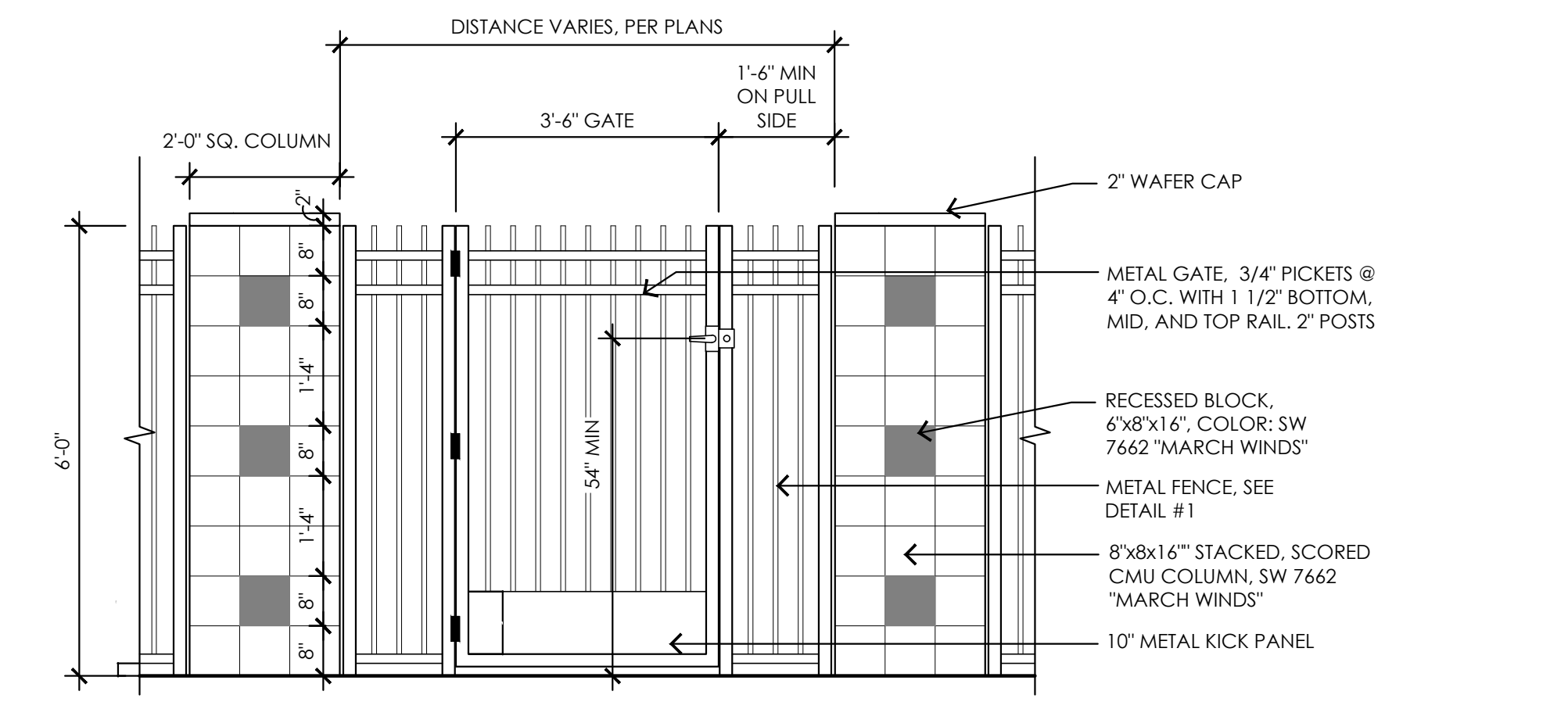
3 6' DECORATIVE THEME WALL WITH DECORATIVE COLUMNS

SCALE: 1/2\"/>



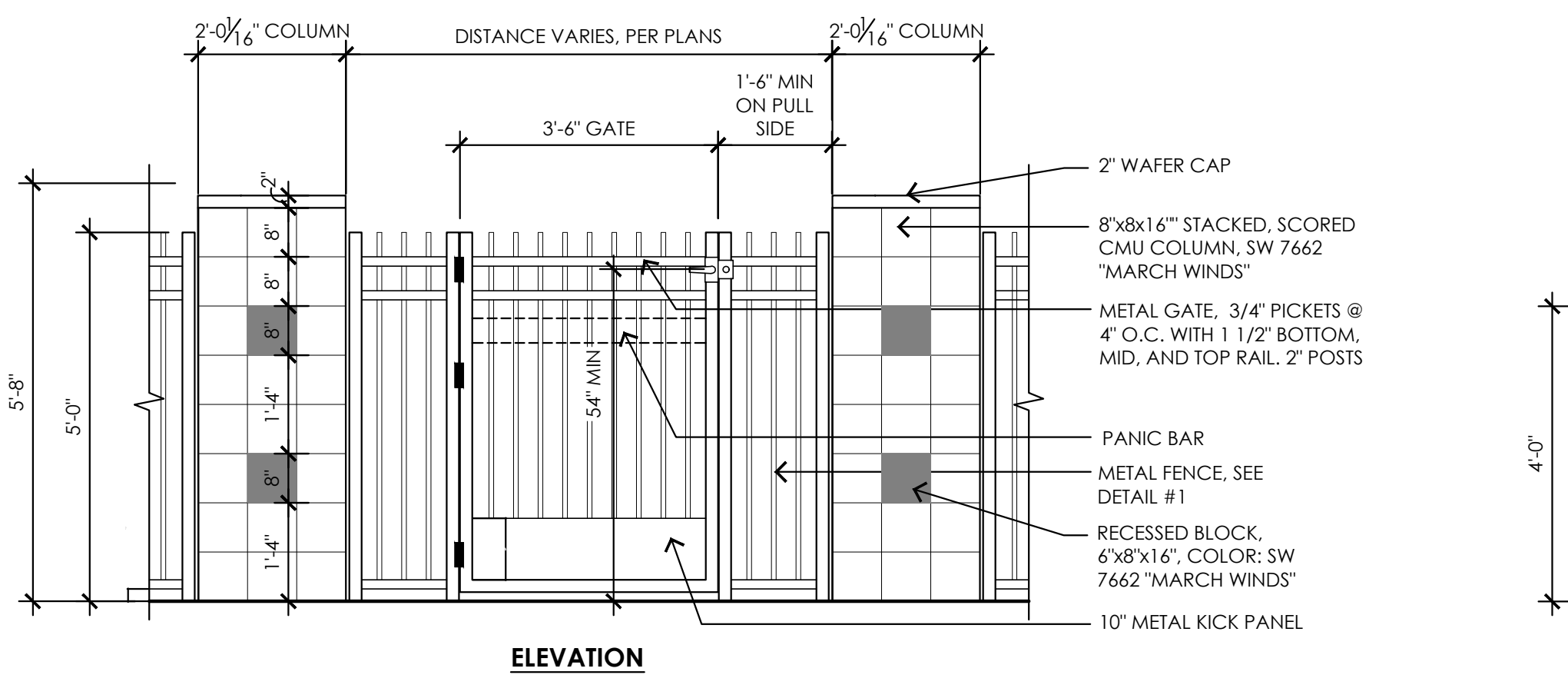
4 CMU WALL

SCALE: 3/4\"/>



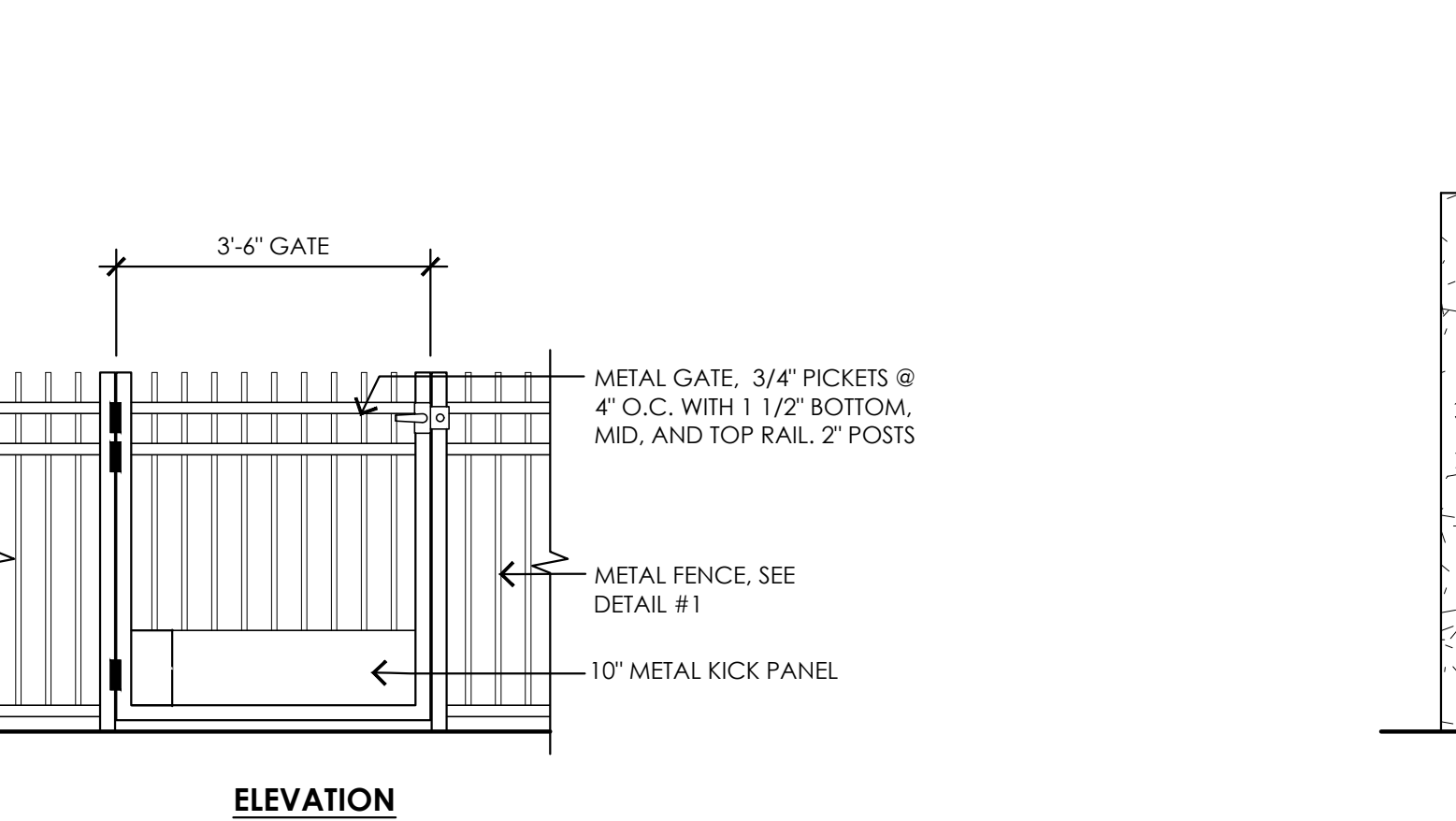
5 PEDESTRIAN GATE

SCALE: 1/2\"/>



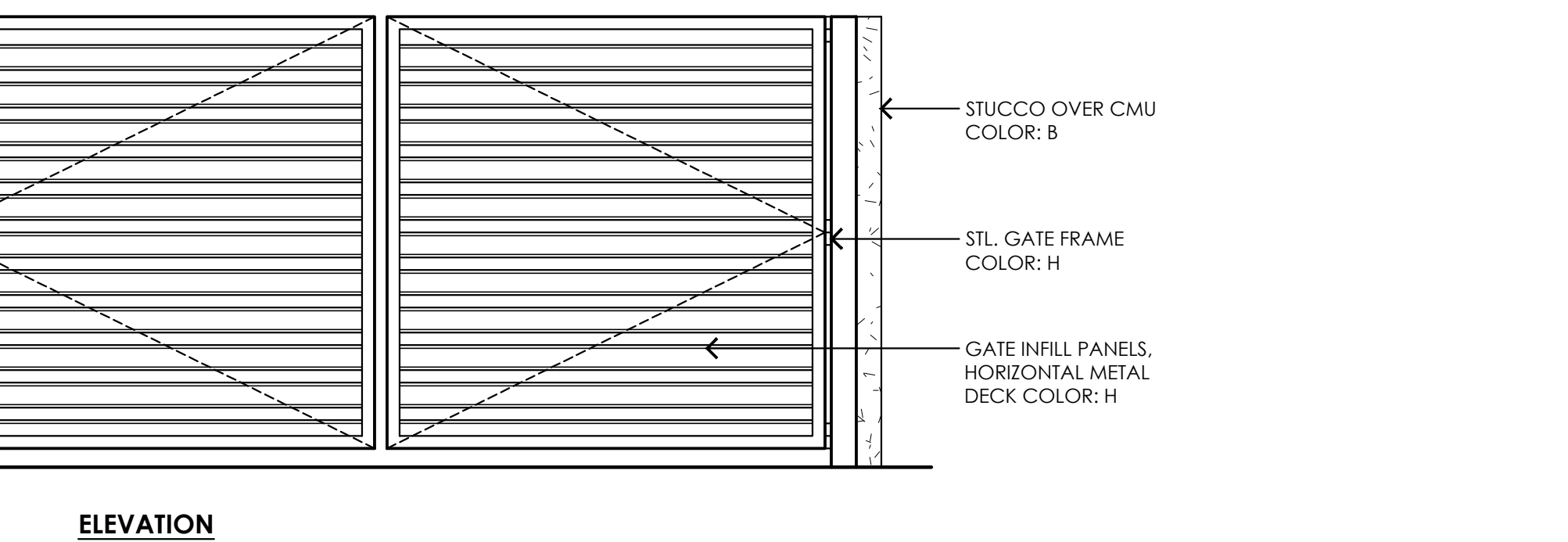
6 POOL FENCE AND GATE

SCALE: 1/2\"/>



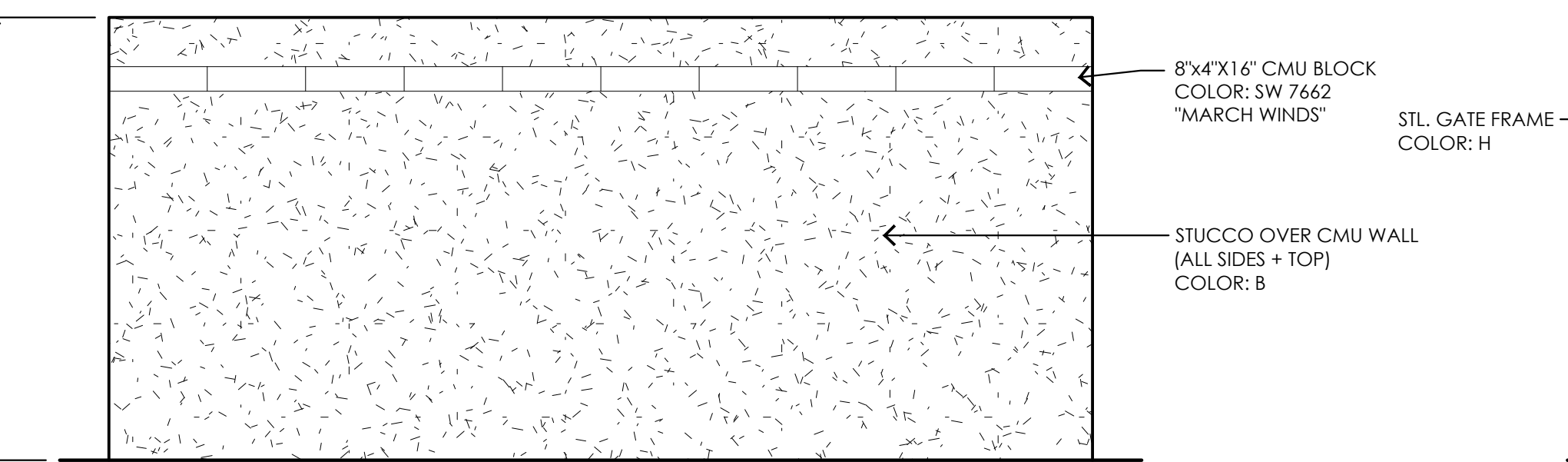
7 DOG PARK FENCE AND GATE

SCALE: 1/2\"/>



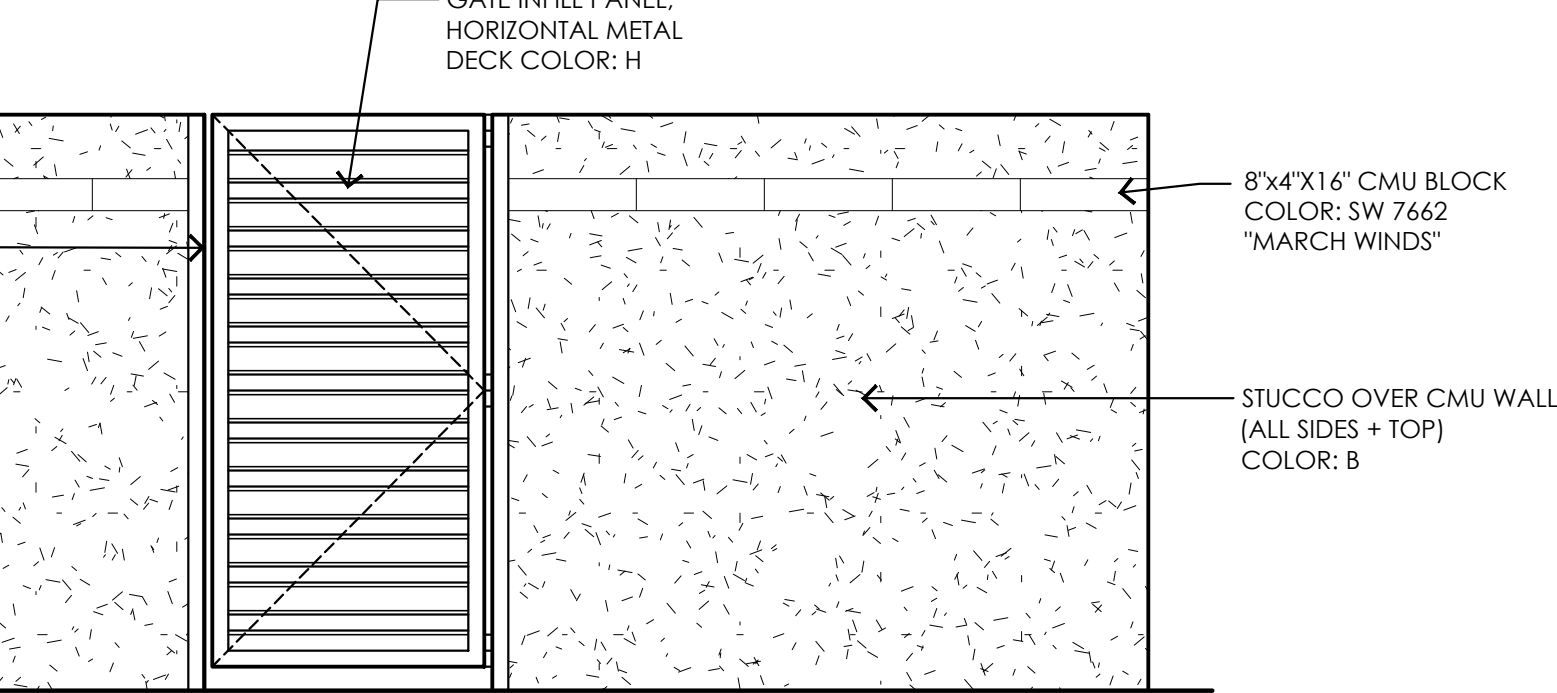
8 TRASH ENCLOSURE - FRONT

SCALE: 1/2\"/>



9 TRASH ENCLOSURE - REAR

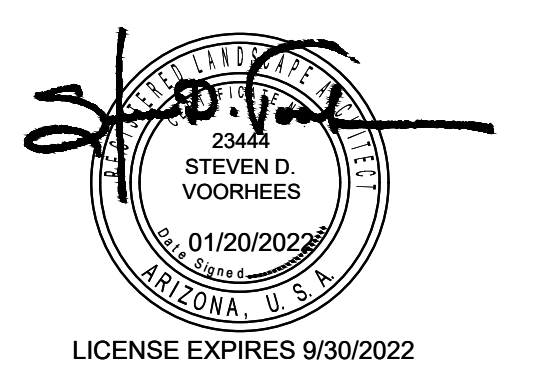
SCALE: 1/2\"/>



10 TRASH ENCLOSURE - SIDE

SCALE: 1/2\"/>

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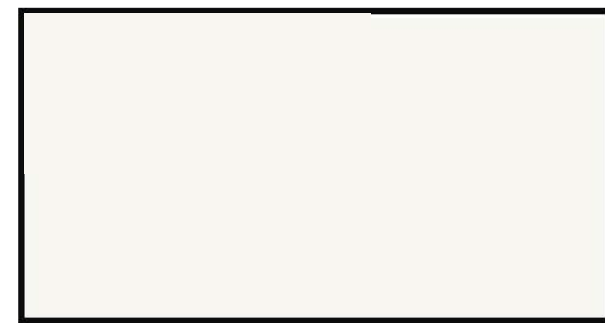
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WALL DETAILS
L1.4



BUILDING TYPE I- FRONT ELEVATION 1/8"=1'-0"



STUCCO 1
A DUNN EDWARD
 DEW 386 "PRECIOUS
 PEARLS"



STUCCO 2
B SHERWIN-WILLIAM
 SW 7668 "MARCH WIND"



STUCCO 3
C SHERWIN-WILLIAM
 SW7548 "PORTICO"



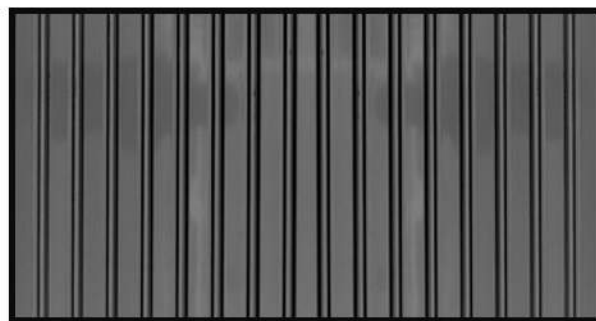
ROOF SHINGLES
D MFGR: GAF
 TIMERLINE "CHARCOAL"



BOARD & BATTEN
E MFGR: TBD
 COLOR: DUNN EDWARD
 DEW 386 "PRECIOUS
 PEARLS"



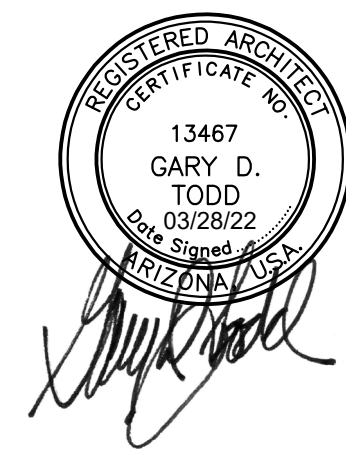
THIN BRICK
F MFGR: CORONADO STONE
 SAND MOLD BRICK
 - SAVANNAH GREY



METAL ROOF & AWNING
G MFGR: TBD
 STANDING SEAM "DARK GARY"



METAL RAILING & CANOPY
H DUNN-EDWARDS
 DE 6377 "BOAT ANCHOR"



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ALEXAN QUEEN CREEK

Queen Creek, Arizona
 CLIENT REVIEW

01-06-2022

COLOR BOARD

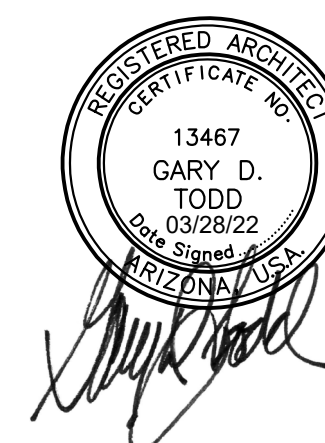
Preliminary Not For Construction

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BUILDING I
EXTERIOR ELEVATIONS

A3.1.1



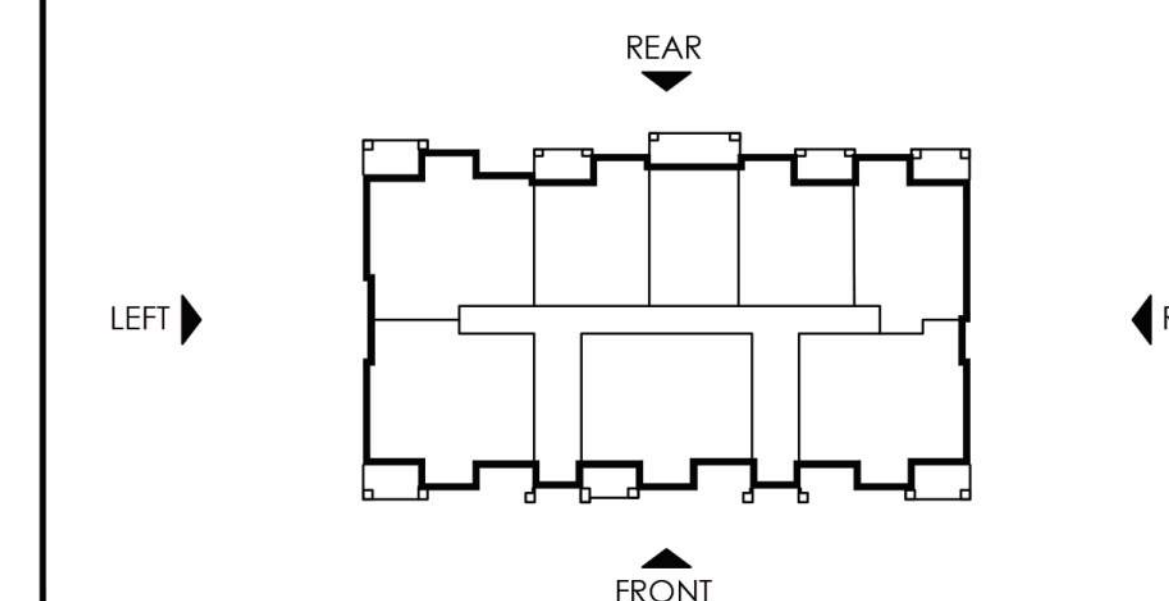
RIGHT ELEVATION

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

MATERIAL LEGEND

A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES	GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN	MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



FRONT ELEVATION

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

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BUILDING I
EXTERIOR ELEVATIONS

A3.1.2



LEFT ELEVATION

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

MATERIAL LEGEND	
A	STUCCO COLOR 1 DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2 SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3 SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN MFRG: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK MFRG: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING MFRG: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY MFRG: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



REAR ELEVATION

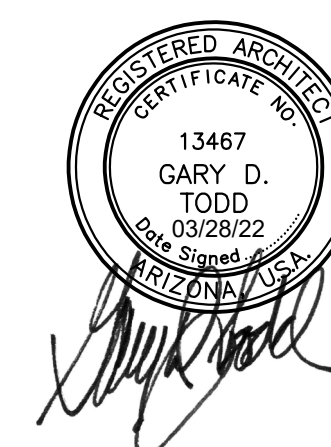
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BUILDING II
EXTERIOR ELEVATIONS

A3.2.1



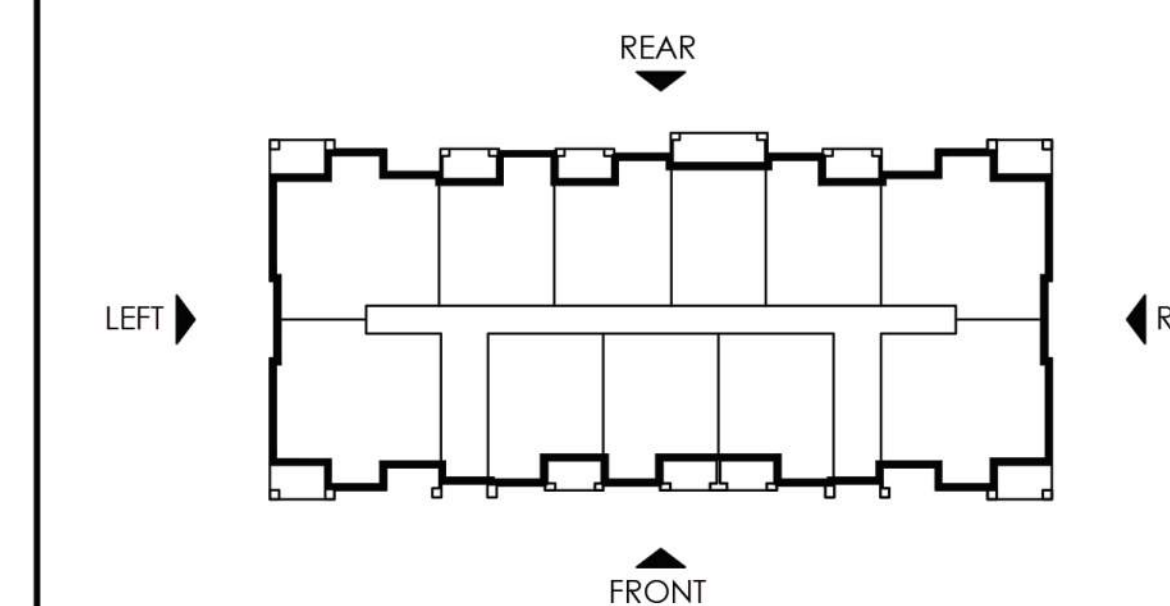
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MATERIAL LEGEND

A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"
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F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



FRONT ELEVATION

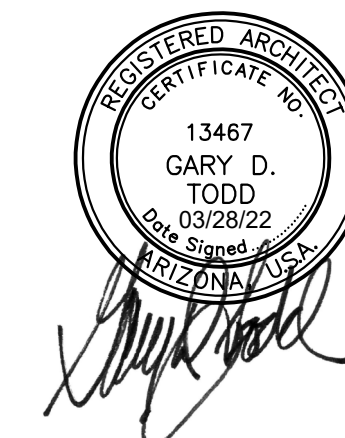
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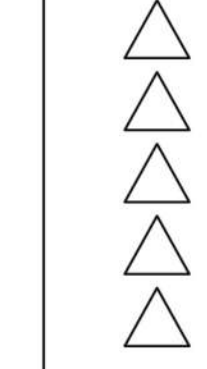
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BUILDING II
EXTERIOR ELEVATIONS

A3.2.2



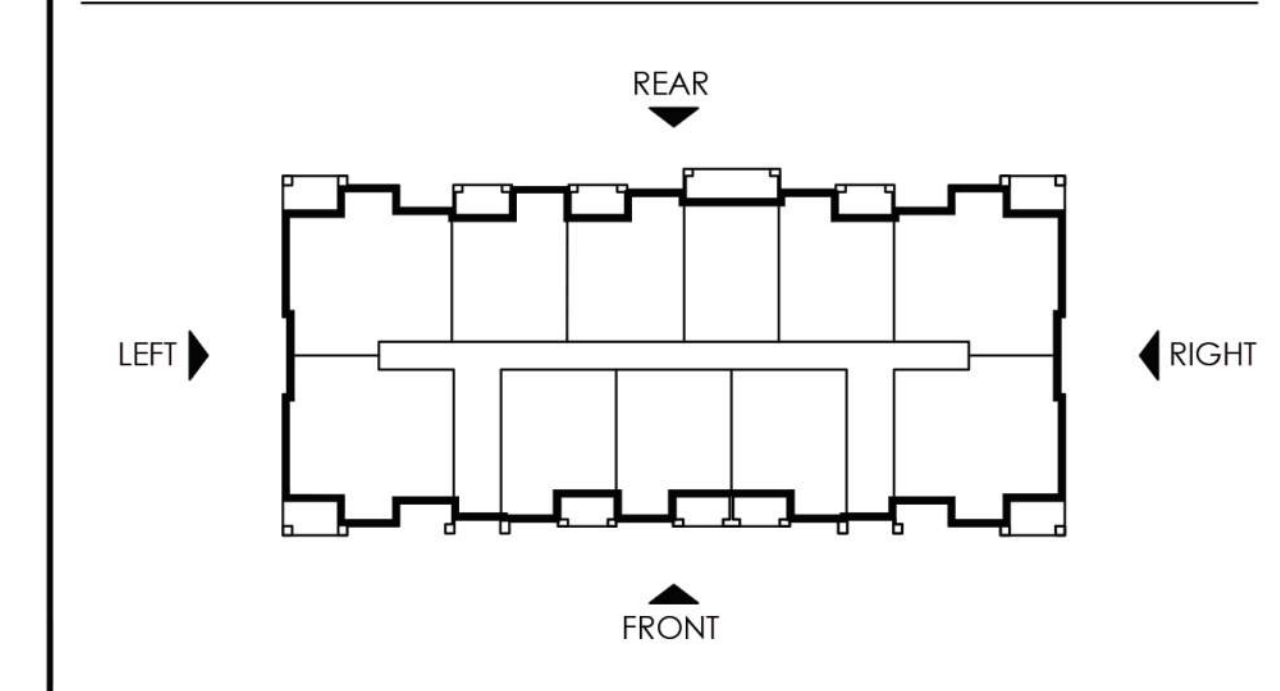
LEFT ELEVATION

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

MATERIAL LEGEND

A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
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G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



REAR ELEVATION

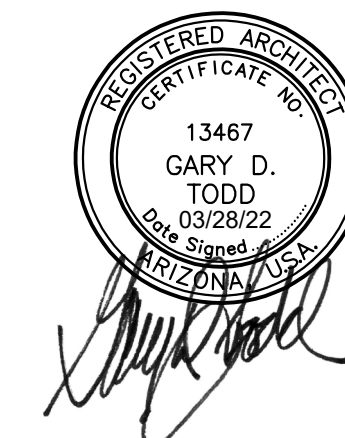
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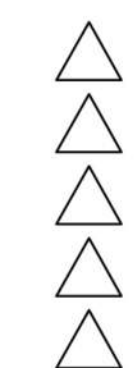
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2ND SUBMITTAL

Proj Mgr.
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Rev. Date: Description:



BUILDING III
EXTERIOR ELEVATIONS

A3.3.1



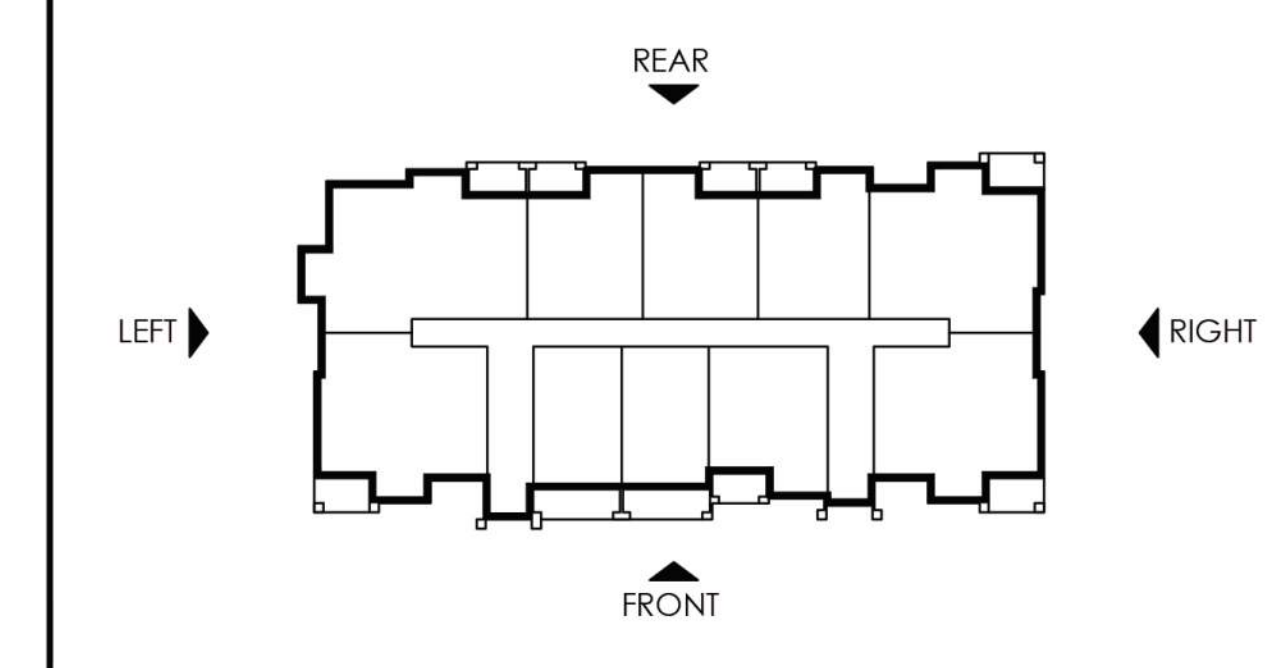
RIGHT ELEVATION

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

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 7757 - "HIGH REFLECTIVE WHITE"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES	GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN	MFGR: TBD - COLOR: SHERWIN-WILLIAM - SW 7757 - "HIGH REFLECTIVE WHITE"
F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



FRONT ELEVATION

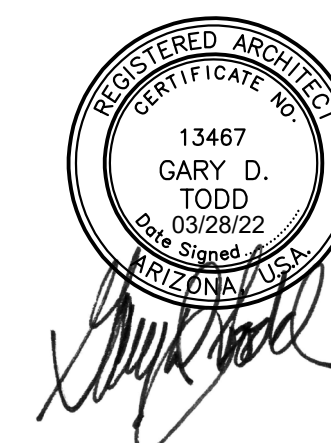
SCALE: 1/8"=1'-0"

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Queen Creek, AZ



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BUILDING III
EXTERIOR ELEVATIONS

A3.3.2



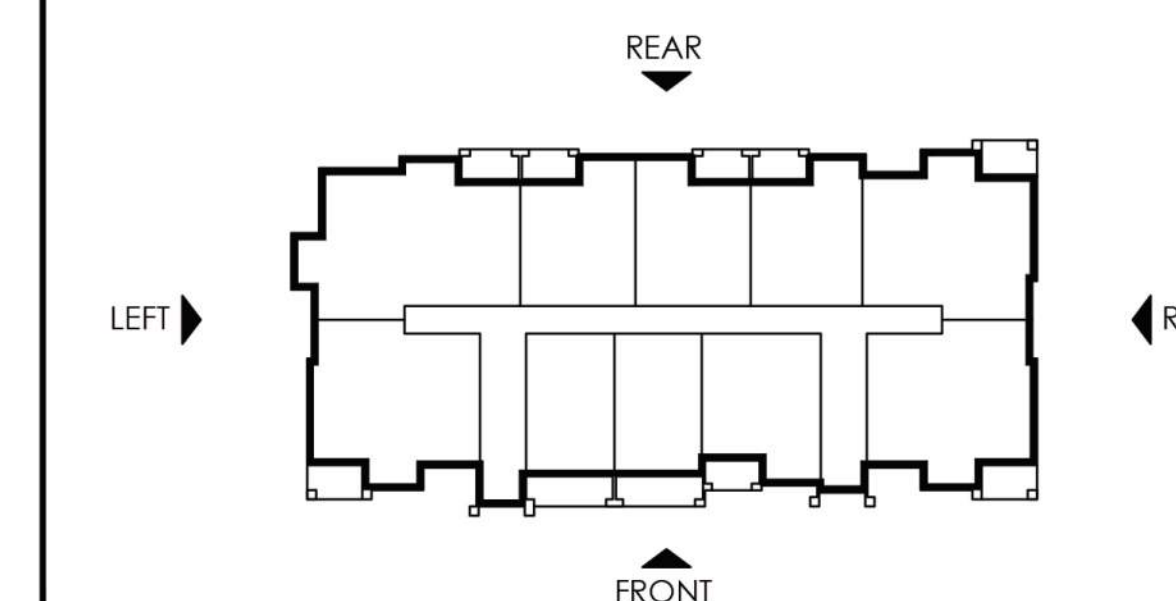
LEFT ELEVATION

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

MATERIAL LEGEND

A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES	GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN	MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



REAR ELEVATION

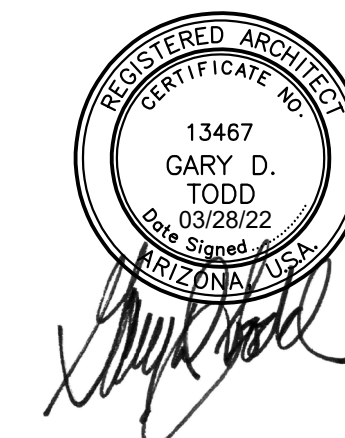
SCALE: 1/8"=1'-0"

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▲

BUILDING IV
EXTERIOR ELEVATIONS

A3.4.1



RIGHT ELEVATION

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

MATERIAL LEGEND	
A	STUCCO COLOR 1 DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2 SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3 SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP	
REAR	▲
FRONT	▲
LEFT	▶
RIGHT	◀



FRONT ELEVATION

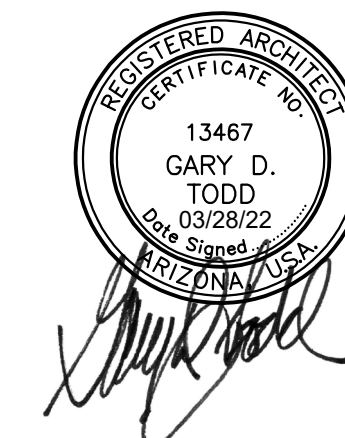
SCALE: 1/8"=1'-0"

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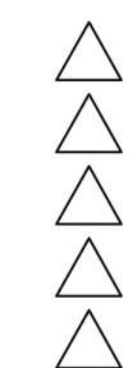
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BUILDING IV
EXTERIOR ELEVATIONS

A3.4.2



LEFT ELEVATION

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

MATERIAL LEGEND			
A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"	
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"	
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"	
D	ROOF SHINGLES	GAF - TIMBERLINE - "CHARCOAL"	
E	BOARD & BATTEN	MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"	
F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"	
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"	
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"	

KEYMAP	
REAR	▲
LEFT	▶
RIGHT	◀
FRONT	▲



REAR ELEVATION

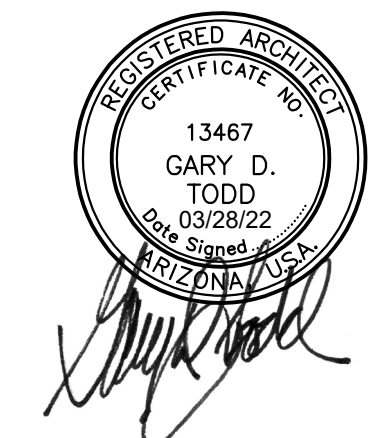
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Queen Creek, AZ



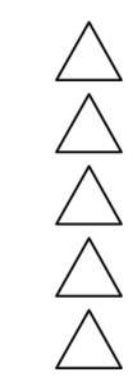
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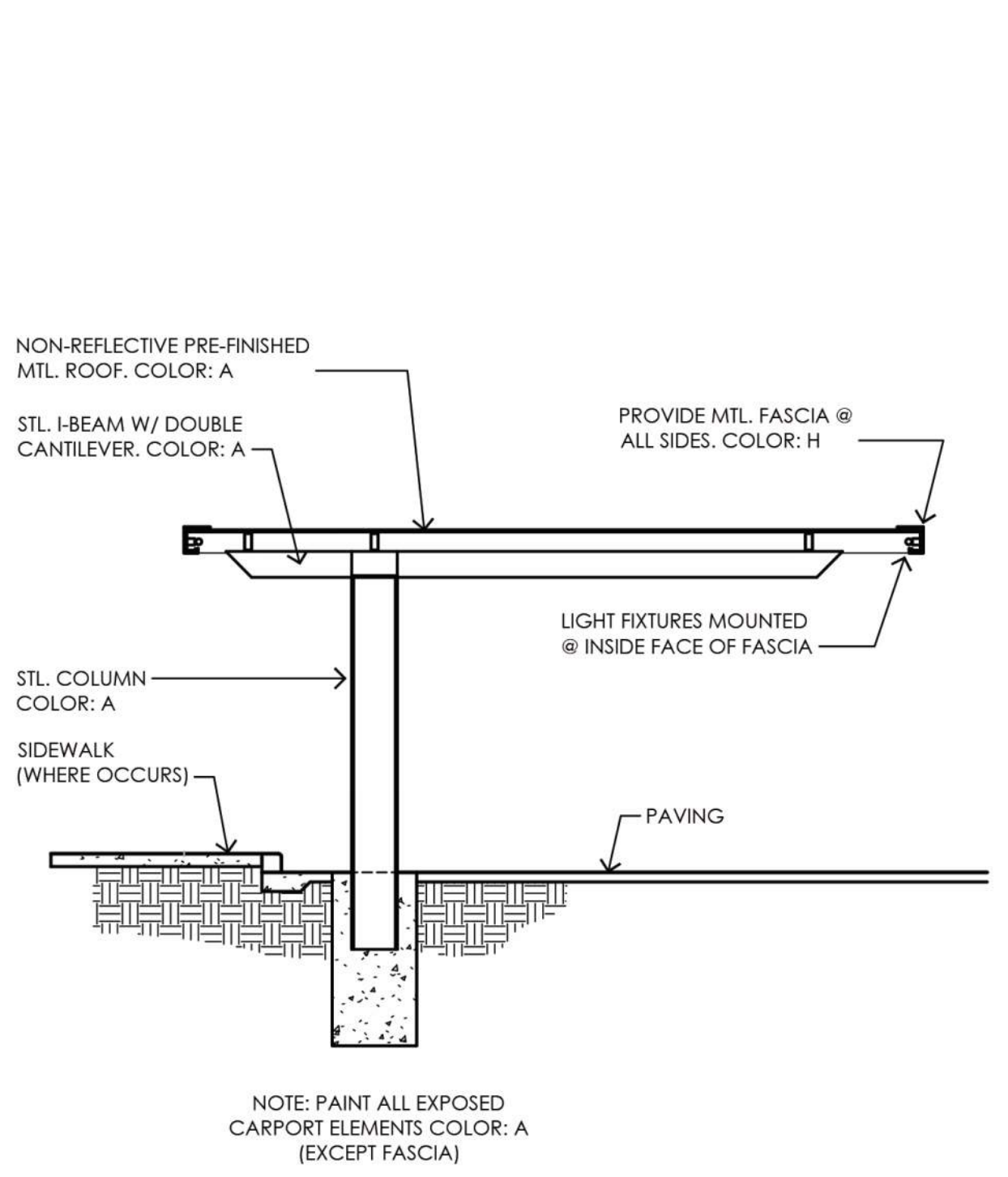
BUILDING V & CARPORT
EXTERIOR ELEVATIONS

A3.5.1

MATERIAL LEGEND

A	STUCCO COLOR 1	DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES	GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN	MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK	MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING	MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY	MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



TYPICAL CARPORT ELEVATION
SCALE: 1/4"=1'-0"



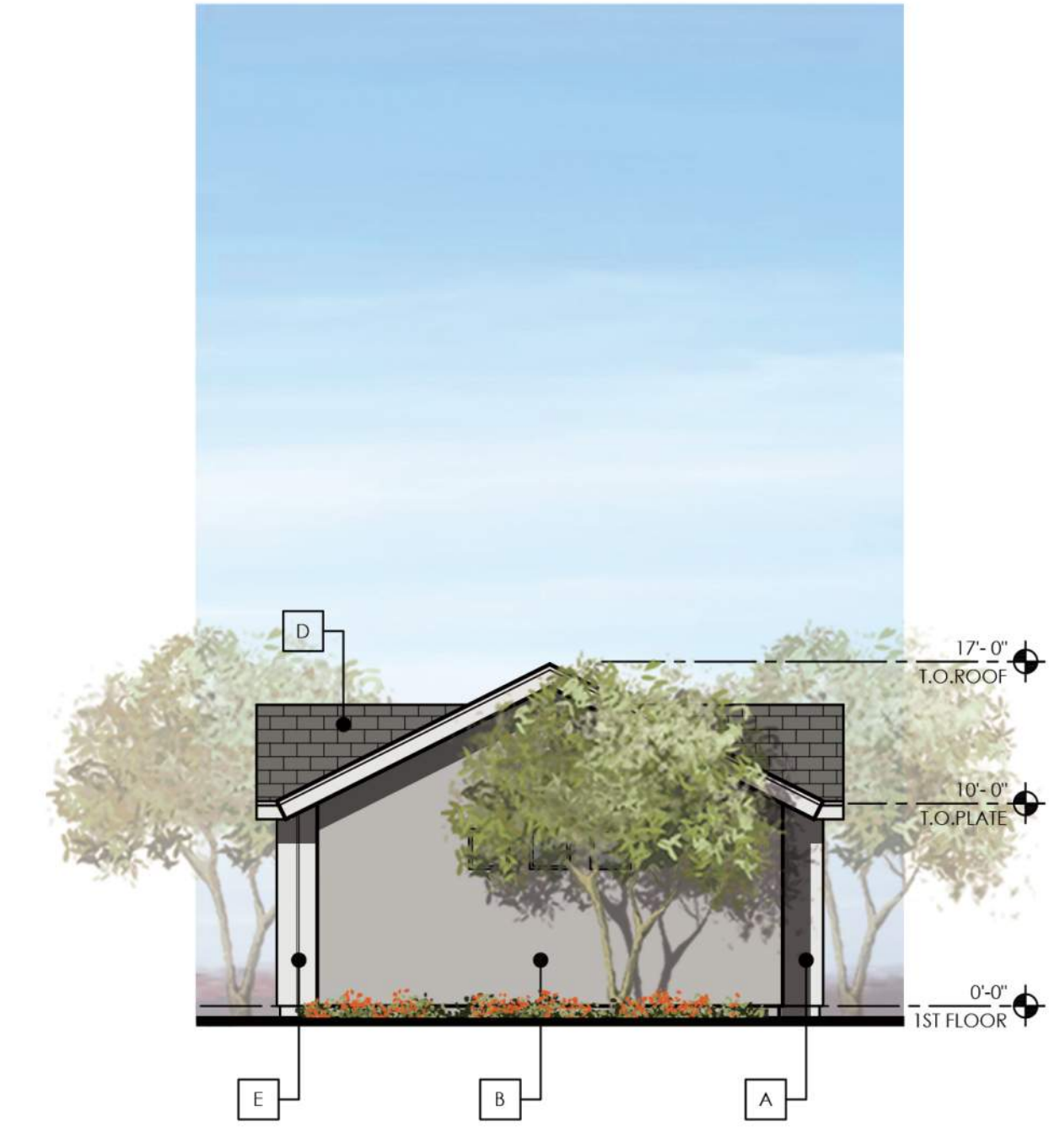
REAR ELEVATION
SCALE: 1/8"=1'-0"



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



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



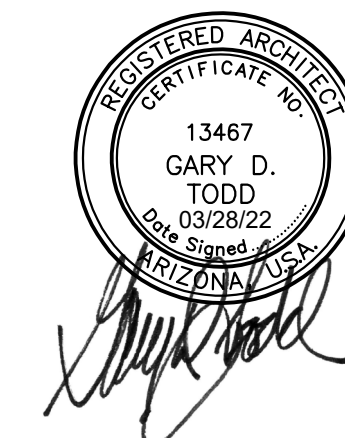
RIGHT ELEVATION
SCALE: 1/8"=1'-0"

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CLUBHOUSE
EXTERIOR ELEVATIONS

A3.6.1



RIGHT/WEST ELEVATION

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

MATERIAL LEGEND	
A	STUCCO COLOR 1 DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2 SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3 SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



FRONT/NORTH ELEVATION

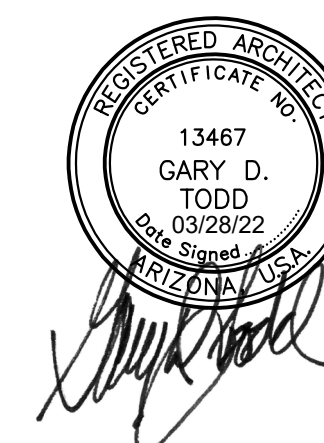
SCALE: 1/8"=1'-0"

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LEFT/EAST ELEVATION

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

MATERIAL LEGEND	
A	STUCCO COLOR 1 DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
B	STUCCO COLOR 2 SHERWIN WILLIAMS - SW 7668 - "MARCH WIND"
C	STUCCO COLOR 3 SHERWIN WILLIAMS - SW 7548 - "PORTICO"
D	ROOF SHINGLES GAF - TIMBERLINE - "CHARCOAL"
E	BOARD & BATTEN MFGR: TBD - COLOR: DUNN EDWARDS - DEW386 - "PRECIOUS PEARLS"
F	BRICK MFGR: TBD - COLOR: "SAVANNAH GREY"
G	METAL ROOF & AWNING MFGR: TBD - STANDING SEAM "DARK GRAY"
H	METAL RAILING & CANOPY MFGR: TBD - COLOR: DUNN-EDWARDS - DE 6377 - "BOAT ANCHOR"

KEYMAP



REAR/SOUTH ELEVATION

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

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CLUBHOUSE
EXTERIOR ELEVATIONS

A3.6.2

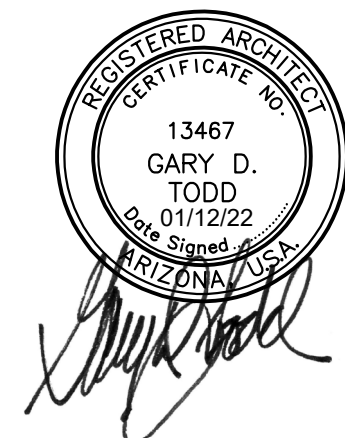
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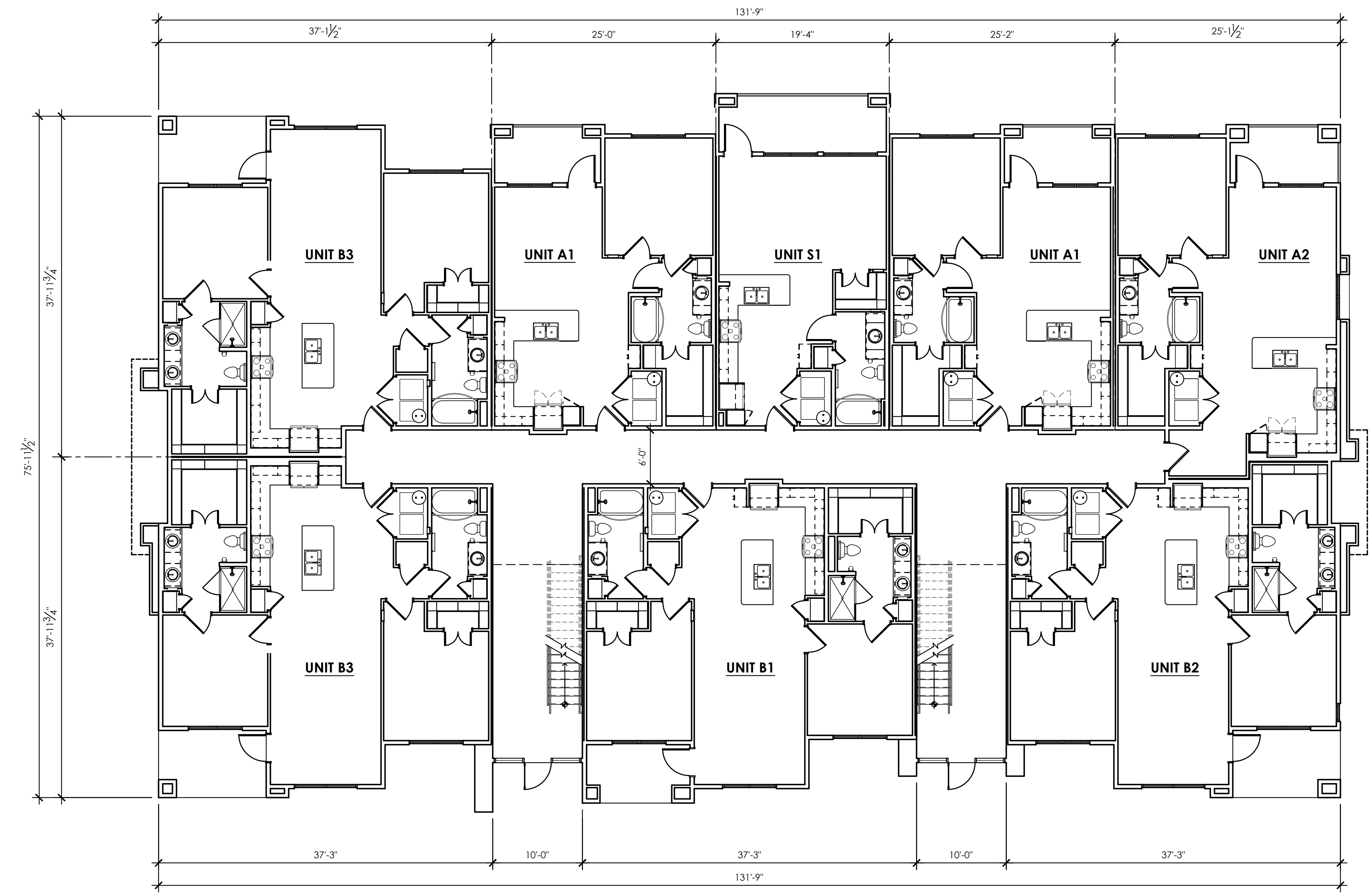
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BUILDING TYPE I FIRST FLOOR PLAN

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

BUILDING TYPE I
FIRST FLOOR PLAN

A2.1.1

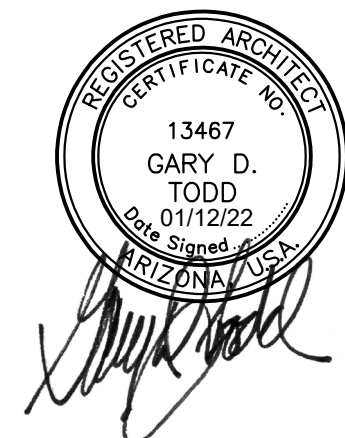
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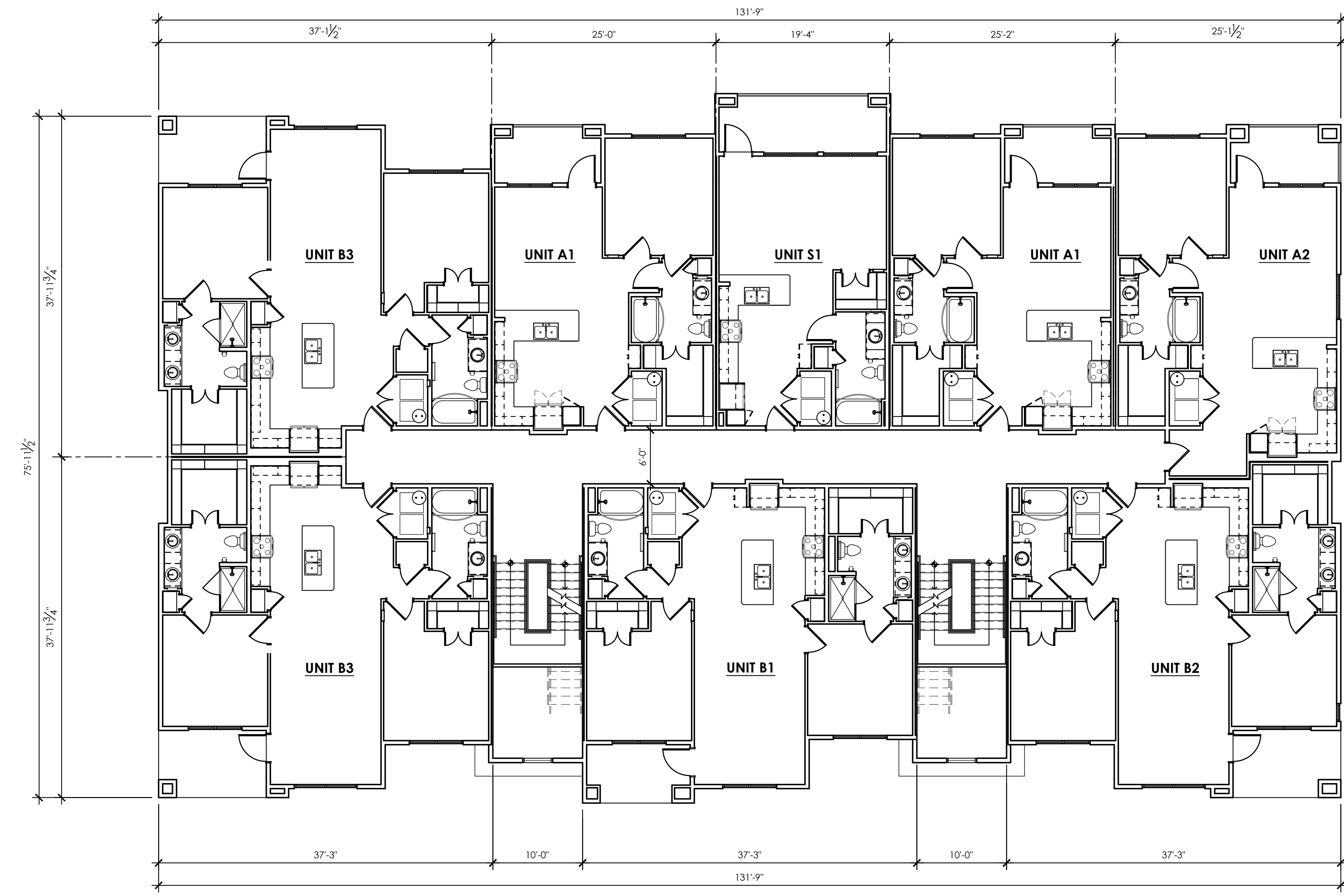
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BUILDING TYPE I SECOND FLOOR PLAN

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

BUILDING TYPE I
SECOND FLOOR PLAN

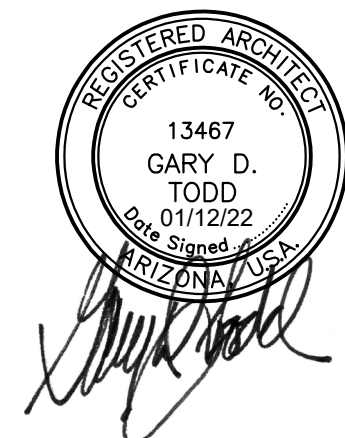
A2.1.2

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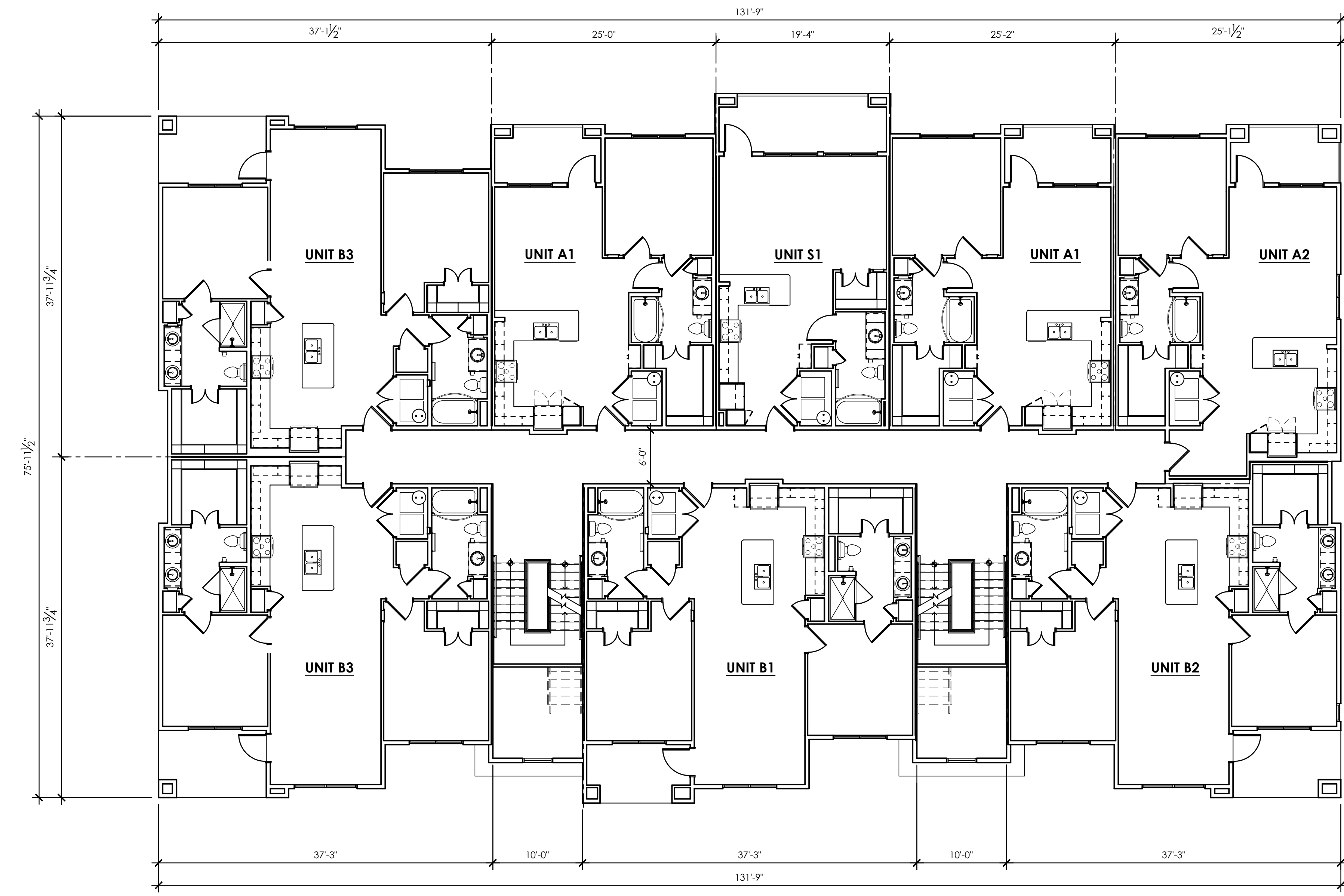
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BUILDING TYPE I THIRD FLOOR PLAN

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

BUILDING TYPE I THIRD FLOOR PLAN A2.1.3

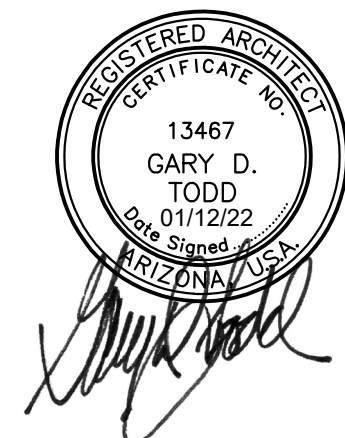
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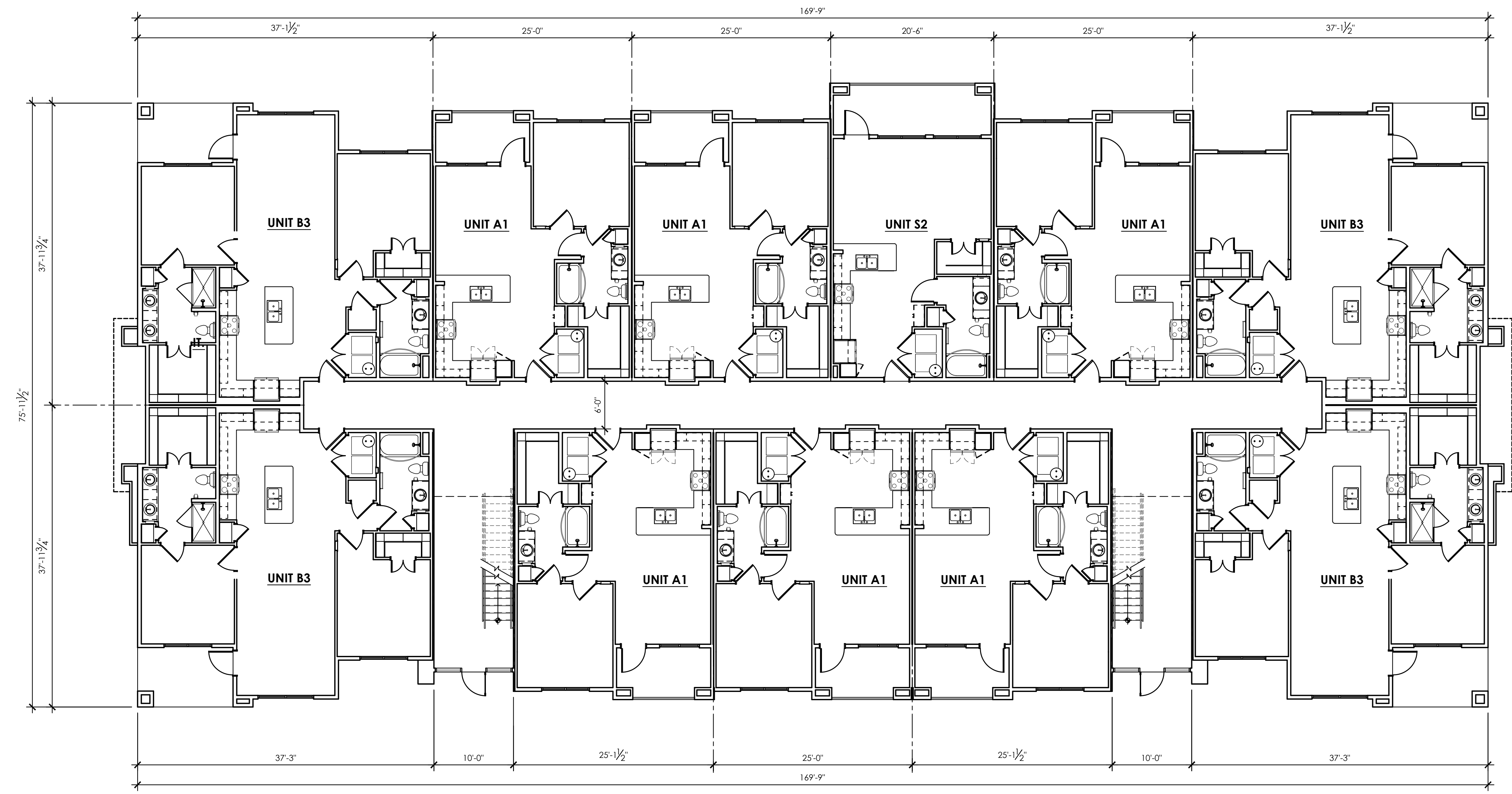
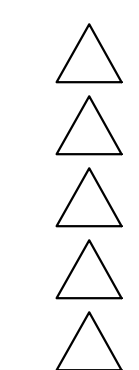
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BUILDING TYPE II FIRST FLOOR PLAN

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

BUILDING TYPE II
FIRST FLOOR PLAN

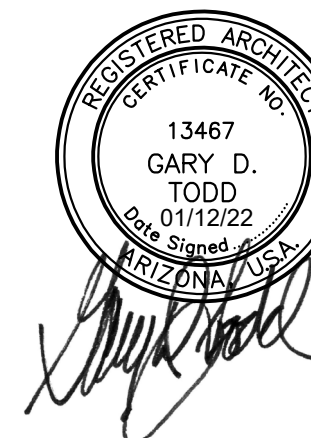
A2.2.1

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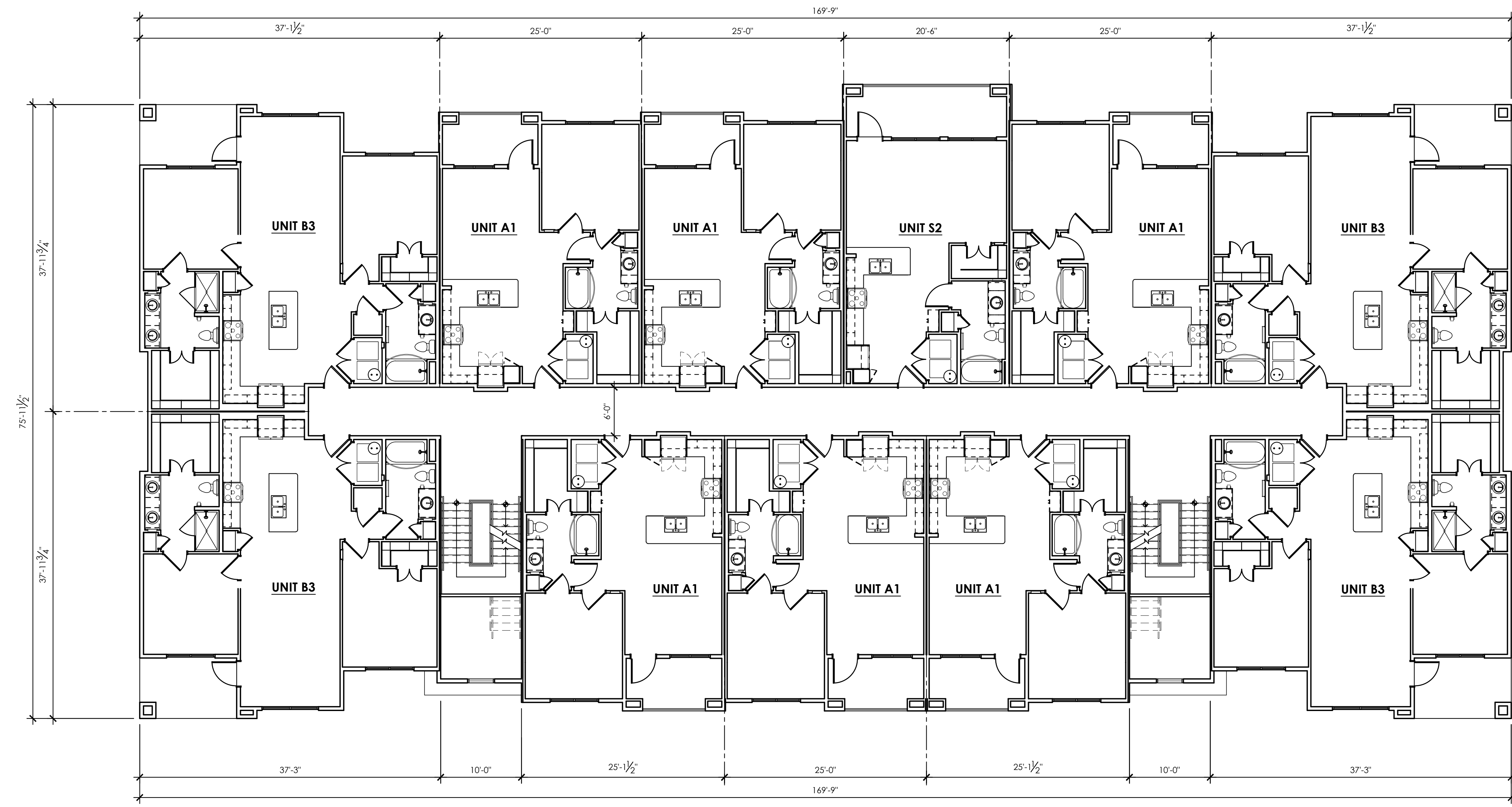
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BUILDING TYPE II SECOND FLOOR PLAN

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

BUILDING TYPE II
SECOND FLOOR PLAN

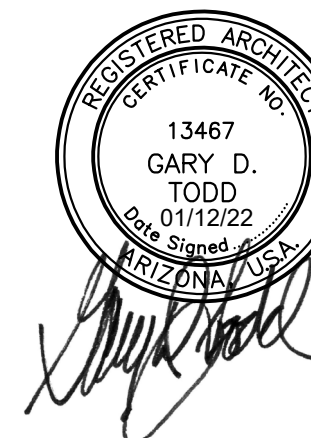
A2.2.2

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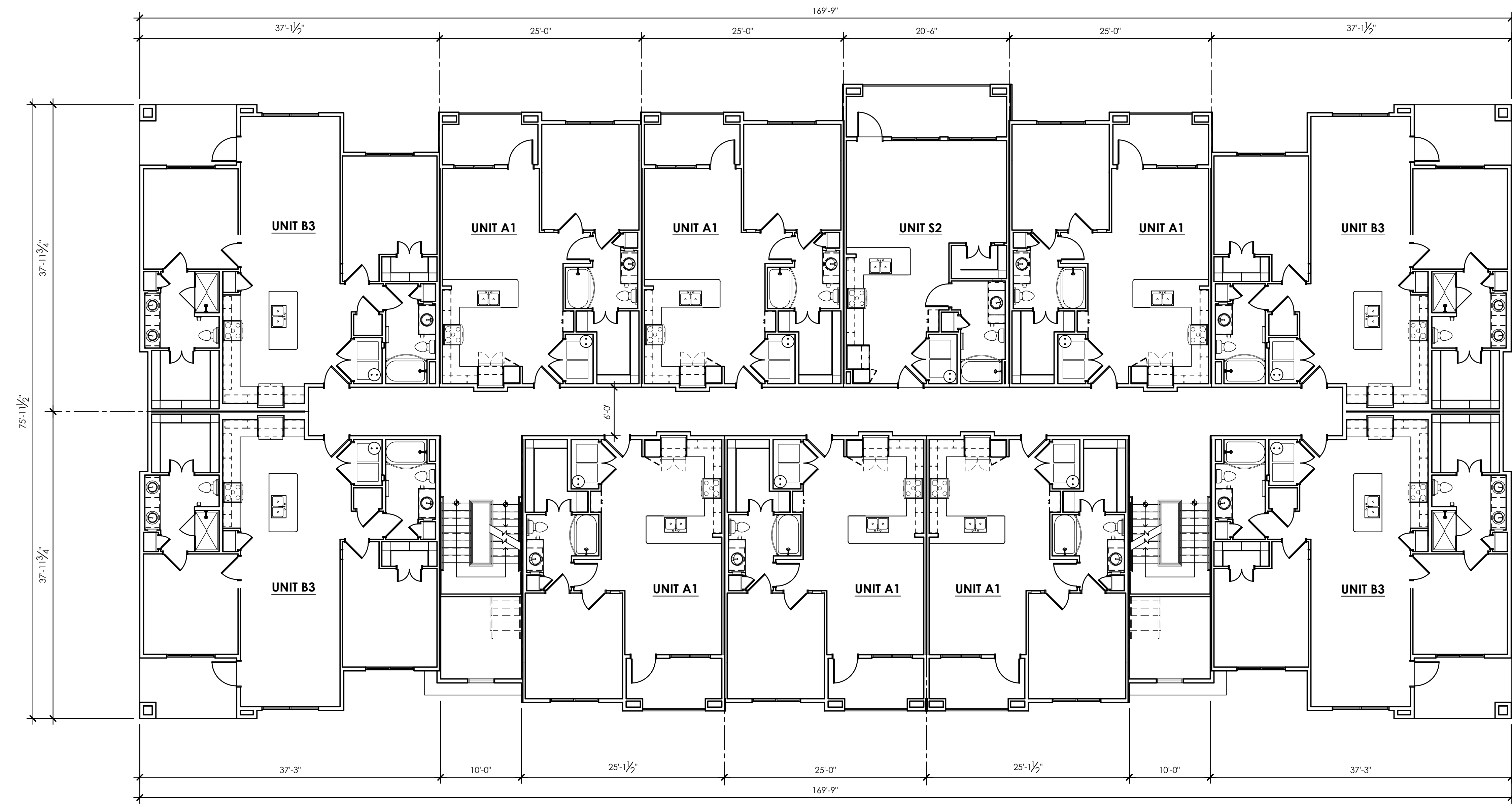
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BUILDING TYPE II THIRD FLOOR PLAN

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

BUILDING TYPE II
THIRD FLOOR PLAN

A2.2.3

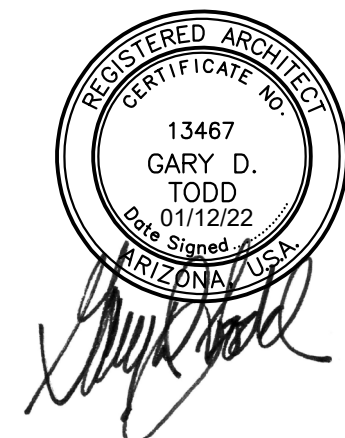
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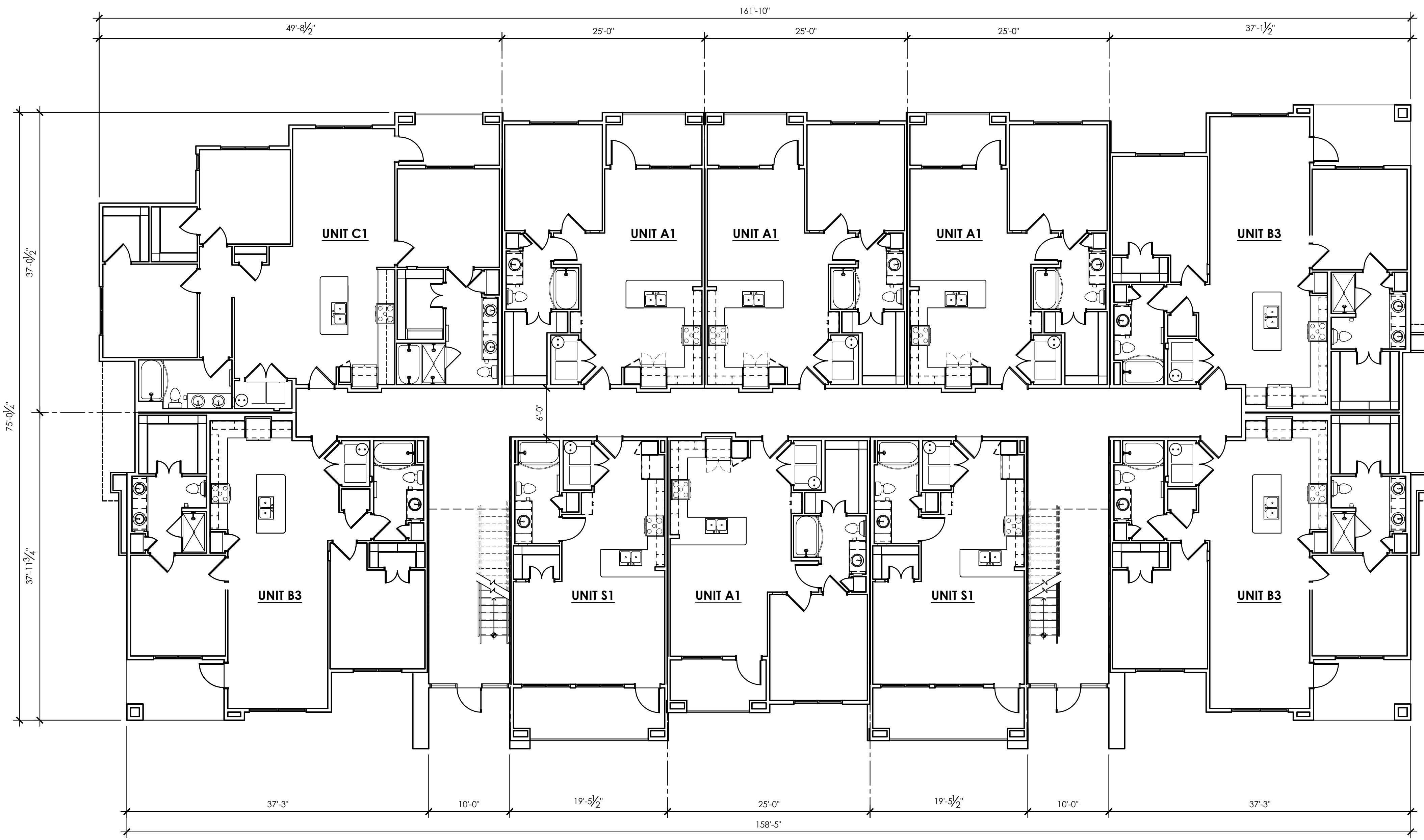
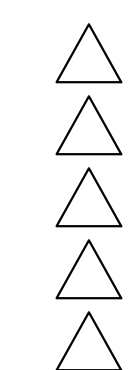
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BUILDING TYPE III FIRST FLOOR PLAN

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

BUILDING TYPE III
FIRST FLOOR PLAN

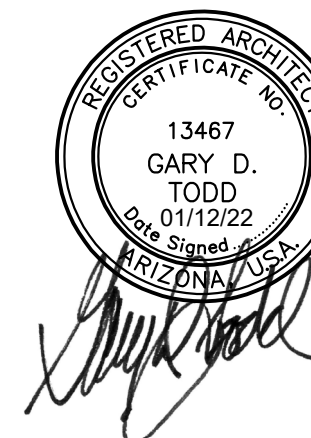
A2.3.1

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Queen Creek, AZ



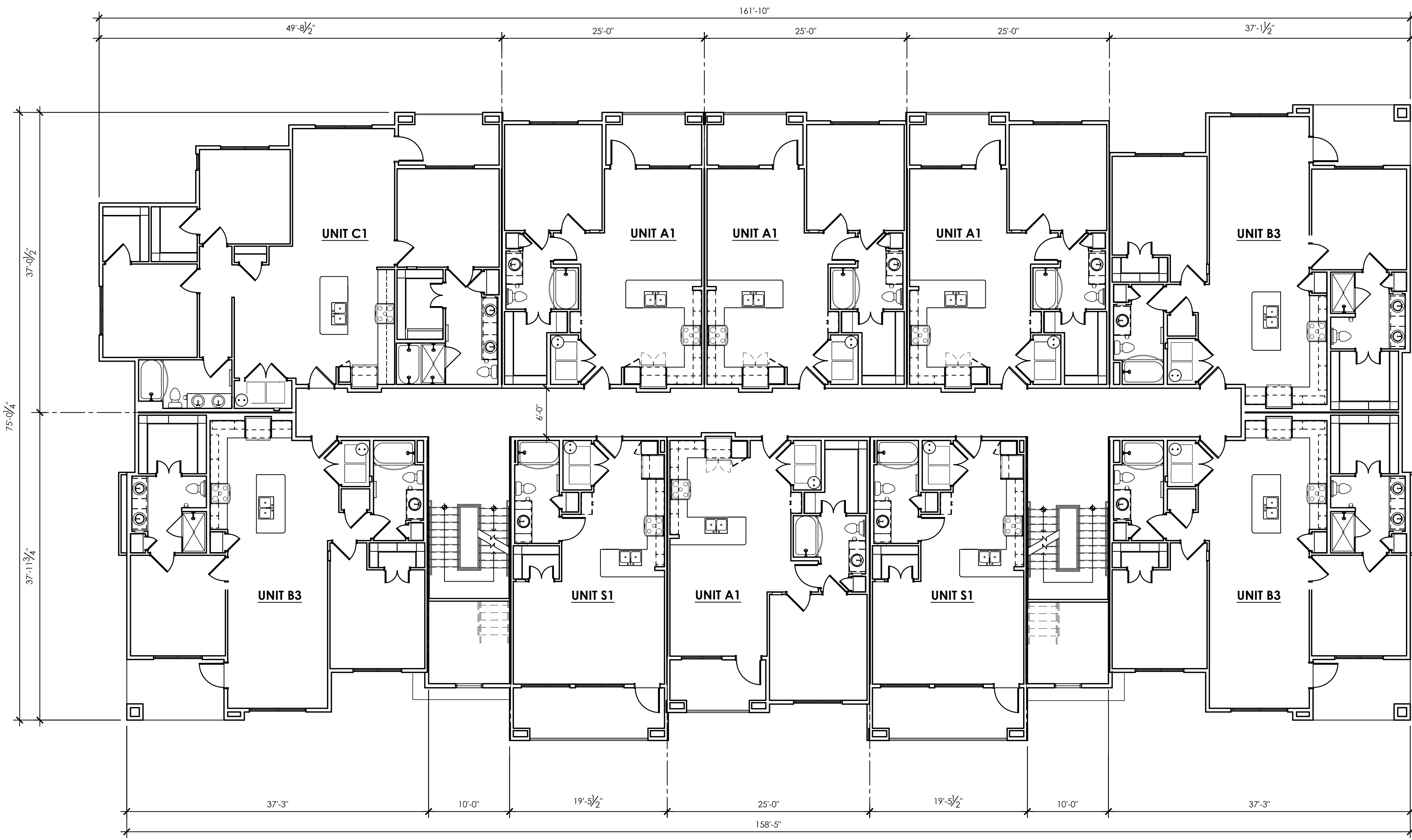
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BUILDING TYPE III SECOND FLOOR PLAN

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

BUILDING TYPE III SECOND FLOOR PLAN A2.3.2

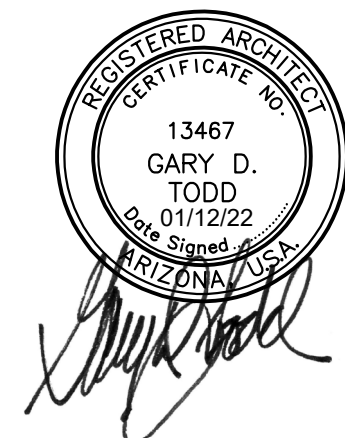
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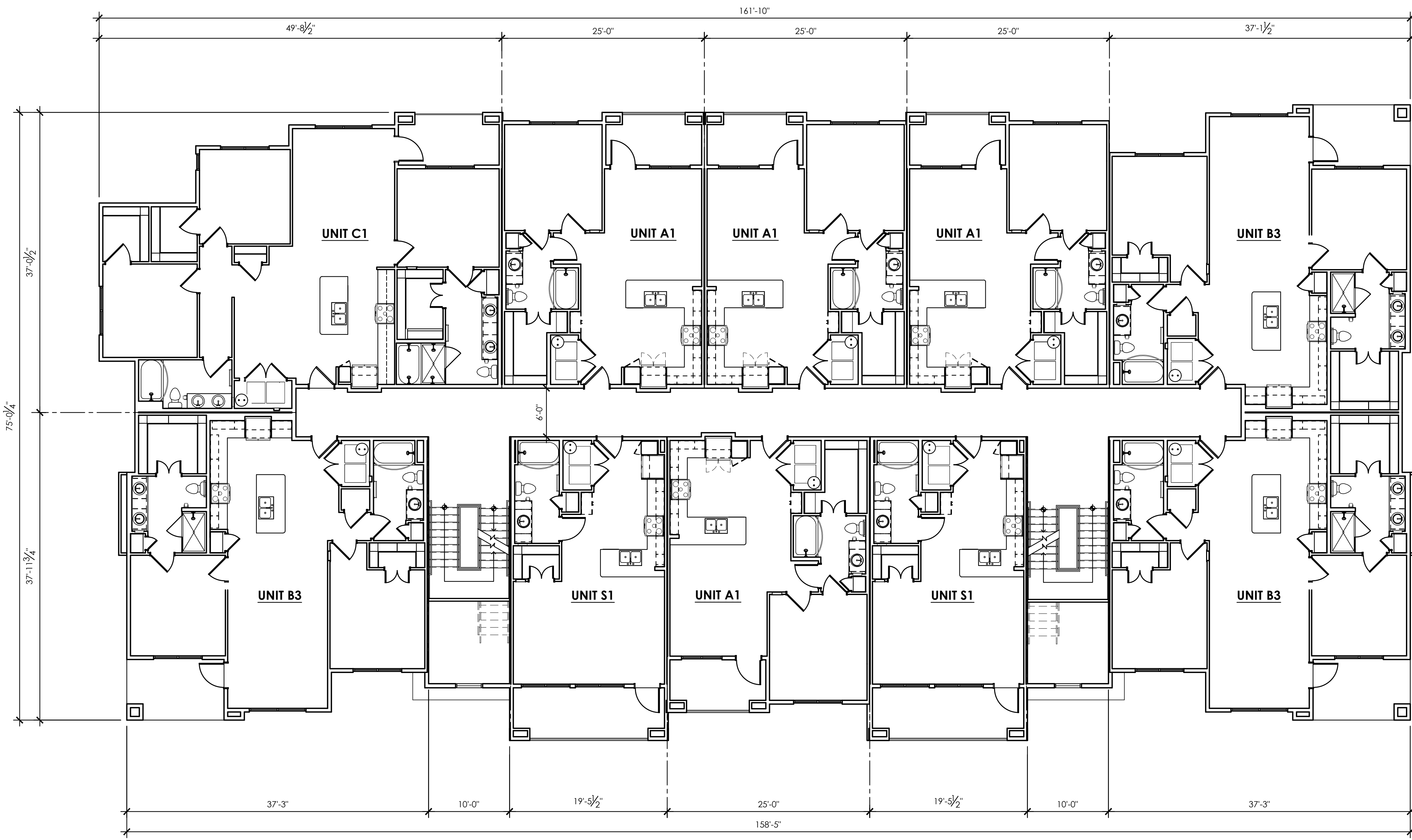
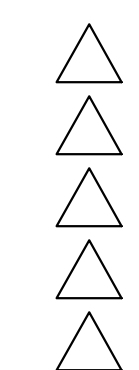
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PHASE

01-05-2022
SITE PLAN & DESIGN
REVIEW SUBMITTALS

DATA

Proj Mgr.
Dwn By:
Rev. Date: Description:



BUILDING TYPE III THIRD FLOOR PLAN

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

BUILDING TYPE III
THIRD FLOOR PLAN

A2.3.3

ALEXAN QUEEN CREEK

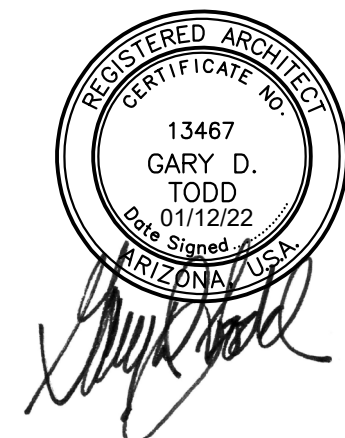
Queen Creek, AZ



3889 Maple Ave., #200
Dallas, TX 75219
214-922-8457 p

CLIENT

SEAL



CONTACT



TODD + ASSOCIATES

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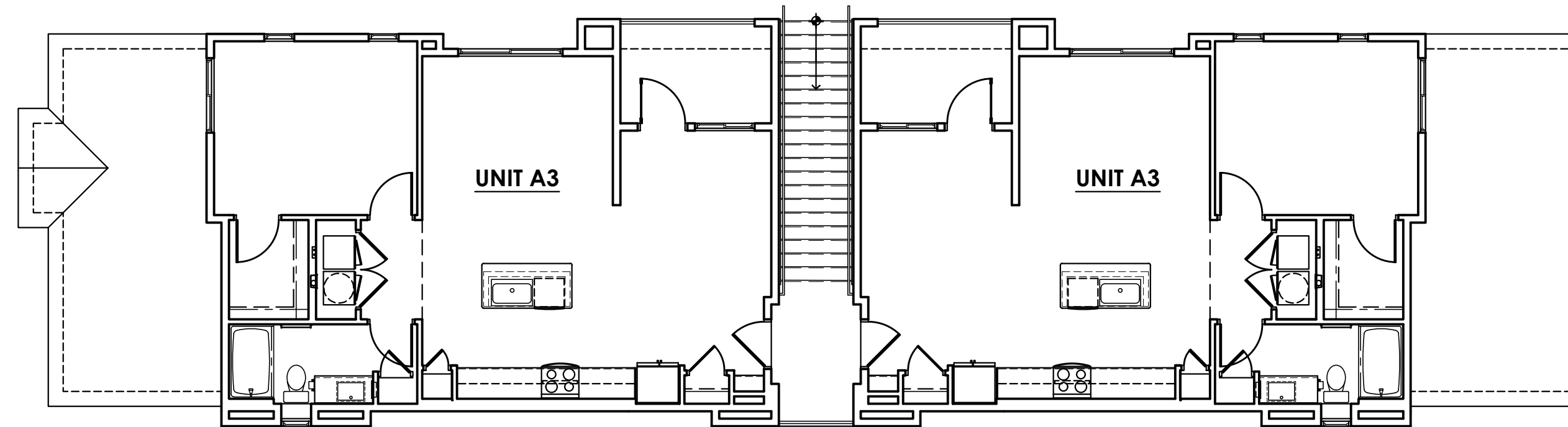
SITE PLAN & DESIGN
REVIEW SUBMITTALS

DATA

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Dwn By: CG

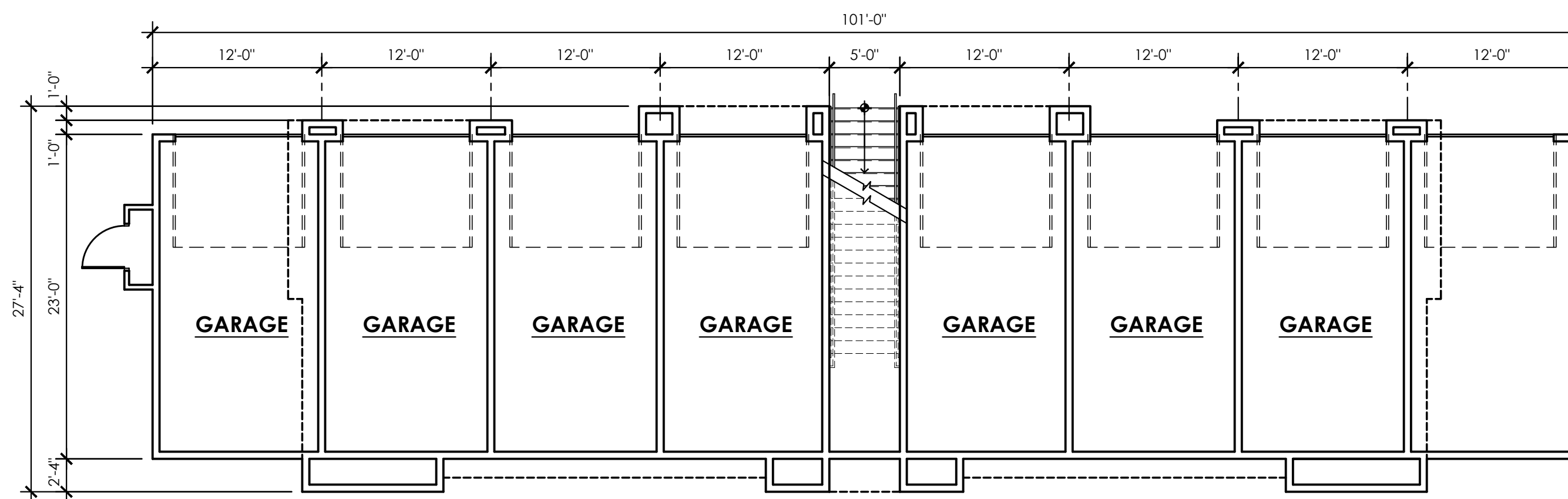
Rev. Date: Description:

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BUILDING TYPE IV SECOND FLOOR PLAN

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



BUILDING TYPE IV FIRST FLOOR PLAN

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

**BUILDING TYPE IV
FLOOR PLANS**

A2.4.1

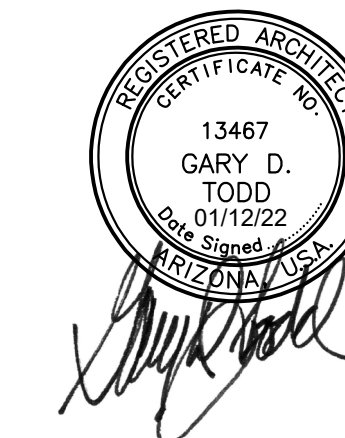
ALEXAN QUEEN CREEK

Queen Creek, AZ



3889 Maple Ave., #200
Dallas, TX 75219
214-922-8457 p

SEAL



CONTACT



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PHASE

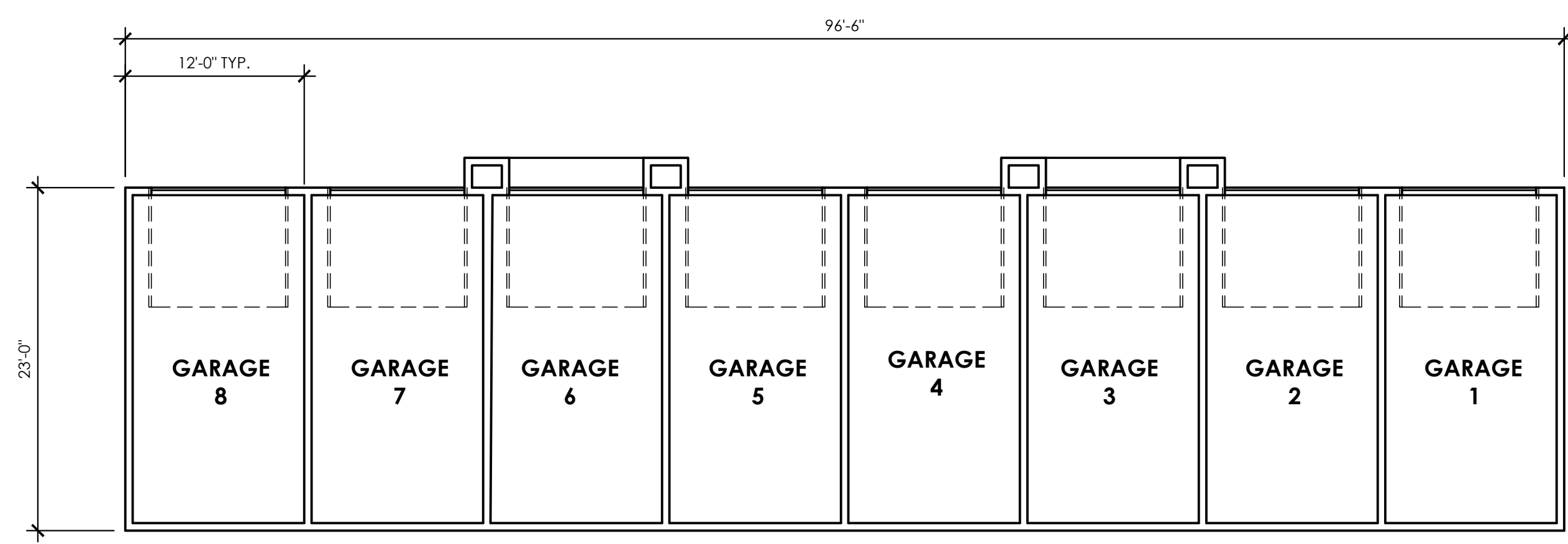
01-05-2022
SITE PLAN & DESIGN
REVIEW SUBMITTALS

DATA

Proj Mgr.
Dwn By: CG

Rev. Date: Description:

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GARAGE FLOOR PLAN

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



**BUILDING TYPE V
FLOOR PLAN**

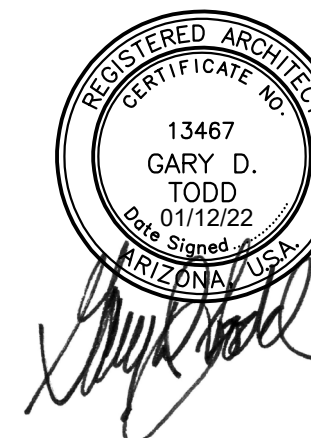
A2.5.1

ALEXAN QUEEN CREEK

Queen Creek, AZ



3889 Maple Ave., #200
Dallas, TX 75219
214-922-8457 p



CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

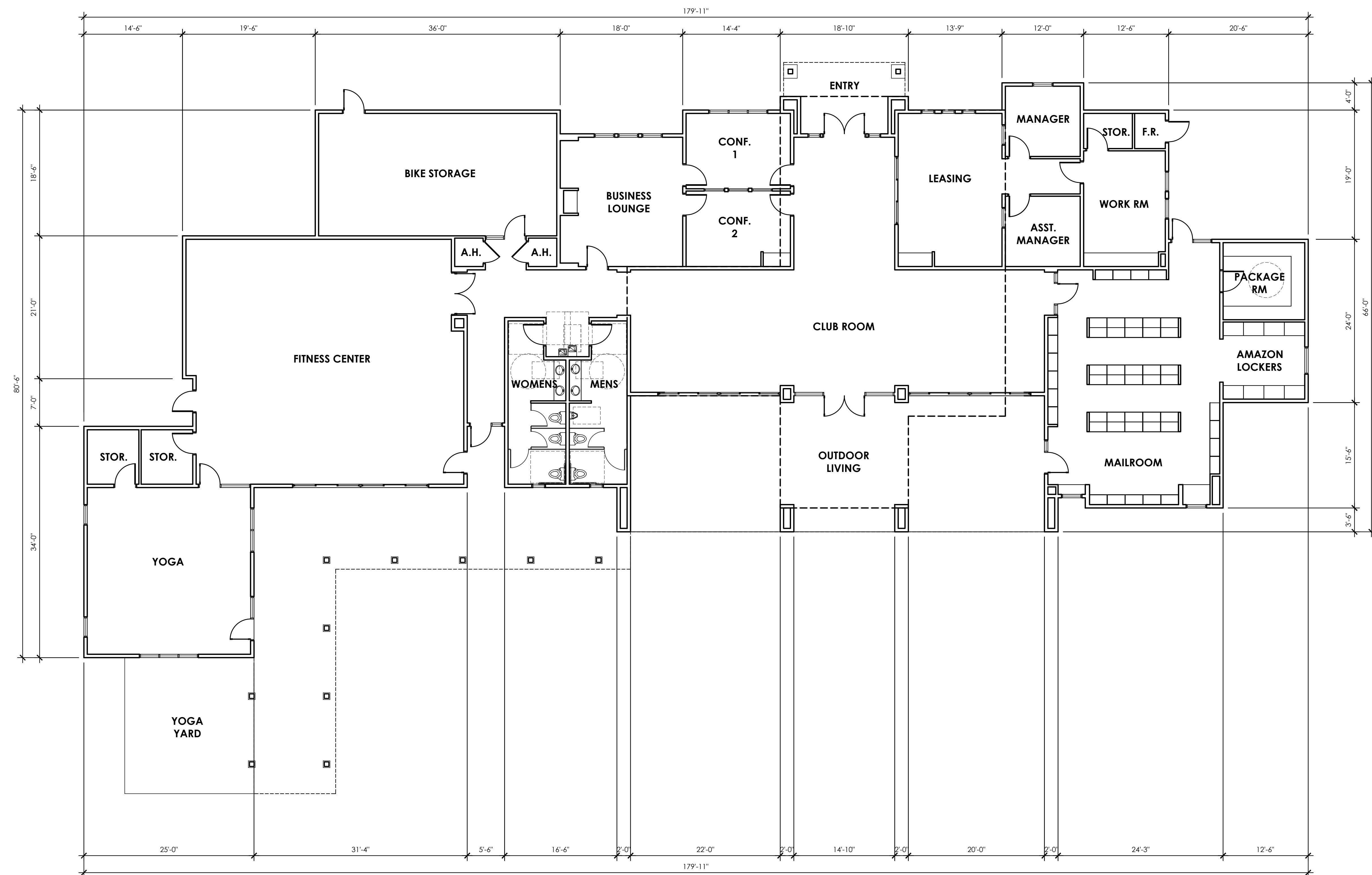
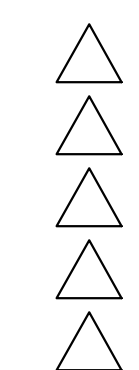
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PHASE DATA 01-05-2022

SITE PLAN & DESIGN
REVIEW SUBMITTALS

Proj Mgr.
Dwn By: CG
Rev. Date: Description:



CLUBHOUSE FLOOR PLAN

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



CLUBHOUSE
FIRST FLOOR PLAN

A2.6.1

Alexan Queen Creek

Site Plan Project Narrative

Submitted to:

Town of Queen Creek
22358 Ellsworth Road
Queen Creek, AZ 85142

Submitted on Behalf of:

Trammel Crow Residential
3889 Maple Avenue, #200
Dallas, TX 752195

Prepared by:

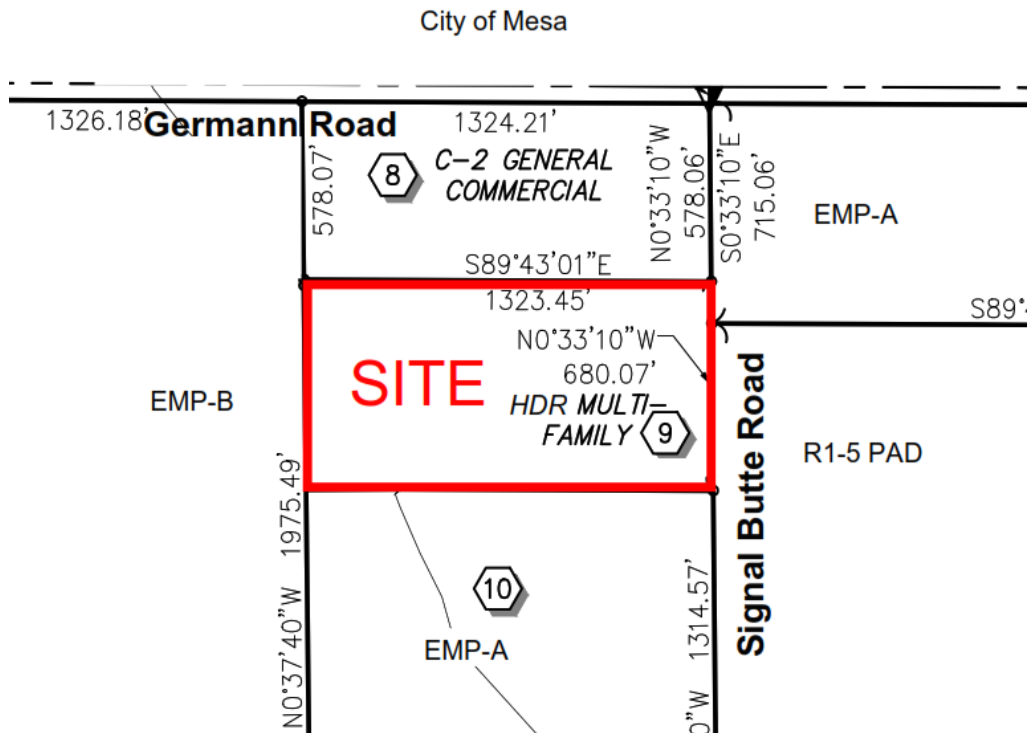
Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

January - 2022

REQUEST:

This narrative accompanies a request for a Site Plan for a new multi-family housing project proposed on approximately 20-acres located south of the southwest corner of Signal Butte Road and Germann Road in northeast Queen Creek. The property is currently vacant and is zoned HDR (High Density Residential).

VICINTY MAP



RELATIONSHIP TO SURROUNDING PROPERTIES:

The subject property fronts onto Signal Butte Road to the east with The Fulton Homes Barney Farms project across the street. To the south is a forty acre parcel owned by the Barney family which is currently zoned EMP-A but is planned for an assisted living facility and additional multi-family land uses in the future. Vlachos Enterprises LLC owns the land to the west and it is also currently zoned EMP-A. That property owner has expressed interest in changing the land use sometime in the future, but for purposes of our project we are recognizing it as EMP-A. The property to the north is again owned by the Barney family and is planned for commercial uses which complies with its current C-2 zoning.

ADJACENT LAND USE TABLE

Direction	Land Use Classification	Zoning Designation	Current Use
Site	Neighborhood	HDR	Agriculture
North	Commercial	C-2	Agriculture
East	Neighborhood	R1-5 PAD	Single Family Homes
South	Industrial	EMP-A	Agriculture
West	Industrial	EMP-B	Agriculture

DESCRIPTION OF PROPOSAL:

Trammel Crow owns the subject property and is proposing to bring their highly desirable Alexan brand to this site in Queen Creek. The Alexan brand represents Trammel Crow’s luxury living rental homes that feature well-appointed units and a highly amenitized open space program. Alexan Queen Creek will feature 495 rental homes that are comprised of studio, one-, two-, and three-bedroom units ranging in size from 600 – 1,450 square feet. The project is gated and offers an attractive design and strong package of amenities for the residents.

LAND USE TABLE

Gross Site Area:	20.7 acres
Net Site Area:	19.5 acres
Zoning:	HDR
Proposed Units:	495
Gross Density:	23.9 DU/acre
Net Density	25 DU/acre
Open Space:	4.6 acres (23.5%)

Access, Circulation, & Parking

The subject site’s wide frontage on Signal Butte Road accommodates both the primary and secondary points of ingress/egress for the project. The primary access is actually proposed to be a shared access with the commercial project to the north. This is being done to accommodate a large drainage flow as well as to ensure a full motion point of access for the project. The secondary point of access is positioned near the south boundary of the project along Signal Butte Road and will likely be limited to right-in and right-out traffic movements. The project is gated and both points of access have been designed to allow for safe U-turn movements should they be needed.

The primary entrance opens onto the community clubhouse where prospective residents can visit the facility. Access drives extend to the east and west through automated gates to provide access to the balance of the project. Once through the gates, the 26-foot-wide private drives circulate through the site providing vehicular access to the residential buildings and adjacent parking areas. A total of 850 vehicle parking spaces are provided which meets the Zoning Code's requirement. The parking spaces are provided via 30 parking garage spaces, 466 canopy covered parking spaces, and 354 open parking spaces. A total of 164 bicycle parking spaces are also provided, again meeting the Code requirement.

Building Types and Placement

A total of seventeen 3-story residential buildings are planned along three 2-story carriage buildings which offer living space over the garage space. Other buildings include a one story garage only building and the aforementioned community clubhouse which is also one story. We have positioned two residential buildings along the Signal Butte frontage to provide an urban presence along the street as well as to minimize the view of the parking areas from this public right-of-way. All of the buildings are positioned around the site to avoid large clusters which elongate walking distances and limit visibility. A minimum distance of twenty-five feet is provided between buildings to avoid a canyon like effect and where we were able to extend those distances, we did.

Open Space & Pedestrian Connectivity

The inclusion of open space and recreational areas is a key ingredient in developing a successful and sustainable multi-family community. The development team appreciates the importance of these areas and have designed the site to include approximately 4.6 acres of open space, equating to over 23 percent of the net site area. The primary amenity area is the community clubhouse which includes a fitness center, resident lounge, meeting rooms, rest rooms. Outside the clubhouse is the community pool featuring a jacuzzi spa, a large sundeck, cabanas, yoga yard, cornhole game court, and large ramada with seating and BBQs. Although the main clubhouse and swimming pool area is located in the eastern half of the project, we have integrated a large park/activity area in the west half of the that includes a large game lawn and multiple ramadas with seating and BBQs. There are numerous other smaller amenities throughout the site including two dog parks (one on each end of the site), BBQs, and ramadas. In addition to the high level of resident amenities being proposed, the project features a plethora

of pedestrian paths that connect each unit to the other units, the parking areas, all of the amenity areas, the adjacent Signal Butte Road, and even a direct path into the commercial parcel to the north.

Architecture

The architectural design for the Alexan Queen Creek project borrows from the contemporary single family homes being built in the area. The buildings feature a light palette of colors including white, gray, and khaki that are applied to a body comprised of stucco and board and batten. These light body colors are vividly offset by the dark colors of the materials including a black shingle roof, dark gray metal awnings and railings, and a dark gray brick like stone veneer. It produces a rich and textured finish that accentuates the jogs of the building's footprint emphasizing the shade/shadow projections. In addition to the diversity of colors and materials, the building footprints provide a variety of massing and articulation both vertically and horizontally along all four facades. Each elevation features multiple jogs in footprint to create numerous shade and shadow line changes to provide relief and interest along these buildings. The pitched roofline follows the footprint jogs and features vertical undulation which is compounded when viewed from the pedestrian level perspective.

TYPICAL BUILDING ELEVATIONS



The community clubhouse, carriage buildings, and garage buildings have been designed to be architecturally consistent by using the same color and material palette as the residential buildings as evidenced by the elevations below.

CLUBHOUSE BUILDING ELEVATION



CARRIAGE BUILDING ELEVATION



GARAGE BUILDING ELEVATION



UTILITIES & INFRASTRUCTURE:

The proposed site for this project is in a great location from a utility standpoint as there has been a lot of utility design and installation recently due mostly to the adjacent Barney Farms residential project. That benefits the Alexan project in that all of the required utilities are nearby and the necessary services for the development are established. Below is a list of those utilities and service providers.

UTILITY / SERVICE PROVIDERS

Water/Sewer	Town of Queen Creek
Electric	SRP
Gas	Southwest Gas
Telephone	Century Link / Cox
Cable	Cox Communications
Police/Fire/Medical	Town of Queen Creek
Solid Waste	Waste Management
Schools	Queen Creek Unified School District

Existing Infrastructure:

Water: The Project will be served by an existing 12-inch waterline in S. Signal Butte Road. The approval of construction documents and water report will indicate if the existing infrastructure has capacity.

Wastewater: A 10-inch sewer stub, located on the southwestern corner of the Site, will be built concurrently with this Project that brings sewer from future Ryan Road. An existing sewer is also located in Signal Butte Road. The approval of construction documents and sewer report will indicate if the existing infrastructure has capacity.

Proposed Infrastructure:

Water: The Site is proposed to have an 8-inch fireline installed throughout the site as well as a domestic service that will tie into the existing 12-inch waterline in S. Signal Butte Road.

The 2017 Water System Master Plan for Town of Queen Creek was used to determine the water demand for Site. Assuming 20.66 acres of land and 3,800 gallons per day based on the Master Plan, the site was calculated as having an average day demand of 78,508 gpd.

Additionally, the following guidelines and considerations from the Town of Queen Creek were utilized:

- Multi-family = 3,800 gallons per acre day, gpad
- Hazen Williams 'C' of 150 for PVC Pipe
- Maximum head loss of 10 feet per 1,000 feet of 12-inch diameter or less
- Maximum of 5 feet per second for 12-inch diameter and less during non-fire flow conditions

Wastewater: Two new 8-inch sewer lines will take half of the site and into the proposed 10-inch sewer stub located on the southwest corner of the property. Additionally, the 10-inch stub will be extended to the north property line for a future parcel to the north. A new 8-inch sewer line will collect the east half of the site and flow into the existing sewer in Signal Butte Road.

The Town of Queen Creek Design and Construction Standards Manual for Water, Wastewater, and Irrigation Systems dated 2013 was used to determine the demand for the Site. Assuming 20.66 acres of land and 2,780 gallons per acre day based on the design manual, the site was calculated as having an average day demand of 57,435 gallons per day.

Additionally, the following guidelines and considerations from the Town of Queen Creek were utilized:

- Peaking factor based on ADEQ R18-9-E301 (2.8 peaking factor)
- Manning's "n" = 0.013
- Minimum slope for 8-inch line = 0.0033
- Multi-family = 2,780 gallons per acre day

PHASING / TIMING OF DEVELOPMENT:

The intent is to bring the product to market as soon as possible. The horizontal improvements of the project are intended to be built in the first phase and include all on-site and off-site infrastructure. The vertical construction will be phased in groups of two or three buildings at a time with continuous construction planned until all structures are complete. Since all of the horizontal improvements will be in place in phase one, we will be asking for temporary certificate of occupancies as the residential buildings are completed.

CONCLUSION:

Trammel Crow Residential has been a luxury rental home leader in the Arizona market for some time now. They have a well earned reputation for developing quality projects that are built for longevity as they tend to manage most of their projects themselves. They have also earned a

reputation for working with local communities to implement local design themes that respond to the unique area they are in. In this instance, Trammel Crow and their designers spoke at depth with the Barney family and Fulton Homes to ensure that their ultimate design theme was compatible and consistent with the fast-growing surrounding area. To that point, this project is perfectly positioned to benefit and spur both commercial and employment growth in the area which has long lagged behind other employment areas in the southeast valley. We hope to help the Town and adjacent land owners change that by bringing in housing and a upscale design vitality that is currently missing. Our team appreciates the Town's consideration of this proposal and we are excited about the prospect of working together to bring this project to fruition.

ORDINANCE 757-21

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING AS PUBLIC RECORD THAT CERTAIN DOCUMENT TITLED "BARNEY FARMS NORTH ORPHAN PARCEL", LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND ADOPTING EXHIBIT "A", IN ADDITION TO THE DOCUMENT TITLED "CONDITIONS OF APPROVAL" AND ATTACHED HERETO AS EXHIBIT "B", AND ADOPTING EXHIBIT B", THEREBY AMENDING THE OFFICIAL ZONING DISTRICT MAP FOR THE TOWN OF QUEEN CREEK, ARIZONA, PURSUANT TO ARTICLE 3, SECTION 3.4 OF THE ZONING ORDINANCE FOR THE TOWN OF QUEEN CREEK BY CHANGING THE ZONING OF THE BARNEY FARMS NORTH ORPHAN PARCEL REZONE PROPERTY FROM EMP-A TO HDR ON APPROXIMATELY 2 ACRES. THIS PROPERTY IS GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF GERMANN AND SIGNAL BUTTE ROADS. THE ASSOCIATED ZONING CASE FOR THE PROPERTY P21-0037.

WHEREAS, Arizona Revised Statutes § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full; and

WHEREAS, Article 3, ZONING PROCEDURES, Section 3.4 ZONING AMENDMENT, establishes the authority and procedures for amending the Zoning Ordinance; and

WHEREAS, Article 4, ZONING, Section 4.2 Zoning District Maps, establishes the Zoning District Maps and states that the Zoning District Maps, along with all the notations, references, and other information shown thereon, are a part of this Ordinance and have the same force and effect as if said maps and all the notations, references, and other information shown thereon were all fully set forth or described in the zoning ordinance text; and,

WHEREAS, a Public Hearing on this ordinance was heard before the Planning and Zoning Commission on May 12, 2021; and

WHEREAS, the Planning and Zoning Commission voted 7-0 in favor of this zone change; and

WHEREAS, a Public Hearing on this ordinance was heard before the Town of Queen Creek Town Council on June 2, 2021;

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

- Section 1. The documents attached hereto as Exhibits "A and B," titled Legal Description and Conditions of Approval are hereby declared to be public records;
- Section 2. One (1) paper copy and one (1) electronic copy of Exhibit "A" are ordered to remain on file with the Town Clerk;
- Section 3. If any section, subsection, clause, phrase or portion of this ordinance or any part of these amendments to the Queen Creek Zoning Map is for any reason held invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Queen Creek, Maricopa County, this 2nd day of June, 2021.

FOR THE TOWN OF QUEEN CREEK:

ATTESTED TO:




Gail Barney, Mayor



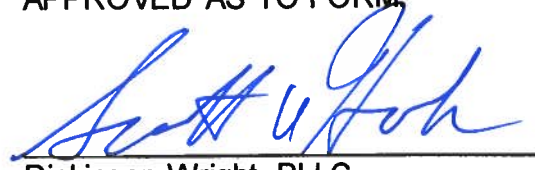
Maria Gonzalez, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:

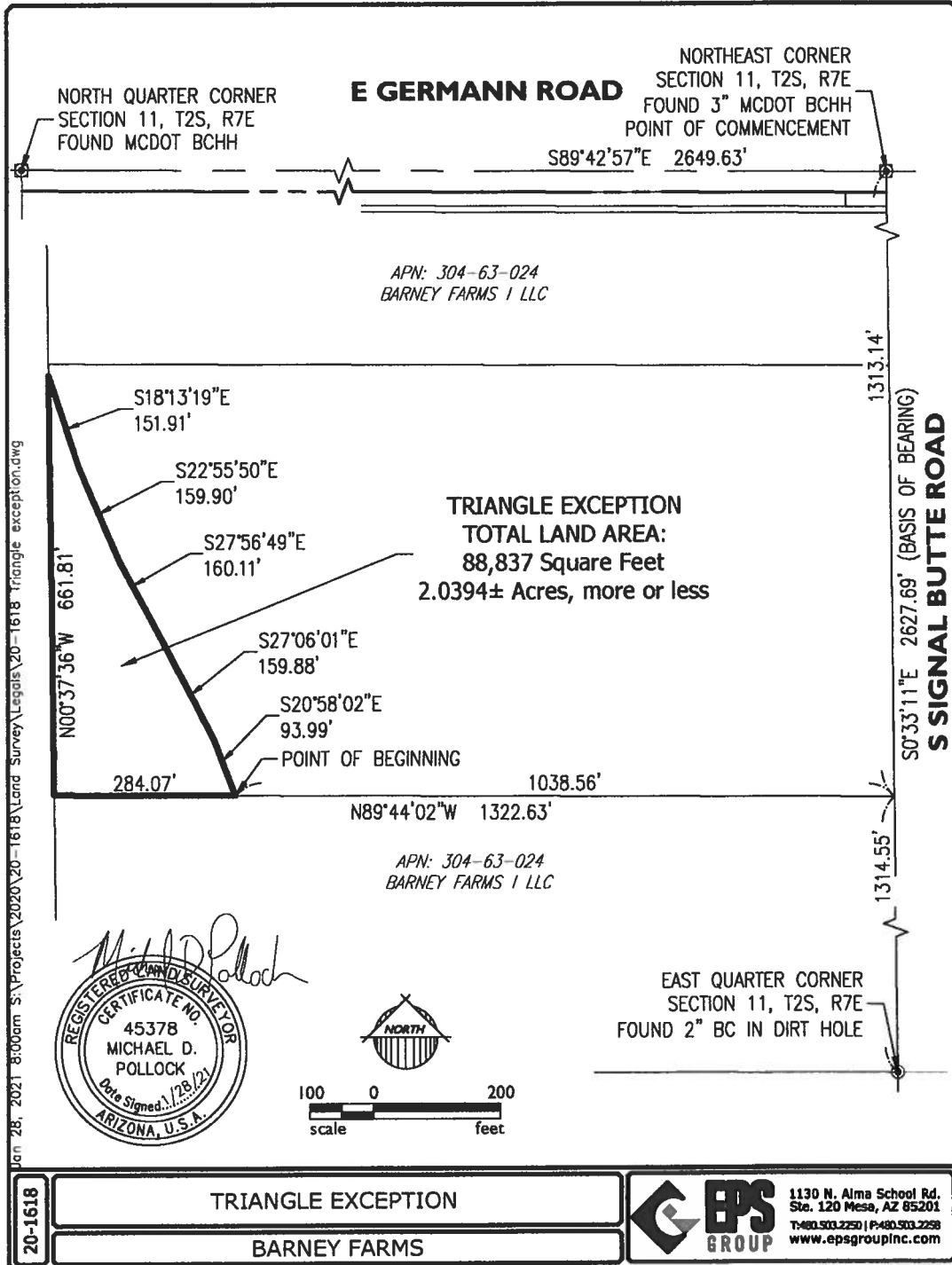


John Kress, ICMA-CM
Town Manager



Dickinson Wright, PLLC
Attorneys for the Town

**EXHIBIT A
LEGAL DESCRIPTION**





**Legal Description
Barney Farms
Triangle Exception**

Job No. 20-1618

January 28, 2021

A portion of the Northeast Quarter of Section 11, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a 3" Maricopa County Department of Transportation brass cap in hand hole at the Northeast corner of said Section 11 from which a 2" brass cap in a dirt hole at the East Quarter corner of said Section 11 bears South 0 degrees 33 minutes 11 seconds East (Basis of Bearing), 2627.69 feet;

thence along the east line of said Northeast Quarter of Section 11, South 0 degrees 33 minutes 11 seconds East, 1313.14 feet;

thence North 89 degrees 44 minutes 02 seconds West, 1038.56 feet to the POINT OF BEGINNING;

thence continuing North 89 degrees 44 minutes 02 seconds West, 284.07 feet;

thence North 0 degrees 37 minutes 36 seconds West, 661.81 feet;

thence South 18 degrees 13 minutes 19 seconds East, 151.91 feet;

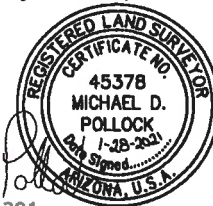
thence South 22 degrees 55 minutes 50 seconds East, 159.90 feet;

thence South 27 degrees 56 minutes 49 seconds East, 160.11 feet;

thence South 27 degrees 06 minutes 01 seconds East, 159.88 feet;

thence South 20 degrees 58 minutes 02 seconds East, 93.99 feet to the POINT OF BEGINNING.

Contains 88,837 square feet or 2.0394 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.



Michael D. Pollock

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2020\20-1618\Land Survey\Project Notebook\Submittals\20-1618 Triangle exception.docx

EXHIBIT B
CONDITIONS OF APPROVAL

1. The development shall meet all conditions of approval as provided in Ordinance 582-15.
2. 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.
3. A Site Plan Application is required to be submitted for approval prior to the issuance of a building permit. The Site Plan will demonstrate compliance with the HDR General Commercial zoning regulations and all applicable provisions of the Town's Zoning Ordinance, Design Standards, and the North Specific Area Plan.
4. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "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 using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of air craft and frequency of use of such aircraft may change over time depending on market and technology changes."