



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

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

RE: Public Hearing and Possible Action on Mayberry on Rittenhouse PAD Rezone (P21-0169) and Site Plan (P21-0171), a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 15.88 acres (net) from RU-43/R1-43 to MDR with a PAD overlay, and a request for Site Plan approval of a 186 unit residential condominium development, located east of the southeast corner of Sossaman and Rittenhouse roads.

DATE: May 11, 2022

STAFF RECOMMENDATION

Staff recommends approval of P21-0169 Mayberry on Rittenhouse PAD Rezone and P21-0171 Mayberry on Rittenhouse Site Plan, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P21-0169 Mayberry on Rittenhouse PAD Rezone and P21-0171 Mayberry on Rittenhouse Site Plan, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS

 Secure Future

 Effective Government

SUMMARY

This proposal consists of a request to rezone approximately 15.88 acres from R1-43 and RU-43 (Maricopa County zoning/R1-43 Town equivalent) to MDR/PAD and for Site Plan approval for the development of a 186-unit residential condominium community. The proposed units are attached and detached, one and two-story homes. The maximum proposed top height for the one-story products is 19'5" and the maximum proposed top height for the two-story products is 27'7". The project site is located east of the southeast corner of Sossaman and Rittenhouse roads.

HISTORY

- Feb. 7, 2001: The Town Council approved Ordinance No. 197-01, annexing approximately 5 acres of land, a portion of which is the easternmost portion of the project site. The equivalent Town Zoning District of R1-43 was provided for the annexed land.
- July 17, 2019: The Town Council approved Ordinance No. 703-19, annexing approximately 10 acres of land, which is the central portion of the project site. The equivalent Town Zoning District of R1-43 was provided for the annexed land.

PROJECT INFORMATION

Project Name	Mayberry on Rittenhouse PAD Rezone, Pre-Plat, and Site Plan
Site Location	Located east of the SEC of Sossaman and Rittenhouse roads
Current Zoning	R1-43 (Rural Estate District) and RU-43 (Maricopa County)
Proposed Zoning	MDR/PAD
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	C-2 (Vacant/Future MDR development proposed)
South	R1-9 (Rittenhouse Ranch) RU-43 (LDS Church)
East	R1-9 (Rittenhouse Ranch)
West	RU-43 (Maricopa County acre lots)
Gross Acreage	16.76 acres
Net Acreage	15.88 acres

Net Density	11.7 du/acre
Dwelling Units	186 units
Net Open Space	Required: 3.18 acres Provided: 5.79 acres
Parking	Required: 331 Provided: 342

DISCUSSION

This proposal consists of a request to rezone approximately 15.88 (net) acres from R1-43 (Queen Creek zoning) and RU-43 (Maricopa County zoning/R1-43 Town equivalent) to MDR with a PAD Overlay, and a request for approval of the Site Plan for a 186-unit residential condominium development. The proposed units consist of detached and attached, one and two-story homes. The maximum top height of the two-story products is 27'7" and the maximum top height of the one-story homes is 19'5". The project site is located east of the southeast corner of Sossaman and Rittenhouse roads. The proposed net density for the site is 11.7 du/acre.

Approximately 1.42 acres of the total 16.76 (gross) acres is located in a Maricopa County island. A concurrent request for annexation (Case P21-0168) of this area is being processed with this rezoning request. The first annexation public hearing was held at the April 20, 2022 Town Council Meeting; the second hearing is scheduled for the same Council meeting as this PAD Rezone and Site Plan request, which has been noticed for the June 1, 2022 meeting.

The project site is bound by Rittenhouse Road to the north, Maricopa County acre lots to the west and the Rittenhouse Ranch subdivision with R1-9 zoning to the south and east. North of Rittenhouse Road, the site is bound by existing vacant C-2 parcels, however, a formal rezoning application for the westernmost 11 acre parcel is currently under review to rezone the site to MDR/PAD for a 120-lot single-family residential townhome development with a 10.9 du/acre net density.

The main entrance for the project is proposed to be located central to the project site along Rittenhouse Road and will include an enhanced sense of arrival through the use of two entry trellises, an entry monument sign and a landscaped median with Red Push Pictache trees establishing a prominent entryway. A deceleration right turn lane with 100-feet of storage length and a 100-foot taper, along with a deceleration left turn lane with 155-feet of storage and a 45-foot taper will be provided on Rittenhouse Road at the main entrance to the development. Additionally, a right out only diverter at the exit from the development is proposed. A secondary access point is proposed further east along Rittenhouse Road, which will be locked and accessible for emergency access only.

Site Design and Design Standards

Mayberry on Rittenhouse is proposed to be a 186-unit detached and attached gated residential condominium development. The proposed units are one and two-bedroom

homes. Four building types are proposed for the development. Building type one is a single-story duplex with two, one-bedroom units. Building type two is a detached single-story two-bedroom home. Building type three is a two-story townhome with two, two-bedroom units. Building type four is a two-story carriage house building, with six single-bay garages at the first floor and two, one-bedroom units at the second floor. The unit types vary in size from 752 square feet up to 1376 square feet of livable space. A total of 82 one-bedroom units and 104 two-bedroom units are proposed.

Each of the building types provide two elevation types that are modeled after Santa Barbara/Old Spanish and Hacienda architectural styles. Identifiable elements and characteristics of these elevations include decorative accents such as corbels, columns, trim, wrought iron, shutters and metal shade awnings; varied rooflines with sloped roofs, gabled ends, dormers and hipped roof elements; and variations in the vertical and horizontal plane achieved by shading through massing, undulating patios, porches, balconies, and pop-outs.

Landscape, Open Space, and Walls

A 30-foot landscape buffer is proposed along Rittenhouse Road and a 25-foot landscape buffer is proposed at the south, east and west property boundaries of the project site. Additionally, as part of the adjacent Rittenhouse Ranch subdivision, a 25-foot landscape buffer is provided adjacent to the south and east property boundaries of the project site. All Zoning Ordinance buffer requirements are met. The proposed landscape palette includes tree species such as Red Push Pistache, Wilson Olive, Live Oak and citrus; shrubs and accent species such as bougainvillea, jojoba, sage, agave, blue bells and hesperaloe; and ground cover including morning glory, lantana and desert marigold.

The applicant is proposing 5.79 acres of net open space area (36%), where 3.18 acres (20%) is required. Of the provided open space, 68% or 2.16 acres is considered active open space, where 0.95 acres (30%) is required. In terms of amenities, the project proposes a centralized open space and amenity area anchored by a clubhouse at the entrance of the community. The clubhouse will include a fitness center with yoga rooms and a resident lounge area. Adjacent to the clubhouse is a pool and spa area with shaded ramada seating. An event lawn, fire pit lounge and sport courts for pickleball and cornhole is also proposed in the central amenity area. Secondary amenity areas are proposed throughout the development and include a dog park, outdoor exercise play equipment, and a shaded perimeter trail with low lighting and seating.

In addition to the common open space proposed with this project, the applicant is also proposing private enclosed yards for each unit. Decomposed granite is proposed as a dustproof landscape material prior to homeownership of the individual condominium units. After the purchase of an individual condo unit, these private yards will be designed and maintained by the owner/occupant of the unit. Additionally, with the exception of the one-bedroom carriage style units, usable covered front patios are provided for the units.

The wall plan provided for this project proposes a six-foot tall perimeter theme wall adjacent to Rittenhouse Road with smooth face cmu, a cmu block cap and eight-foot wide decorative parasoleil metal panels undulating from the wall placed at approximate 100-150 foot intervals. Partial view fencing is proposed along either side of the development's entryway. The colors proposed for the walls complement the overall color scheme of the development and utilize dark browns, greys and whites.

Parking

The total parking required for this project is 331 spaces. The applicant is proposing 342 spaces, including 8 accessible spaces. To meet the requirement, parking is provided in a variety of ways. A total of 98 single-bay garages are proposed for the project. Forty-eight of these garages are proposed in 8 carriage style buildings and 50 garages are proposed in 25 townhome buildings. All garages proposed for this project meet the Town's interior required dimensions. CC&Rs for the condominium association will prohibit residents from using the garages for only storage. The remaining 244 parking spaces are surface parking spaces, with 130 covered spaces.

Proposed Zoning Ordinance Deviations

Due to the proposed development being a residential condominium development it has been reviewed as a hybrid product between typical small lot single-family residential products and typical multi-family residential products. In this light, one (1) deviation to the Zoning Ordinance is requested by the applicant. The request is to reduce the required building separation of fifteen (15) feet to (10) feet. Per the Design Standards, multi-family buildings shall be separated by a minimum 15-feet. The applicant has requested this deviation based on product type and size. The product is smaller in area and depth than traditional single-family homes and is consistent with typical 10-foot separation seen in smaller lot subdivisions throughout Town. The requested deviation is consistent with requests from similar MDR developments. Staff supports the requested deviation as part of the PAD.

PUBLIC PARTICIPATION

The applicant held two (2) neighborhood meetings throughout the course of the application as follows:

- **September 13, 2021** – Approximately 13 residents attended the meeting. General comments were made about increased density and traffic in the area. Particular concern was raised from Rittenhouse Ranch residents and the possibility of increased traffic congestion/speeding making it more difficult to exit from the subdivision. Residents also expressed concerns over providing sufficient parking for the project.

- **March 3, 2022** –Approximately 10 residents attended the meeting. At the meeting residents commented on the emergency access entrance on Rittenhouse Road and how it will be utilized. Discussion was held on the transition of the project to neighboring residences, specifically in regard to the location of the two-story units. As with the first meeting, discussion centered on traffic concerns. The overall consensus of the second neighborhood meeting appeared to be that the residents' concerns had been addressed by the applicant.

As a note, during the early stages of the citizen participation process and not as part of a noticed neighborhood meeting, the applicant met with the property owner of the parcel proposed to be annexed and those neighbors west of the project site to discuss the project proposal and receive feedback in that regard.

Notification of the neighborhood meetings was mailed to property owners within 1,200 feet of the project, as required by the Zoning Ordinance. Neighborhood meeting minutes and related materials for each meeting are included as attachments. Staff has received one (1) letter in support of the project, which is included as an attachment. Staff has received no opposition from residents regarding the project.

To address some of the traffic congestion concerns, it should be noted that the applicant has worked with the Town Traffic Engineer to provide sufficient traffic calming measures at the entrance to the project as required. These measures include a deceleration right turn lane with 100-feet of storage length and a 100-foot taper, a deceleration left turn lane with 155-feet of storage and a 45-foot taper and a right out only diverter at the exit from the development onto Rittenhouse Road.

GENERAL ANALYSIS

General Plan Review: The current General Plan designates the entirety of this site as Neighborhood. The Neighborhood Category allows for a range of residential densities, from 0-20 du/acre, with the requirement that development implements adequate transitions from existing neighborhoods.

Zoning Review: The subject property is currently zoned R1-43 (Rural Estate District) and RU-43 (Maricopa County). Upon annexation, the RU-43 property will be given the equivalent Town zoning designation of R1-43. The applicant is proposing to rezone the 15.88 acre property to MDR with a PAD Overlay. The applicant is proposing an overall density of 11.7 du/acre.

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. The Town of Queen Creek will be the potable water and waste water service provider for the property.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities, and Transportation divisions. Conditions of Approval have been added to address development requirements for this project. Specifically, the applicant has worked with the Town Utilities Department regarding sewer alignment and will provide a private sewer to connect at Sossaman Road by way of a private sewer easement through the adjacent property to the west of the project site.

Landscape / Open Space Review: The project meets all requirements for landscaping and open space. 36% of the net site area is proposed as open space, where 20% is required. Additionally, 68% of the open space is proposed as active open space, where 30% is required.

Wall/Fencing Plan: The wall details included in the PAD are complementary in their design to the proposed theme and context of the described development and meet Town Zoning Ordinance Requirements.

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. The following table outlines the modified development standards for the proposed project:

Zoning District	Max. Building Height	Min. Building Separation	Max. Lot Coverage	Front Setback	Side Setback	Rear Setback
MDR Required	36 feet	15 feet	60% ¹	10 feet	5 feet ²	10 feet
MDR/PAD Proposed	36 feet	<u>10 feet</u>	60% ¹	10 feet	5 feet ²	10 feet

¹ Lot coverage shall be calculated for the overall development

² Side yard setbacks may be 0' for attached housing products and other designs such as but not limited to detached z-lot configurations with the application of a use benefit easement.

3. The developer shall be required to provide water connections to the adjacent landscape median on Rittenhouse Road and install landscaping in the median. The Condominium Owner’s Association, or similar ruling body, shall be responsible for the installation and maintenance of landscaping in the arterial landscape median.
4. In the event that the development operates as for rent units, the applicant shall ensure the proposed residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.

5. 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.
6. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
7. 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.
8. Subdivision developments consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the

technical background needed to obtain a CAWS and can be provided upon request.

As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development.

9. Properties located within Phoenix Mesa Gateway Airport Overflight Area 3 shall implement the following:

- Final plats shall note the potential for objectionable aircraft noise. Specifically, the plat shall note the following:
 - “This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft.”
- Sales offices for new single family residential projects shall provide notice to prospective buyers that the project is located within an Overflight Area. Such notice shall consist of a sign at least two foot by three foot (2' x 3') installed at the entrance to the sales office or leasing office at each residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales office is permanently closed. The sign shall state the following in letters of at least one inch (1") in height:
 - “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: (602) 468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: (480) 988-7600.”
- Leasing offices for new multi-family residential projects shall provide notice to prospective lessees that the project is located within an Overflight Area. Such notice shall consist of a sign at least two foot by three foot (2' x 3') installed at the entrance to the sales office or leasing office at each residential project. The sign shall be installed prior to commencement of leases and shall not be removed until the leasing office no longer leases units in the new project. The sign shall state the following in letters of at least one inch (1") in height:

- “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: (602) 468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: (480) 988-7600.”
 - Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report:
 - The construction, alteration, moving, and substantial repair of any human occupied building or structure in the new project shall achieve an exterior to interior Noise Level Reduction (NLR) of 25 decibels (dB) or an exterior to interior NLR that results in an interior noise level of 45 DNL or less. The developer shall submit a signed and sealed letter from a registered architect or engineer certifying that construction materials, methods, and design were employed to achieve the required noise reduction. A copy of the certification shall be submitted with the application for a building permit.
 - The owners of the new project, including mortgagees, other lien holders and easement holders, shall execute an avigation easement prior to or concurrently with the recordation of any final plat or approval of a final site plan for the new project. The easement shall be in a form approved by the Director of Planning.

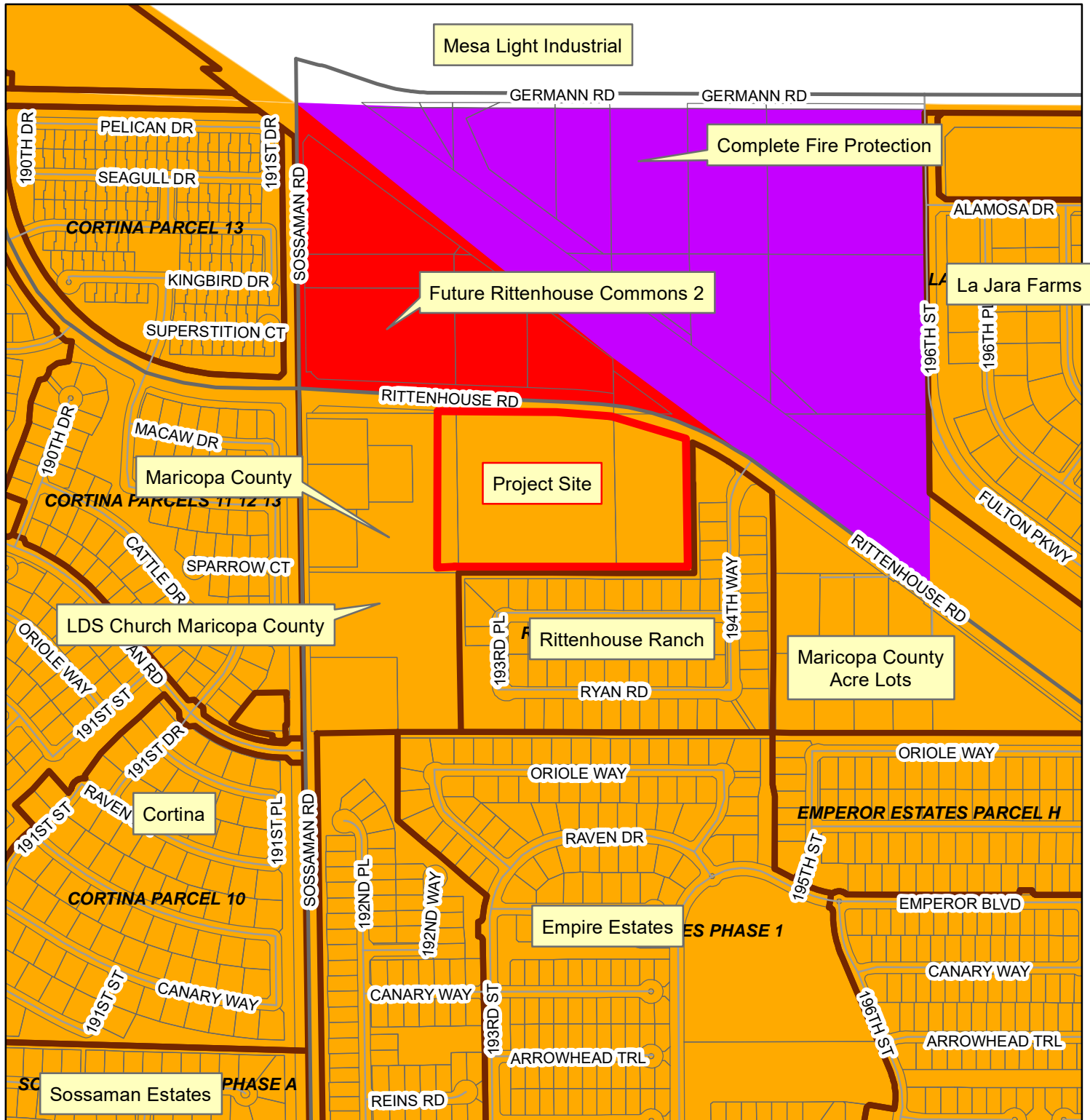
ATTACHMENTS

1. Aerial
2. General Plan Exhibit
3. Existing Zoning Exhibit
4. Proposed Zoning Exhibit
5. Preliminary Plat
6. Site Plan
7. Landscape Plan
8. Wall Plan
9. PAD Narrative
10. Floor Plans and Elevations
11. Neighborhood Meeting Summaries
12. Letter in Support

Project Name: Mayberry on Rittenhouse General Plan Exhibit

Case Number: P21-0169 & P21-0171

Hearing Date: May 11, 2022 (Planning Commission) June 1, 2022 (Town Council)



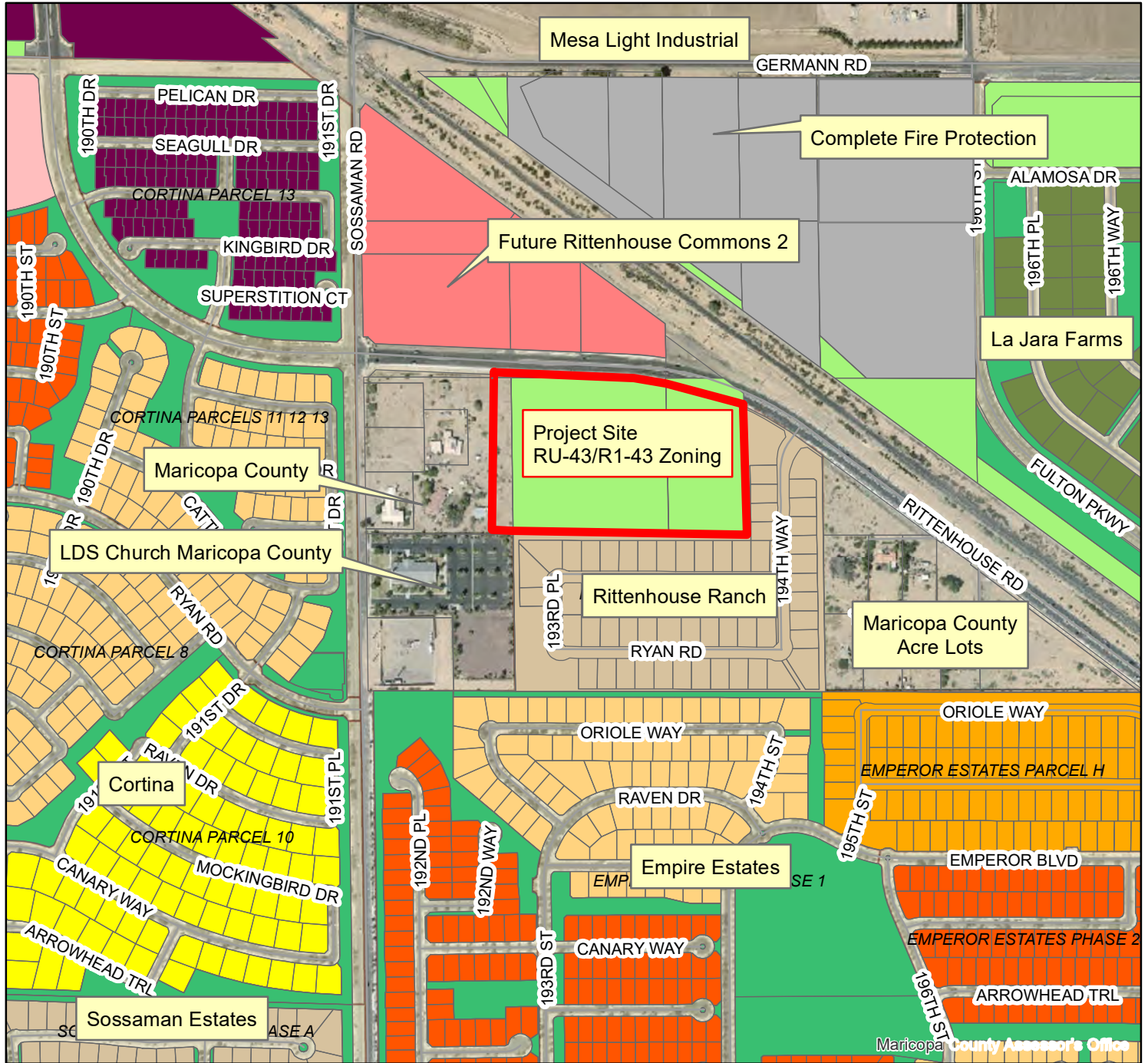
General Plan Land Use

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

Project Name: Mayberry on Rittenhouse Existing Zoning Exhibit

Case Number: P21-0169 & P21-0171

Hearing Date: May 11, 2022 (Planning Commission) June 1, 2022 (Town Council)



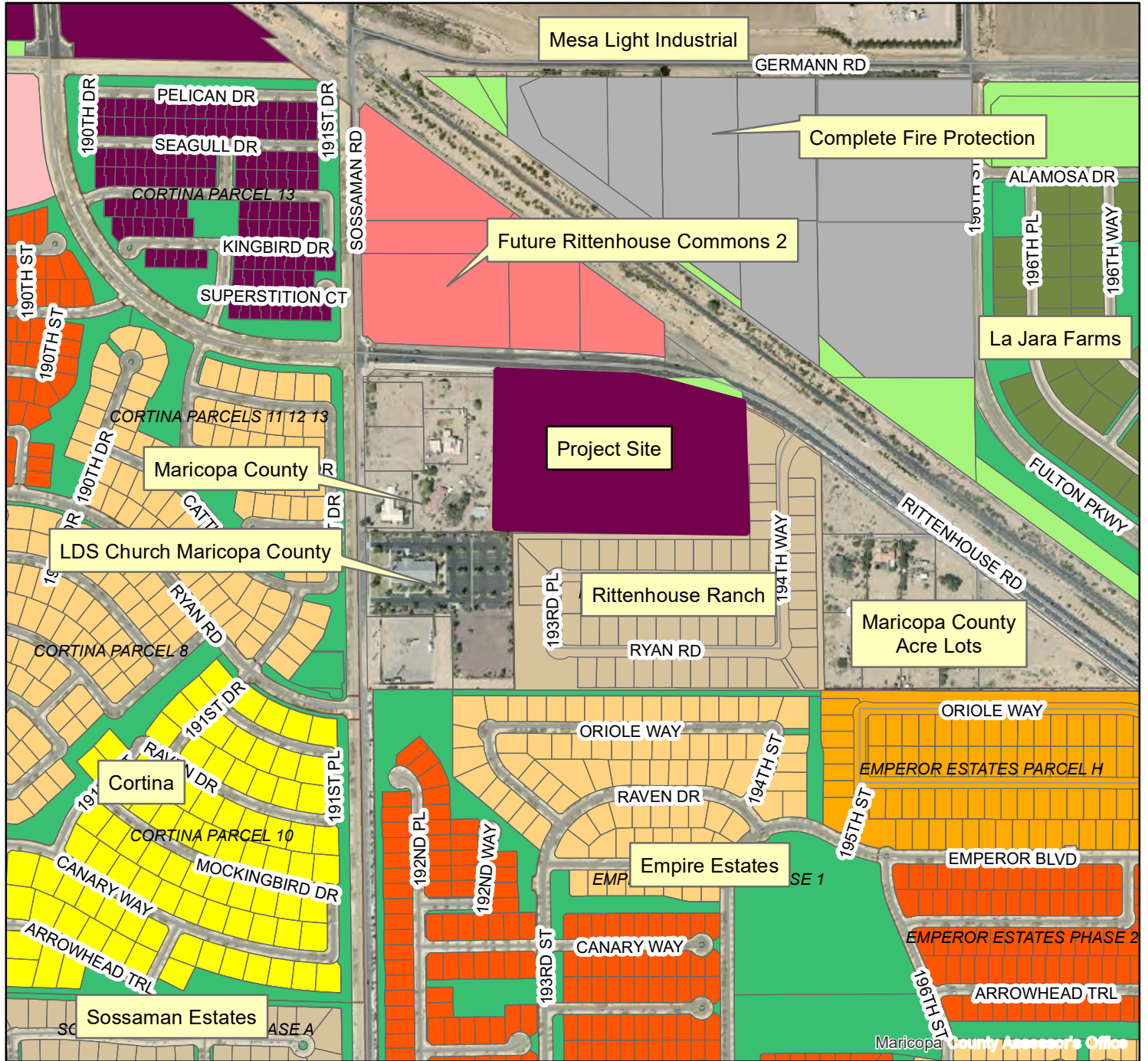
Zoning Districts

RC - Recreation/Conservation	PQP - Public/Quasi-Public	R1-8 - Residential	R1-54 - Residential
C-1 - Commercial	HDR - Residential	R1-9 - Residential	R1-190 - Residential
C-2 - Commercial	MDR - Residential	R1-12 - Residential	PCD - Planned Community
C-3 - Commercial	R1-4 - Residential	R1-15 - Residential	AT - Agritainment
TC - Commercial	R1-5 - Residential	R1-18 - Residential	SP - Special District
EMP A - Office/Industrial Park	R1-6 - Residential	R1-35 - Residential	
EMP B - General Industrial	R1-7 - Residential	R1-43 - Residential	

Project Name: Mayberry on Rittenhouse Proposed Zoning Exhibit

Case Number: P21-0169 & P21-0171

Hearing Date: May 11, 2022 (Planning Commission) June 1, 2022 (Town Council)

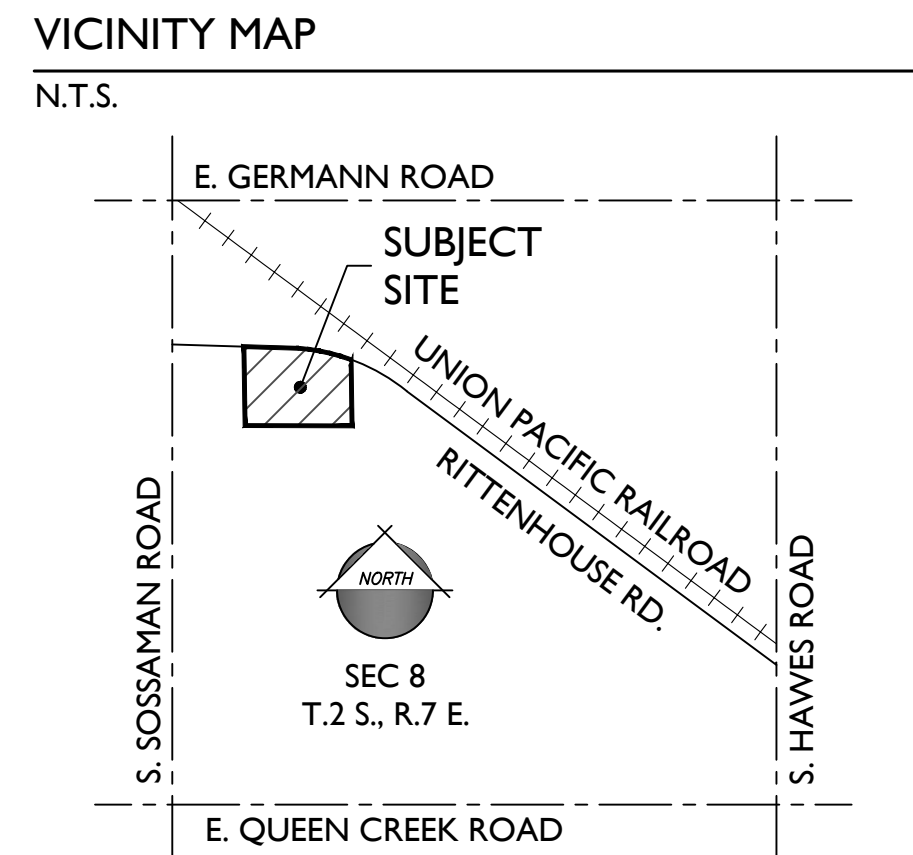


Zoning Districts

RC - Recreation/Conservation	PQP - Public/Quasi-Public	R1-8 - Residential	R1-54 - Residential
C-1 - Commercial	HDR - Residential	R1-9 - Residential	R1-190 - Residential
C-2 - Commercial	MDR - Residential	R1-12 - Residential	PCD - Planned Community
C-3 - Commercial	R1-4 - Residential	R1-15 - Residential	AT - Agritainment
TC - Commercial	R1-5 - Residential	R1-18 - Residential	SP - Special District
EMP A - Office/Industrial Park	R1-6 - Residential	R1-35 - Residential	
EMP B - General Industrial	R1-7 - Residential	R1-43 - Residential	

PRELIMINARY PLAT FOR MAYBERRY ON RITTENHOUSE

A PORTION OF THE NORTHWEST QUARTER, SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA SALT
RIVER MERIDIAN PINAL COUNTY, ARIZONA.



PROJECT TEAM

DEVELOPER
PROPERTY DESIGN DEVELOP. LLC
3707 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
TEL: (602)-795-7800
CONTACT: MICHAEL CLEMENT
mike@PDBuild.com

**PLANNER, CIVIL ENGINEER &
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

PROJECT DATA

A.P.N. LOCATION: 304-62-926; 304-61-989; 054 (PORTION OF)
E/SEC OF RITTENHOUSE AND
SOSSAMAN ROADS

EXISTING GENERAL PLAN:
EXISTING ZONING:
PROPOSED ZONING:
R1-43, RU-43
MDR PAD

GROSS AREA (A): 16.76 ACRES
ARTERIAL & COLLECTOR R/W (a): 0.88 ACRES
NET AREA: 15.88 ACRES

NO. OF UNITS: 186
NET DENSITY: 11.7 DU/AC

OPEN SPACE: 5.79 ACRES (36% OF NET AREA)

BUILDING SETBACKS:
FRONT (NORTH) 10 FEET
SIDE (EAST & WEST) 5 FEET
REAR (SOUTH) 10 FEET

LANDSCAPE SETBACKS:
FRONT (NORTH) 30' FEET (FROM RITTENHOUSE ROAD R/W)
SIDE (EAST & WEST) 25 FEET
REAR (SOUTH) 25 FEET

UTILITIES & SERVICES

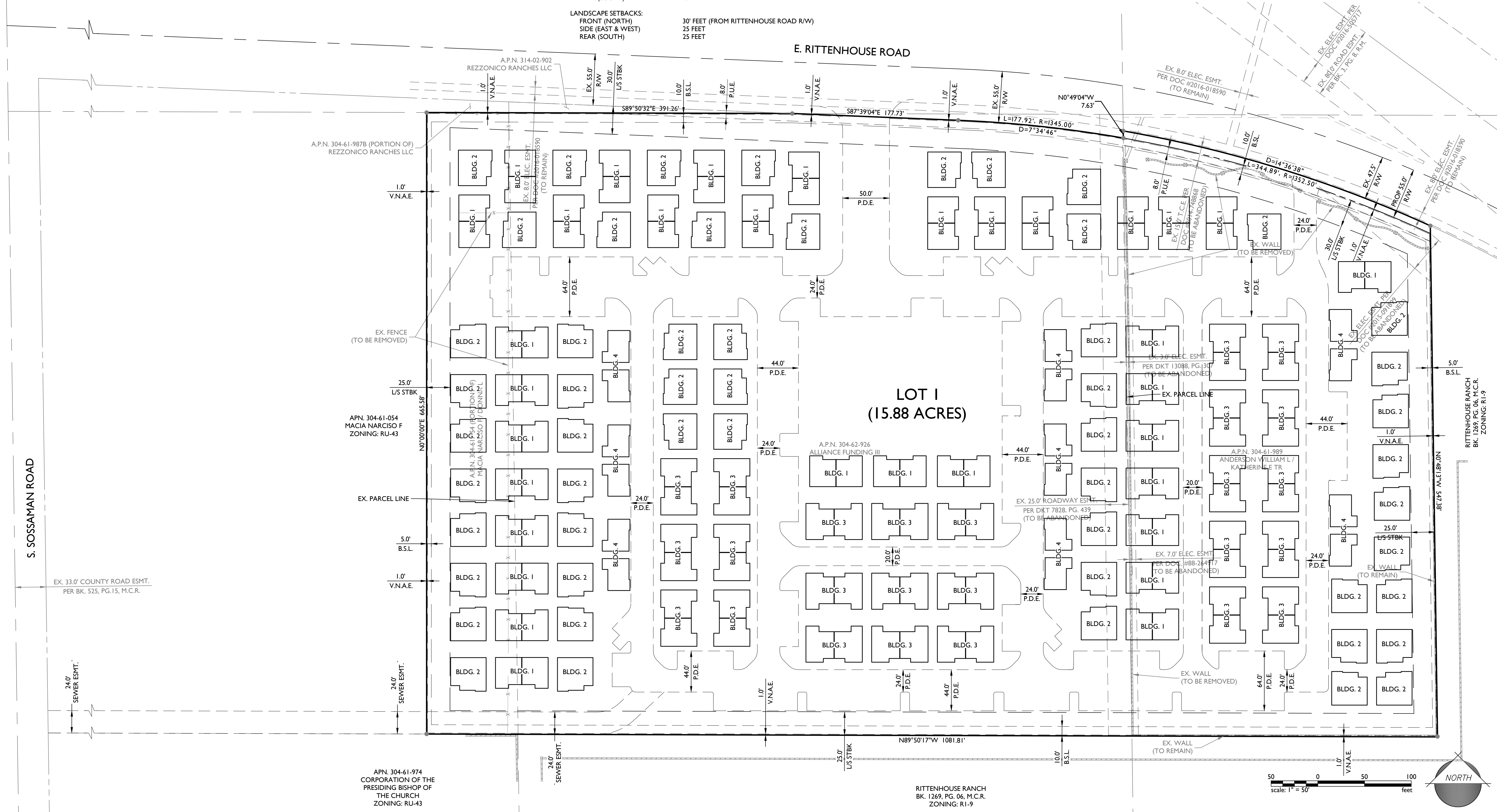
WATER TOWN OF QUEEN CREEK
SEWER TOWN OF QUEEN CREEK
GAS CITY OF MESA GAS
ELECTRIC SALT RIVER PROJECT (SRP)
TELEPHONE CENTURY LINK / COX
CABLE TV CENTURY LINK / COX
REFUSE TOWN OF QUEEN CREEK
FIRE TOWN OF QUEEN CREEK
POLICE TOWN OF QUEEN CREEK

LEGEND

● FIRE HYDRANT	SEWER LINE
○ MANHOLE	WATER LINE
R/W RIGHT-OF-WAY	BCF BRASS CAP FLUSH
PUE PUBLIC UTILITY EASEMENT	BCBH BRASS CAP IN HANDHOLE
PUE SIGHT VISIBILITY TRIANGLE EASEMENT	COP CITY OF PHOENIX
U.B.E. USE AND BENEFIT EASEMENT	FD FOUND
EMER. EMERGENCY	P/L PROPERTY LINE
P.D.E. PRIVATE DRIVEWAY EASEMENT	RB REBAR
R.E. ROADWAY EASEMENT	SEARCHED FOR, NOTHING FOUND
S/W SIDEWALK	5FNF OVERHEAD ELECTRIC LINE
B/C BACK OF CURB	PROPERTY BOUNDARY
L/S LANDSCAPE	STREET CENTERLINE
STBK. SETBACK	STREET RIGHT-OF-WAY
B.S.L. BUILDING SETBACK LINE	LOT LINE

GENERAL NOTES

- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- WELLS MUST BE REGISTERED PRIOR TO DISPOSITION AND DOCUMENTATION PROVIDED TO THE TOWN. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT (480) 358-3000 TO COORDINATE WELL REGISTRATION AND DISPOSITION THIS PROPERTY. DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.



1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85210
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www.epsgruoinc.com

Maryberry on Rittenhouse
Queen Creek, AZ

Preliminary Plat

<p>Project</p> <p>Revisions:</p>	<p>August 2, 2021 - 1st Site Plan Sub.</p> <p>January 13, 2022 - 2nd Site Plan Sub.</p> <p>March 1, 2022 - 3rd Site Plan Sub.</p> <p>April 13, 2022 - 4th Site Plan Sub.</p>
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Call at least two full working days before you begin construction.

Designer: JH
Drawn by: JAJ

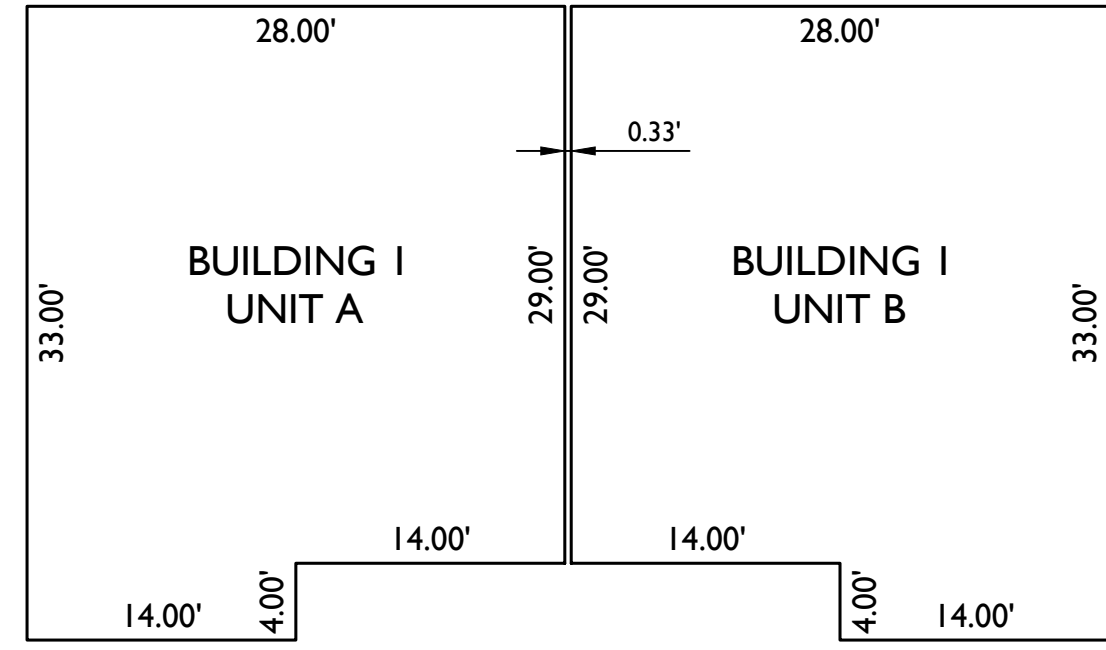
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21-0069

PP01

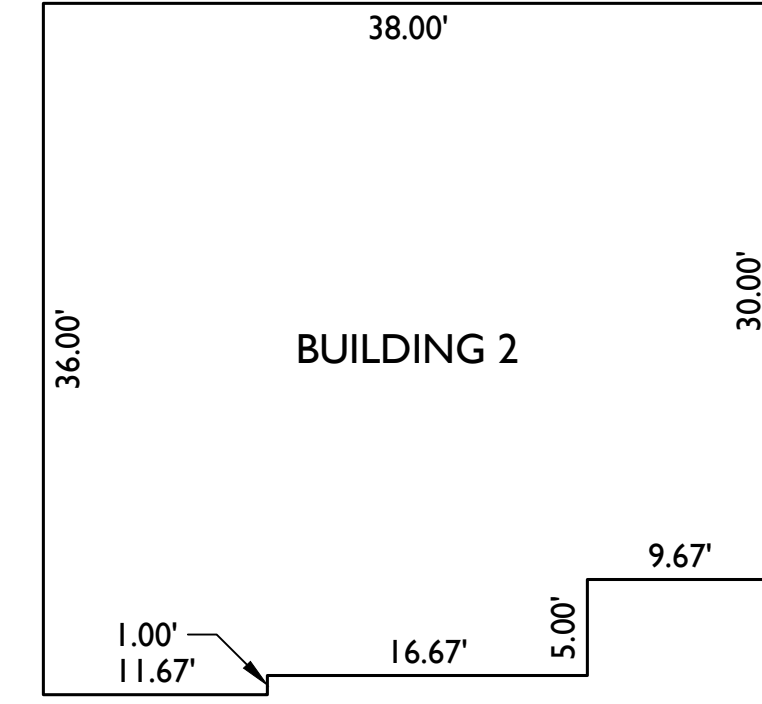
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1
of 2

21-0069 - Maryberry on Rittenhouse

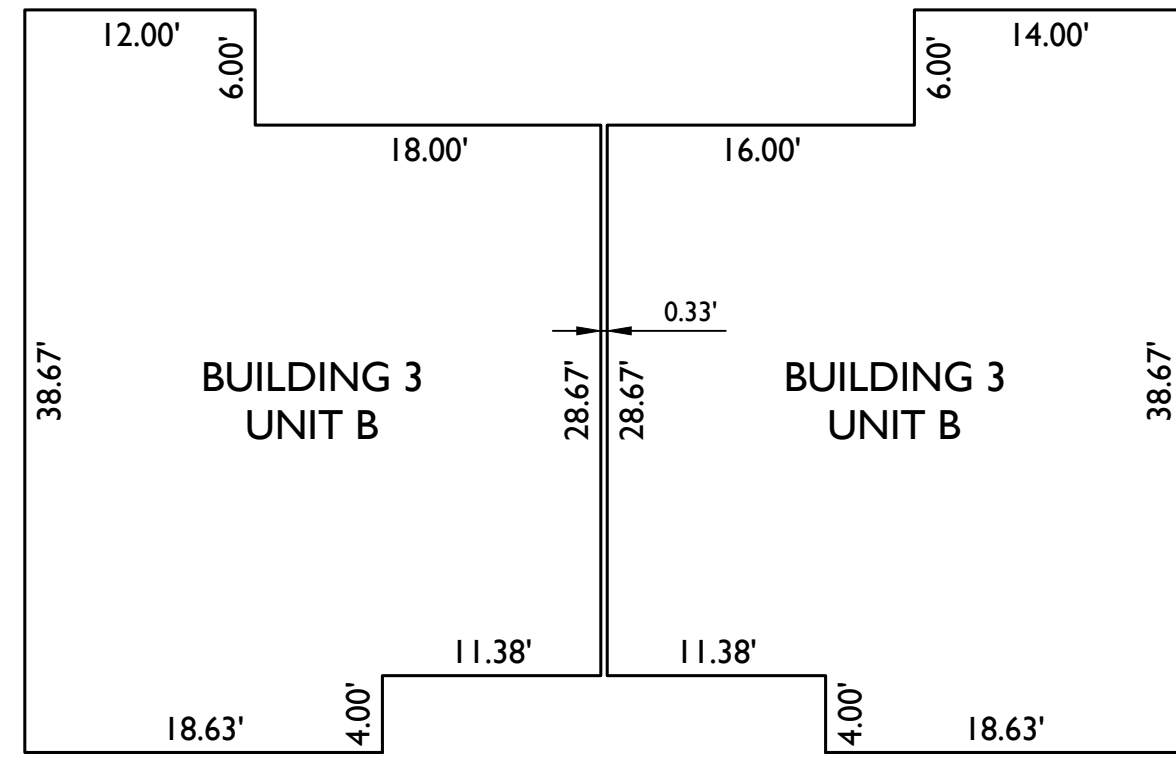
Apr. 13, 2022, 2:48pm \\Eps-m16-iso1\shared\Projects\2021\21-0069\Planning\Drawings\Preliminary_Site_Plan\21-0069 - Preliminary_Plat.dwg



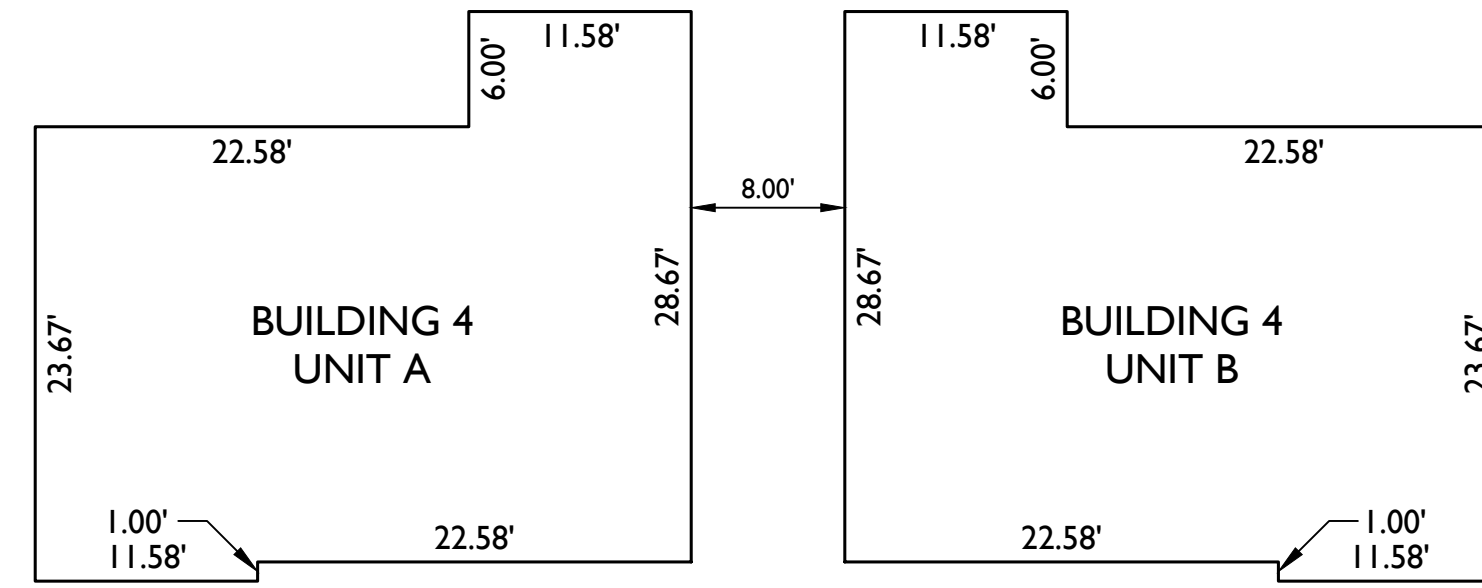
BUILDING I
SCALE: 1" = 10'



BUILDING 2
SCALE: 1" = 10'

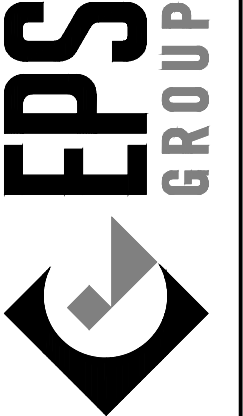


BUILDING 3
SCALE: 1" = 10'



BUILDING 4
SCALE: 1" = 10'

1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgrupp.com



Maryberry on Rittenhouse
Queen Creek, AZ
Unit Dimensions

Project

Revisions:
AUGUST 2, 2021 - 1ST SITE PLAN SUB.
JANUARY 13, 2022 - SITE PLAN SUB.
MARCH 1, 2022 - 3RD SITE PLAN SUB.
APRIL 13, 2022 - 4TH SITE PLAN SUB.



Designer: JH
Drawn by: JAJ



Job No.
21-0069

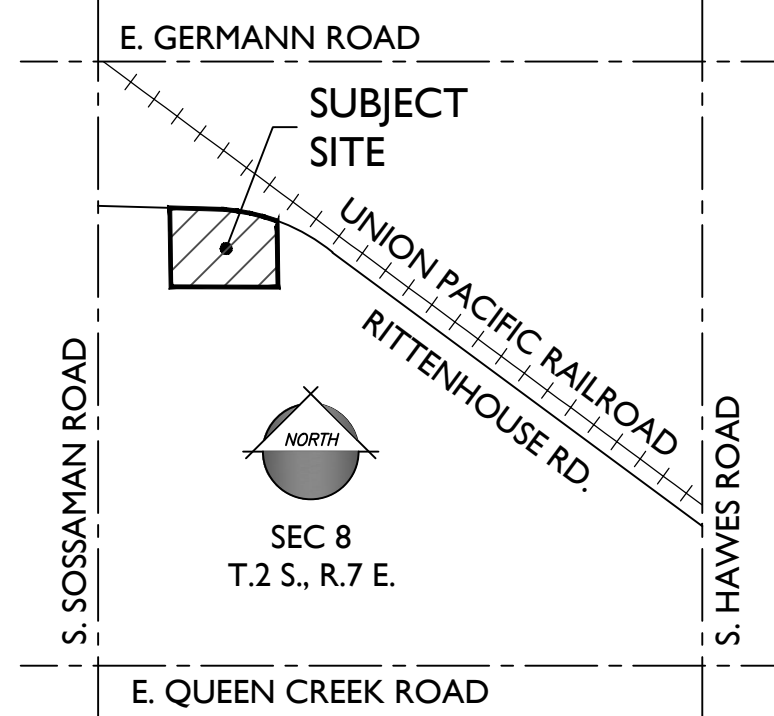
PP02

Sheet No.
2
of 2

PRELIMINARY SITE PLAN FOR MAYBERRY ON RITTENHOUSE

A PORTION OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 7 EAST OF THE GILA SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA.

VICINITY MAP
N.T.S.



1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85210
Tel: 480-503-2250 | Fax: 480-503-2258
www.epsgroupinc.com

EPS GROUP

PROJECT TEAM

DEVELOPER: PROPERTY DESIGN DEVELOP. LLC
3707 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
TEL: (602)-795-7800
CONTACT: MICHAEL CLEMENT
mike@PDBuild.com

PLANNER, CIVIL ENGINEER & LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgroupinc.com

PROJECT DATA

A.P.N. 304-62-926; 304-61-989; 054 (PORTION OF)
LOCATION: ESEC OF RITTENHOUSE AND SOSSAMAN ROADS NEIGHBORHOOD
EXISTING GENERAL PLAN: R1-43, RU-43
EXISTING ZONING: MDR PAD
PROPOSED ZONING: MDR PAD

GROSS AREA (A): 16.76 ACRES
ARTERIAL & COLLECTOR R/W (a): 0.88 ACRES
NET AREA: 15.88 ACRES

NO. OF UNITS:
1 BDRM/1-STRY 66 (35%)
2 BDRM/1-STRY 54 (29%)
2 BDRM/2-STRY 50 (27%)
1 BDRM/2-STRY 16 (9%)
TOTAL 186 (100%)

NET DENSITY: 11.7 DU/AC

OPEN SPACE: 5.79 ACRES (36% OF NET AREA)
BUILDING COVERAGE: 28.5%

GENERAL NOTES

- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAN.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- WELLS MUST BE REGISTERED PRIOR TO DISPOSITION AND DOCUMENTATION PROVIDED TO THE TOWN. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT (480) 358-3000 TO COORDINATE WELL REGISTRATION AND DISPOSITION.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.

PARKING DATA

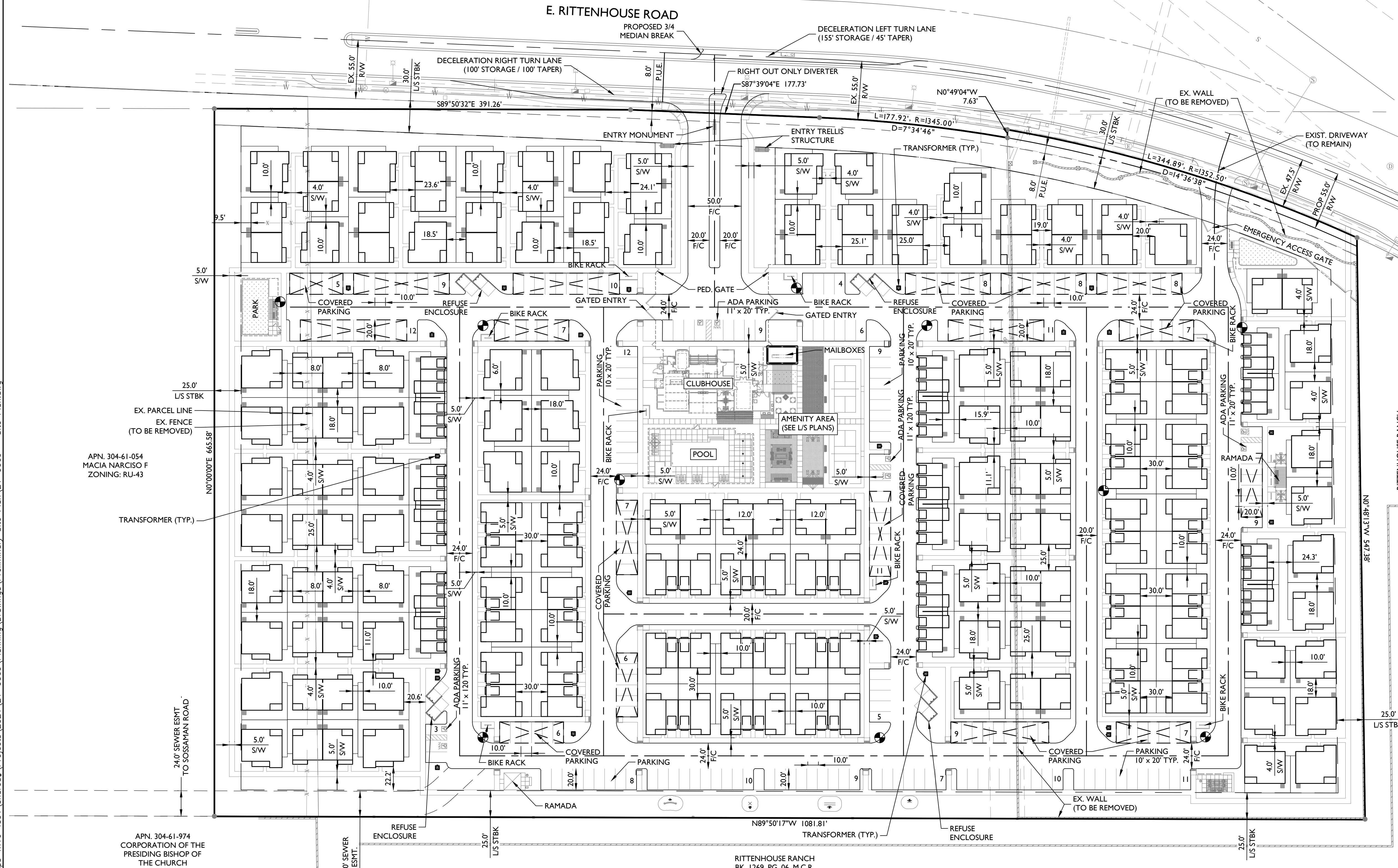
PARKING REQUIRED:	
1 BEDROOM (1.5 PER UNIT)	123 SPACES
2 BEDROOM (2 PER UNIT)	208 SPACES
TOTAL PARKING REQUIRED	331 SPACES
PARKING PROVIDED:	
GARAGE	98 SPACES
SURFACE PARKING	236 SPACES (130 COVERED)
ADA	8
TOTAL	342
BICYCLE PARKING REQUIRED:	
1 BEDROOM (0.2 PER UNIT)	16 SPACES
2 BEDROOM (0.5 PER UNIT)	52 SPACES
TOTAL REQUIRED	68 SPACES
BICYCLE PARKING PROVIDED:	72 SPACES

RESIDENTIAL DENSITY CALCULATION

PAD ZONING RESIDENTIAL NET DENSITY:

D = DU / A (a)
D = 186 / (16.76 - (0.88))
D = 11.7 DU/AC

DU: TOTAL NO OF DWELLING UNITS PERMITTED
A: MAXIMUM NET DENSITY
A: TOTAL SITE AREA (ACRES)
a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)



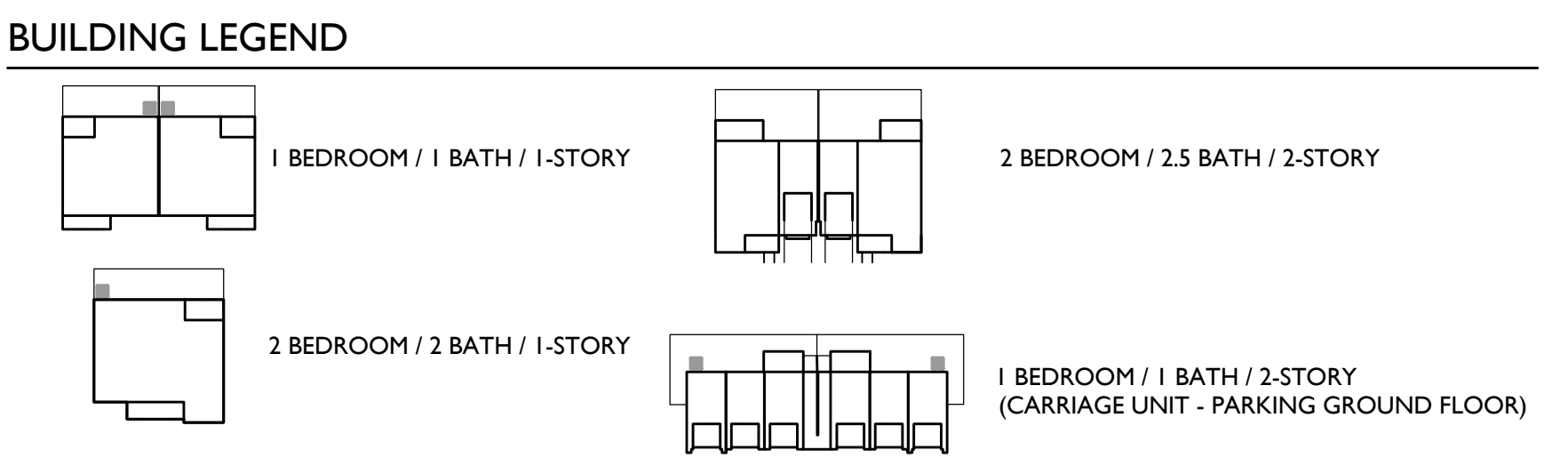
LEGEND

● FIRE HYDRANT	— SEWER LINE
○ MANHOLE	— WATER LINE
R/W RIGHT-OF-WAY	BCFH BRASS CAP FLUSH
PUE PUBLIC UTILITY EASEMENT	COP BRASS CAP IN HANDHOLE
SVT SIGHT VISIBILITY TRIANGLE EASEMENT	FD CITY OF PHOENIX FOUND
U.B.E. USE AND BENEFIT EASEMENT	P/L PROPERTY LINE
EMER. EMERGENCY	RB REBAR
P.D.E. PRIVATE DRIVEWAY EASEMENT	RFNF SEARCHED FOR, NOTHING FOUND
R.E. ROADWAY EASEMENT	— OVERHEAD ELECTRIC LINE
SW SIDEWALK	— PROPERTY BOUNDARY
B/C BACK OF CURB	— STREET CENTERLINE
LS LANDSCAPE	— STREET RIGHT-OF-WAY
STBK. SETBACK	— PUE
	— LOT LINE

UTILITIES

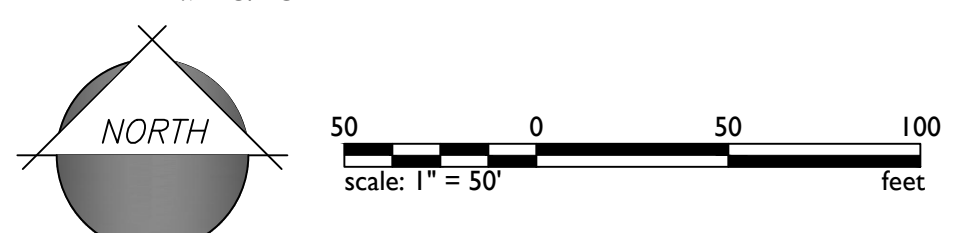
WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

TOWN OF QUEEN CREEK
TOWN OF QUEEN CREEK
CITY OF MESA GAS
SALT RIVER PROJECT (SRP)
CENTURY LINK / COX
TOWN OF QUEEN CREEK
CENTURY LINK / COX



OPEN SPACE SUMMARY

OPEN SPACE	
REQUIRED (%)	20% OF NET AREA
PROVIDED (%)	36% OF NET AREA
REQUIRED (AC.)	3.18 ACRES
PROVIDED (AC.)	5.79 ACRES
ACTIVE OPEN SPACE	
REQUIRED (%)	30% OF REQUIRED O/S
PROVIDED (%)	68% OF REQUIRED O/S
REQUIRED (AC.)	0.95 ACRES
PROVIDED (AC.)	2.16 ACRES
PASSIVE OPEN SPACE	3.63 ACRES
USEABLE OPEN SPACE REQUIRED	74,400 SF (400 SF PER UNIT)
USEABLE OPEN SPACE PROVIDED	94,525 SF



Maryberry on Rittenhouse
Queen Creek, AZ

Preliminary Site Plan

Project

Revisions:

AUGUST 7, 2021 - 1ST SITE PLAN SUB.
JANUARY 13, 2022 - 2ND SITE PLAN SUB.
MARCH 1, 2022 - 3RD SITE PLAN SUB.
APRIL 13, 2022 - 4TH SITE PLAN SUB.

Call at least two full working days before you begin construction.

ARIZONA

Professional Engineer
64616
JAMES ROGERS
Expires 09/15/2026

Designer: JH
Drawn by: JA

Job No.
21-0069

SP01

Sheet No.
1 of 1

Mayberry

Queen Creek, Arizona



Preliminary Landscape Design Package

Submitted: August 3, 2021

Resubmitted: October 6, 2021

Resubmitted: December 20, 2021

Resubmitted: February 28, 2022

Resubmitted: April 13, 2022

DEVELOPER:

Property Design Develop, LLC

3707 E. Southern Avenue,

Mesa, AZ 85206

(602) 795-7800

Contact: John Flaherty

john@pdbluid.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

(480) 503-2250

Contact: Aliza Sabin, RLA LEED AP

Aliza.Sabin@epsgroupinc.com

PLANNER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

(480) 503-2250

Contact: Josh Hannon

Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

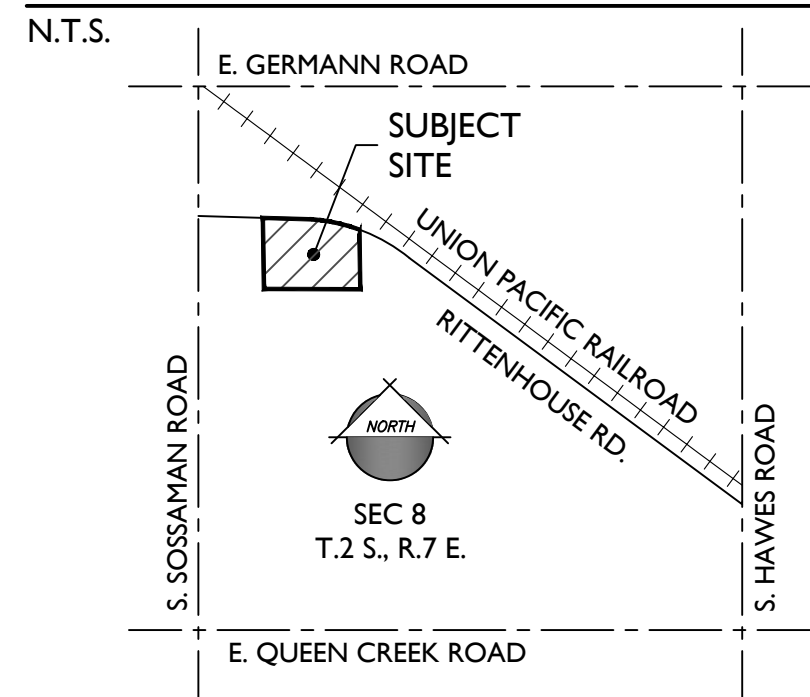
(480) 503-2250

Contact: James Rogers, PE

James.Rogers@epsgroupinc.com



VICINITY MAP



SITE DATA

GROSS AREA (A): 16.76 ACRES
 ARTERIAL & COLLECTOR R/W (a): 0.88 ACRES
 NET AREA: 15.88 ACRES

LOT SIZE:
 NO. OF UNITS:
 1 BDRM/1-STRY: 66 (35%)
 2 BDRM/1-STRY: 54 (29%)
 2 BDRM/2-STRY: 50 (27%)
 1 BDRM/2-STRY: 16 (9%)
 TOTAL: 186 (100%)

NET DENSITY: 11.7 DU/AC
 OPEN SPACE: 5.79 ACRES (36% OF NET AREA)

KEYNOTES

- 1 ENTRY MONUMENT
- 2 ENTRY TRELLIS STRUCTURE
- 3 ENTRY VEHICULAR GATE
- 4 ENTRY PEDESTRIAN GATE
- 5 MAILBOX LOCATION
- 6 BIKE RACK
- 7 REFUSE ENCLOSURE
- 8 POOL AMENITY
- 9 OUTDOOR LOUNGE AREA WITH FIRE PIT & SEAT
- 10 TRELLIS WITH SWING
- 11 OUTDOOR DINING AREA
- 12 CORNHOLE
- 13 PICKLE BALL COURT
- 14 CLUBHOUSE
- 15 PERMEABLE SURFACE EVENT AREA
- 16 DOG PARK WITH SHADED SEATING
- 17 EMERGENCY EXIT ONLY GATE
- 18 RAMADA WITH BARBEQUE & SEAT
- 19 OUTDOOR LOUNGE AREA WITH FIRE PIT & SEAT
- 20 TRELLIS SEAT AREA
- 21 PICNIC TABLE WITH SHADE SAIL
- 22 EXERCISE STATION
- 23 GATED TURF AREA WITH SEATING
- 24 TRELLIS WITH TABLES
- 25 TRAIL WITH BOLLARD LIGHTING

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Acacia aneura	Mulga	36" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	Phoenix dactylifera	Date Palm	18' Tall
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Pistacia lentiscus	Mastic Tree	24" Box
	Quercus virginiana 'Heritage'	Heritage Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SHRUBS/ACCENTS

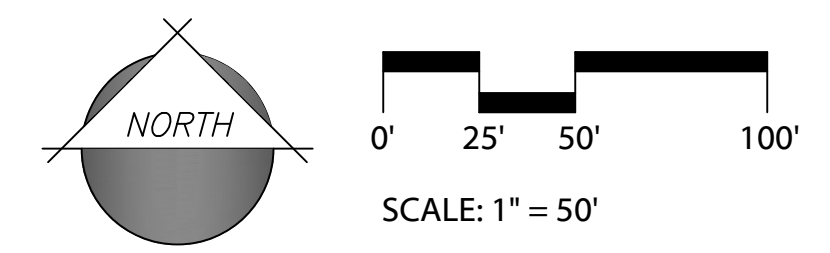
SYMBOL	COMMON NAME	SIZE	
	Aloe barbadensis	Medicinal Aloe	5 Gal
	Agave americana	Century Plant	5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage	5 Gal
	Bougainvillea species	Bougainvillea	5 Gal
	Bouteloua gracilis	Blonde Ambition	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Dasyliion acrotriche	Desert Agave	5 Gal
	Dodonea viscosa	Hop Bush	5 Gal
	Encelia farinosa	Brittlebush	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia antisyphilitica	Candelilla	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora	Red Yucca	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Penstemon parryi	Parry Penstemon	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Tecoma x 'Sparky'	'Sparky' Tecoma	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE	
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Baileya multiradiata	Desert Marigold	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 Gal

MATERIAL & TURF

SYMBOL	COMMON NAME	SIZE
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod
	Private Courtyard (Maintained by Homeowner)	

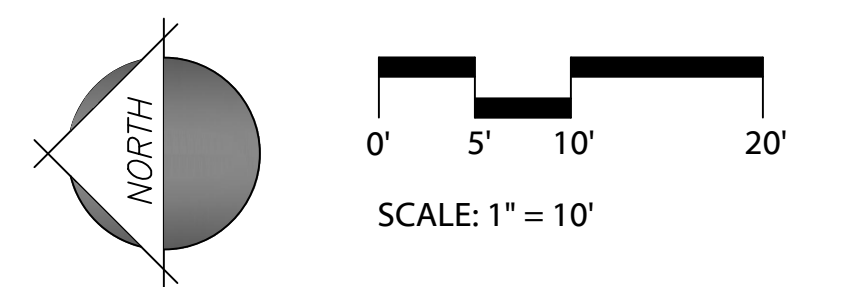


KEYNOTES

- ① ENTRY MONUMENT
- ② ENTRY TRELLIS
- ③ ENTRY PEDESTRIAN GATE
- ④ ENTRY VEHICULAR GATE
- ⑤ PERIMETER THEME WALL
- ⑥ PARTIAL VIEW WALL
- ⑦ VIEW FENCE
- ⑧ PARKING
- ⑨ MAIN AMENITY
- ⑩ BIKE RACK



E RITTENHOUSE ROAD

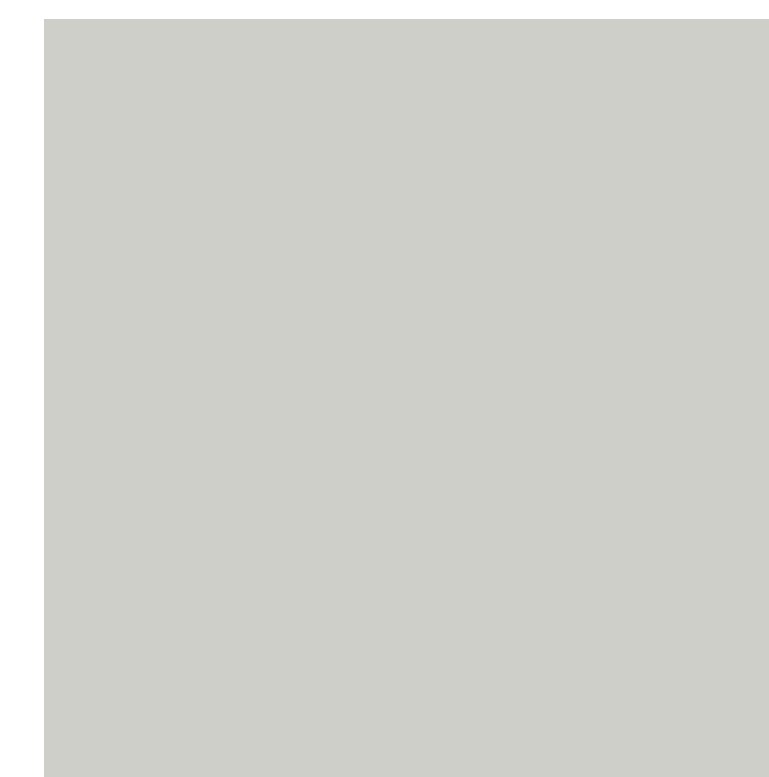




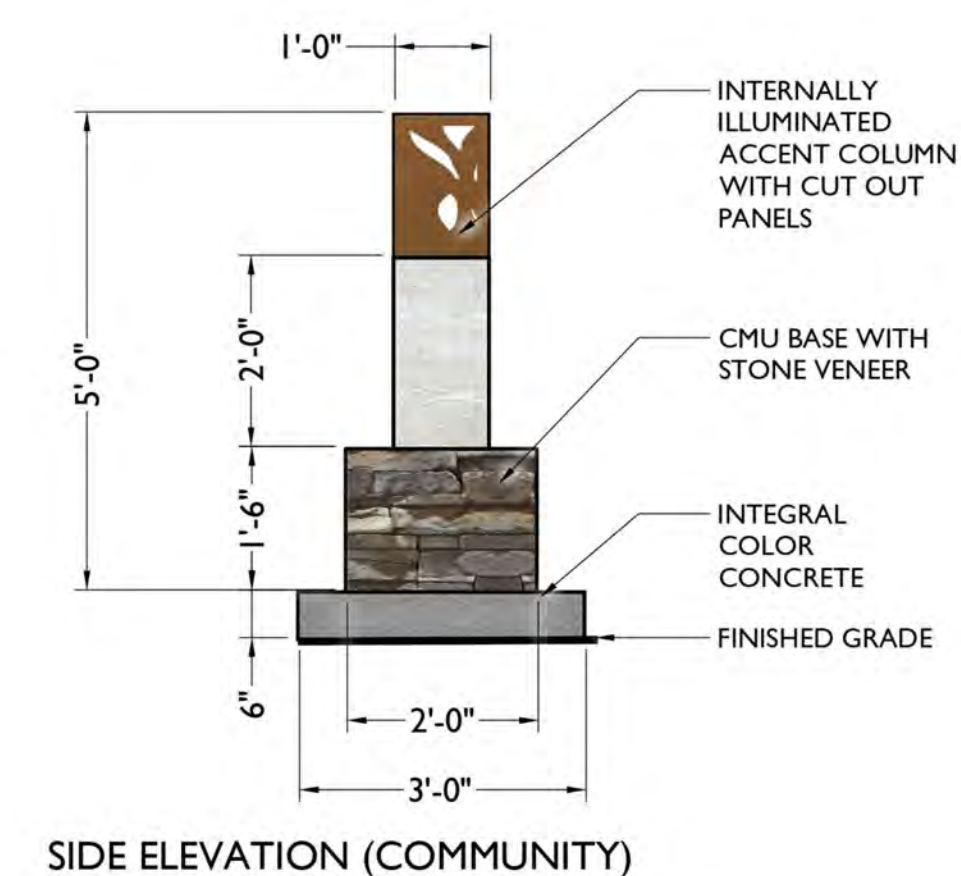
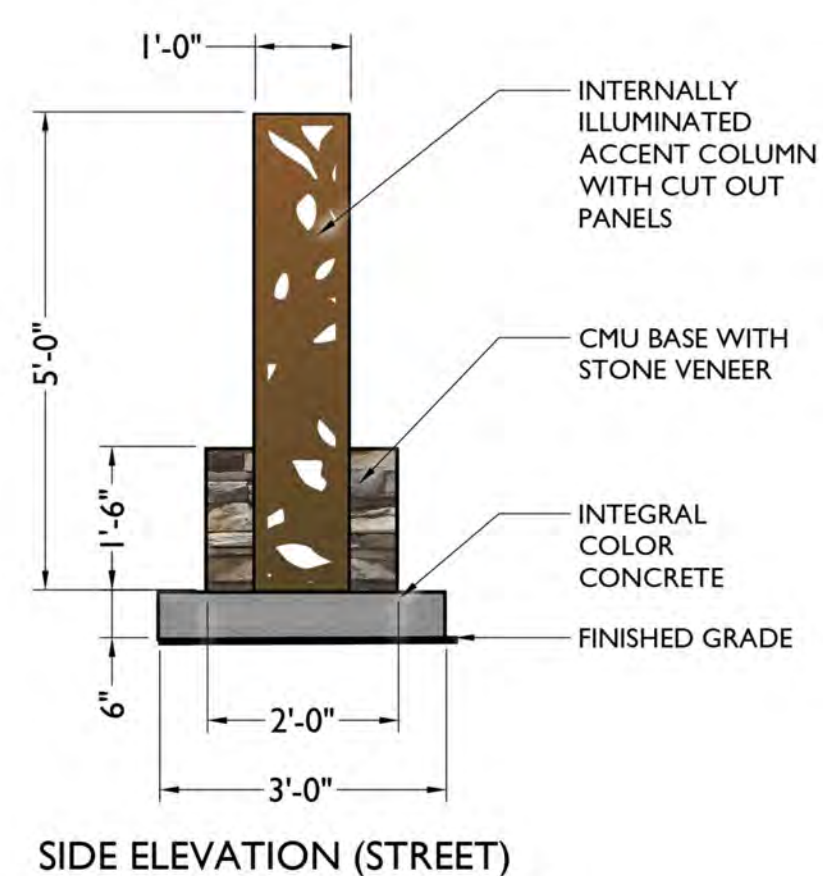
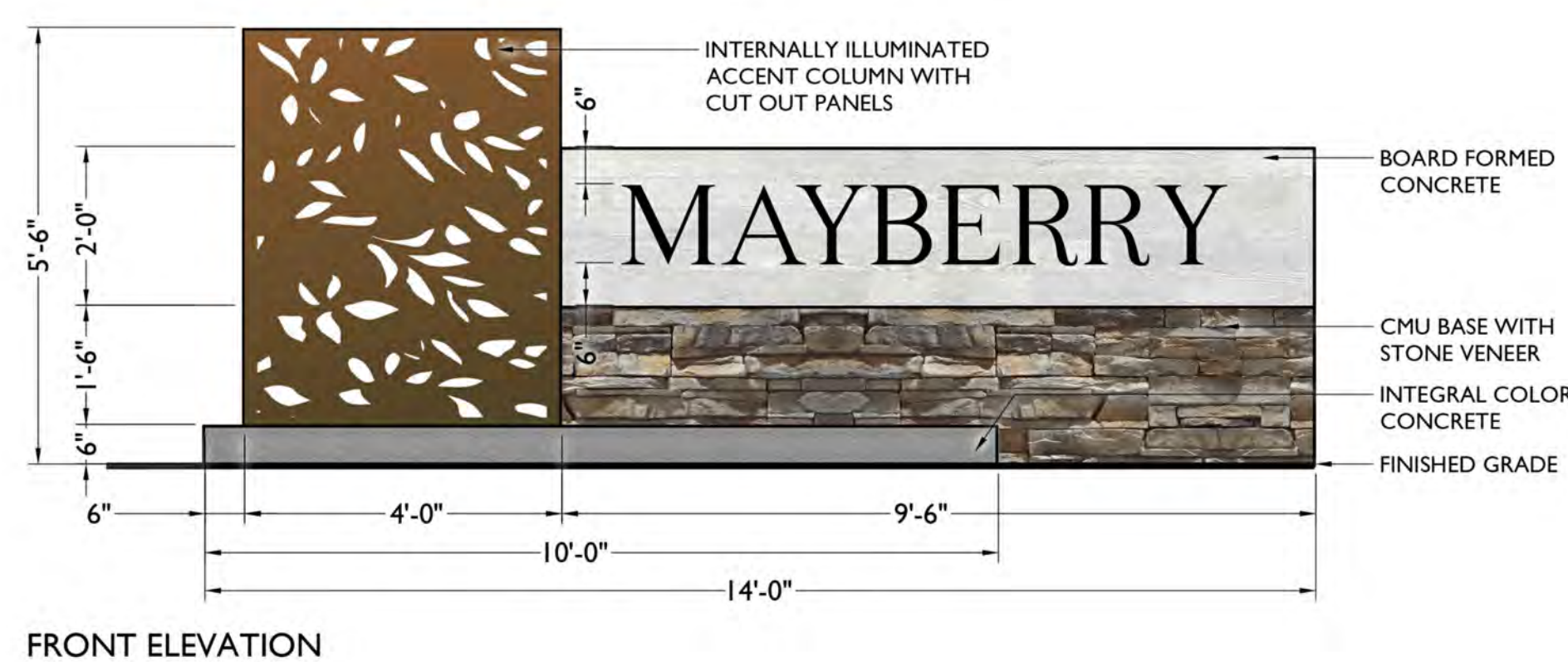
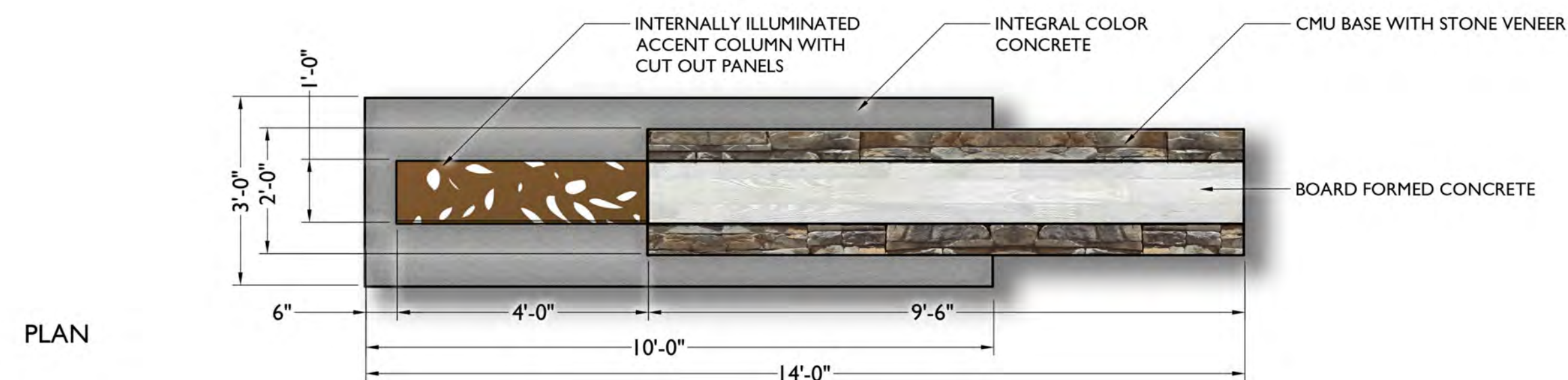
STONE VENEER
Color: Stacked Stone Nantucket by Eldorado Stone OAE



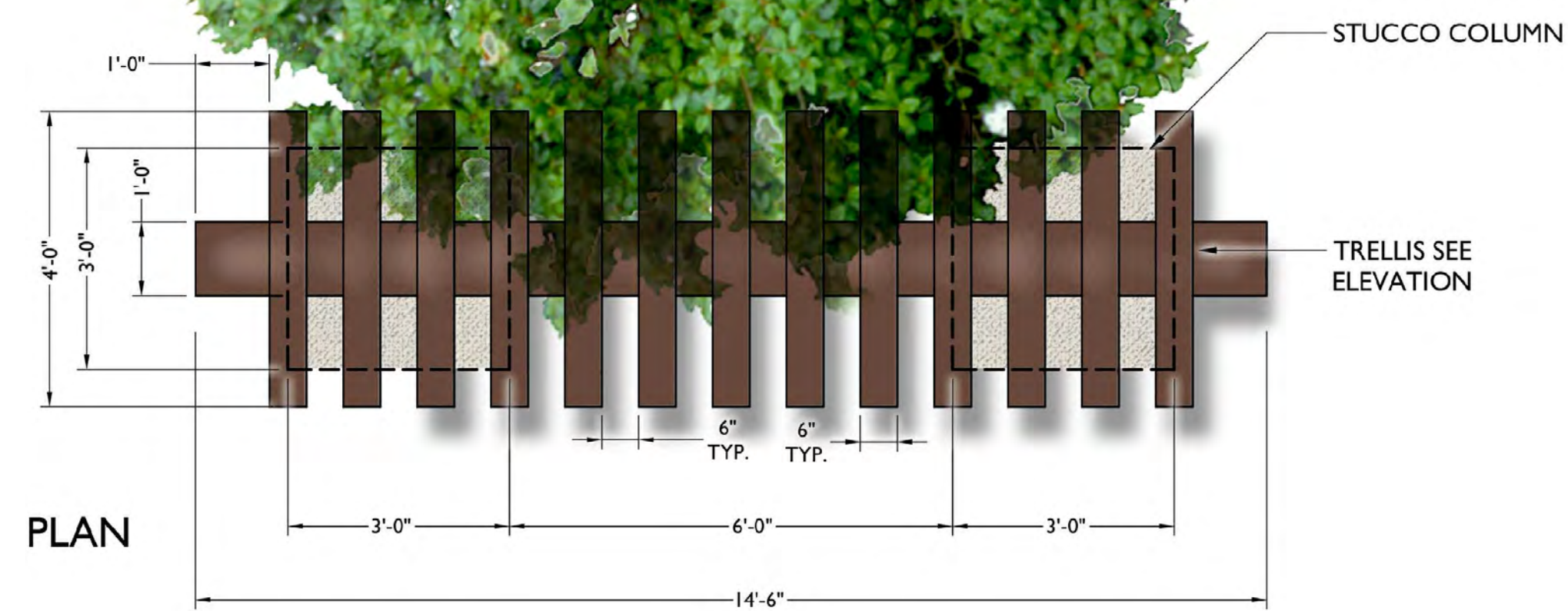
PANELS
BB Leaves by Parasoleil OAE



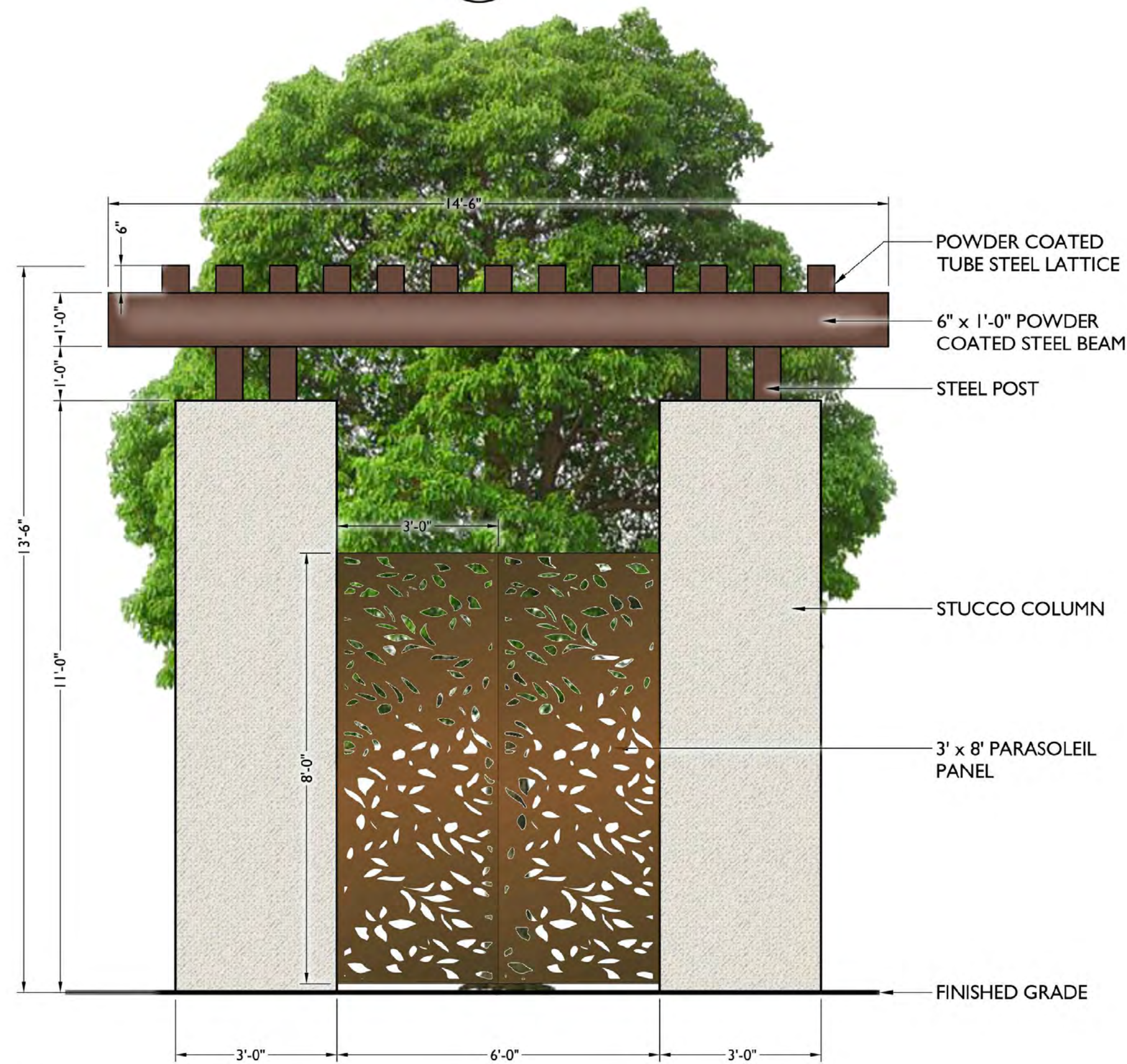
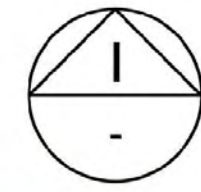
STUCCO COLOR
Color: SW 7671 On the Rocks by Sherwin Williams OAE



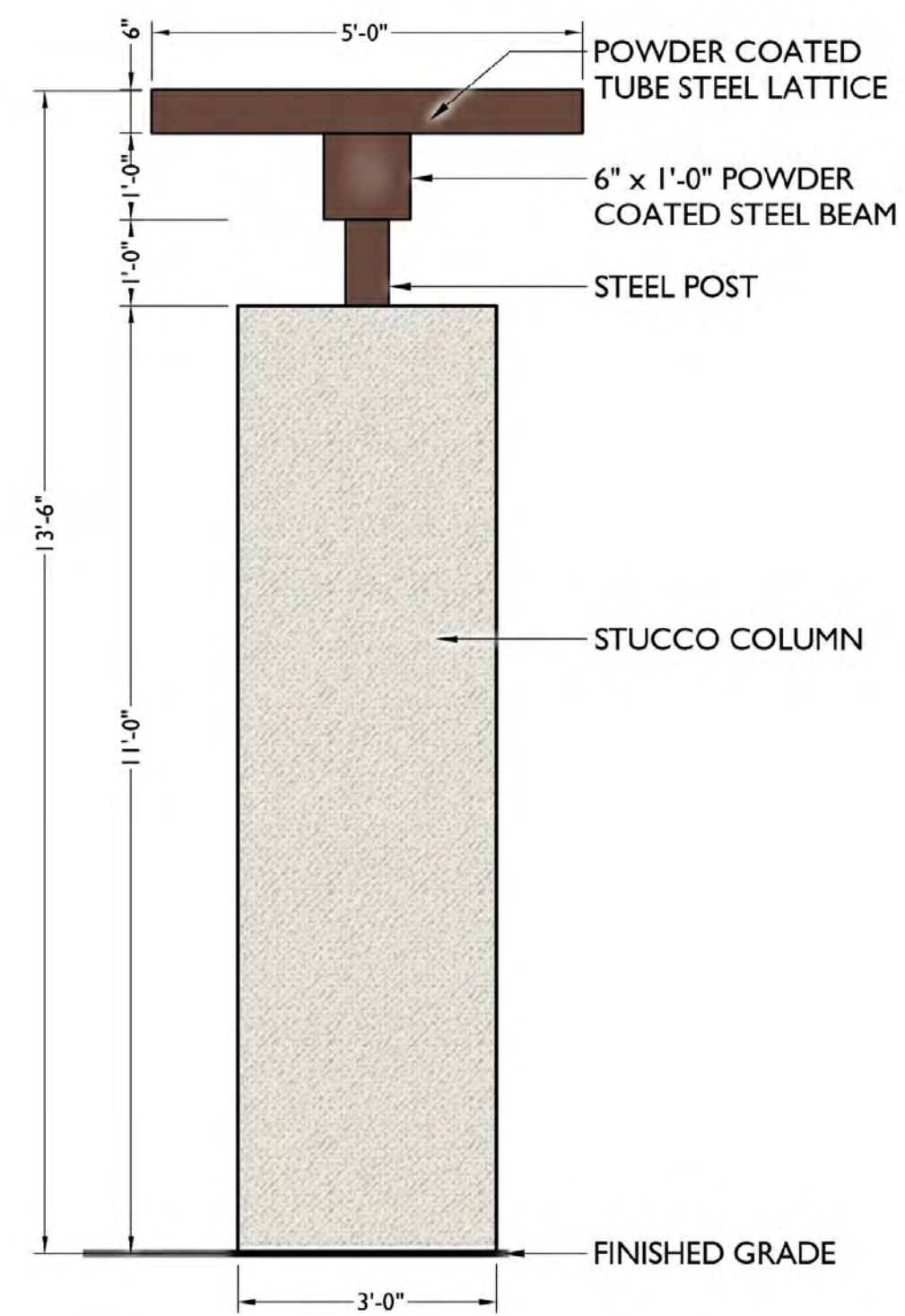
1 ENTRY MONUMENT
Scale: 1/2" = 1'-0"



PLAN



FRONT ELEVATION



SIDE ELEVATION



PANELS
BB Leaves by Parasoleil OAE



STUCCO COLOR
Color: SW 7671 On the Rocks
by Sherwin Williams OAE

I ENTRY TRELLIS STRUCTURE
Scale: 1/2" = 1'-0"



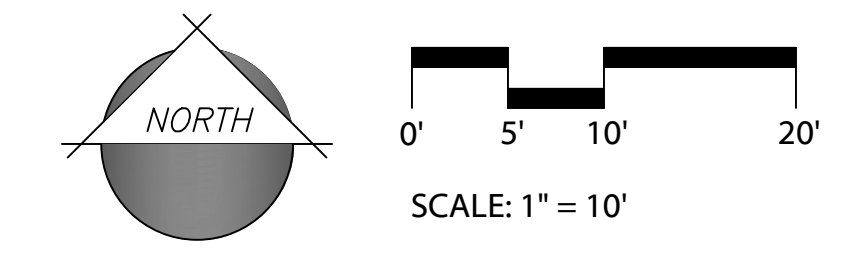
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	36" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	Phoenix dactylifera	Date Palm	18' Tall
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Pistacia lentiscus	Mastic Tree	24" Box
	Quercus virginiana 'Heritage'	Heritage Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

MATERIAL & TURF	COMMON NAME	SIZE
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod
	Private Courtyard (Maintained by Homeowner)	

KEYNOTES

- 1 POOL AMENITY
- 2 SPA
- 3 POOL FURNISHING
- 4 CORNHOLE
- 5 ADIRONDACK WITH SHADE
- 6 FIRE PIT
- 7 TRELLIS
- 8 CHARI & TABLE
- 9 BBQ GRILL
- 10 PICNIC TABL
- 11 TRELLIS WITH SWING
- 12 TURF
- 13 PICKLE BALL COURT
- 14 BIKE RACK
- 15 ENTRY GATE
- 16 FOOD TRUCK PLAZA / FLEX LAWN
- 17 OUTDOOR DINING AREA
- 18 CENTRAL MAILBOX LOCATION
- 19 TREE GRATE
- 20 POOL RAMADA
- 21 CLUBHOUSE

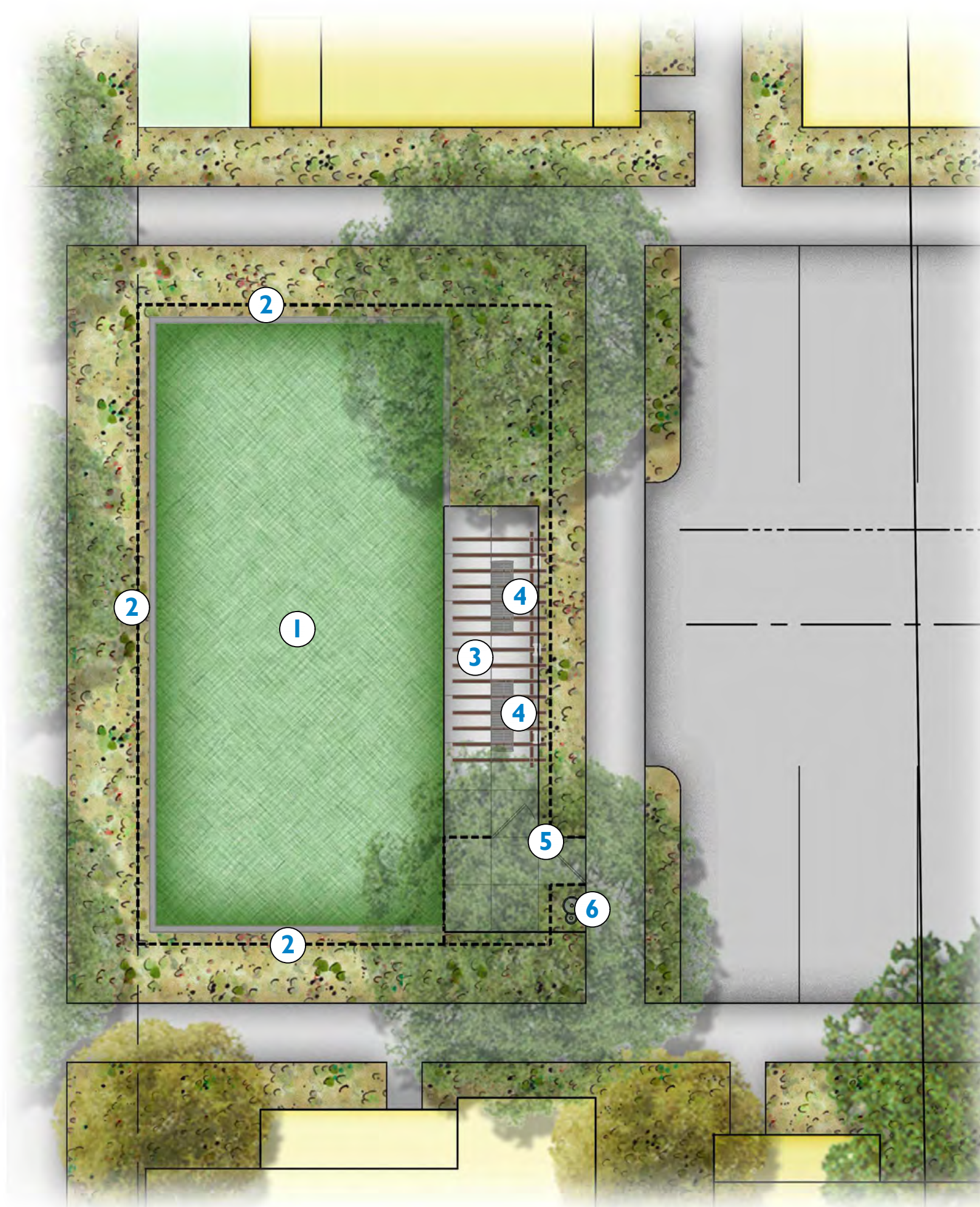


KEYNOTES

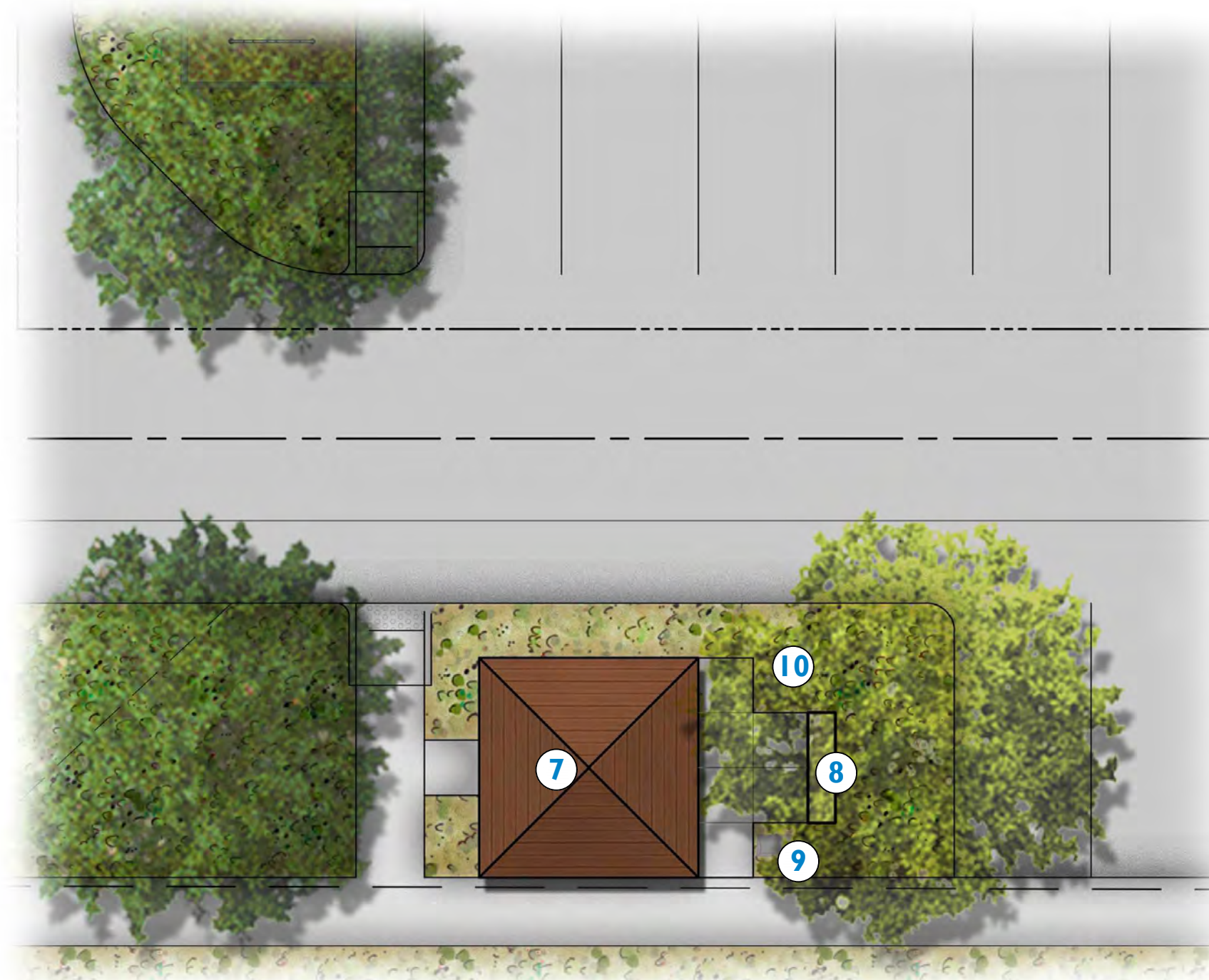
- ① TURF
- ② FENCE
- ③ TRELLIS
- ④ LANDSCAPE BENCH
- ⑤ DOG PARK GATE
- ⑥ DOG WATER FOUNTAIN
- ⑦ 20' x 20' RAMADA
- ⑧ SEAT WALL
- ⑨ BARBEQUE GRILL
- ⑩ TRASH RECEPTACLE
- ⑪ EMERGENCY EXIT ONLY GATE



1 GATED TURF AREA
Scale: 1" = 10'-0"



2 TURF AMENITY AREA
Scale: 1" = 10'-0"



3 RAMADA AREA
Scale: 1" = 10'-0"

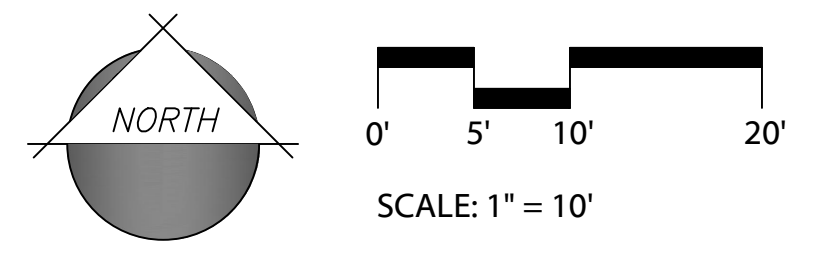
PLANT LEGEND

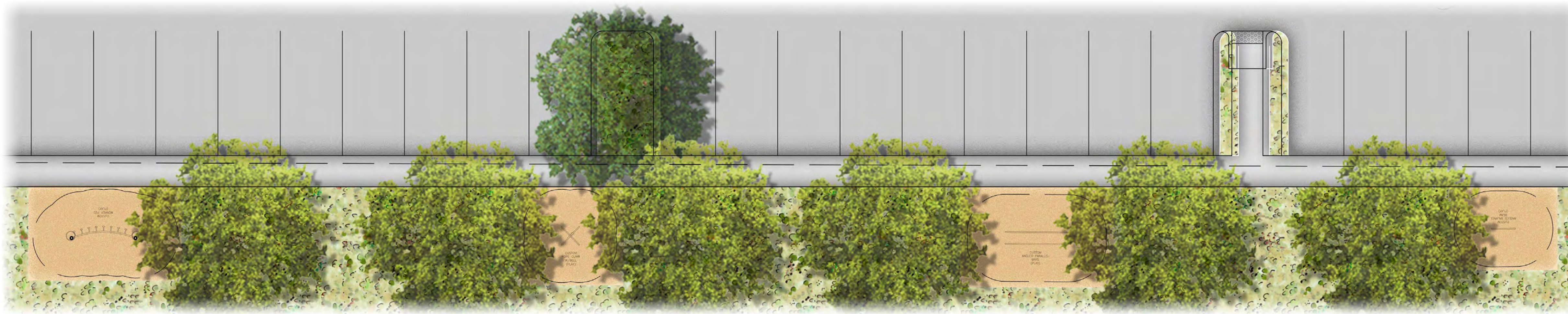
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
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SHRUBS/ACCENTS			
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	Agave americana	Century Plant	5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage	5 Gal
	Bougainvillea species	Bougainvillea	5 Gal
	Bouteloua gracilis	Blonde Ambition	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Dasyliion acrotriche	Desert Agave	5 Gal
	Dodonea viscosa	Hop Bush	5 Gal
	Encelia farinosa	Brittlebush	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia antispythitica	Candelilla	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora	Red Yucca	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Penstemon parryi	Parry Penstemon	5 Gal
	Ruella peninsularis	Desert Ruella	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Tecoma x 'Sparky'	'Sparky' Tecoma	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Baileya multiradiata	Desert Marigold	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Ruella brittoniana 'Katie'	Katie Ruella	1 Gal
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod
	Private Courtyard (Maintained by Homeowner)	





1 EXERCISE STATION
Scale: 1" = 10'-0"

KEYNOTES

- 1 TRELLIS
- 2 SHADE STRUCTURE
- 3 PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 BARBEQUE GRILL
- 6 TRASH RECEPTACLE
- 7 PARASOLEIL PANEL

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	36" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	Phoenix dactylifera	Date Palm	18' Tall
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Pistacia lentiscus	Mastic Tree	24" Box
	Quercus virginiana 'Heritage'	Heritage Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SHRUBS/ACCENTS

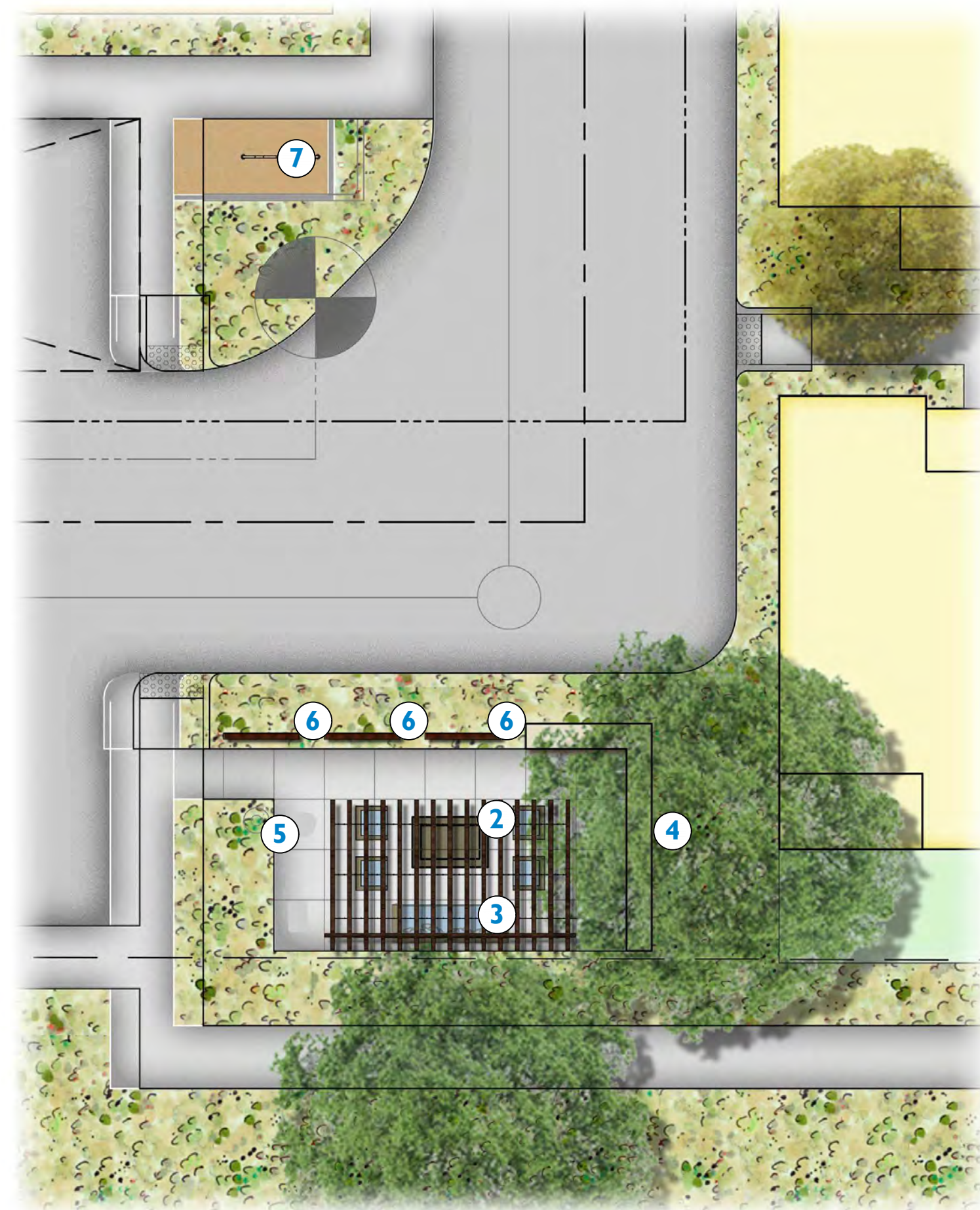
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Aloe barbadensis	Medicinal Aloe	5 Gal
	Agave americana	Century Plant	5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage	5 Gal
	Bougainvillea species	Bougainvillea	5 Gal
	Bouteloua gracilis	Blonde Ambition	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Dasylirocn acrottriche	Desert Agave	5 Gal
	Dodonea viscosa	Hop Bush	5 Gal
	Encelia farinosa	Brittlebush	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia antisiphilitica	Candelilla	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora	Red Yucca	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Penstemon parryi	Parry Penstemon	5 Gal
	Ruella peninsularis	Desert Ruella	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Tecoma x 'Sparky'	'Sparky' Tecoma	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Baileya multiradiata	Desert Marigold	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Ruella brittoniana 'Katie'	Katie Ruella	1 Gal
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 Gal

MATERIAL & TURF

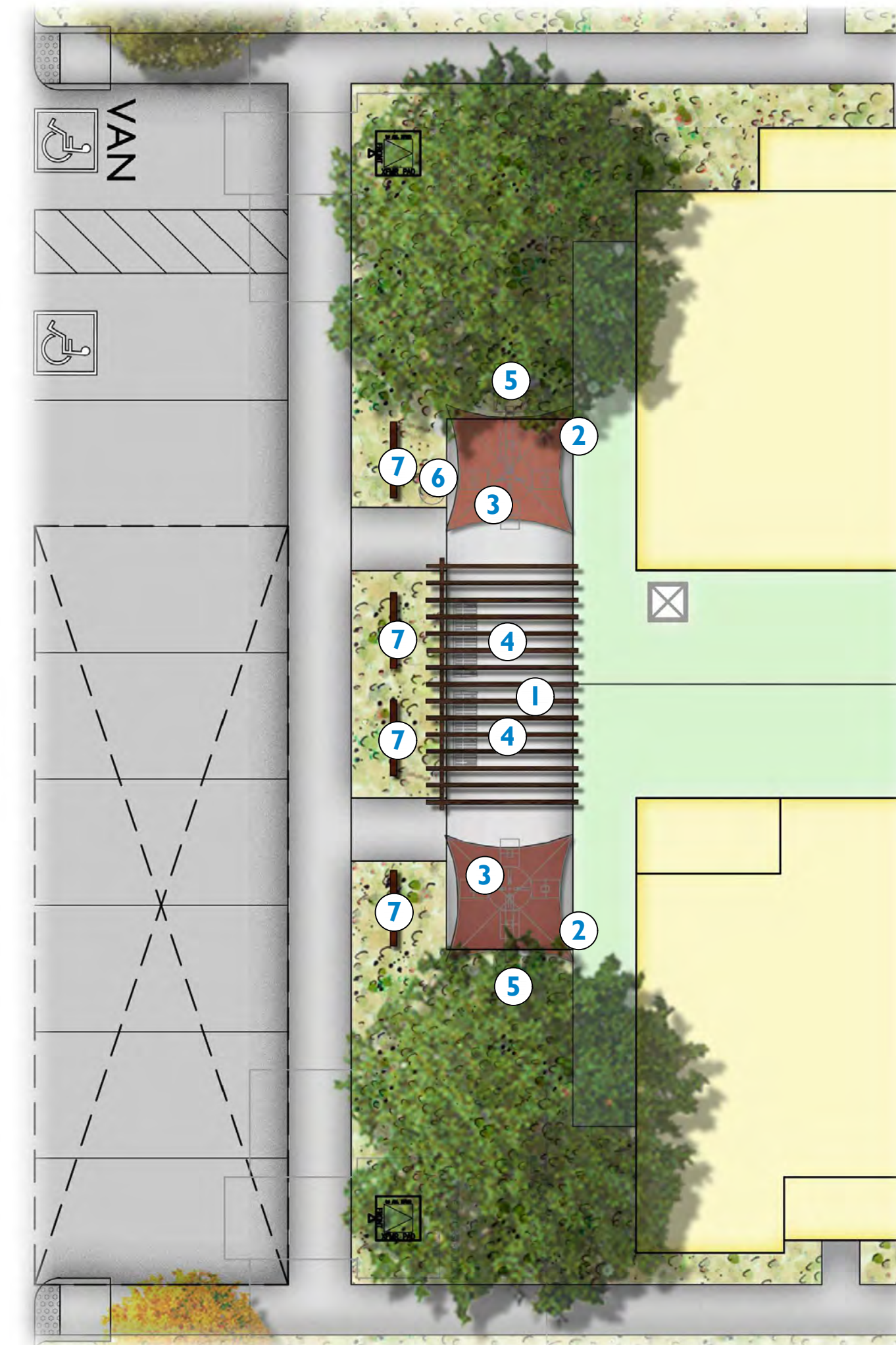
SYMBOL	COMMON NAME	SIZE
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod
	Private Courtyard (Maintained by Homeowner)	



2 OUTDOOR LOUNGE
Scale: 1" = 10'-0"

KEYNOTES

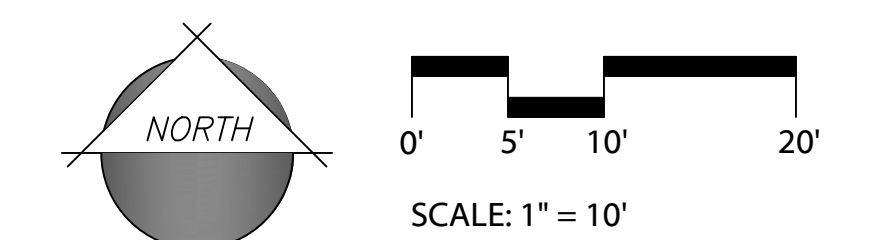
- 1 FIRE PIT
- 2 TRELLIS WITH STRING LIGHT
- 3 OUTDOOR SOFA
- 4 SEATWALL
- 5 TRASH RECEPTACLE
- 6 PARASOLEIL PANEL
- 7 BIKE RACK



3 OUTDOOR SEATING AREA
Scale: 1" = 10'-0"

KEYNOTES

- 1 TRELLIS
- 2 SHADE STRUCTURE
- 3 PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 BARBEQUE GRILL
- 6 TRASH RECEPTACLE
- 7 PARASOLEIL PANEL

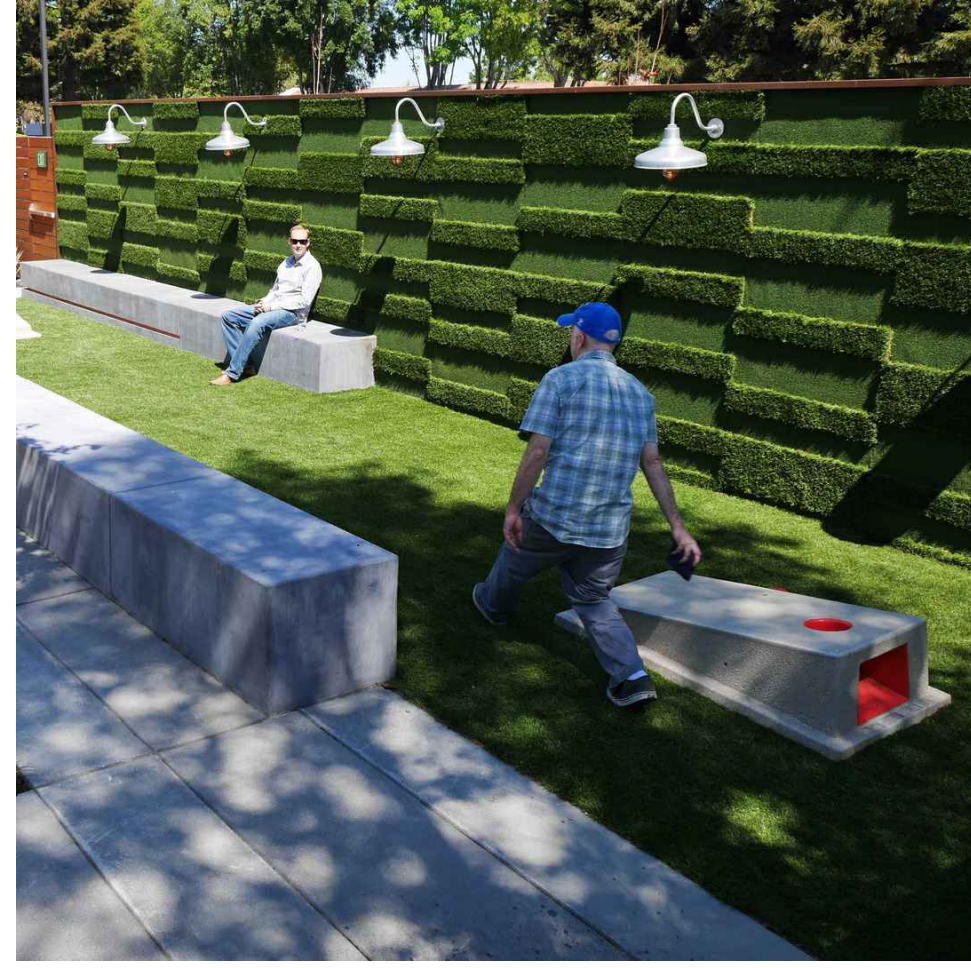


IMAGERY BOARD

NOTE:
IMAGES ARE SHOWN AS DESIGN INTENT.
FINAL PRODUCTS AND COLORS WILL BE
ELECTED DURING FINAL DESIGN. COLOR
PALETTE WILL BE EARTH TONE WHERE
VISIBLE FROM ADJACENT PROPERTIES AND
RIGHTS OF WAY



PICKLEBALL



CORNHOLE



CORNHOLE SHADE STRUCTURE



CORNHOLE CHAIRS



FIREPIT



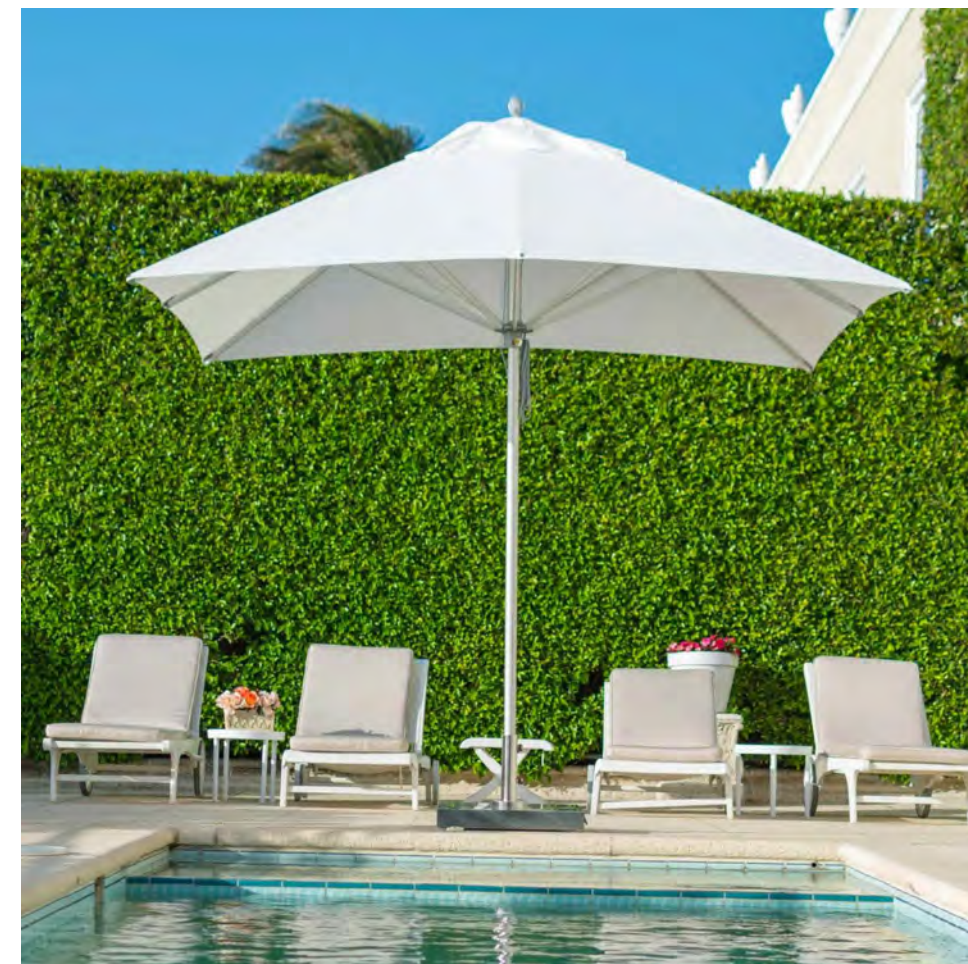
OUTDOOR DINING



FOOD TRUCK PLAZA / FLEX LAWN



POOL RAMADA



POOL UMBRELLA



TRELLIS SWING



TRELLIS



TABLE & CHAIR

IMAGERY BOARD

NOTE:
IMAGES ARE SHOWN AS DESIGN INTENT.
FINAL PRODUCTS AND COLORS WILL BE
ELECTED DURING FINAL DESIGN. COLOR
PALETTE WILL BE EARTH TONE WHERE
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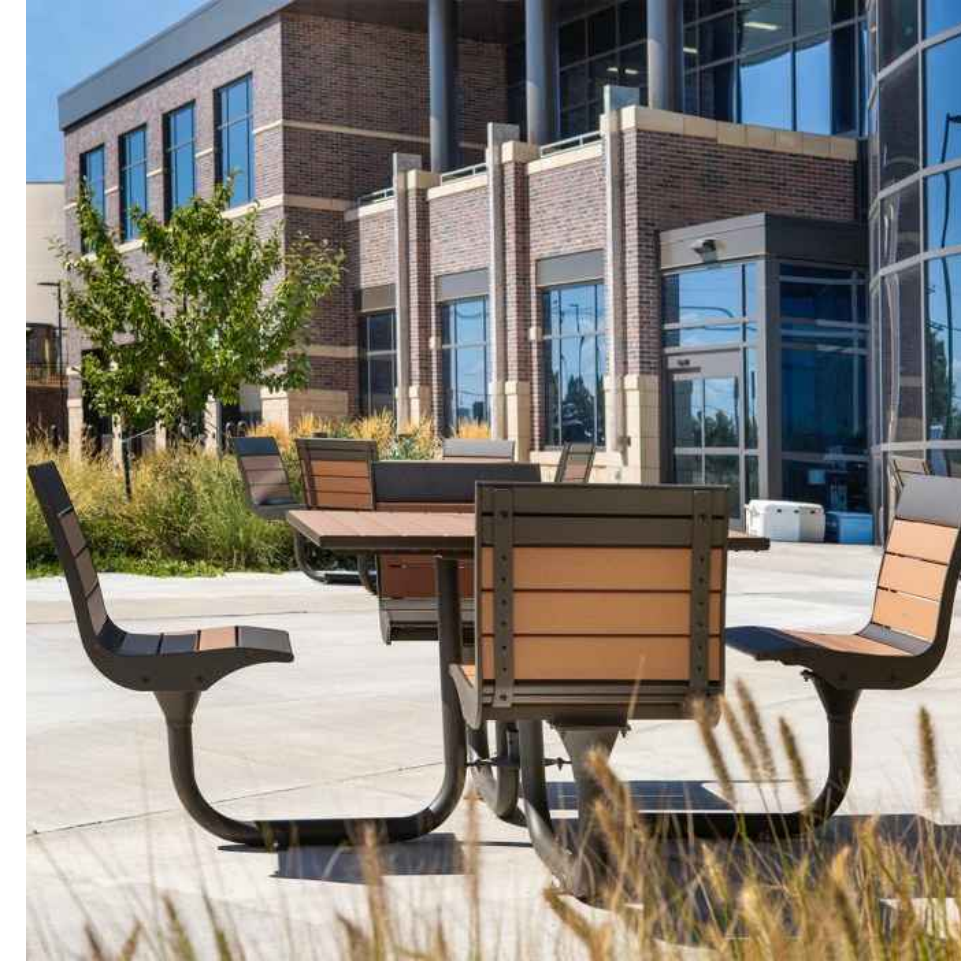
20' x 20' RAMADA



LANDSCAPE BENCH



TRASH RECEPTACLE



PICNIC TABLE



BIKE RACK



BBQ GRILL



SEATWALL



PARASOLEIL PANEL SCREEN WALL



EXERCISE STATION 1



EXERCISE STATION 2



EXERCISE STATION 3



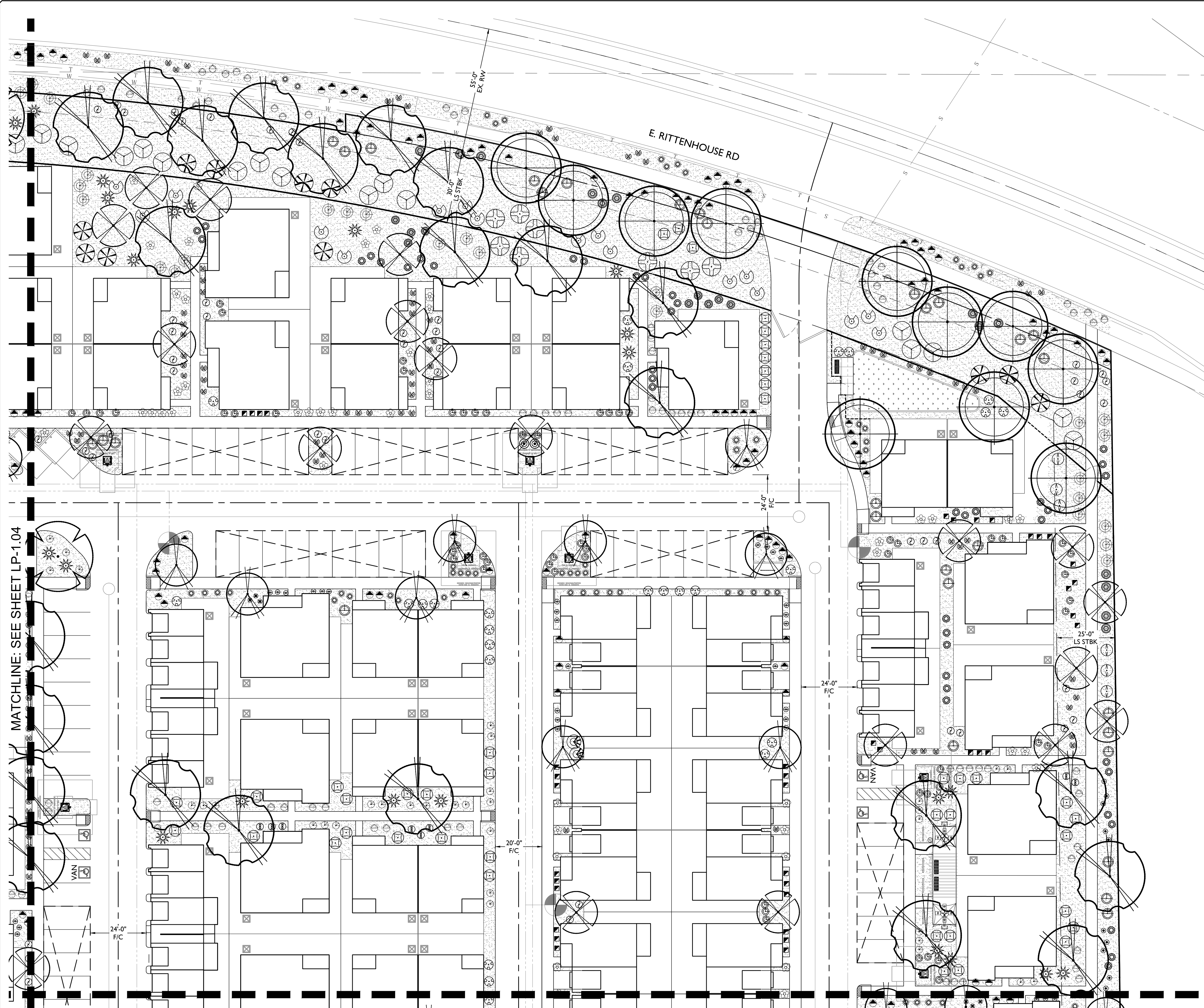
EXERCISE STATION 4

21-0069

Apr. 13, 2022 11:17pm S:\Projects\2021\21-0069\Landscapes\Drawings\Preliminary Plans\21-0069 - LP-1.01 - Landscape Plan.dwg asabin

MATCHLINE: SEE SHEET LP-1.04

MATCHLINE: SEE SHEET LP-1.02



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	36" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	Phoenix dactylifera	Date Palm	18' Tall
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Pistacia lentiscus	Mastic Tree	24" Box
	Quercus virginiana 'Heritage'	Heritage Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe barbadensis	Medicinal Aloe 5 Gal
	Agave americana	Century Plant 5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage 5 Gal
	Bougainvillea species	Bougainvillea 5 Gal
	Bouteloua gracilis	Blonde Ambition 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Dasylirion acrostichae	Desert Agave 5 Gal
	Dodonea viscosa	Hop Bush 5 Gal
	Encelia farinosa	Brittlebush 5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells 5 Gal
	Euphorbia antisyphilitica	Candelilla 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 5 Gal
	Hesperaloe parviflora	Red Yucca 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Penstemon parryi	Parry Penstemon 5 Gal
	Ruella peninsularis	Desert Ruella 5 Gal
	Russelia equisetiformis	Coral Fountain 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Tecoma x 'Sparky'	'Sparky' Tecoma 5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Baileya multiradiata	Desert Marigold 1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise' 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Lantana montevidensis	Purple Trailing Lantana 1 Gal
	Ruella brittoniana 'Katie'	Katie Ruella 1 Gal
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary 1 Gal

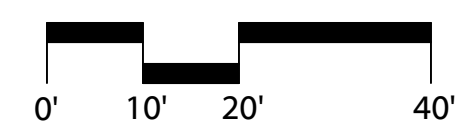
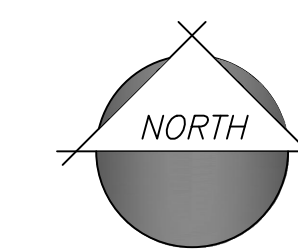
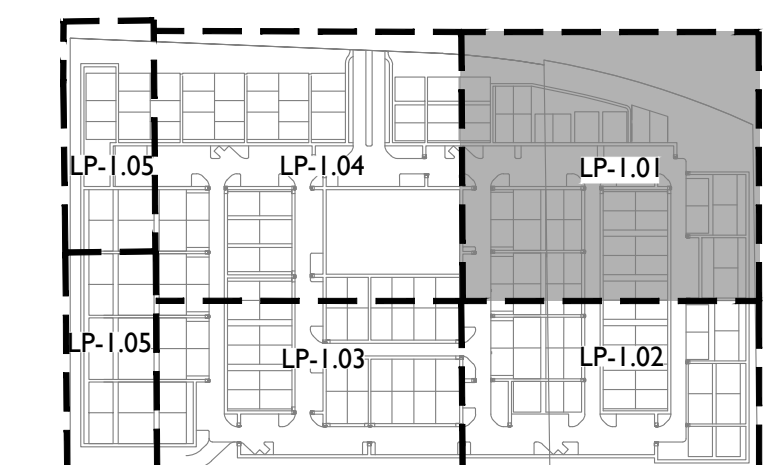
SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod

PLANTING REQUIREMENT

RITTENHOUSE RD: 1,071 LF

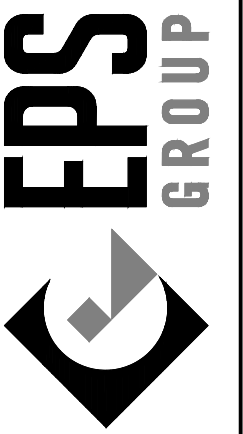
REQUIRED	PROVIDED
1 TREE / 30' (34 TREES)	36 TREES
6 SHRUB / 30' (204 SHRUBS)	272 SHRUBS

KEY MAP



SCALE: 1" = 20'

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Mayberry
Queen Creek, AZ
Preliminary Planting Plan

Project

Revisions:

NO.	DATE	DESCRIPTION
1st PRE-PLAT SUBMITTAL - 09/2021		
2nd PRE-PLAT SUBMITTAL - 10/07/2021		
3rd PRE-PLAT SUBMITTAL - 12/20/2021		
4th PRE-PLAT SUBMITTAL - 02/28/2022		
5th PRE-PLAT SUBMITTAL - 04/13/2022		



Designer: AS
Drawn by: KM, DJ



Job No.
21-0069

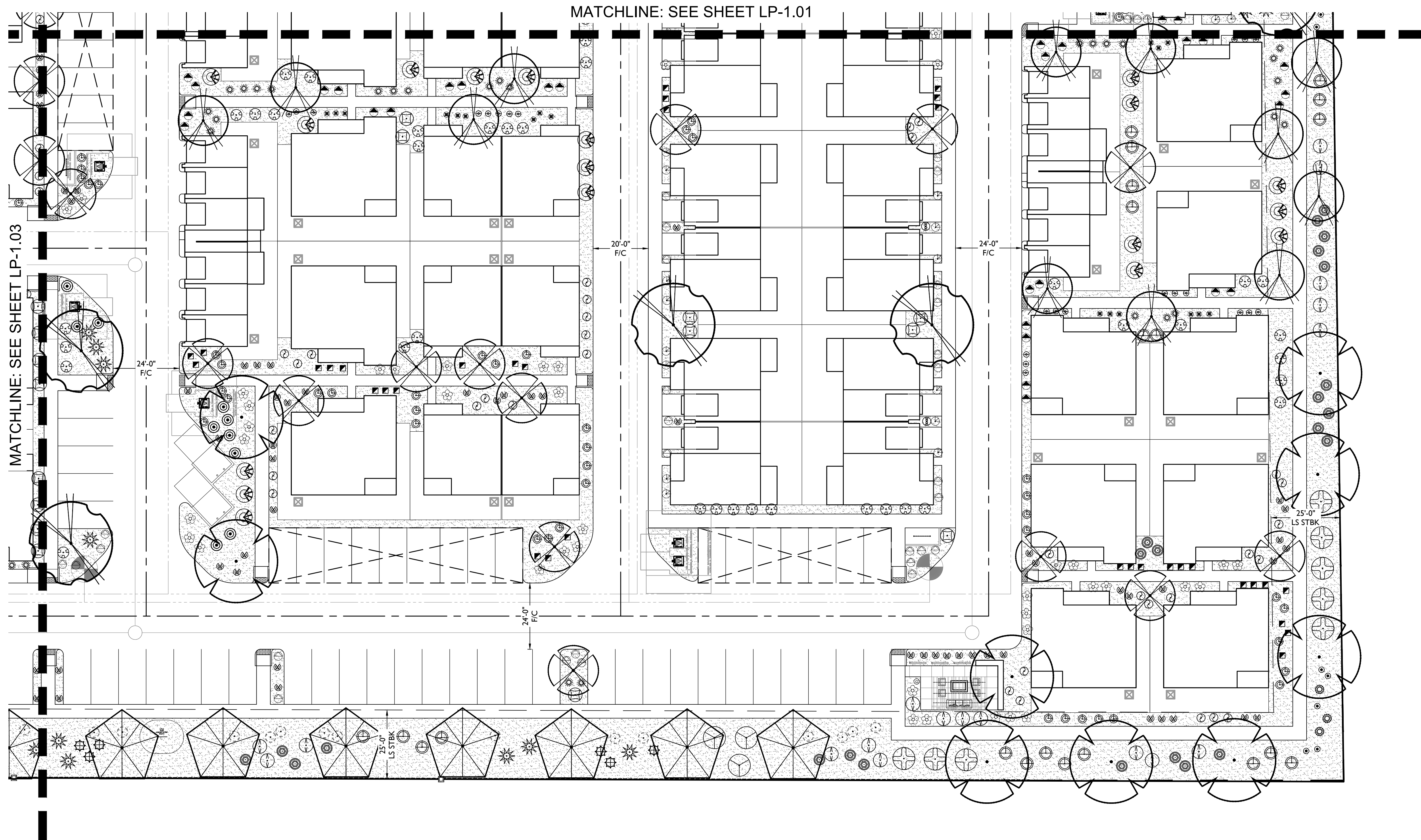
CONSTRUCTION DOCUMENTATION

Sheet No.

LP-1.01

21-0069

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PLANT LEGEND

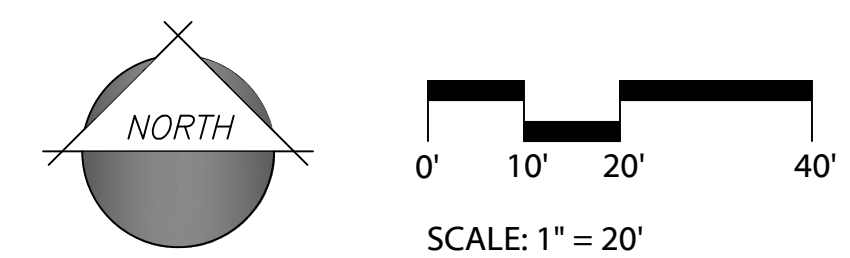
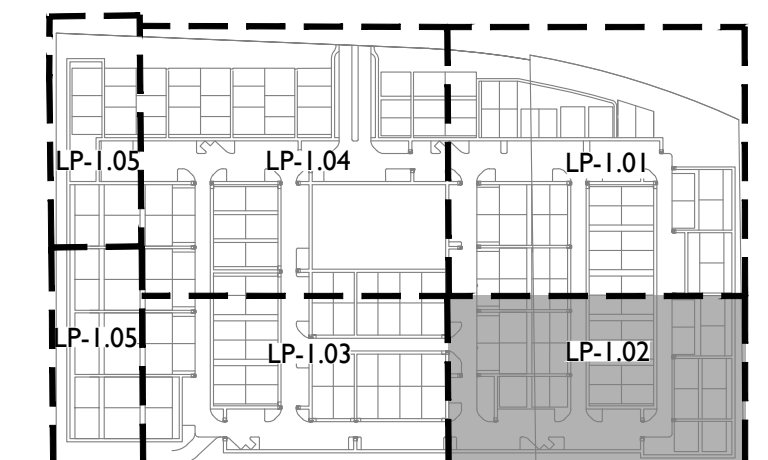
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	36" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box
	<i>Olea europaea</i> 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	18' Tall
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box
	<i>Pistacia lentiscus</i>	Mastic Tree	24" Box
	<i>Quercus virginiana</i> 'Heritage'	Heritage Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe barbadensis	Medicinal Aloe 5 Gal
	Agave americana	Century Plant 5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage 5 Gal
	Bougainvillea species	Bougainvillea 5 Gal
	Bouteloua gracilis	Blonde Ambition 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Dasylirion acrotiche	Desert Agave 5 Gal
	Dodonea viscosa	Hop Bush 5 Gal
	Encelia farinosa	Brittlebush 5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells 5 Gal
	<i>Euphorbia antispyllitica</i>	Candelilla 5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe 5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca 5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	<i>Penstemon parryi</i>	Parry Penstemon 5 Gal
	<i>Ruella peninsularis</i>	Desert Ruella 5 Gal
	<i>Russelia equisetiformis</i>	Coral Fountain 5 Gal
	<i>Simmondsia chinensis</i>	Jojoba 5 Gal
	<i>Tecoma x 'Sparky'</i>	'Sparky' Tecoma 5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	<i>Convolvulus cneorum</i>	Bush Morning Glory 1 Gal
	<i>Baileya multiradiata</i>	Desert Marigold 1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise' 1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana 1 Gal
	<i>Lantana montevidensis</i>	Purple Trailing Lantana 1 Gal
	<i>Ruella brittoniana</i> 'Katie'	Katie Ruella 1 Gal
	<i>Rosmarinus officinalis</i> 'Prostratus'	Dwarf Rosemary 1 Gal

SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	<i>Cynodon dactylon</i> 'Midiron'	Midiron Hybrid Sod

KEY MAP



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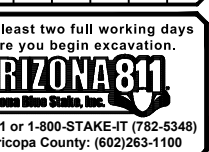


Mayberry
Queen Creek, AZ
Preliminary Planting Plan

Project: _____

Revisions:

1st PRE-PLAT SUBMITTAL - 03/2021	
2nd PRE-PLAT SUBMITTAL - 10/07/2021	
3rd PRE-PLAT SUBMITTAL - 12/20/2021	
4th PRE-PLAT SUBMITTAL - 02/28/2022	
5th PRE-PLAT SUBMITTAL - 04/13/2022	



Designer: AS
Drawn by: KM, DJ



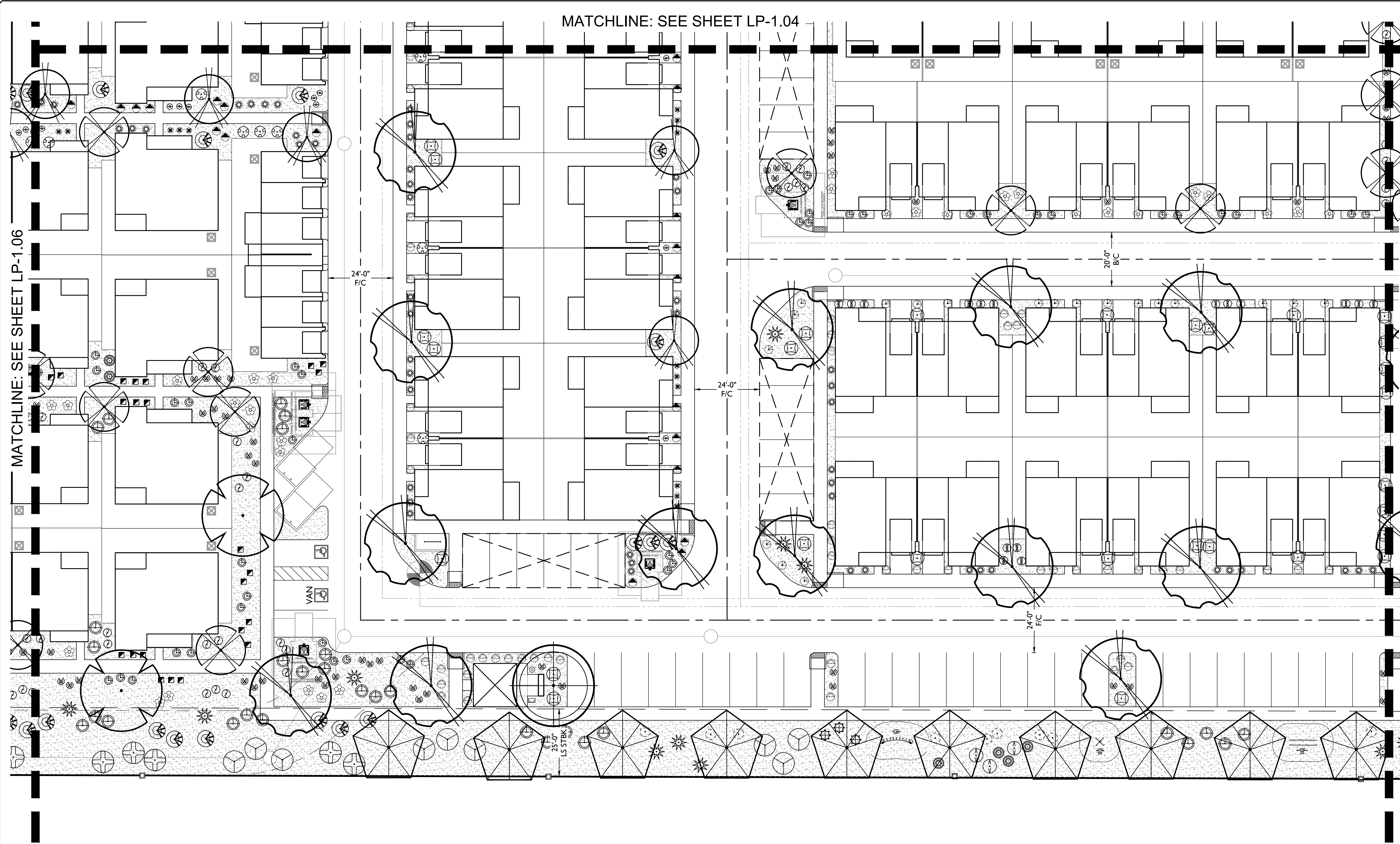
Job No.
21-0069

CONSTRUCTION DOCUMENTATION

Sheet No.
LP-1.02

21-0069

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MATCHLINE: SEE SHEET LP-1.04

MATCHLINE: SEE SHEET LP-1.06

MATCHLINE: SEE SHEET LP-1.02

PLANT LEGEND

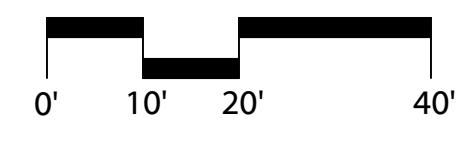
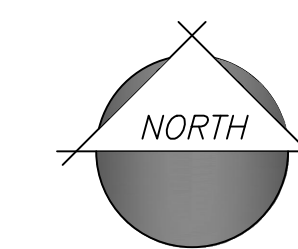
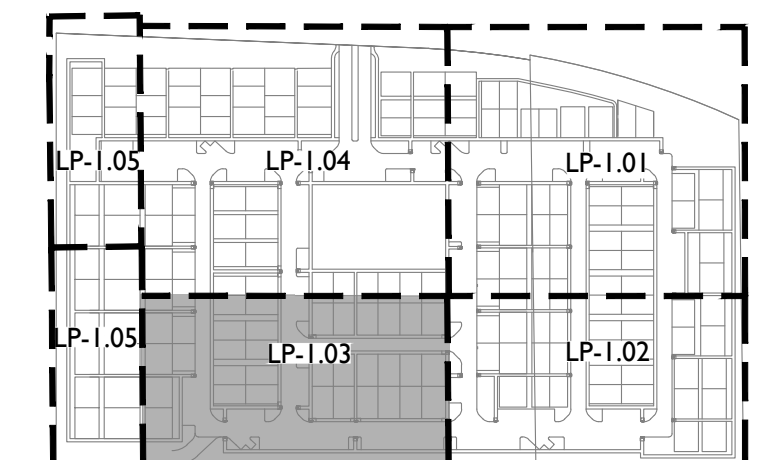
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	36" Box
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box
	<i>Olea europaea 'Wilsonii'</i>	'Wilsonii' Olive Tree	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	18" Tall
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box
	<i>Pistacia lentiscus</i>	Mastic Tree	24" Box
	<i>Quercus virginiana 'Heritage'</i>	Heritage Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Medicinal Aloe	5 Gal
	Century Plant	5 Gal
	Triangleleaf Bursage	5 Gal
	Bougainvillea	5 Gal
	Blonde Ambition	5 Gal
	Pink Fairy Duster	5 Gal
	Desert Agave	5 Gal
	Hop Bush	5 Gal
	Brittlebush	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Candellila	5 Gal
	Giant Hesperaloe	5 Gal
	Red Yucca	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Parry Penstemon	5 Gal
	Desert Ruella	5 Gal
	Coral Fountain	5 Gal
	Jojoba	5 Gal
	'Sparky' Tecoma	5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Bush Morning Glory	1 Gal
	Desert Marigold	1 Gal
	'Outback Sunrise'	1 Gal
	New Gold Lantana	1 Gal
	Purple Trailing Lantana	1 Gal
	Katie Ruella	1 Gal
	Dwarf Rosemary	1 Gal

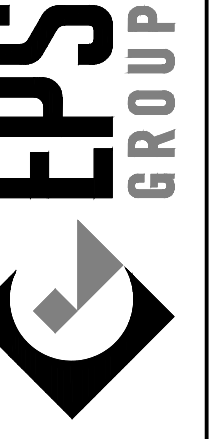
SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod

KEY MAP



SCALE: 1" = 20'

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Mayberry
Queen Creek, AZ

Preliminary Planting Plan

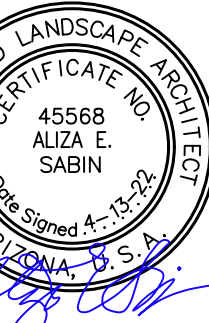
Project: _____

Revisions:

1st PRE-PLAT SUBMITTAL - 03/2021
2nd PRE-PLAT SUBMITTAL - 10/07/2021
3rd PRE-PLAT SUBMITTAL - 12/20/2021
4th PRE-PLAT SUBMITTAL - 02/28/2022
5th PRE-PLAT SUBMITTAL - 04/13/2022



Designer: AS
Drawn by: KM, DJ



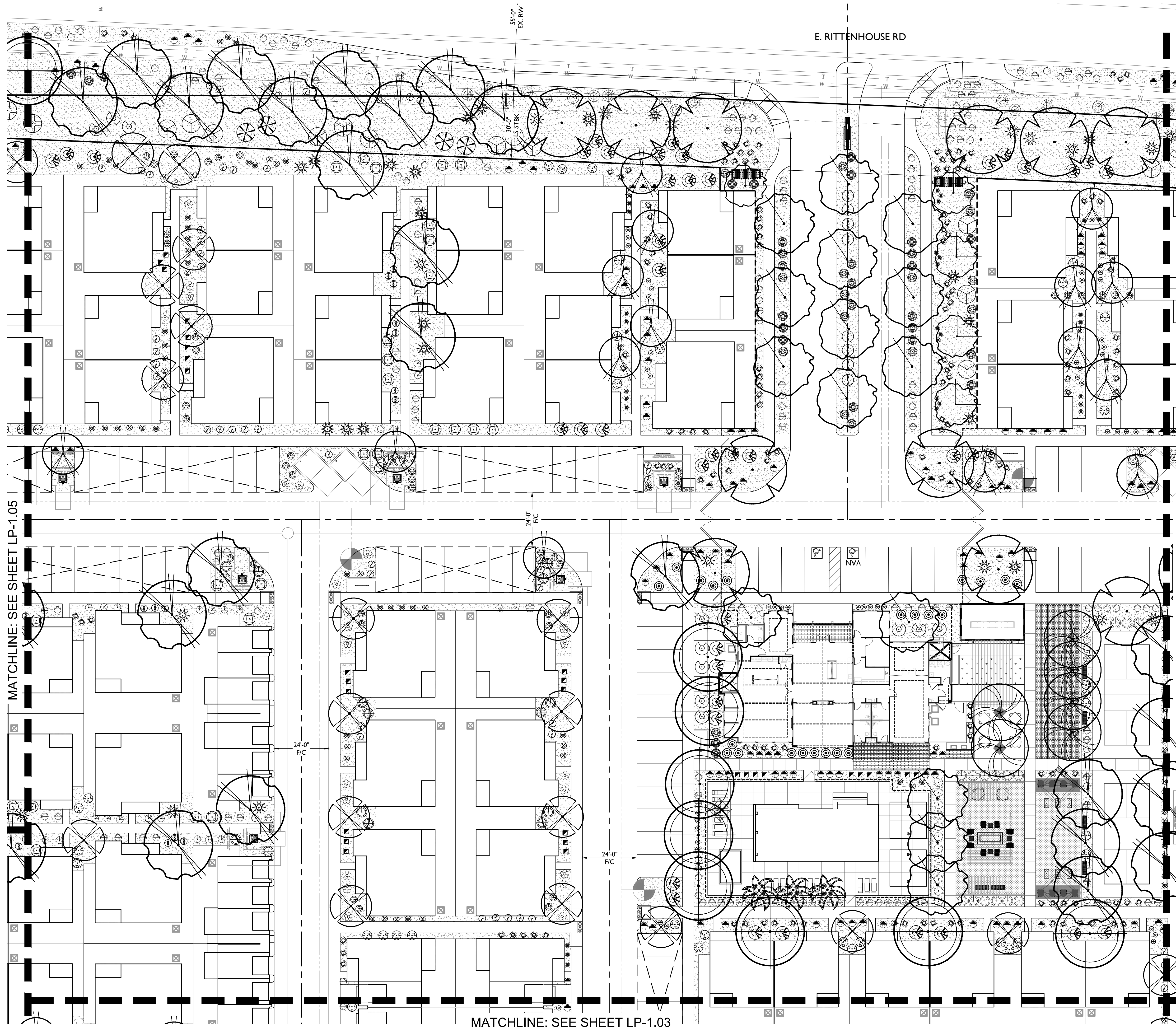
Job No.
21-0069

CONSTRUCTION DOCUMENTATION

Sheet No.
LP-1.03

21-0069

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PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	36" Box
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box
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	<i>Pistacia lentiscus</i>	Mastic Tree	24" Box
	<i>Quercus virginiana 'Heritage'</i>	Heritage Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Medicinal Aloe	5 Gal
	Century Plant	5 Gal
	Triangleleaf Bursage	5 Gal
	Bougainvillea	5 Gal
	Blonde Ambition	5 Gal
	Pink Fairy Duster	5 Gal
	Desert Agave	5 Gal
	Hop Bush	5 Gal
	Brittlebush	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Candelilla	5 Gal
	Giant Hesperaloe	5 Gal
	Red Yucca	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Parry Penstemon	5 Gal
	Desert Ruella	5 Gal
	Coral Fountain	5 Gal
	Jojoba	5 Gal
	'Sparky' Tecoma	5 Gal

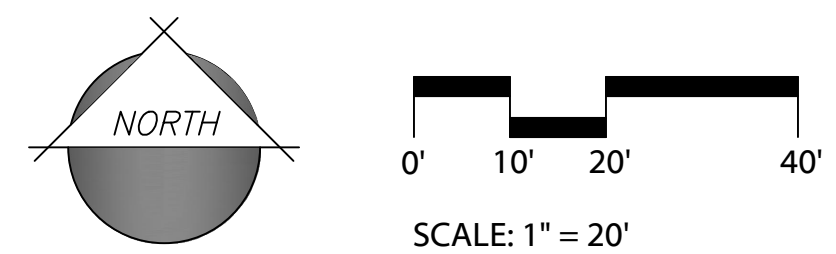
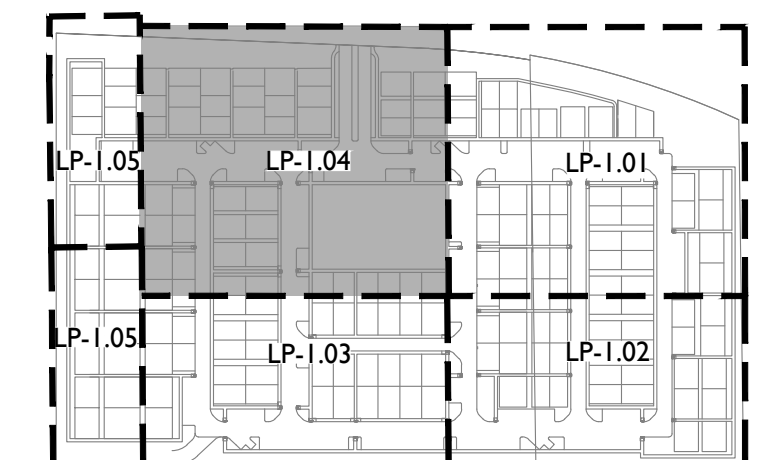
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Bush Morning Glory	1 Gal
	Desert Marigold	1 Gal
	'Outback Sunrise'	1 Gal
	New Gold Lantana	1 Gal
	Purple Trailing Lantana	1 Gal
	Katie Ruella	1 Gal
	Dwarf Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	Cynodon dactylon 'Midiron'	Midiron Hybrid Sod

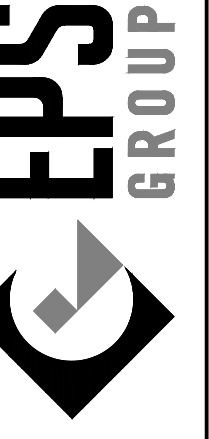
PLANTING REQUIREMENT

RITTENHOUSE RD: 1,071 LF	
REQUIRED	PROVIDED
1 TREE / 30' (34 TREES)	36 TREES
6 SHRUB / 30' (204 SHRUBS)	272 SHRUBS

KEY MAP



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Mayberry
Queen Creek, AZ
Preliminary Planting Plan

Project: _____

Revisions:

1st PRE-PLAT SUBMITTAL - 09/3/2021	
2nd PRE-PLAT SUBMITTAL - 10/07/2021	
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5th PRE-PLAT SUBMITTAL - 04/13/2022	

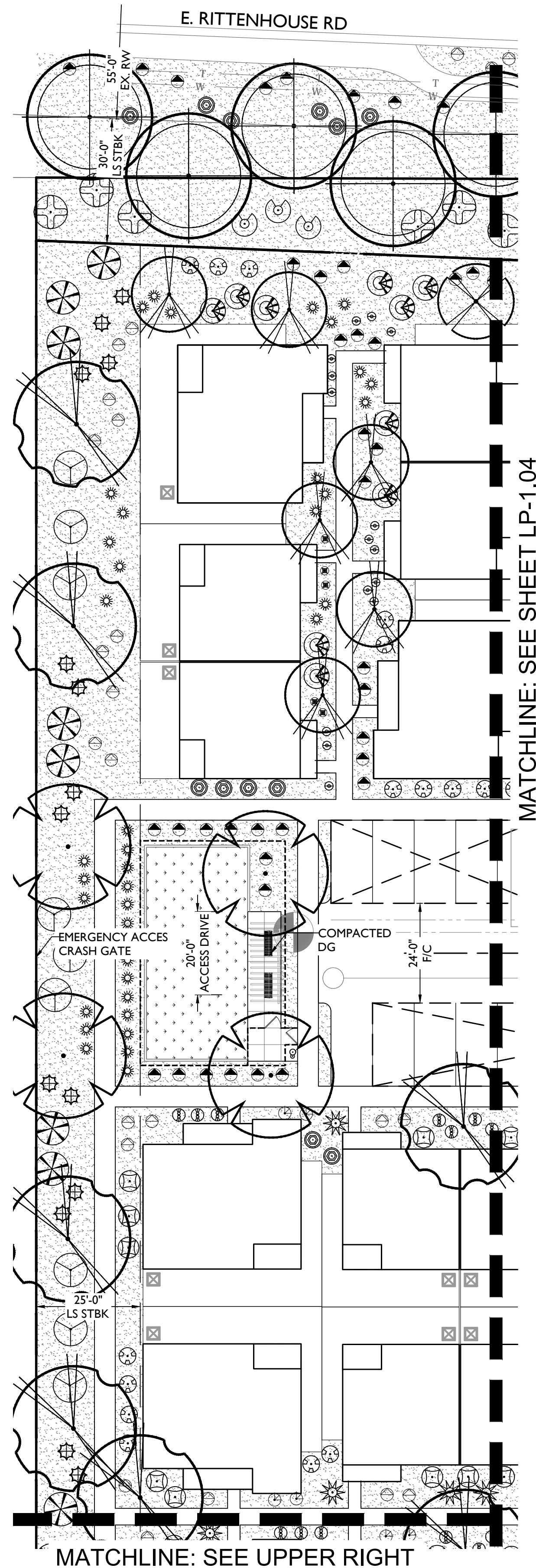
Designer: AS
Drawn by: KM, DJ



Job No.
21-0069

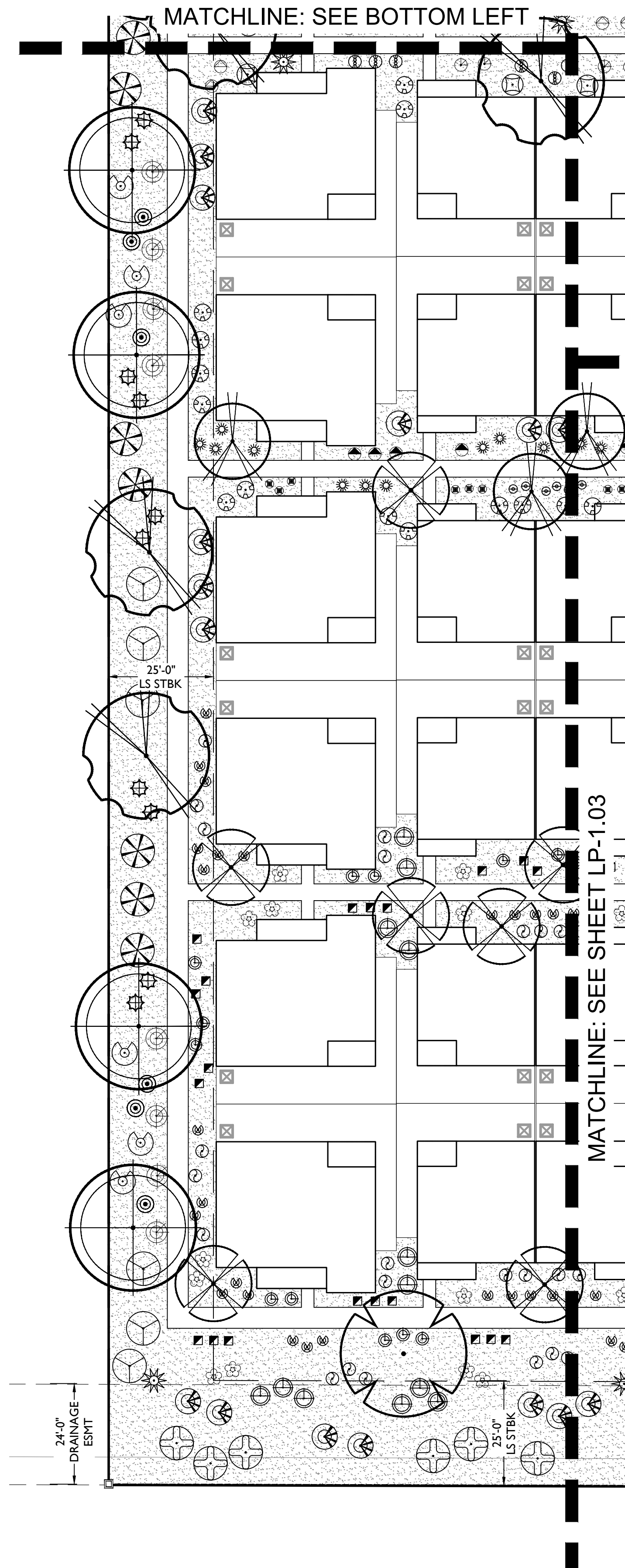
CONSTRUCTION DOCUMENTATION

Sheet No.
LP-1.04



MATCHLINE: SEE UPPER RIGHT

MATCHLINE: SEE SHEET LP-1.04



MATCHLINE: SEE SHEET LP-1.03

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	36" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box
	<i>Olea europaea</i> 'Wilsonii'	'Wilsonii' Olive Tree	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	18' Tall
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box
	<i>Pistacia lentiscus</i>	Mastic Tree	24" Box
	<i>Quercus virginiana</i> 'Heritage'	Heritage Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
	Citrus species	Citrus species	24" Box

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe barbadensis	Medicinal Aloe 5 Gal
	Agave americana	Century Plant 5 Gal
	Ambrosia deltoidea	Triangleleaf Bursage 5 Gal
	Bougainvillea species	Bougainvillea 5 Gal
	Bouteloua gracilis	Blonde Ambition 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Dasylirion acrotriche	Desert Agave 5 Gal
	Dodonea viscosa	Hop Bush 5 Gal
	Encelia farinosa	Brittlebush 5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells 5 Gal
	<i>Euphorbia antisyphilitica</i>	Candelilla 5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe 5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca 5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	<i>Penstemon parryi</i>	Parry Penstemon 5 Gal
	<i>Ruella peninsularis</i>	Desert Ruella 5 Gal
	<i>Russelia equisetiformis</i>	Coral Fountain 5 Gal
	<i>Simmondsia chinensis</i>	Jojoba 5 Gal
	<i>Tecoma</i> x 'Sparky'	'Sparky' Tecoma 5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	<i>Convolvulus cneorum</i>	Bush Morning Glory 1 Gal
	<i>Baileya multiradiata</i>	Desert Marigold 1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise' 1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana 1 Gal
	<i>Lantana montevidensis</i>	Purple Trailing Lantana 1 Gal
	<i>Ruella brittoniana</i> 'Katie'	Katie Ruella 1 Gal
	<i>Rosmarinus officinalis</i> 'Prostratus'	Dwarf Rosemary 1 Gal

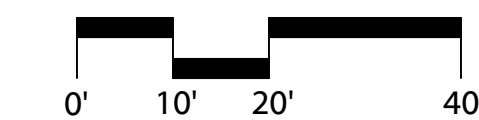
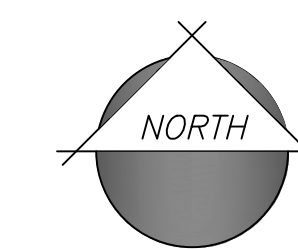
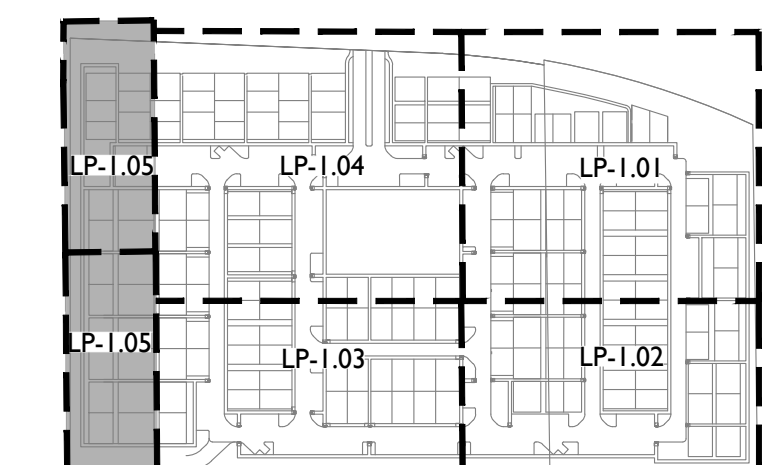
SYMBOL	COMMON NAME	SIZE
MATERIAL & TURF		
	Decomposed Granite in All Planting Areas	1/2" Screened - 2" Depth Color: Apache Brown OAE
	<i>Cynodon dactylon</i> 'Midiron'	Midiron Hybrid Sod

PLANTING REQUIREMENT

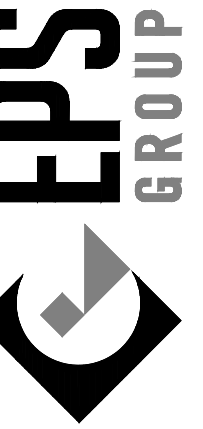
RITTENHOUSE RD: 1,071 LF

REQUIRED	PROVIDED
1 TREE / 30' (34 TREES)	36 TREES
6 SHRUB / 30' (204 SHRUBS)	272 SHRUBS

KEY MAP



SCALE: 1" = 20'



Revisions:

DATE	DESCRIPTION
09/20/21	1st PRE-PLAT SUBMITTAL - 09/20/21
10/07/2021	2nd PRE-PLAT SUBMITTAL - 10/07/2021
12/20/2021	3rd PRE-PLAT SUBMITTAL - 12/20/2021
02/28/2022	4th PRE-PLAT SUBMITTAL - 02/28/2022
04/13/2022	5th PRE-PLAT SUBMITTAL - 04/13/2022



Designer: AS
Drawn by: KM, DJ



Job No. **21-0069**

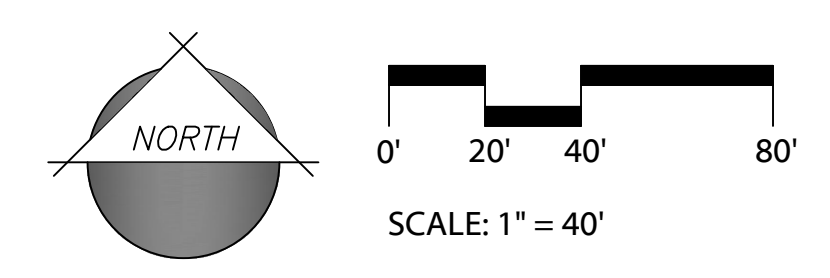
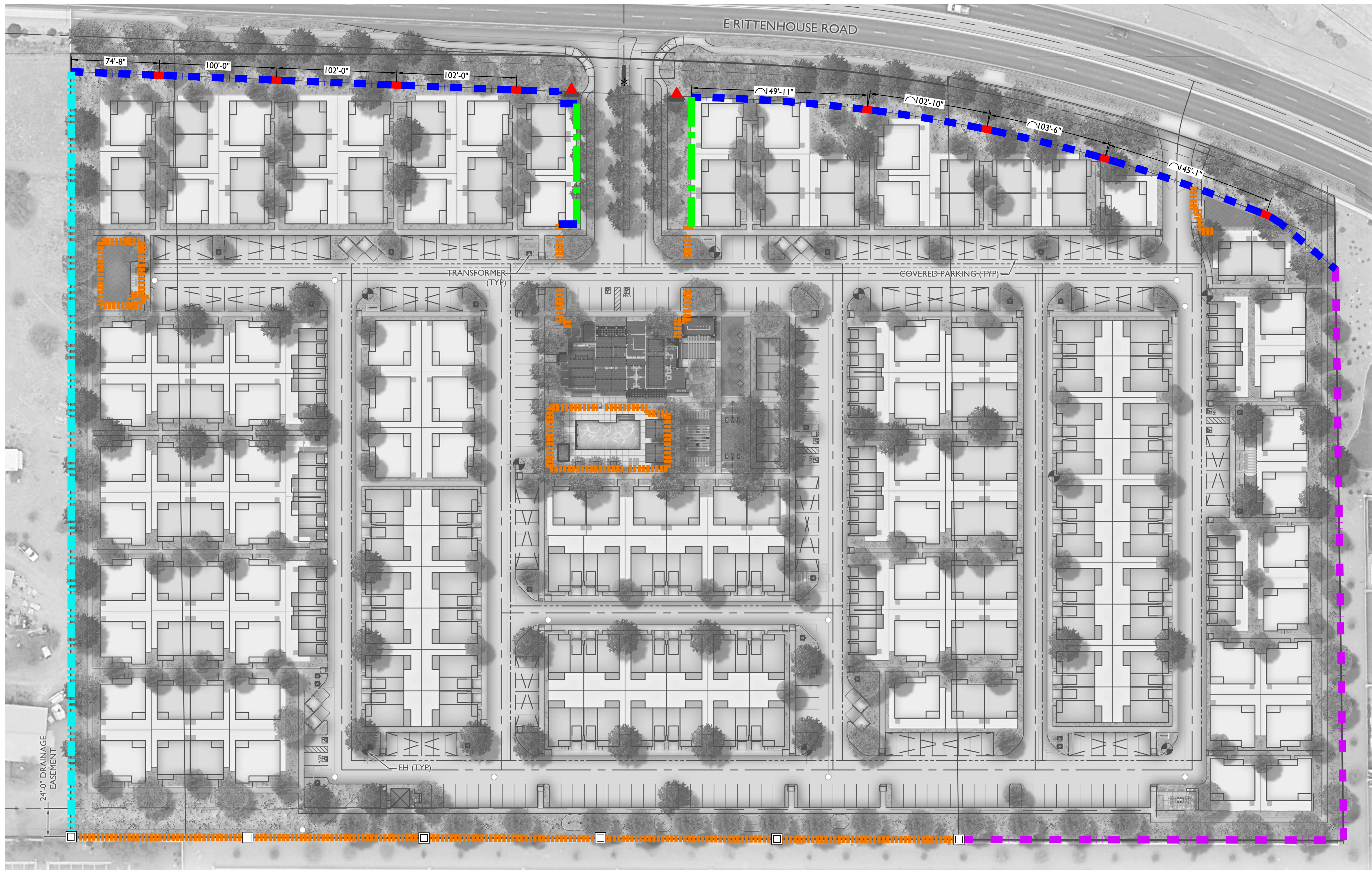
CONSTRUCTION DOCUMENTATION

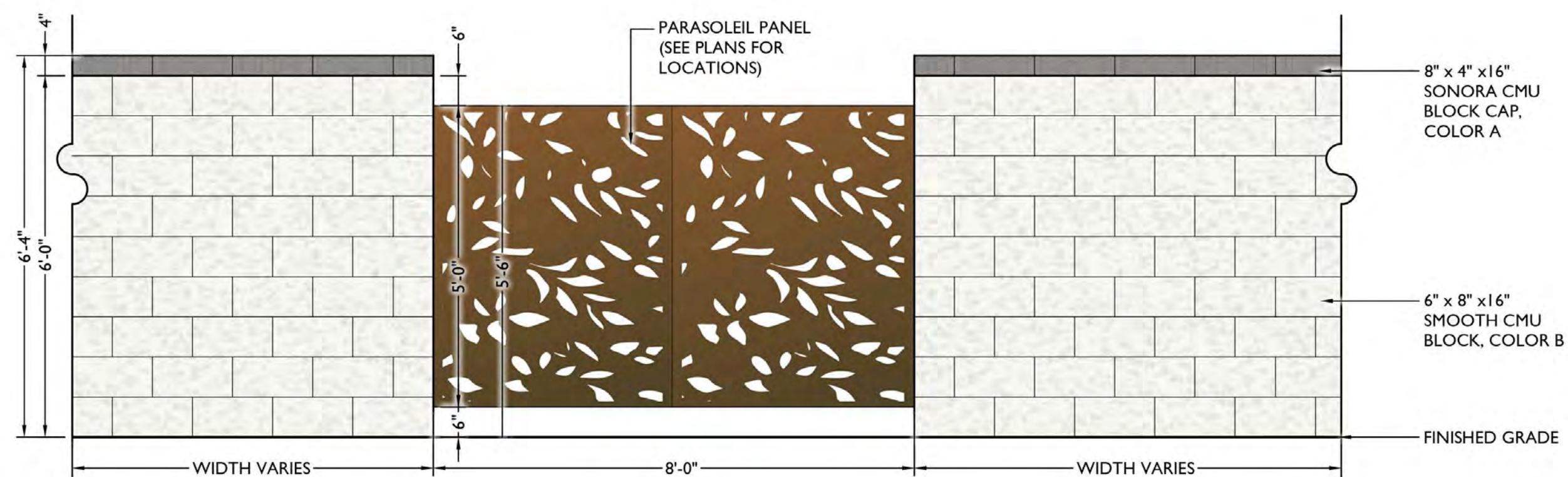
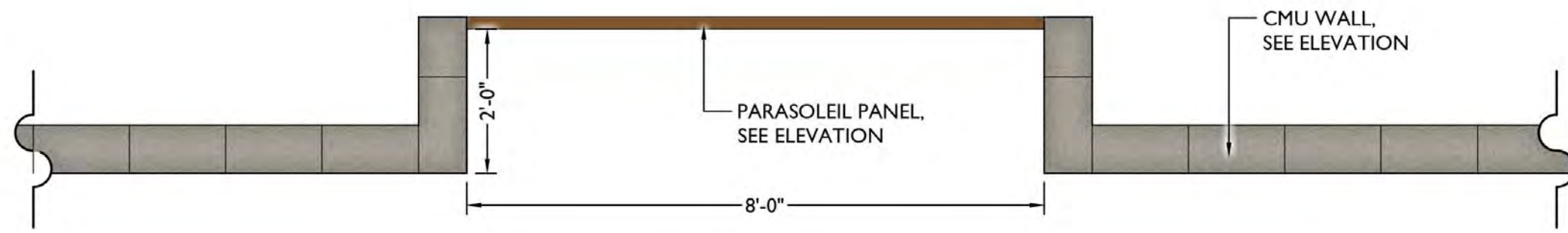
Sheet No.

LP-1.05

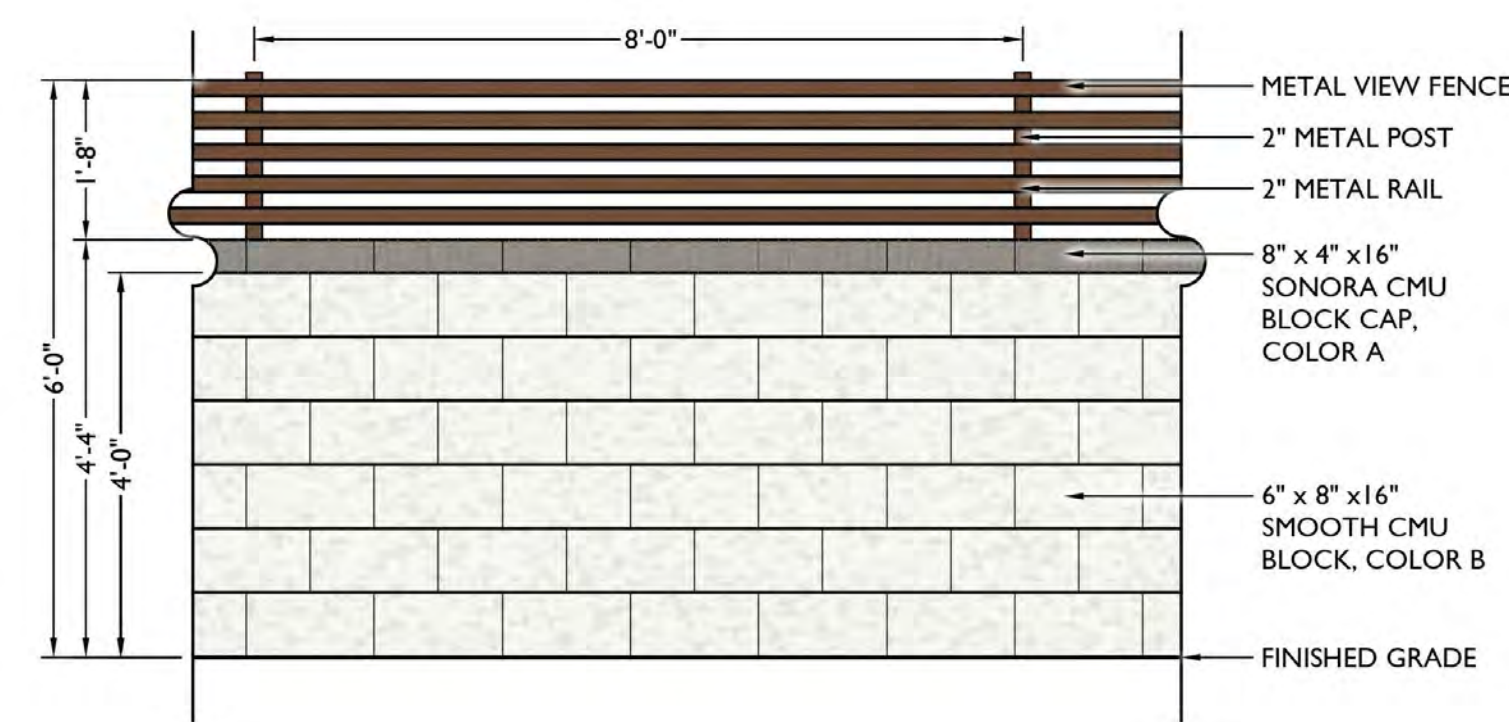
WALLS LEGEND

SYMBOL	ITEM
*	ENTRY MONUMENT
▲	ENTRY TRELLIS
—●—●—●—	PERIMETER WALL
—■—■—■—	PARTIAL VIEW WALL
—□—□—□—	POOL / VIEW FENCE
—■—■—■—	EXISTING WALL TO REMAIN
—■—■—■—	PERIMETER PANEL
—■—■—■—	BUILDER WALL
□	DECORATIVE COLUMN

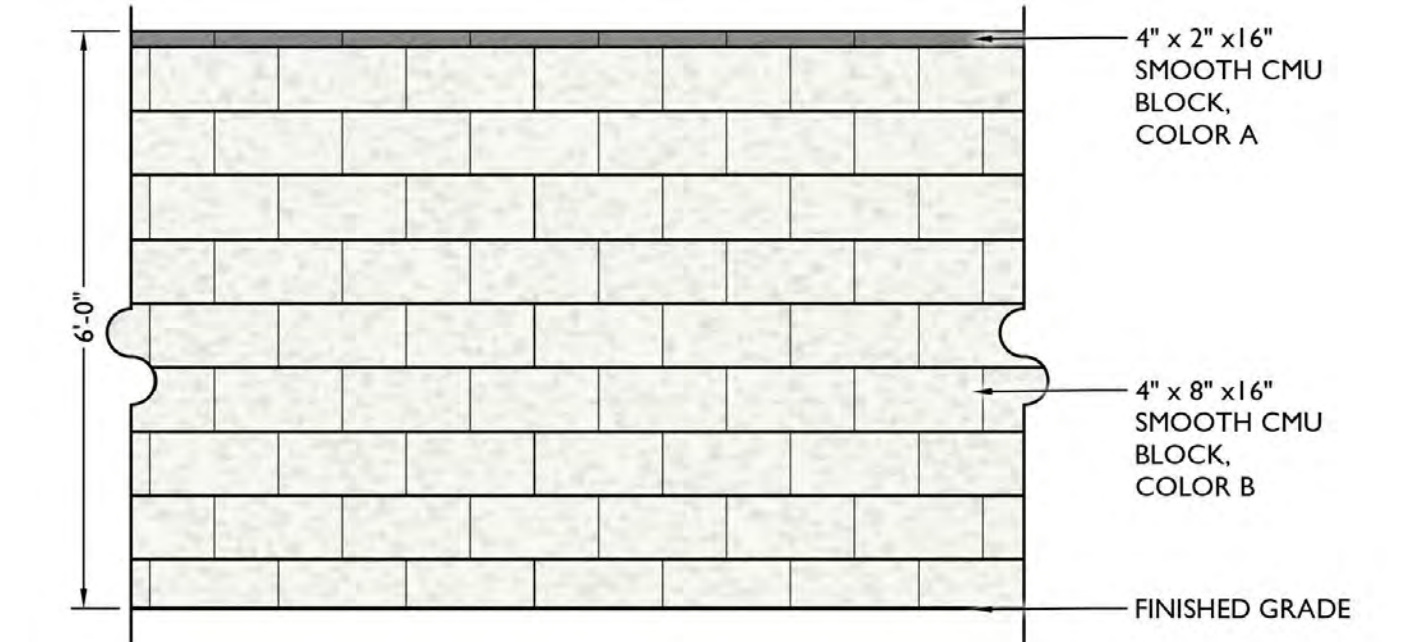




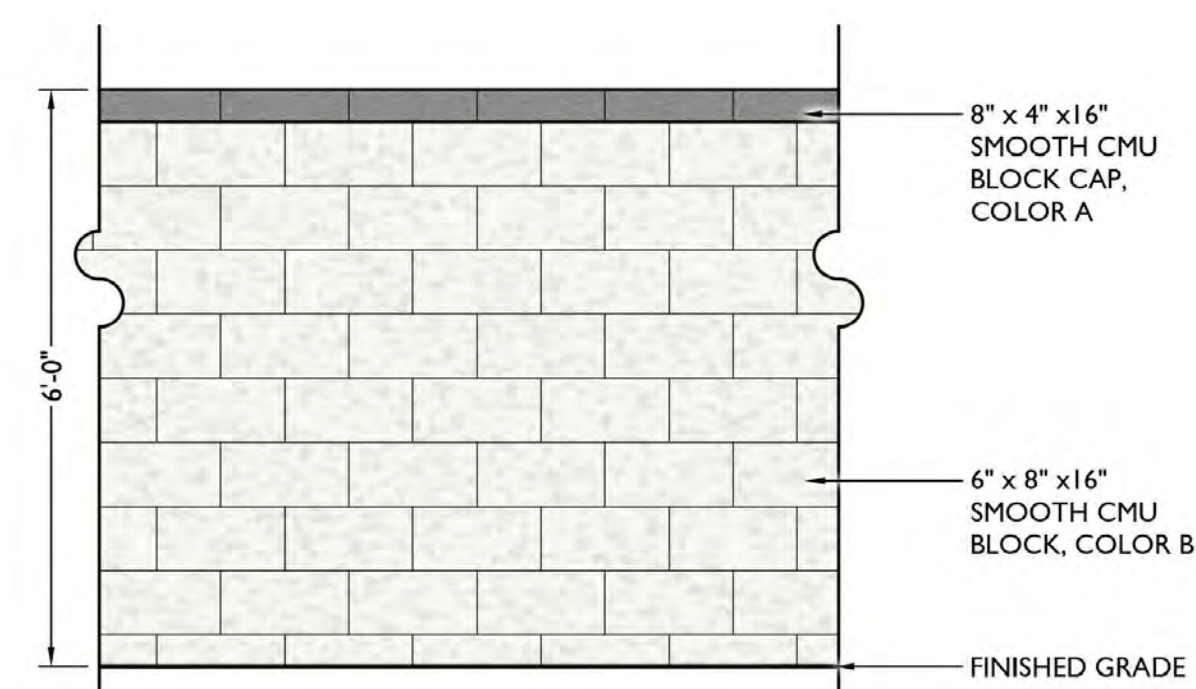
1 6' PERIMETER THEME WALL
Scale: 1/2" = 1'-0"



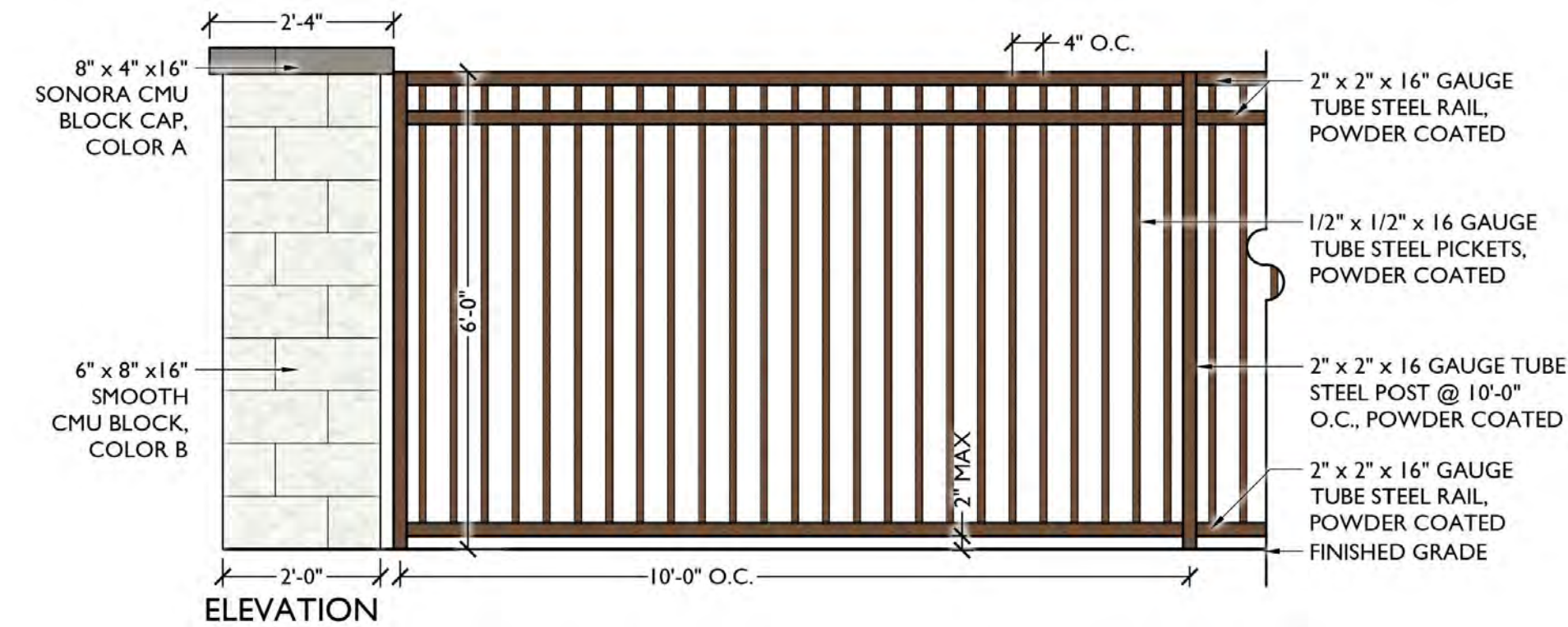
2 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



3 BUILDER WALL
Scale: 1/2" = 1'-0"



4 TRASH ENLCOSURE WALL
Scale: 1/2" = 1'-0"



5 VIEW FENCE
Scale: 1/2" = 1'-0"



6 PEDESTRIAN GATE
Scale: 1/2" = 1'-0"



CMU COLOR A
Color: SW 6074 Spalding Gray
by Sherwin Williams OAE
LRV: 22



CMU COLOR B
Color: SW 7671 On the Rocks
by Sherwin Williams OAE
LRV: 62



STEEL RAIL COLOR C
Color: SW 9183 Dark Clove by
Sherwin Williams OAE
LRV:

Mayberry on Rittenhouse
Project Narrative
CASE No. P21-0168, P21-0169, P21-0170, P21-0171

August 4, 2021

Revised: January 11, 2022

Revised: April 14, 2022



DEVELOPER

Property Design Develop, LLC
3707 E. Southern Ave
Mesa, AZ 85206



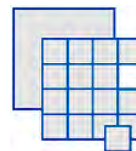
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Real Estate and Land Use Attorneys

Submitted to Town of Queen Creek



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1. Introduction and Purpose of Request

EPS Group on behalf of Property Design Develop LLC, desires to develop a residential community located on the approximately 16.8 gross acres of vacant land located on Rittenhouse Road east of Sossaman Road in the Town of Queen Creek (“Property”). The Property comprises Maricopa County Assessor Parcel Numbers (APN) 304-62-926, 304-61-989, and a portion of 304-61-054. The proposed development, Mayberry on Rittenhouse, is a “boutique-home living” community of attached and detached single-family patio homes. The community incorporates a large clubhouse, a lush landscape/open space plan, and resort lifestyle amenities that contribute to a high-quality use that compliments and enhances the surrounding area. The Property is currently zoned Rural Residential R1-43 (Queen Creek) and RU-43 (Maricopa County). To facilitate the development of the Property, the developer requests for the review and approval of an annexation of a portion of the project and a PAD/rezone, preliminary plat and site plan review of the entire development. The development of this Property will expand housing opportunities for residents in an area of the town where resources and infrastructure are in place to facilitate orderly and efficient growth.

Mayberry on Rittenhouse	
A.P.N.	304-62-926, 304-61-989, and a portion of 304-61-054
Related Case No.’s	P21-0073
Current Land Use	Vacant
Existing General Plan	Neighborhood
Existing Zoning District	RU-43, R1-43 (Maricopa County)
Proposed Zoning District	MDR PAD
Gross Area	16.76 Acres
Net Area	15.88 Acres
No. of Units	
1 Bedroom/1-Story	66
2 Bedroom/1-Story	54
1 Bedroom/2-Story	16
2 Bedroom/2-Story	50
Total	186
Net Density	11.7 du/ac
Building Coverage	28.5%
Open Space	5.79 acres (36% of Net Area)

2. What is a Mayberry Community?

Mayberry “boutique-home living” communities provide a high-quality living experience for young professionals, small family units and the growing number of retiring adults that seek comfortable and maintenance free housing that is attractive. This gated community provides residents the security and design qualities of a traditional upscale single-family neighborhood as well as the amenities and flexibility that come from a desirable lock-and-leave living opportunity.

Typical Mayberry residents seek its sense of home and privacy where they can have causal conversations with a neighbor, relax in their private yard or take their dog for a safe, quiet walk. They also enjoy its look

and feel of timeless luxury, smart home technology (app- controlled thermostats, door locks, etc.) and flexible floorplans that accommodate their work- at-home preferences.

3. Existing Conditions

The Property is an assembly of parcels comprising of vacant desert land with relatively flat topography. Abutting the north property line is a mostly straight alignment Rittenhouse Road that begins to curve toward the southeast. North of the street is vacant land, a portion of which is zoned C-2 and a portion that is proposed for an MDR zoned residential community known as Rittenhouse Commons. To the east is also vacant land, followed by the R1-9 zoned Rittenhouse Ranch subdivision, which wraps around to abut the Property's southern boundary. A church also borders the southern boundary. Miscellaneous single-family homes and structures are located west of the Property.

Site Aerial



4. Description of Proposal

This request pertains to the proposed development of Mayberry on Rittenhouse, a “boutique-home living” community of attached and detached single-family patio homes in a proposed condominium plat. The proposed development plan supports the vision, goals, and policies of the Town of Queen Creek General Plan, which promotes the transition of land uses from areas of higher intensity to areas of lower intensity. The General Plan also encourages a compatible array of land uses, development of infill properties and a balance of quality housing types that support future housing demand.

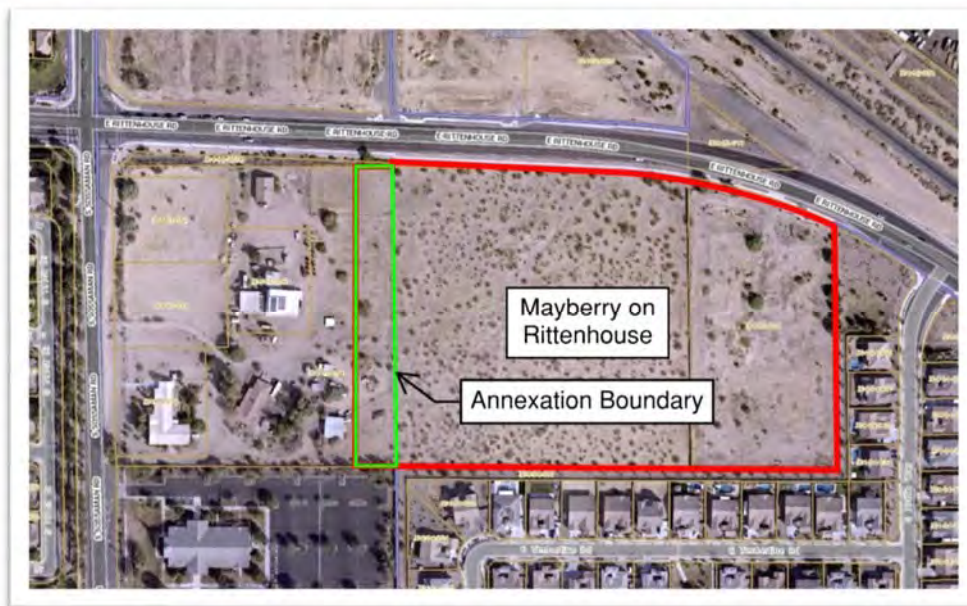
The proposed development offers the next level of quality for the hybrid type of single-family housing. Proposed are attached and detached patio homes with robust open space and lifestyle amenities that encourage long-term residency and investment in the community. This project will contribute to greater economic sustainability given the proposed households that will increase demand for retail and professional services. The proposed residential land use and density will implement a high-quality transition from this neighborhood to the arterial street, multi-family and commercial property to the north, and the nearby arterial intersection. Similar transitions of land use intensities currently exist throughout the Town, such as to the west of Sossaman Road, as well as comparable MDR projects being proposed further northwest along Rittenhouse at Germann Road. Mayberry On Rittenhouse will provide generous building setbacks and landscape buffers along its shared boundaries with single family residential land uses to the east, south, and west, which is larger than what is required per the Town of Queen Creek Zoning Ordinance, Section 5.3.D.6. These parameters, among other conditions summarized in this narrative and on the submitted plans, favor development of this uniquely situated parcel with the proposed residential use.

Annexation

The proposed boundary of Mayberry on Rittenhouse extends into a portion of the neighborhood property to the west and is part of Maricopa County Assessor APN 304-61-054. This approximately 1.42-acre piece will become an integrated part of the Mayberry on Rittenhouse community. Annexing this area and including it with the overall Mayberry on Rittenhouse allows the development to increase the amount of open space provided, especially in the central amenity area where the clubhouse and pool are located to provide a large area for residents to interact and socialize.

The proposed annexation boundary is shown in green below with the overall Mayberry on Rittenhouse project area shown in red.

Annexation Boundary



Based on available information, the modified Maricopa County parcel to the west will not become a nonconforming parcel because it exceeds the minimum required size, the buildings appear to far exceed

setback requirements. Also, any nearby adjacent structures to the new property boundary are considered detached accessory buildings, not housing units, and will be located well outside the 3-foot accessory building setback per the Maricopa County Zoning Ordinance, Article 1106.2. Part of Mayberry on Rittenhouse was recently annexed, and this newly proposed annexation as proposed will become part of a cohesive development plan. This request will contribute to the open space buffer and enhance project compatibility with the surrounding land uses.

The proposed annexation will meet all state law requirements of A.R.S. 9-471. The signature requirements of A.R.S. 9-471(A)(4) will be met. Property owner ship has unified their interests in this single proposed development plan that promotes more effective and holistically planned development. One hundred percent of the property owners involved approve of this annexation. The proposed annexation does not create a new county island, but appropriately decreases an existing island that currently is made up of residential properties to the west and the church to the south that are bordered by more than three sides, thus addressing Subsection 9-471.K of the statute. In accordance with subsection 9-471.L, the equivalent Town zoning of the Property that is currently zoned RU-43 will be R1-43, which will serve as the basis for the concurrent rezoning requires. The Applicant will follow the applicable rezoning procedures adopted by the Town, which the statutes require.

Furthermore, the proposed annexation addresses Town policies, as follows:

- Utility Service: The proposed development is located in both the Town’s water and sewer service areas and requests connection to its respective facilities.
- Fiscal benefits: the project’s developer will be responsible for all applicable costs of development, including installation of required right-of-way improvements, private parks, and open space amenities. It is the intent to maintain the proposed private drives, open space areas, and common areas by private ownership, which decreases demand for use of public parks in the Town.

At the appropriate stage of development, development fees will be paid to support the Town’s capital improvements that benefit the public. Regarding recurring costs, the Property declarant will establish an HOA that will ensure ongoing maintenance and operations for effective management of open space tracts and drainage tracts, common areas and other common facilities.

- Economy: Mayberry on Rittenhouse will contribute to the Town’s economy in many ways. The additional residences will support the Town’s local businesses, and therefore, the Town’s economy, which is a major element of the Economic Development Strategic Plan. The proposed open space amenities will provide a higher quality lifestyle that will increase the value of neighborhoods in the area, which will indirectly contribute to neighborhood stability and a sustainable economy. The proposed improvements will add value to this large tract of land that is a challenging parcel with multiple property owners with whom the applicant has worked to create a unified, quality development. Ultimately, this proposal will increase property assessments that will contribute to the local schools, roadway projects, and other public initiatives that benefit the entire Town. These measures will further the Town’s vision regarding fiscal sustainability.
- Civic: In furtherance of the General Plan Goals, Mayberry on Rittenhouse contributes to the Town’s sense of community by embracing the high-quality neighborhood character and implementing a transition in the existing fabric of the Town’s approved neighborhoods. In addition, design of the community entry, walls, amenities, and housing will evoke the area’s

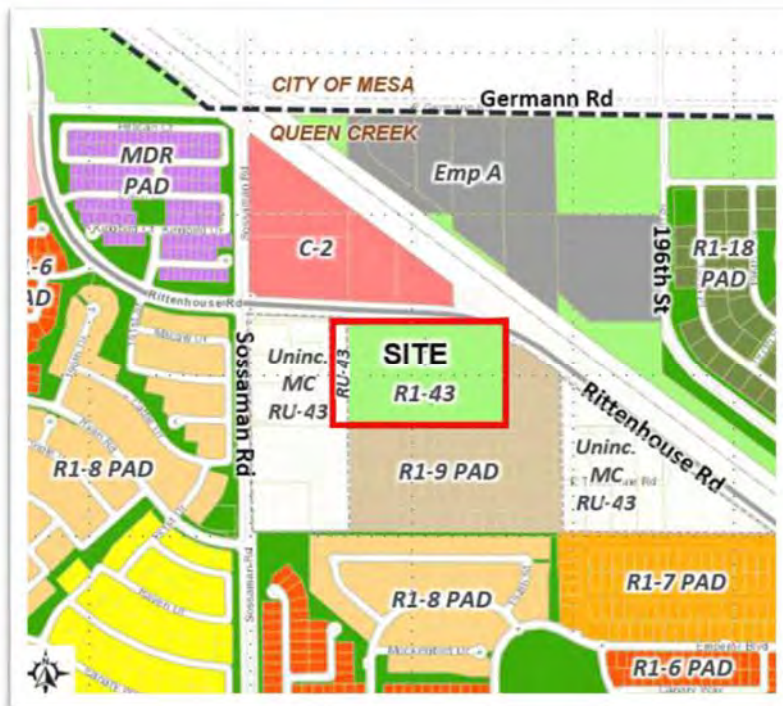
residential themes that have attracted residents to the Town who share in the civic pride centering on the Town's General Plan vision.

- **Planning and Building:** The proposed annexation will reduce a county island and provide continuity of municipal land located in the planning area established by the Town for many years. This annexation, and the accompanying rezoning, will help the Town fulfill the purposes and intents outlined in the General Plan, given that the accompanying rezoning will be consistent with the General Plan Land Use Element.
- **Public Safety:** The proposed development will be designed in conformance with fire and public safety requirements. The new neighborhoods will provide added demand for services where growth has been appropriated planned on an infill site the General Plan Growth Area Element.
- **Procedure:** The applicant has met with the Town to identify the requirements to proceed with this annexation and related land use processes. As the process proceeds, the applicant will continue to identify the appropriate requirements and coordinate with the appropriate entities and experts to address the standards needed to successfully implement the development of Mayberry on Rittenhouse.

Rezoning

An MDR designation with a PAD overlay is being requested as shown in the proposed zoning map below. Mayberry on Rittenhouse's proposed zoning plan will implement the General Plan policies and enforce a proposed conceptual development plan. This PAD will also create opportunities for creativity, flexibility, and consistency with Zoning Ordinance purposes and criteria to promote a quality, sustainable development. Mayberry on Rittenhouse will meet or exceed the standards of the Zoning Ordinance, except as modified in this PAD narrative and submitted documents. The site plans, PAD development standards, and guidance for construction of the proposed development and are laid out in the sections that follow.

Existing Zoning Map



Proposed Zoning Map



Site Plan

Specific elements of Mayberry on Rittenhouse's development plan provide transitions and enhanced compatibility with surrounding properties. The Site Plan's thoughtfully planned building heights and layout are responsive to all surrounding properties. Single-story patio homes with enclosed private yards and landscaping are located at the property's southeast and southwest corners, which backyards and perimeter landscaping create adequate buffering and transitions to the south. Furthermore, the proposed 2-story patio homes have attached garages that offer a similar type of building form to the homes to the south. These homes are centrally located on the site plan behind a parking drive aisle and parking area with a building setback that exceeds standards.

The site design of Mayberry on Rittenhouse will incorporate high-end architectural themes and cohesive site design that establish a distinct sense of place and identity. In furtherance of Queen Creek's standards and policies, the Conceptual Site Plan contemplates an internal pedestrian network and outdoor recreational opportunities at the heart of the community that support active lifestyle and gathering spaces for neighbors to share and enjoy. Additionally, the proposed building and landscape setbacks, neighborhood-scale building massing, private backyards, inclusion of covered patios and porches for all homes, and other noted features will exceed standards to help ensure compatibility with the surrounding properties and provide exceptional lifestyle features for the future residents.

Buffers and compatibility – A summary of the perimeter building setbacks, separation, and landscape buffers are provided as follows: The north boundary has building and landscape setbacks of 40-54 feet west of the main entry and 31-51 feet east of the entry, which exceeds the 30 ft. minimum buffering standards. Along the east and west property boundaries are proposed 25-foot common landscape buffers,

which exceed the typical onsite 15-foot standard being applied to the single-family use in MDR zoning by 67%. The building setbacks likewise exceeds the minimum building requirements established in the zoning ordinance, which is increased from 5 feet to 15 feet when the landscape buffer standard is applied. When you add the 22-25 feet of the adjacent landscape tract, the total 47-50 ft. buffer exceeds the 30 ft. requirement by 60-67%.

Regarding buffers to the southern boundary, the total setback exceeds the 15-ft. requirement on both sides of the property line by 400%-500% for the 2 story homes (4-5 times more than required) and 120%-600% for the 1-story homes. Comparable results occur when you add the landscape tract to the south. Specifically, the building setbacks to single-story homes are 33 feet and 46 feet on the corners and 106 feet in the middle. The building setbacks to the 2-story buildings are 78, 94, and 102 feet. This buffer includes 25 feet of perimeter landscaping, followed by a driveway flanked by one or two rows of parking. The distance to the small number of 2-story homes pushed further into the site provides for greater screening, reduced visibility, and enhanced compatibility with the surrounding uses.

South and east of the project, the Rittenhouse Ranch HOA has an approximately 25-foot open space tract with shade trees located adjacent to this Property's southern boundary, and it is 22-25 feet adjacent to this project's eastern boundary. After the landscape tract are the enclosed backyards of the homes. Upon approval of this zoning for Mayberry on Rittenhouse, there will be two fences and two rows of trees and perimeter landscaping. These buffers will provide more screening than the Zoning Ordinance deems necessary between compatible single-family land uses. Furthermore, the homes along the outer perimeter of the project are single-story, which are lower building height than required as part of an effort to provide additional compatibility with nearby land uses. These buffers and arrangement of homes will be harmonious with the surrounding neighborhoods.

[Preliminary Open Space Plan and Landscape Standards](#)

An Illustrative Landscape Open Space Plan has been designed and enclosed for reference with this application. The development will provide a centralized open space and amenity area for Mayberry on Rittenhouse easily accessible to all residents, which is the critical design elements for the development. The centralize amenity area will provide residents with an opportunity to interact, socialize and gather as family and friends, creating a greater sense of community and togetherness. Additional useable open space areas have been incorporated throughout the development to provide further recreational opportunities for community residents. The total common open space area includes approximately 5.79 acres, or approximately 36% of the project's net area. The total active open space is approximately 2.16 acres, where 0.95 acres are required. If you add the 2.03 private open space in the back yards, although not included in the minimum requirements, the total would be 49% open space.

The development is exploring agritainment concepts including harvestable landscaping elements. The goal behind these concepts is to inspire and educate residents about elegant, edible plants and the future of sustainable food in landscaping.

[Proposed Community Amenities](#)

Mayberry on Rittenhouse's central amenity is anchored by the clubhouse located right at the entrance of the community. The clubhouse is proposed to have plenty of areas for residents to interact including fitness, yoga rooms, and a resident lounge area. When considering the smaller size of this community, the size and design of the clubhouse amenity greatly exceeds typical requirements approved previously and evidence the quality nature of this project. Behind the clubhouse is the pool and spa area with shaded

ramada seating areas, as well as interacting gaming and sport court areas. Mayberry on Rittenhouse's central amenity is designed with two pickleball courts and some built in cornhole games with an adjacent fire pit lounge. North of the cornhole gaming area is a food truck plaza unique to Mayberry on Rittenhouse, where food trucks can park on a drivable, permeable surface for residents to gather and socialize around on certain days or nights of the week. In addition to the central amenity area, there are secondary amenity areas provided throughout the community designed to accommodate connectivity and provide passive and active areas for adults and children that include a variety of playground equipment, shade structures, bench seating, games, a ramada with picnic tables, community dog park and plentiful trees providing ample shade.

[Housing Overview & Residential Architecture](#)

A variety of housing options and elevations are proposed that will exceed the minimum requirements and conform to the Town's Residential Design Guidelines. The proposed preliminary plans include 2BD/2.5 BA homes of two-story twin-home design, each having an attached single garage. Other options include a 2BD/2 BA single-story plan, a twin home plan for the 1BD/1BA, and townhomes with garages below and 1BD/1BA homes above. Standalone garages and parking spaces will be assigned to the homes towards the end of construction document and condominium plat approvals. Garages assigned to homes will only be used for vehicle parking and the final CC&R's of Mayberry on Rittenhouse will prohibit residents from using the garages for only storage to alleviate parking concerns.

The homes are thoughtfully designed and postured with an upscale "boutique home living" brand. The proposed homes have well-conceived architectural concepts with intentional pure, upscale character that are modeled after more expensive homes with Santa Barbara/Old Spanish and Hacienda architectural styles.

Identifiable elements and characteristics of this style and design include:

- Elevations that create a unique and attractive appearance consistent with the community's distinct brand and design themes;
- Variations in the vertical and horizontal plane and shading through massing, undulating elevations, patios, porches, balconies, pop-outs, private yards, and other features;
- Differentiations in the roof line with the sloped roofs, gabled ends, dormers, and hip roof elements;
- Architectural accents that add a tasteful, upscale appearance, such as decorative, corbels, columns, trim, wrought iron, metal shade awnings, shutters;
- Durable concrete roofing that accentuates both 'S' and roof tiling;
- Incorporation of indoor/outdoor spaces; and
- Attractive floorplans with flexible living and working spaces that offer alternative living arrangements to support workforce trends of employers in recent years

Regarding the interiors, the patio homes will have open floor plans with high-end interior finishes found in custom homes including gourmet kitchens, stainless steel appliances, high-efficiency windows, private master baths, washers & dryers, private yards, walk-in closets, quartz and granite countertops, upscale light fixtures, ten-foot ceilings and smart home technology.

Development Standards

The lot development standards proposed for Mayberry on Rittenhouse are outlined in the table below, and are compared with the Town’s MDR base district development standards. Proposed deviations are shown in **bold and underlined**.

Mayberry on Rittenhouse		
Development Standard	Base Zoning District Regulations (MDR)	Proposed Zoning District Regulations (MDR PAD)
Minimum Front Setback (ft.)	10	10
Minimum Side Setback (1) (ft.)	5	5
Minimum Rear Setback (ft.)	10	10
Maximum Lot Coverage (2)	60%	60%
Maximum Building Height(ft.)	36	36
Minimum Building Separation (ft.)	15	<u>10</u>
Landscape buffer	East, west, south to SFR: 15 ft. onsite, 30 ft. total North (Street): 30 ft.	East, west, south to SFR: 25 ft. onsite North (Street): 30 ft.

Notes:

1. Lot width is measured at front building line.
2. Side yard setbacks may be 0’ for attached housing products and other designs such as but not limited to detached z-lot configurations with the application of a use benefit easement.

The only modification to the the MDR development standards is to propose a 10-foot minimum building separation. The proposed housing product sizes are right fitted to not make the spaces between the homes feel tight or uncomfortably confined. The site layout and scale promote the values of balance, light, and space in the relationship between the built environment and the natural landscaping and open space areas. The product is smaller in area and depth than traditional single-family homes and as yet is consistent with a 10-foot separation between the single-family homes as is commonplace in communities and in and around the Town of Queen Creek. The proposed modification to building separation as designed in this development plan contributes to site cohesion, and in many instances the building separation exceeds this requirement.

The proposed standard is further justified by situations where the project exceeds standards as indicated on the development plan. For instance, building height is limited to single story along the northern, eastern, and western boundaries where up to two stories are allowed. Less than a majority of the buildings are two-stories in height, and they are arranged toward the center of the Property leaving the remaining perimeter area along the southern boundary as a landscaping and buffer area. Also, in many instances, the building setbacks and perimeter landscape buffers exceed standards, such as by 120% to over 400%. More open space is provided than required, and the list of active open space amenities and clubhouse style are greater than expectations for this size and type of community. This minor modification is greatly exceeded by the enhanced project design, which features combine to create a distinctive development with quality lifestyle features.

PAD Compliance

Mayberry on Rittenhouse meets the Zoning PAD criteria as indicated in this narrative and the submitted plans, summarized as follows:

- A. **Changes in Surrounding Area** – Growth and change has occurred in this section of Town that are updating land uses as is intended in the General Plan. Given the conceptual nature of the General Plan, this application enables the Town to analyze the information available now and the evidence provided in this package, which proposes an appropriate zoning framework for quality development on the subject Property.
- B. **Consistency with the General Plan** – The proposed development meets the intents and purposes, and the economic development objectives of the General Plan by:
 - Providing an effective mix of land uses and a diverse range of quality housing options for current and future residents with community amenities in a resort-like environment (Housing Element, Goal 1);
 - Maintaining the Town’s Unique Community Character and neighborhood stability through the proposed PAD development standards (Land Use Element, Goal 1);
 - Facilitating expansion of active open space and recreational opportunities for Queen Creek residents (Recreation, Parks, and Open Space Element, Goal 4):
 - Increasing the opportunities for professional services, jobs within the Town, and economic development (Strategic Themes);
 - Maximum building heights are decreased, buffers increased, and other design elements developed effectively with respect to the site constraints (Goal 4).
- C. **Property Characteristics and Limitations** – This project requires the assembly of multiple parcels to help comply with Queen Creek’s high standards and provide for project compatibility. Proposed is a land use that is suitable for the designation given consideration of the Property’s limitations, such as its unique location, proximity to an arterial street and nearby the southeast corner, and the adjacent unincorporated land. A former contractor’s yard remnants and walls will need to be removed. Along the north boundary is a flat segment of Rittenhouse Road that starts to curve. The curve narrows the lot depth and creates limitations on the developability of the Property.
- D. **Compatibility and Health, Safety, Welfare** – Strict adherence to the requirements of the Zoning Ordinance is not required in order to ensure the health, safety, and welfare of the future occupants of the proposed development given the information provided in this PAD. The proposed development reflects the above referenced site characteristics and blend of land uses in the area. Mayberry on Rittenhouse promotes the welfare of the community and is compatible with the surrounding properties as explained in this narrative concerning land use transitions. The PAD Development Plan incorporates development elements that unify the development, integrating the design concepts and pedestrian circulation, thus creating aesthetic enhancements from the public view and creating lifestyle amenities and design features that promote neighborhood stability and safety.

- E. The various elements of the development plan are organized into a cohesive whole. Circulation, landscaping, open space, trails and design make efficient use of the the land with special consideration safety and compatibility as indicated above.
- F. The proposed development is appropriate for the conditions of the project, which has no special environmental features in terms of topography, or water courses, or views. Larger buildings are arranged to be in the center of the respective parcels or proximate to the primary entries to enhance project compatibility and to maximize views to internal open space areas.
- G. As detailed in the landscape and open space section of the PAD narrative and in the project plans, quality of life is a centerpiece of the project, which exceeds standards in terms of open space percentages and the quality and quantity of active amenities, both indoor and outdoor. Locating a project with residential uses near a commercial project at the intersection reduces travel times and reduces traffic necessary to reach essential neighborhood services.
- H. As indicated in the public services section of this narrative, adequate facilities are available to service the water, sewer, storm water, streets, and other infrastructure requirements for the development.

5. Relationship to Surrounding Properties

The subject Property is currently undeveloped and currently vacant. It is bound by fields to the East, Rittenhouse Road to the north, and residential developments to the west and south. There is also the proposed Rittenhouse Commons 2 to the northwest across Rittenhouse Road which is another MDR community of similar density to Mayberry on Rittenhouse.

North: Rittenhouse Rd, Vacant Land & the proposed Rittenhouse Commons 2

East: Single-Family Residential

South: Single-Family Residential

West: Single-Family Residential (Maricopa County)

The proposed development has been designed to be compatible with the existing surrounding developments.

6. Location and Accessibility

The Property is located near the southeast corner of Rittenhouse Road and Sossaman Road. Access to the loop 202 is a short drive to the north. The proximity to the freeway will provide the future residents convenient access to a nearby hospital, shopping, dining, entertainment, sporting facilities and connection to other major freeways.

7. Circulation System

The existing circulation system of the area supports the proposed single-family residential development at this location. The primary point of access into the community will be from the north along Rittenhouse Road. A secondary access point is proposed in the northeast corner of the development which will lead to Rittenhouse Road. This secondary point of access will be 24' wide and will be for emergency use only. The development team is currently working with the property owner to the west to acquire rights to this emergency access easement. Regarding parking, the project will comply with parking requirements. More covered parking and garage spaces are provided than are required for each unit. To facilitate parking needs, the governing documents for the community will incorporate standards that prevent usage of the garage spaces for only storage.

8. Phasing

Mayberry on Rittenhouse shall build the development’s proposed infrastructure in a single phase. Then, the patio homes will be built a section at a time continuously until fully built out, as is typical for all builders. The anticipated full buildout for Mayberry on Rittenhouse is fall of 2024.

9. Community Facilities and Services

The development will have a management association which will manage, and maintain all common areas and open space facilities. All landscaped tracts, open space and retention areas.

10. Public Utilities and Services

This application request will not adversely affect municipal and private facilities and services. The request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public and private services for the Mayberry on Rittenhouse development:

Water:	Town of Queen Creek
Wastewater:	Town of Queen Creek
Power:	Salt River Project (SRP)
Gas:	Southwest Gas
Solid Waste:	Town of Queen Creek
Elementary Schools:	Higley Unified School District
High Schools:	Higley Unified School District
Police:	Town of Queen Creek
Fire/Medical:	Town of Queen Creek

11. Benefits to Queen Creek

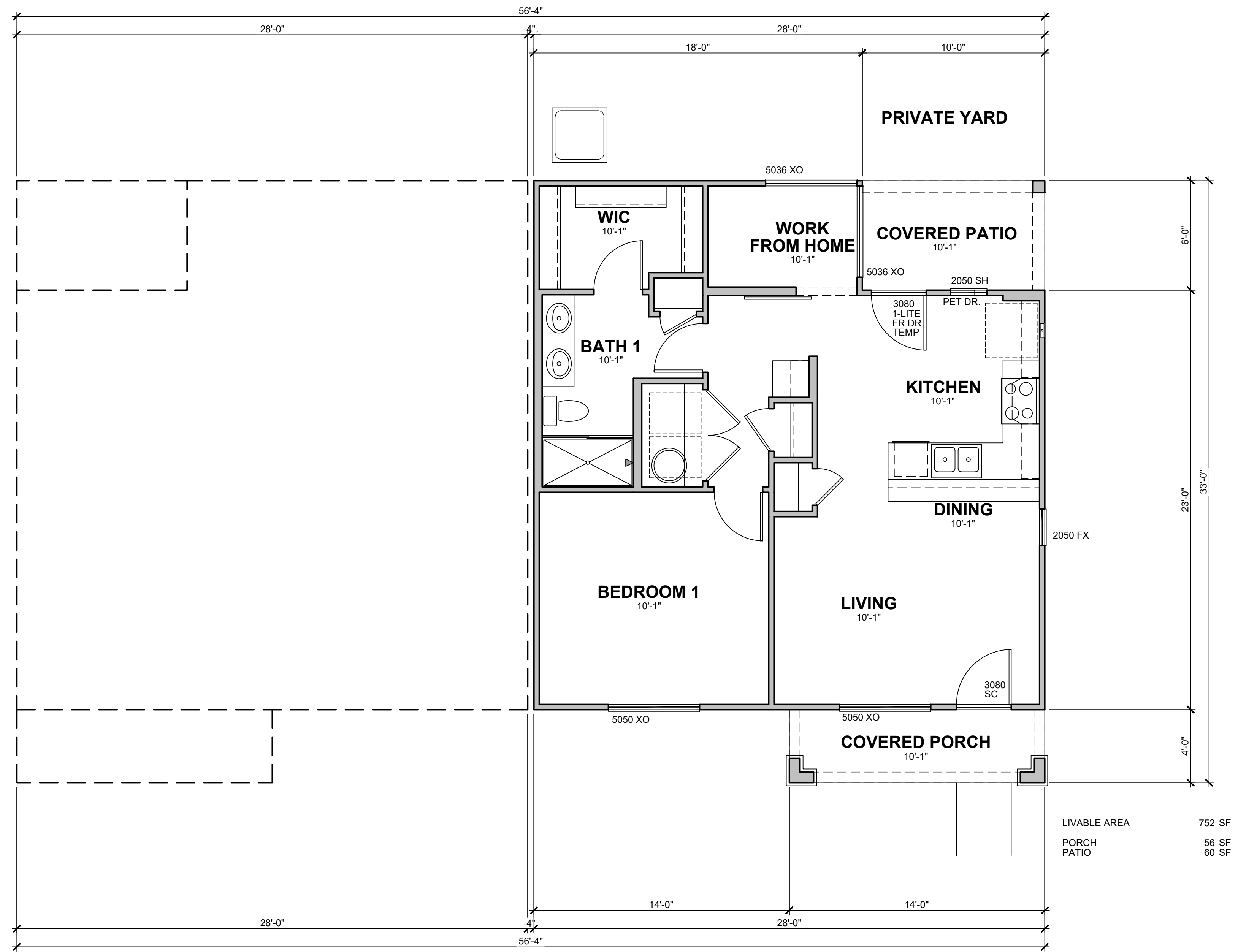
Mayberry on Rittenhouse will have a positive impact on the surrounding area and on the Town of Queen Creek as a whole. Some of the benefits include:

- a. Activating a vacant, infill parcel that will transition from non-residential uses north of Rittenhouse Road to the residential neighborhoods to the south.
- b. Providing unique housing choices that are in high demand in the area for residents who want nicely designed single-family homes in a professionally managed community. It also provides less intensity and better privacy than traditional multi-family while providing an abundance of active and passive recreational amenities.
- c. Responding to the local market, where additional single-family detached and attached options are needed and by creating opportunities for home ownership.
- d. Designing creative and quality housing options with work-from home elements that employers look for near their businesses.
- e. Supporting job growth, and amenities in close proximity non-residential land uses, which encourages multi-modal forms of transportation and reduces traffic demand.

- f. Furthering fiscal sustainability by generating new tax receipts and town fees for construction, plus state-shared revenues that contribute to parks, roadways, and other projects in the Town.
- g. Development of a project with timeless, luxury design character, high-quality buffers, and transitions to surrounding land uses.

12. Conclusion

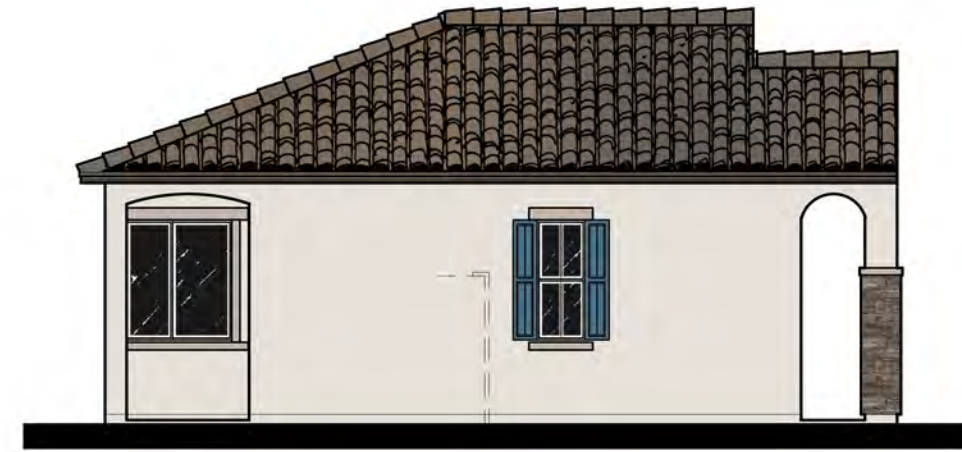
The Mayberry on Rittenhouse development will be a vibrant residential community in the Town of Queen Creek, offering unique housing types and recreational opportunities for families and individuals. The development team is committed to ensuring the creation of a high-quality neighborhood. We look forward to working with The Town and progressing with this exciting project. The development team respectfully requests your favorable consideration of the Annexation, PAD Rezoning Preliminary Plat, and Site Plan review.



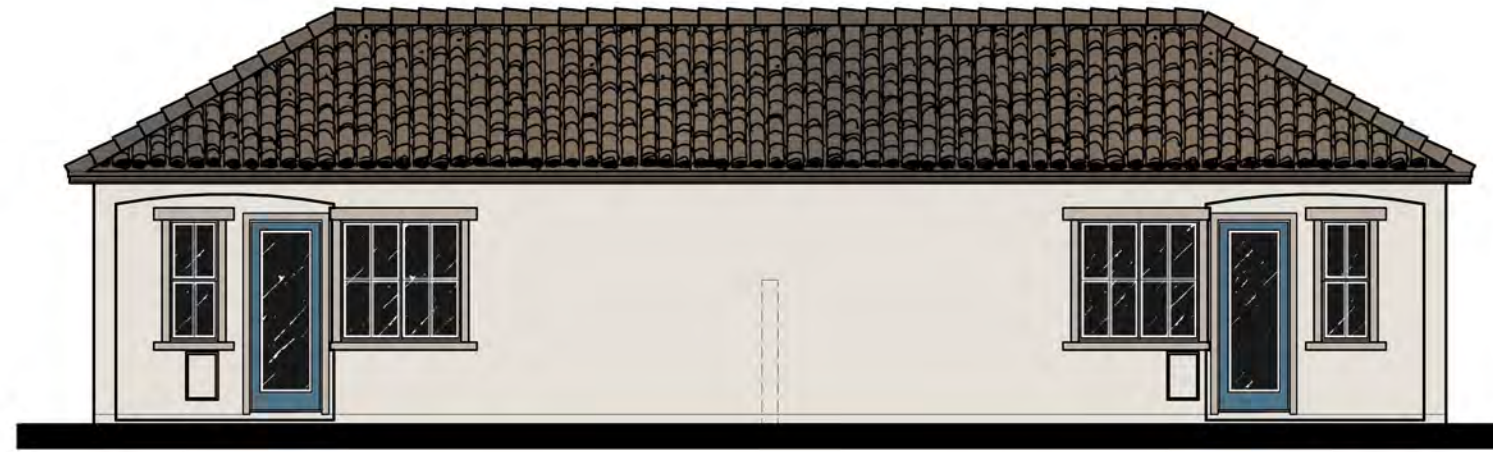
FIRST FLOOR PLAN
ELEVATION A 3/16" = 1'-0"

Building 1 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022



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



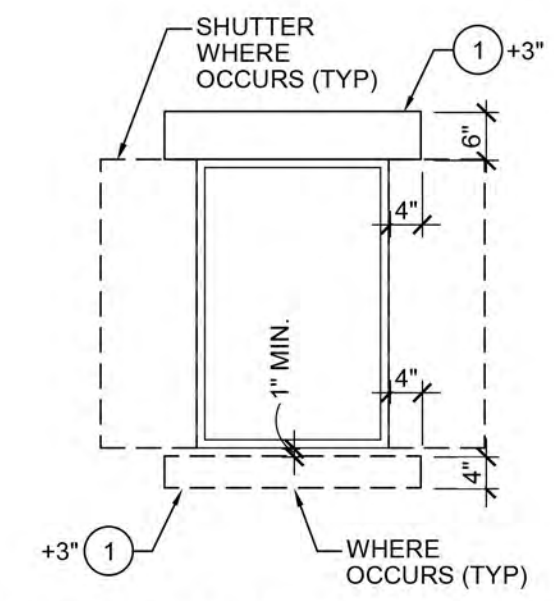
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



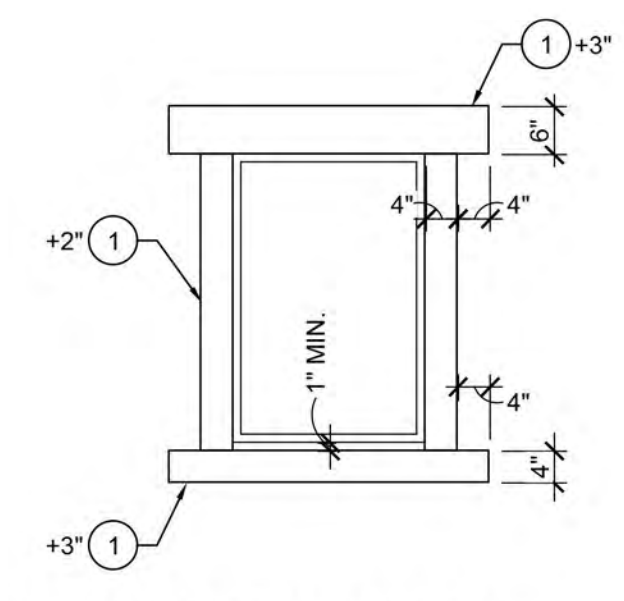
RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



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



TYP WINDOW TRIM
NTS



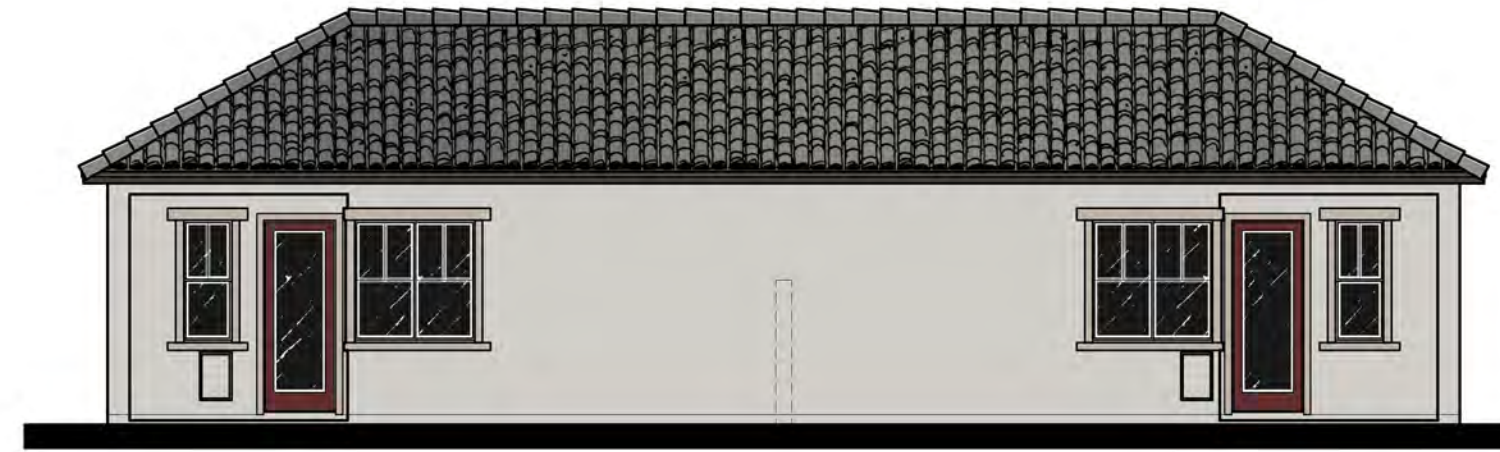
TYP WINDOW TRIM
NTS

COLOR SCHEME 1
Building 1 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022



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



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



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



COLOR SCHEME 2

Building 1 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

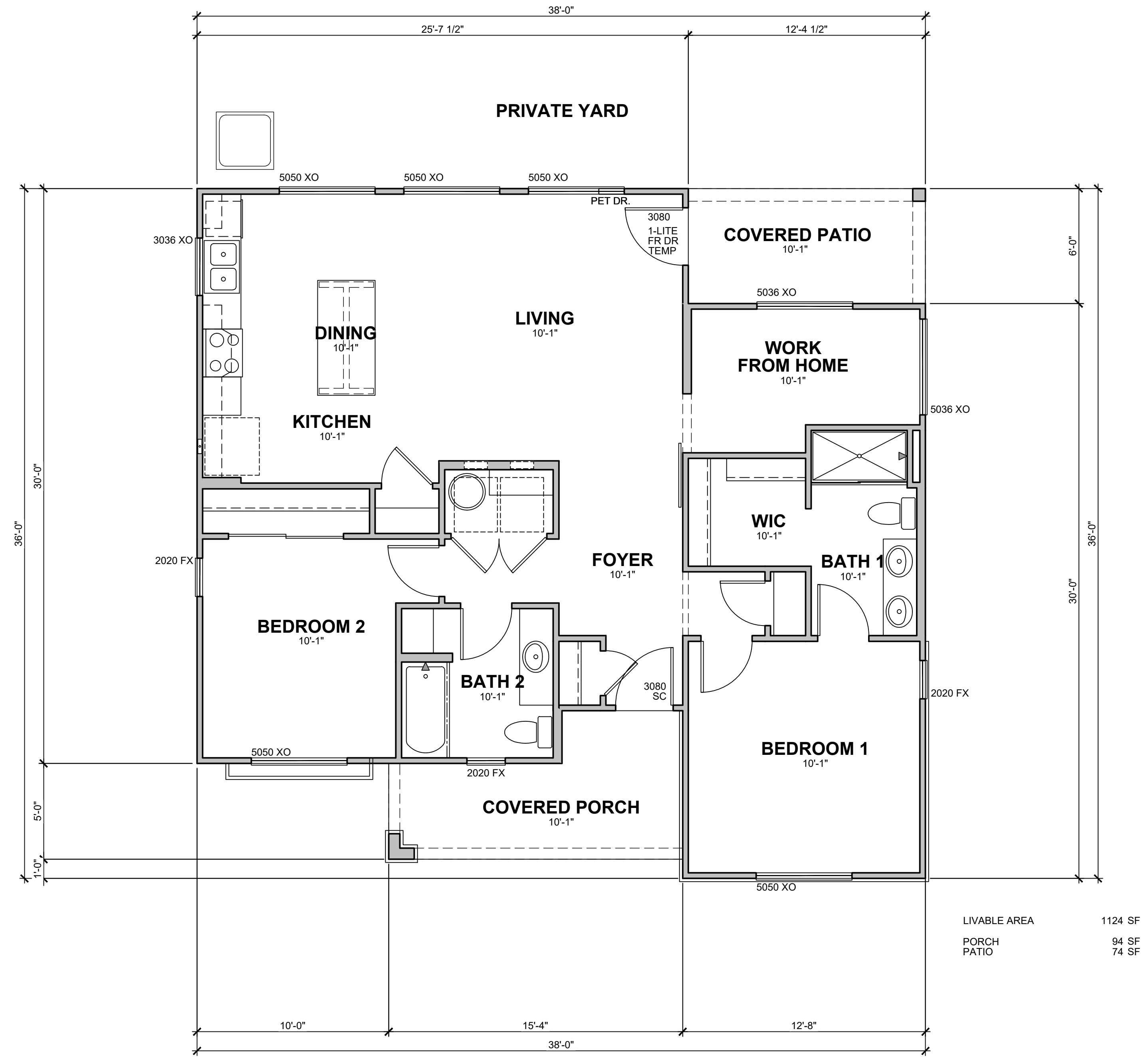
PROPERTY DESIGN

3707 E. SOUTHERN AVENUE, MESA, AZ 85206
PHONE: (602) 795-7800

FELTENGROUP

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LIVABLE AREA 1124 SF
 PORCH 94 SF
 PATIO 74 SF

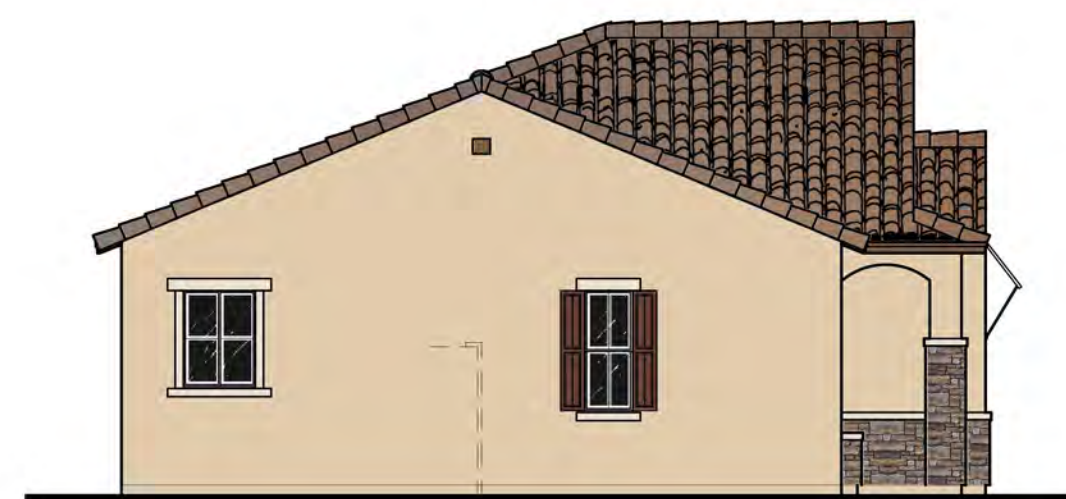
FIRST FLOOR PLAN
 ELEVATION A 1/4" = 1'-0"

Building 2 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

PROPERTY DESIGN
 3707 E. SOUTHERN AVENUE, MESA, AZ 85206
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LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



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



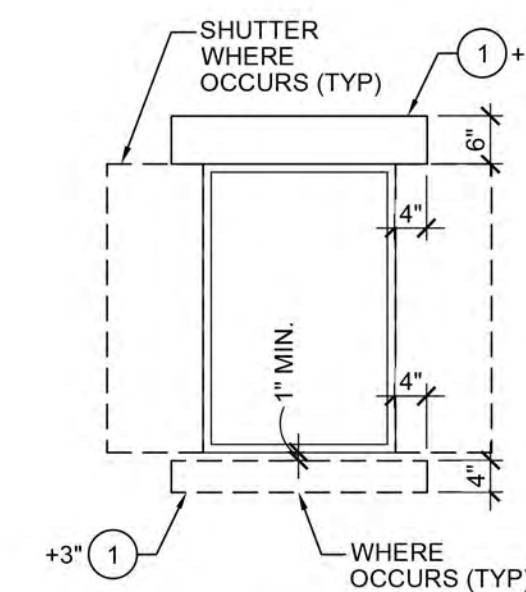
RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



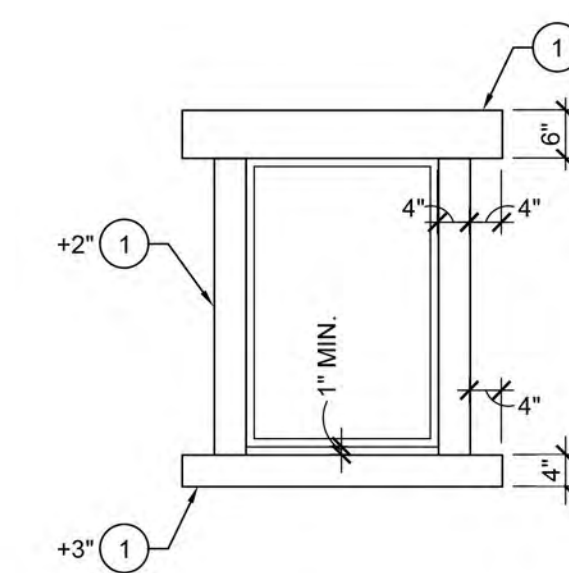
FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

- DECORATIVE INSET WROUGHT IRON
- CONCRETE ROOF TILE
- SQUARE CONALE
- LOUVERED METAL SHADE ELEMENT
- WOOD FASCIA
- +2" STUCCO POP-OUT
- STUCCO BODY
- +3" STUCCO POP-OUT
- MASONRY VENEER

OVERALL HEIGHT
± 19'-5"
T.O. PLATE
10'-1"
FIN. FLR



TYP WINDOW TRIM
NTS



TYP WINDOW TRIM
NTS

COLOR SCHEME 3

Building 2 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

PROPERTY DESIGN

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



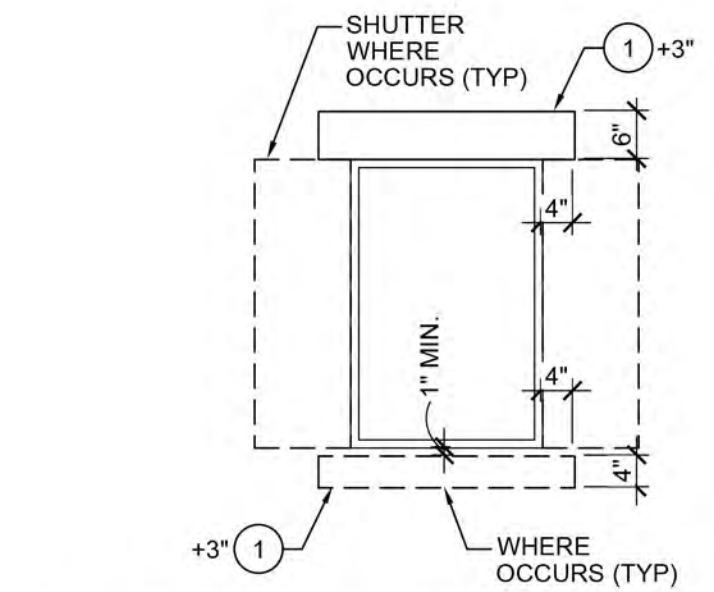
REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



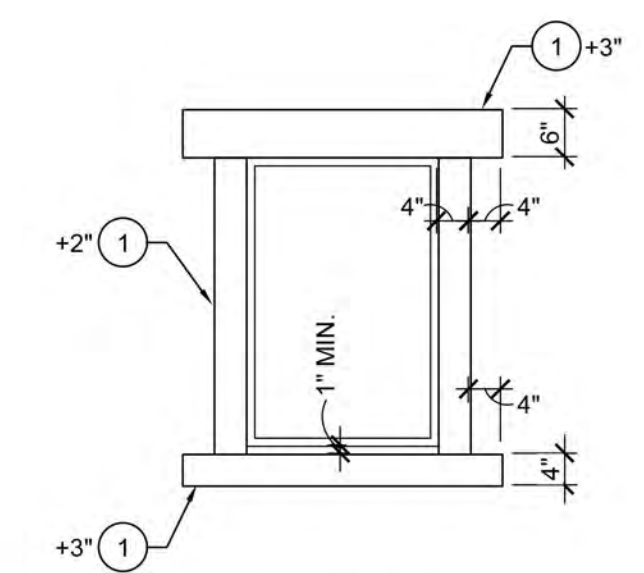
RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



TYP WINDOW TRIM
NTS



TYP WINDOW TRIM
NTS

COLOR SCHEME 4

Building 2 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

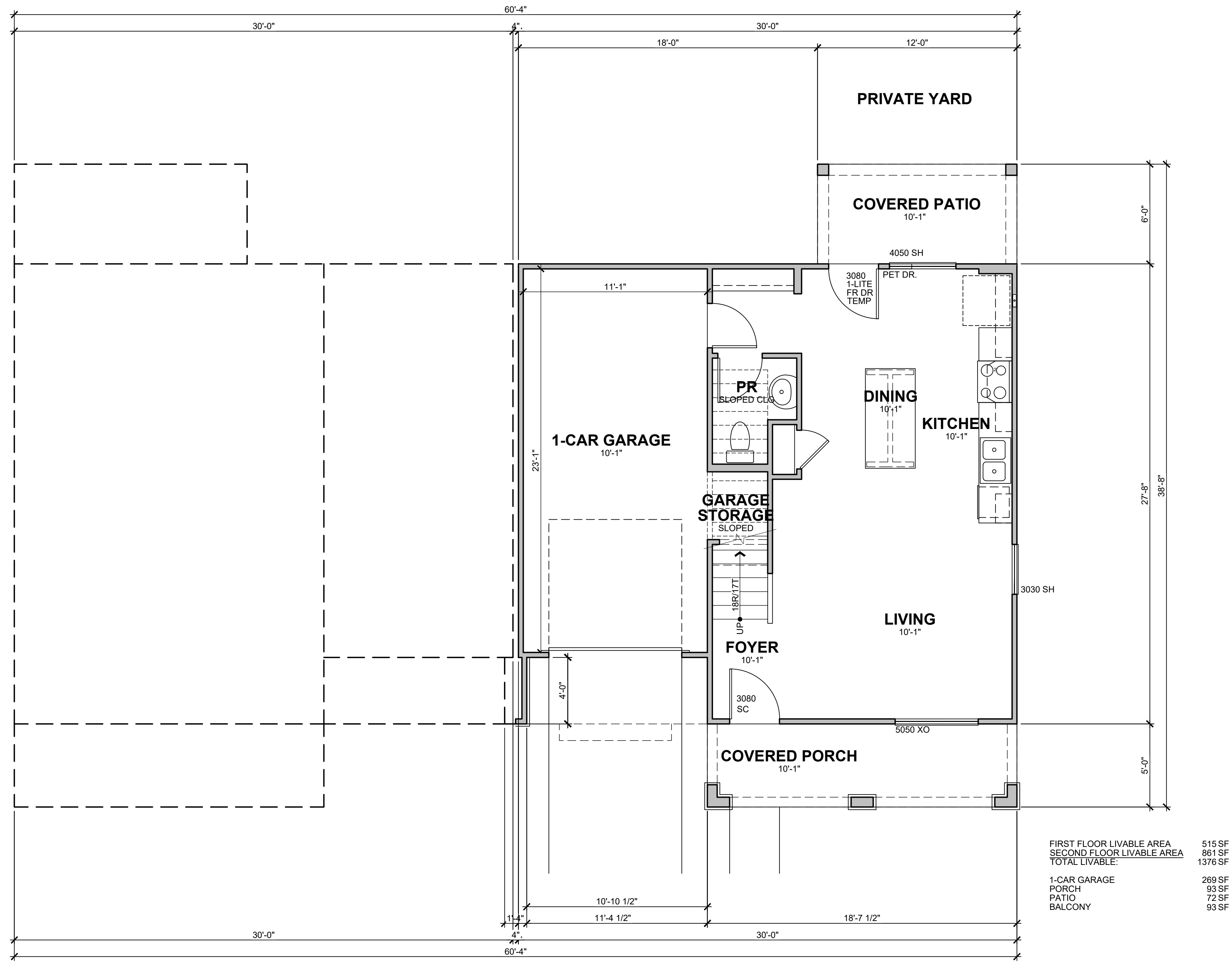
PROPERTY DESIGN

3707 E. SOUTHERN AVENUE, MESA, AZ 85206
PHONE: (602) 795-7800

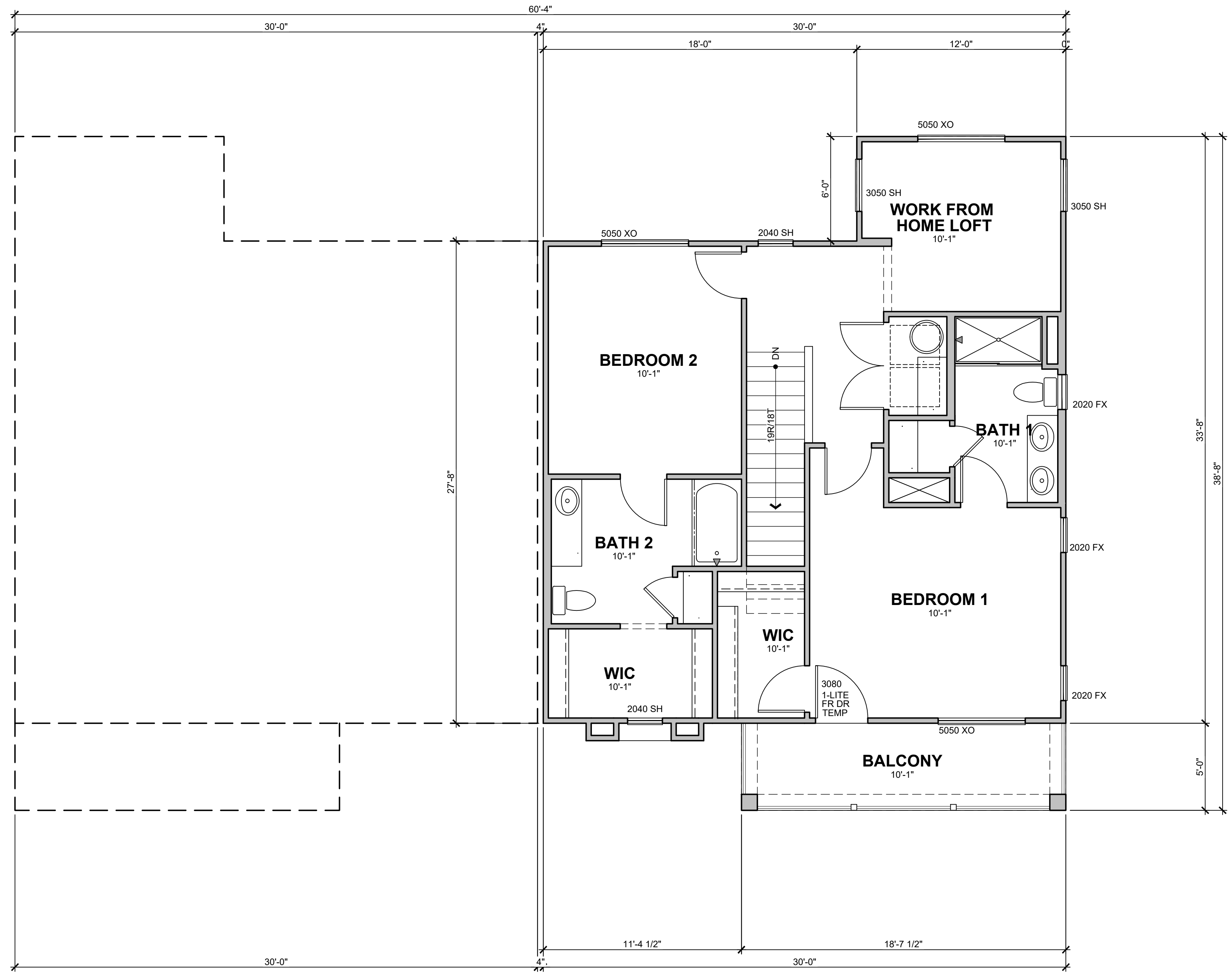
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FIRST FLOOR PLAN
ELEVATION A 3/16" = 1'-0"



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



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



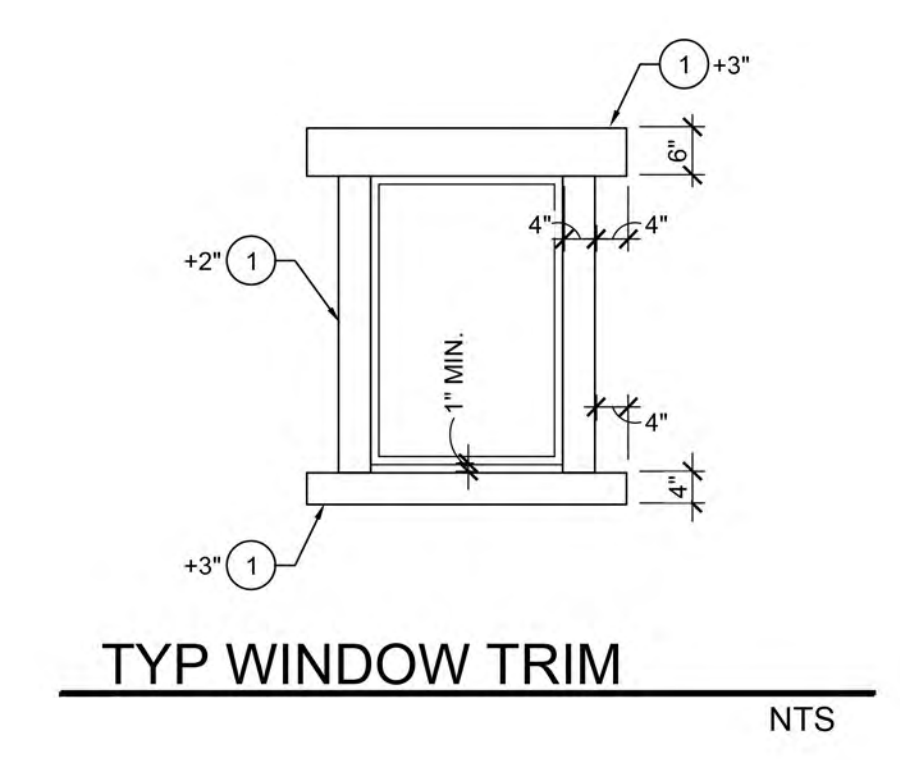
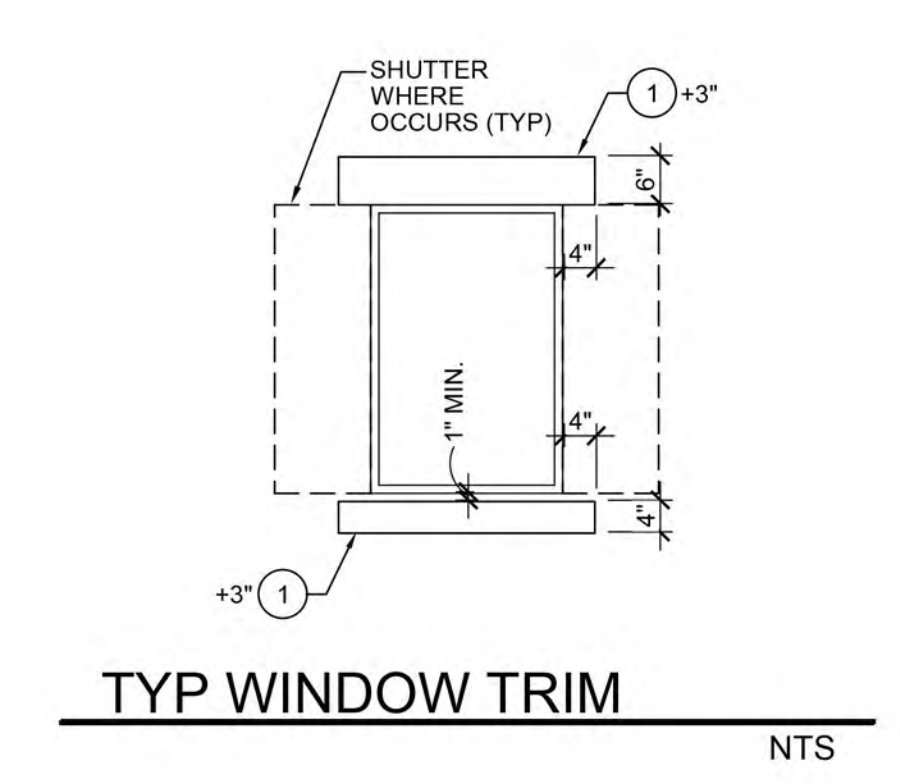
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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



COLOR SCHEME 2

Building 3 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

PROPERTY DESIGN

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



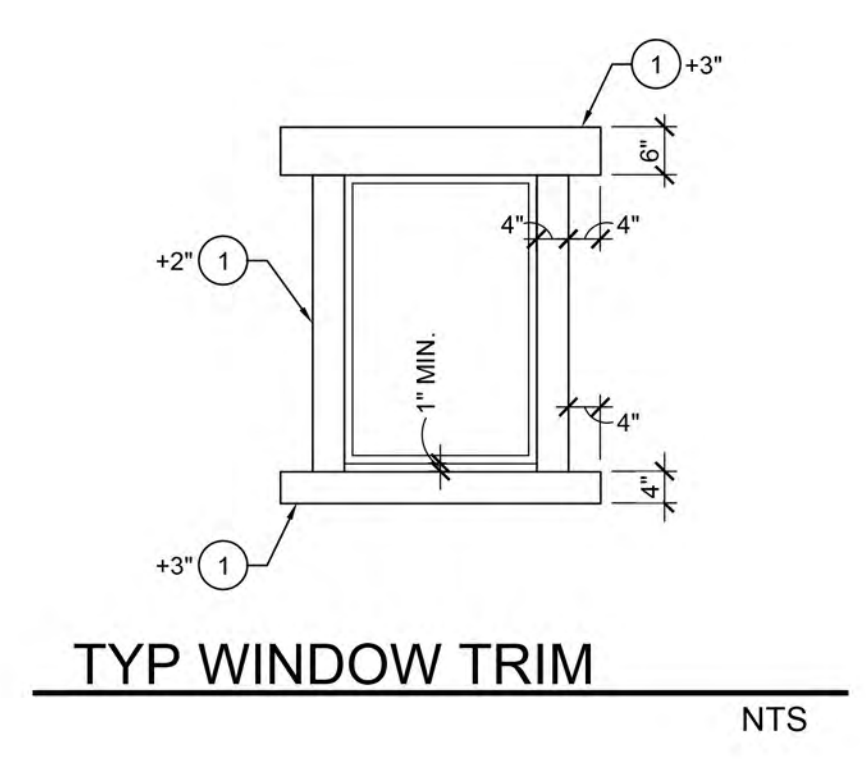
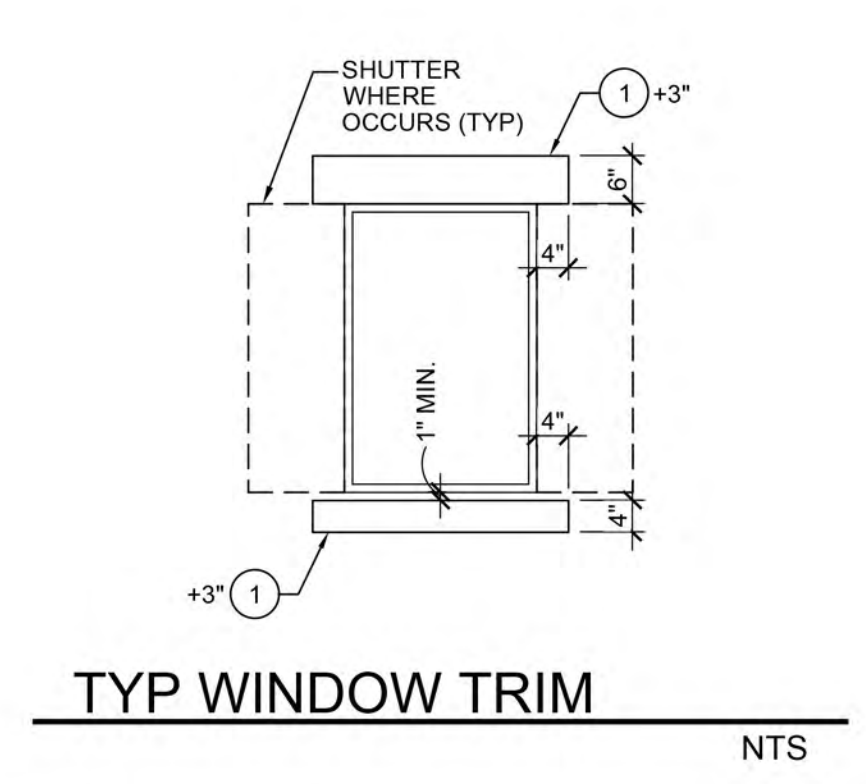
REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



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



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



COLOR SCHEME 3

Building 3 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

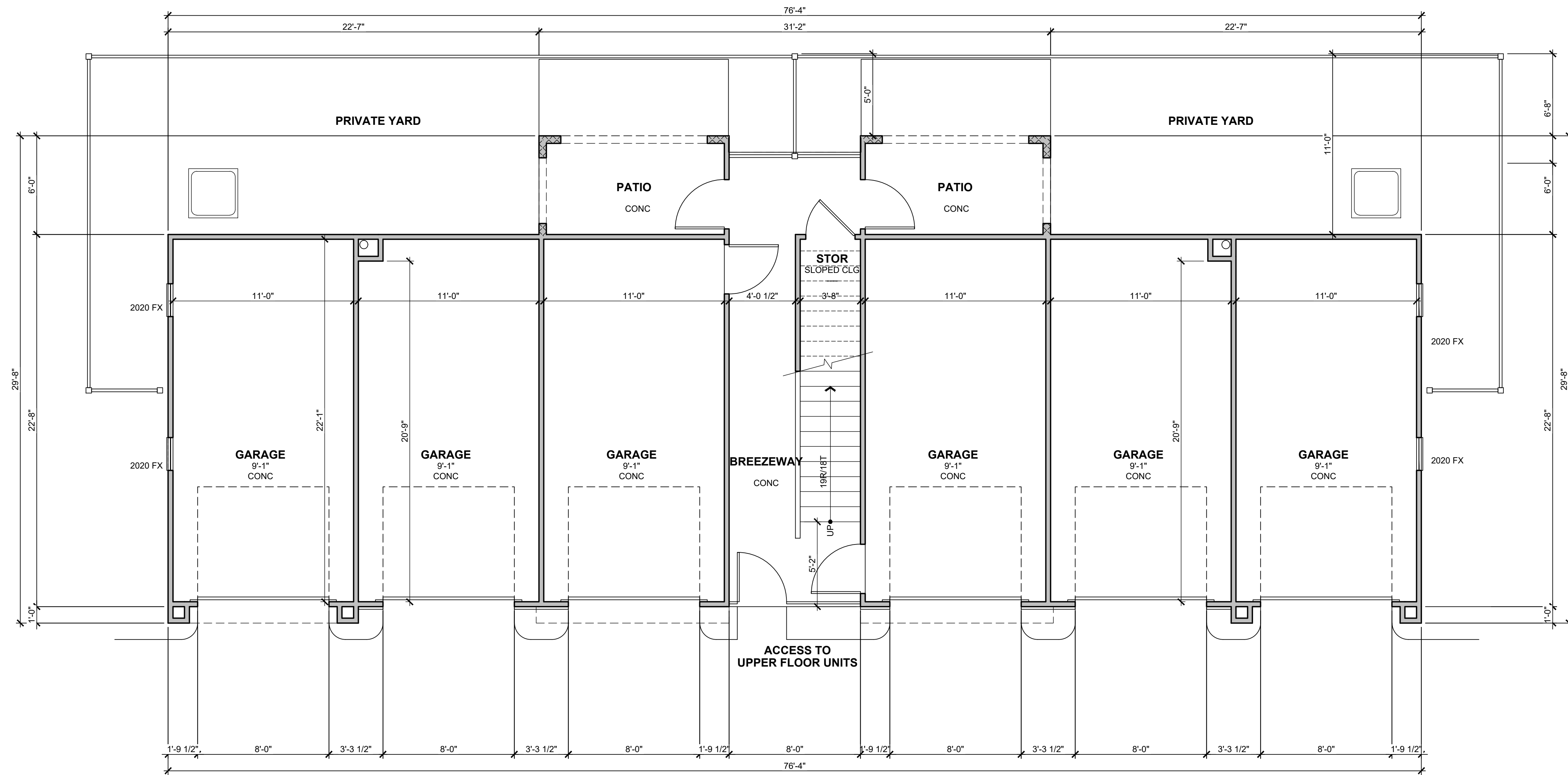
PROPERTY DESIGN

3707 E. SOUTHERN AVENUE, MESA, AZ 85206
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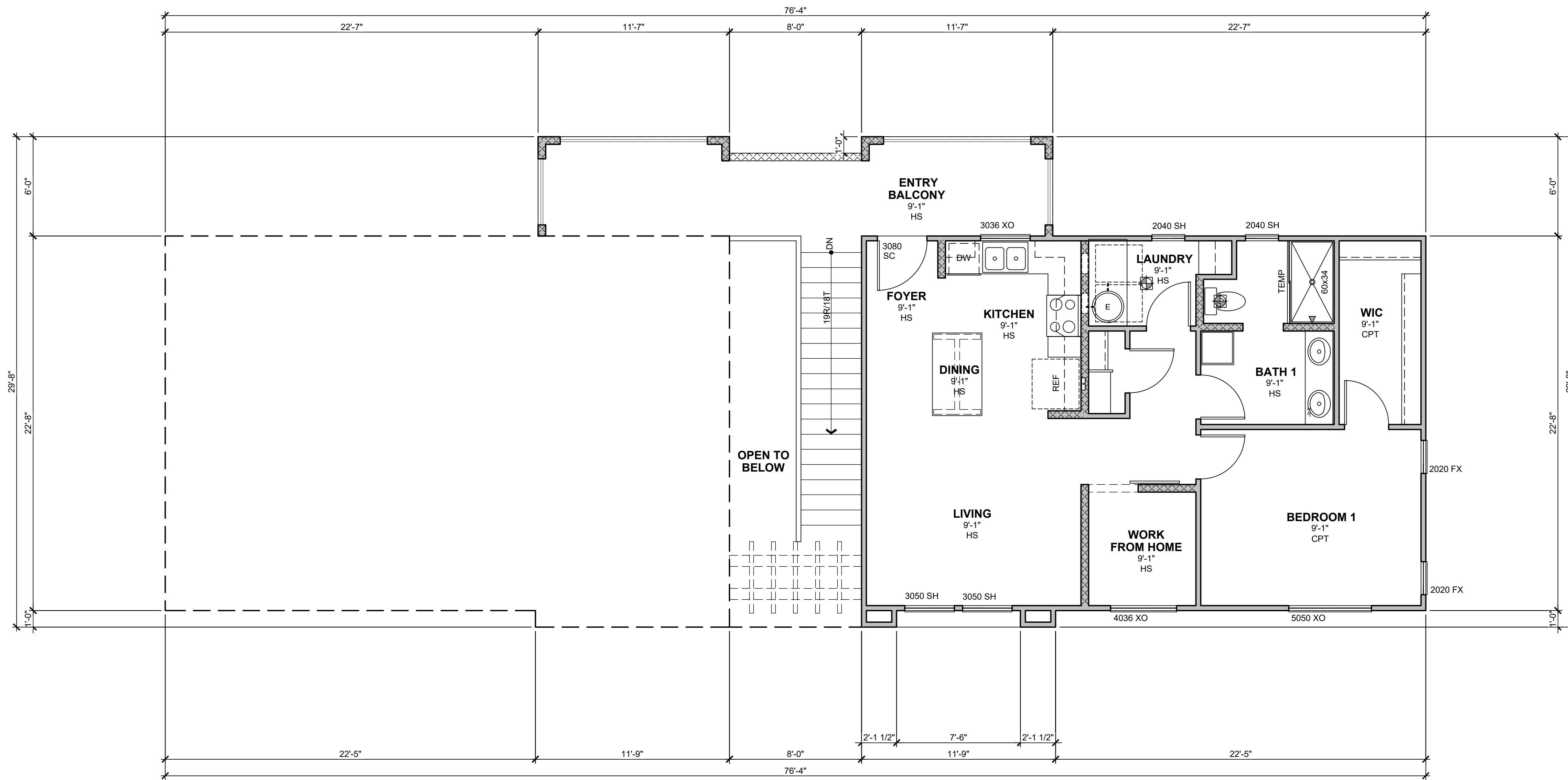
FIRST FLOOR PLAN
 ELEVATION A 1/4" = 1'-0"

Building 4 | Mayberry on Rittenhouse | Queen Creek, Arizona

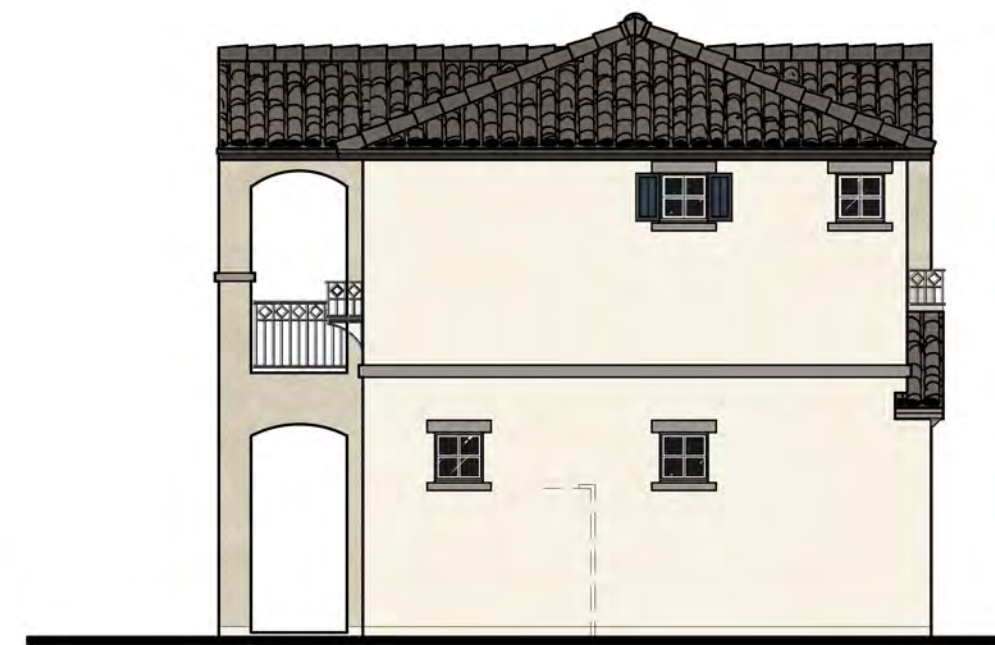
2-24-2022

PROPERTY DESIGN
 3707 E. SOUTHERN AVENUE, MESA, AZ 85206
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SECOND FLOOR PLAN
ELEVATION A 1/4" = 1'-0"



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



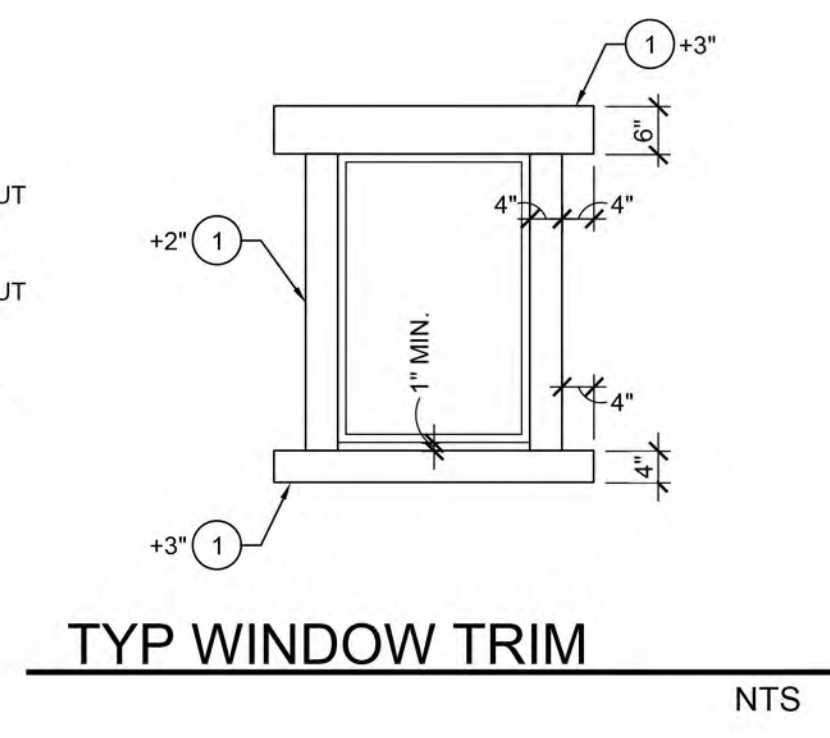
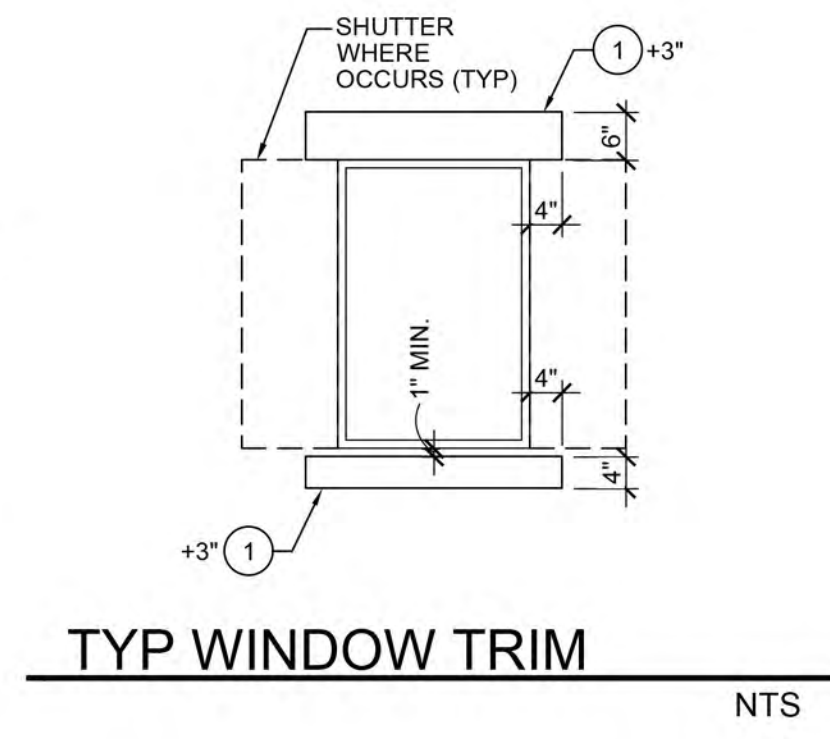
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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



COLOR SCHEME 4
Building 4 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-25-2022



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



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



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



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 1

Building 4 | Mayberry on Rittenhouse | Queen Creek, Arizona

2-24-2022

PROPERTY DESIGN

3707 E. SOUTHERN AVENUE, MESA, AZ 85206
PHONE: (602) 795-7800

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HEADER PER STRUCTURAL

WATER-RESISTIVE BARRIER

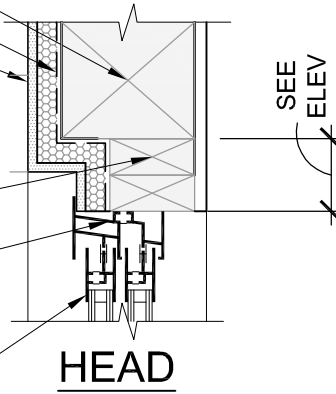
EXTERIOR FINISH
PER ELEVATIONS

FOAM PROJECTION OR
ADHERED MASONRY
VENEER WHERE OCCURS
PER ELEVATIONS

2X FRAMING, SEE DRAWINGS
FOR SPECIFIC INFORMATION

MIN. 9" WIDE FLEXIBLE
WINDOW HEAD FLASHING
OVER MOUNTING FLANGE OF
WINDOW AND LAPPED UNDER
W.R.B. FROM ABOVE

WINDOW FRAME



HEAD

EXTERIOR FINISH
PER ELEVATIONS

WATER-RESISTIVE
BARRIER

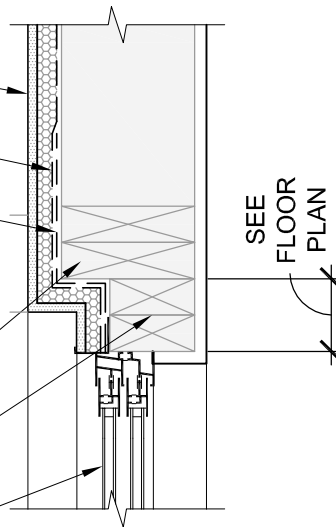
FLEXIBLE WINDOW JAMB
FLASHING INTEGRATED WITH
W.R.B. IN SHINGLE FASHION

FOAM PROJECTION OR
ADHERED MASONRY
VENEER WHERE OCCURS
PER ELEVATIONS

2x FRAMING - SEE
STRUCTURAL

2x FRAMING, SEE DRAWINGS
FOR SPECIFIC INFORMATION

WINDOW



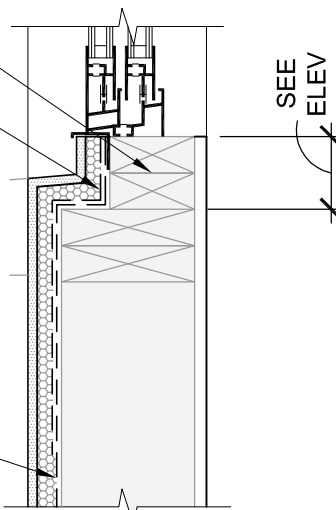
JAMB - PLAN

2x FRAMING, SEE DRAWINGS
FOR SPECIFIC INFORMATION

MIN. 9" WIDE FLEXIBLE WINDOW
SILL FLASHING LAPPED UNDER
W.R.B. FROM BELOW

FOAM PROJECTION OR
ADHERED MASONRY
VENEER WHERE OCCURS
PER ELEVATIONS

WATER-RESISTIVE
BARRIER UP UNDER
WINDOW SILL FLASHING
IN SHINGLE FASHION



SILL



RECESSED WINDOW SILL & HEADER

RECESS WINDOW / STUCCO

SCALE: 1-1/2" = 1'-0"

6301-003-6XX-12-AZ

Summary of Citizen Participation

Mayberry on Rittenhouse
East of the SEC of Rittenhouse Rd. & Sossaman Rd.
Case Nos. P21-00169 to -00171

This Citizen Outreach Summary outlines the efforts made by the applicant to inform and receive feedback from citizens and surrounding property owners concerning the applicant's request to the Town of Queen Creek for Rezoning to allow a residential development on the approximately 16.8 acres located east of the southeast corner of Rittenhouse Road and Sossaman Road.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the Town's requirements for neighborhood outreach for development applications in the Town.

Citizen Outreach Actions:

1. Neighborhood Outreach Notice

The applicant prepared a citizen outreach notice that was mailed to all property owners and HOAs within 1,200+ ft. of the subject property. It adhered to the Zoning requirements for neighborhood meeting notices and the minimum required 15-day mailing. A copy of the notification letters and notice list are attached to this summary. The notice letter included detailed information regarding the proposed development requests, the Applicant's contact information, the Town of Queen Creek's contact information, and enclosed copies of the submitted plans. This procedure allowed the surrounding property owners to view the project details and contact the applicant before or after the neighborhood meeting.

2. Sign Posting

In addition to the required notice letter, signs were posted on the subject property notifying the public of the two neighborhood meetings held for this project. They were posted a minimum 15 days in advance of the scheduled online neighborhood meetings. Sign postings followed Zoning requirements, and a copy of the sign posting photos and affidavits were submitted to the Town and are attached to this document.

3. Formal Neighborhood Meetings

The applicant held a neighborhood meeting at Queen Creek Public Library on September 13, 2021 at 6:00 PM, which provided an opportunity for members of the public to discuss and comment on the proposed project. Approximately 13 citizens attended the neighborhood meeting. A sign-in sheet and summary are attached to this document.

Following the second submittal, a follow-up neighborhood meeting was held on March 3, 2022 at 6:00 p.m. at the Queen Creek Community Chambers. Approximately 10 citizens attended the neighborhood meeting. A sign-in sheet and summary are attached to this document.

4. Summary of Main Comments and How they Were Addressed:

- Support – A few neighbors living to the east and southeast of the project voiced support for the project during the neighborhood meetings. At the second neighborhood meeting, neighbors to the southeast liked the enhanced landscape buffer, building heights, and quality of design. A comment card was filled-out showing appreciation for the updates to the plans as presented during the second neighborhood meeting.
- Buffer to single-family residential uses – the attached neighborhood meeting summaries and submitted plans illustrate the proposed buffers provided in response to neighbors’ desire for a buffer and transition to the south and east. A line-of-sight exhibit illustrated the transitions and separation to the nearby homes and was shared during the second neighborhood meeting.

In summary, proposed are single-story homes on the eastern and western boundaries that limit the height and help transition into the site. Facing the southern boundary onsite are both one- and two-story buildings. The 2-story homes closest to the property line are limited to only part of the southern frontage. These homes are located approximately 130-170 feet to the nearest residences to the south. Additionally, there will be a generous approximately 25-foot perimeter landscape buffer onsite. The adjacent HOA also has an approximately 25-foot common area buffer with trees before the backyards begin for the homes to the south and east. The type and placement of trees in the buffer areas will help screen views to and from the site more than a typical single-family home with a typical 20-foot rear yard setback. In the perimeter buffers, tree types will include shade trees that will help screen views to and from the adjacent homes.

- Traffic safety, congestion, and U-turns were raised as another topic, summarized as follows:
 - The half-street requirements for this project will enhance the right-of-way improvements along the project’s Rittenhouse Road frontage. This project site does not have much of a curve. The circulation plan complies with traffic safety standards.
 - Traffic Signal requested – The applicant’s civil engineer worked with the Town’s Traffic Engineering Department. They found that a traffic signal was not likely because of the close proximity to Sossaman Road intersection. Modifications were made to site access to help address congestion.

- Request for photo radar to reduce speeding - This request was shared with the Town.
- Site-line on Rittenhouse near the curve – Neighbors requested no conflict with views to the left turns out of the adjacent HOA. In response to this comment, the project’s engineer and EPS Group prepared an analysis and created a traffic visibility triangle exhibit that was shared during the 2nd neighborhood meeting. They determined there was no conflict for the required view sheds at the adjacent subdivision’s access.
- Access on Rittenhouse – the neighbors find access challenging on Rittenhouse at times and were concerned about right-in, right-out only access for this project. Initially, the applicant requested a full access to help promote efficient flow in and out of the site. After working with the Town Engineering Department, a full access was not permitted, but at least a ¾ access with a left-in has been proposed. This will help mitigate the ingress/egress intensity along Rittenhouse Road.

Changing the secondary access to emergency only also reduced access points along Rittenhouse. This project’s design group will continue to work with the Town Engineering Department and will comply with requirements regarding configuration and identification for the site access.

- At the second neighborhood meeting, the neighbors acknowledged and voiced their appreciation for the attention to traffic issues.
- Project quality of design – To respond to comments regarding quality of the project, the neighborhood meeting presentation included illustrations and details of the proposed active open space, passive open space amenities, and architectural renderings. The size of the clubhouse, the quantity and quality of open space amenities, architectural features and options, and the design of this specialty gated community make for a high quality project that is suitable for this remaining infill site. The open space plan provides more than the usual amenities, and the landscaping and transitions provide for compatibility with surrounding properties.
- During the first neighborhood meeting, density was a concern raised. After the applicant shared details regarding the buffers, project design, and line-of-sight, this topic appeared to be abated and not raised or discussed directly as a primary concern during the second neighborhood meeting.
- Adequate Parking – the applicant noted that this project will exceed minimum parking requirements. Private garages are provided for many of the units, and guest parking spaces are also included on the project plan.
- Location of dumpsters – In the resubmittal, the site plan was amended such that dumpsters were relocated away from the southern boundary.

- Loss of views to mountains – During only the first neighborhood meeting, this question was raised. The project’s building heights are no different than single-family homes. The larger than typical buffers and the 1-story limitation will free-up views to be more than required.

5. Additional Citizen Contact

In addition to the above-referenced neighborhood meetings, the following additional outreach occurred. On September 1, 2021, Mark Flahan, a nearby neighbor in the adjacent subdivision who attended both neighborhood meetings, called the applicant prior to the 1st neighborhood meeting, summarized as follows:

- Asked for more information regarding the project, buffers, description so he can digest prior to the neighborhood meeting. This information was described over the phone and additional information emailed to him.
- Mr. Flahan asked about the 2 signs posted given the multiple listings. Pew & Lake responded that two signs were posted to make it clear that this covers those two main parcels and for visibility purposes.
- He was initially concerned about traffic congregation and connection to Rittenhouse Road. This topic was discussed at length during both neighborhood meetings.
- Following the phone call, the applicant send digital copies to Mr. Flahan as he had requested them.



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 27, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Property Design Develop, LLC, we are pleased to provide notice of a neighborhood meeting to receive your input regarding a proposed development on the approximately 17.31 acres located east of the southeast corner of Sossaman Road and Rittenhouse Road. The development is known as *Mayberry on Rittenhouse*, a “boutique home living” residential community of attached and detached single-family residential patio homes. This project incorporates resort lifestyle amenities and a lush landscape/open space plan that complement and enhance the surrounding area. Specifically, the application requests Rezoning from Maricopa County RU-43 and Queen Creek R1-43 to MDR-PAD and Site Plan Review. A copy of the Preliminary Site Plan and Elevations are enclosed with this letter.

A neighborhood meeting will be held at the time and place listed below to discuss the project and to answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

<p>Date: September 13, 2021 Time: 6:00 p.m. Place: Queen Creek Public Library – Zane Grey Room 21802 S. Ellsworth Rd, Queen Creek 85142</p>
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If you are unable attend the neighborhood meeting, you can contact us or access information at the Town’s website when updated: <https://www.queencreek.org/departments/community-development/planning-and-zoning/current-planning-zoning-cases>.

Please contact either me or D.J. Stapley in my office at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670 should you have any questions. For any questions regarding the public process, you may also contact Mallory Ress, Planner with the Town of Queen Creek’s Planning Division at 480-358-3094 or via email at mallory.ress@queencreekaz.gov.

At this time, no public hearing before the Town of Queen Creek Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Preliminary Site Plan



- 1 BDRM/1-STY
- 2 BDRM/1-STY
- 2 BDRM/2-STY
- 1 BDRM/2-STY

PROJECT DATA

A.P.N. 304-65-926; 304-61-989; 054 (PORTION OF)
 LOCATION: E/SEC OF RITTENHOUSE AND SOSSAMAN ROADS NEIGHBORHOOD
 EXISTING GENERAL PLAN: R I-43, RU-J43
 EXISTING ZONING: MDR PAD
 PROPOSED ZONING: 17.31 ACRES ARTERIAL & COLLECTOR RW (a); 1.37 ACRES NET AREA: 15.94 ACRES



Mayberry on Rittenhouse

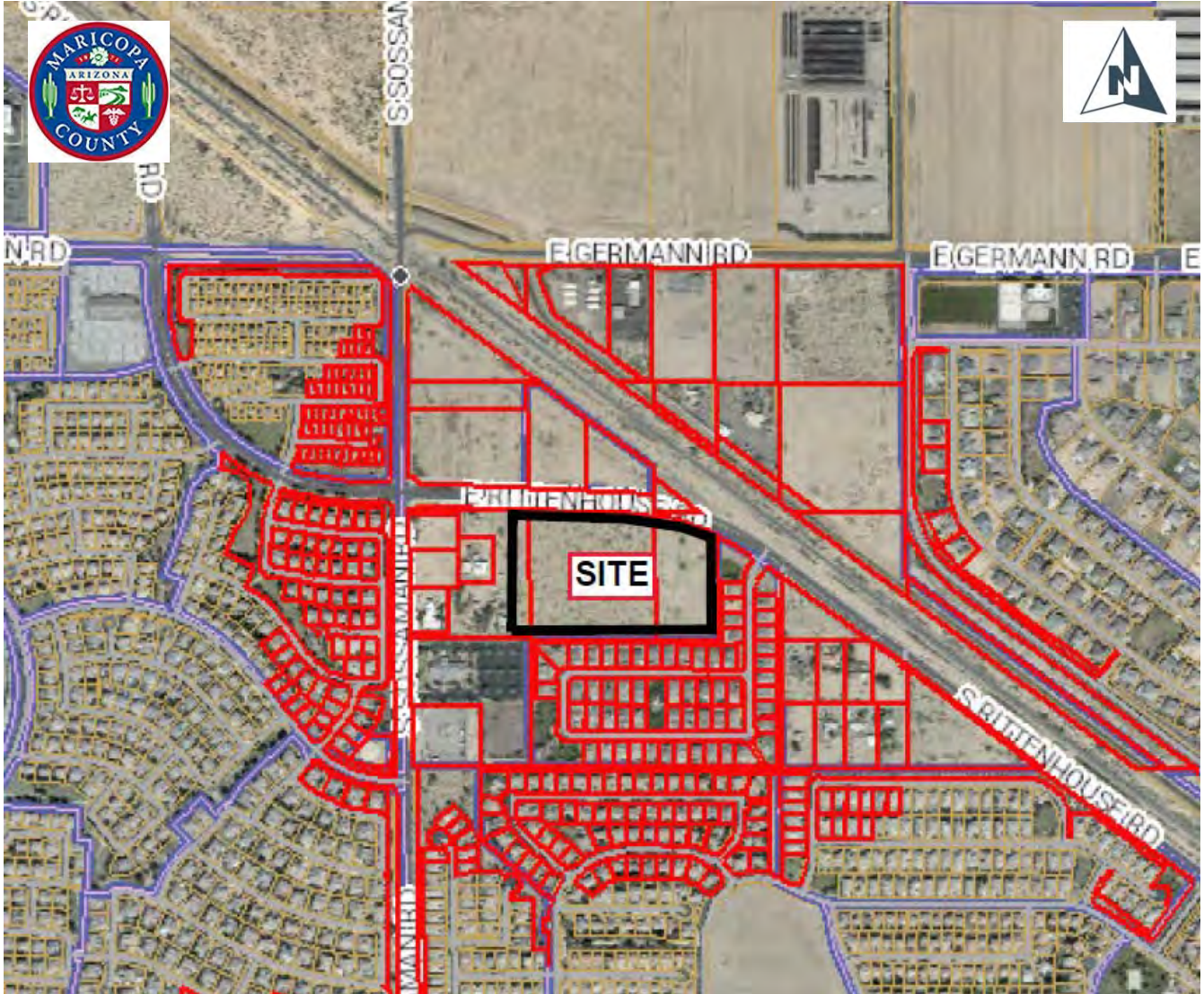


Preliminary Elevations



Property Owners 1,200+ Feet

Mayberry on Rittenhouse
Rittenhouse Rd. East of Sossaman Rd.



**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

Owner	Address	City	State	Zip
19415 E GERMANN RD LLC	22230 S SCOTLAND CT	QUEEN CREEK	AZ	85242
2019 A & A TISCARENO FAMILY TRUST	19521 E MANZANITA RD	QUEEN CREEK	AZ	85142
4415 EXCHANGE/QUEEN CREEK SELF STORAGE LLC	4572 E CAMP LOWELL DR	TUCSON	AZ	85712
AKINHANMI AKINKUNMI B/HILL NATALIE O	19384 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
AKOPOVA INNA	22424 S ELLSWORTH LOOP RD UNIT 1818	QUEEN CREEK	AZ	85142
ALAN & SUSAN AHO FAMILY TRUST	19180 E LARK DR	QUEEN CREEK	AZ	85142
ALCUIREZ ESTELLA S/Franze Sean	19533 S 194TH WAY	QUEEN CREEK	AZ	85142
ALLIANCE FUNDING III	2812 N NORWALK UNIT 105	MESA	AZ	85215
ALTMARK VLAD/IRINA	19461 S 194TH WY	QUEEN CREEK	AZ	85142
ALVARADO AMIE NAOMI/PAUL DANIEL	19371 E RAVEN DR	QUEEN CREEK	AZ	85142
AMH 2014-2 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302
ANDERSON MARK/SARAH	19452 S 193RD PL	QUEEN CREEK	AZ	85142
ANDERSON WILLIAM L/KATHERINE E TR	7263 E PUEBLO AVE	MESA	AZ	85208
ANDRADE MARIO JR	19187 E KINGBIRD DR	QUEEN CREEK	AZ	85142
ANDRE LOUIS JEAN	19341 S 194TH WAY	QUEEN CREEK	AZ	85142-5648
APODAC JESUS ALBERTO ESCALANTE	19161 E LARK	QUEEN CREEK	AZ	85242
APODACA FAMILY LIVING TRUST	19765 S 192ND PL	QUEEN CREEK	AZ	85142
APLEGATE ROBERT WILLIAMS/CLIDENNA RAE	19551 E RITTENHOUSE RD	QUEEN CREEK	AZ	85142
ATKINSON RAY D	19142 E KINGBIRD DR	QUEEN CREEK	AZ	85142
BAILEY CHARLES/JOYCE	19447 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
BAMFORD JOHN MICHAEL/ALANE ALICE	19371 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
BAUMAN TONI/VINCENT J	19463 E RYAN RD	QUEEN CREEK	AZ	85142
BEHNKEN KATRINA A/TIMOTHY V	19152 E KINGBIRD DR	QUEEN CREEK	AZ	85240
BHALLA VIVEK/SMITA	19427 E RYAN RD	QUEEN CREEK	AZ	85142
BLACKWELL TRACIE L	19389 E ORIOLA WY	QUEEN CREEK	AZ	85242
BLC HOLDINGS LLC	2941 N POWER RD SUITE 102	MESA	AZ	85215
BOHART SEAN A/JENNIFER M	3852 W CHICAGO ST	CHANDLER	AZ	85226
BONITA E MARTIN LIVING TRUST	1100 31ST AVE SW	MINOT	ND	58701
BOUDREAU CHARRON JEAN/GREGORY C	19595 E ORIOLE WAY	QUEEN CREEK	AZ	85142
BRANDHORST DAVID H/BRENDA F	21750 E CALLE DE FLORES	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

BRESLIN AND HILDENBRANDT FAMILY LIVING TRUST	19693 S 192ND PL	QUEEN CREEK	AZ	85142
BRIMHALL JOANNE/LARRY NEAL	19148 E LARK DR	QUEEN CREEK	AZ	85242
BRIOSO MARIA CONCEPCION	19185 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
BROWN SHANNON LEAH/DAVID DANIEL	19122 E KINGBIRD DR	QUEEN CREEK	AZ	85142
BRYANT FAMILY TRUST	19175 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
BUCHANAN RONALD J II	1550 VALLEJO ST APT 2	SAN FRANCISCO	CA	94109
BUGARINI JENNIFER/MICHAEL	19707 S 194TH ST	QUEEN CREEK	AZ	85142
BUNTON RONALD R JR/REBECCA D	19156 S SWAN DR	QUEEN CREEK	AZ	85142
BURKHART BARBARA E/RICHARD J	19480 S 193RD PL	QUEEN CREEK	AZ	85142
BUTLER AARON L	19561 S 191ST DR	QUEEN CREEK	AZ	85142
CARPENTER JERRY T/JOYCE M	19459 E ORIOLE WAY	QUEEN CREEK	AZ	85242
CHAPMAN RYAN T/PENFOLD MALINDA	19640 S 193RD ST	QUEEN CREEK	AZ	85242
CHASTEEN JOSHUA C/KARLY J	19348 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
CHAVEZ ANALISA M/GERONIMO	19391 E RYAN RD	QUEEN CREEK	AZ	85142
CHEATHAM ENTERPRISES LLC	9224 N AERIE CLIFF	FOUNTAIN HILLS	AZ	85268
CHEN WU	4143 E DOUGLAS AVE	GILBERT	AZ	85234
CIRCLE K STORES INC	P O BOX 52085	PHOENIX	AZ	85072
COLE EDWARD M/KATHRYN P	1835 E CALLE DE CABALLOS	TEMPE	AZ	85284
COLGAN DANIEL J/DOMICE	194589458 E EMPEROR BLVD	QUEEN CREEK	AZ	85242
COLLINS ELIZABETH	19728 S 193RD ST	QUEEN CREEK	AZ	85142
COLOMBO MARC	19173 E SEAGULL DR	QUEEN CREEK	AZ	85142
COMERFORD VINCENT/JACOBSON SUZANNE	19086 E RYAN RD	QUEEN CREEK	AZ	85142
CONCIO NANCY D/WILFREDO A	19082 E CATTLE DR	QUEEN CREEK	AZ	85142
CONNOLLY JEFFREY JOHN/LISA SUE	19594 E RAVEN DR	QUEEN CREEK	AZ	85142
COONS FAMILY LIVING TRUST	19577 E ORIOLE WAY	QUEEN CREEK	AZ	85142
CORKERY ANGEL	5347 S SORRELL	MESA	AZ	85212
CORPORATION OF THE PRESIDING BISHOP OF THE CH	50 E NORTH TEMPLE ST RM 2225	SALT LAKE CITY	UT	84150-0022
CORTEZ ESTEBAN FERNANDEZ/KAMI	19134 E ORIOLE WAY	QUEEN CREEK	AZ	85142-6881
CORTINA HOMEOWNERS ASSOCIATION	633 E RAY RD STE 122	GILBERT	AZ	85296
COSTAGLIOLA LUIGI M/TINA J	19348 S 194TH WAY	QUEEN CREEK	AZ	85142
CRANDALL GLENN E/SHELLEY L	19410 E RYAN RD	QUEEN CREEK	AZ	85142
CRAWFORD DONALD L/MERCEDES H	19145 E SWAN DR	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

CROSBY BRET/SUZANNE	19160 E MACAW DR	QUEEN CREEK	AZ	85142
CST USA STORES LLC	19500 BULVERDE RD SUITE 100	SAN ANTONIO	TX	78259
CURTIS FAMILY REVOCABLE TRUST	19397 E RAVEN DR	QUEEN CREEK	AZ	85142
DARLING BRIAN R/CHELICIE F	19166 E SPARROW CT	QUEEN CREEK	AZ	85142
DE SOUZA PAULO/LESLIE	19120 E LARK DR	QUEEN CREEK	AZ	85142
DENNY MATTHEW B JR/CHRISTY J	19324 S 194TH WAY	QUEEN CREEK	AZ	85142
DONALD REX & SONJA K FOSTER FAMILY TRUST	19338 E SILVER CREEK LN	QUEEN CREEK	AZ	85142
DONNELL AMANDA SUMMER	19165 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
DREW HILTON D II/AMY L	19455 E ORIOLE WY	QUEEM CREEK	AZ	85242
DUNAGAN SHANEN STEVEN	19533 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
DUNLAP BRYAN T	19167 E KINGBIRD DR	QUEEN CREEK	AZ	85240
DUNN PATRICIA JEAN	800 S KIHEI RD APT 107	KIHEI	HI	96753
DUTTON ROSE L	19389 S 194TH WAY	QUEEN CREEK	AZ	85142
ECHOLS AARON/GRACIELA Y	19852 S 193RD ST	QUEEN CREEK	AZ	85142
EINSTEIN DAVID P/DONNA J	19398 E ORIOLE WY	QUEEN CREEK	AZ	85142
ELGIN JASON A/AMANDA C	19431 E ORIOLE WAY	QUEEN CREEK	AZ	85142
ELK HUNT TRUST	19302 E ORIOLE WAY	QUEEN CREEK	AZ	85142
ELLSWORTH DON/WILLIAMS VICTORIA	19343 E RAVEN DR	QUEEN CREEK	AZ	85142
EMPEROR ESTATES PARCEL H HOMEOWNERS ASSOCIATI	3317 S HIGLEY RD	GILBERT	AZ	85297
ERITANO KATHRYN M/GERALD	19668 S 195TH ST	QUEEN CREEK	AZ	85142
ERWIN TAMMY L/MICHAEL L JR	19416 E RAVEN DR	QUEEN CREEK	AZ	85142
ESTRADA REBECCA	12515 TEJAS CT	RANCHO CUCAMONGA	CA	91739
EVANS DOUGLAS A	19332 E RAVEN DR	QUEEN CREEK	AZ	85242
FARLEY MATTHEW D/TRACI	19346 E RAVEN DR	QUEEN CREEK	AZ	85142
FENILI DAVID A/CHARVOZ-FENILI AMY L	19437 S 194TH WAY	QUEEN CREEK	AZ	85142
FERNANDO ROMESH L	5500 SALOMA AVE	SHERMAN OAKS	CA	91411
FINK JONATHAN/STRAIT JULIE E	19177 E KINGBIRD DR	QUEEN CREEK	AZ	85142
FISH RYAN/LUCINDA	19049 E CATTLE DR	QUEEN CREEK	AZ	85142-6860
FISHGOLD ASHER DAVID	19505 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
FITZGERALD PATRICK/JAMIE	19374 E RAVEN DR	QUEEN CREEK	AZ	85242
FLACK WANDA L TRUST	19057 E CATTLE DR	QUEEN CREEK	AZ	85142
FLAHAN CARL MARK/SANDRA LYNN	19444 E TIMBERLINE RD	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FLORES HENRY RAY JR	19519 E TIMBERLINE RD	QUEEN CREEK	AZ	85242
FRANCOEUR CHRISTOPHER B/SHANNON M	19444 E RAVEN DR	QUEEN CREEK	AZ	85242
GALLAGHER FAMILY TRUST	19146 E MACAW DR	QUEEN CREEK	AZ	85142
GALLEGOS PAUL/ROSE MADELIENE	19274 E ORIOLE WAY	QUEEN CREEK	AZ	85142
GEORGE BRUCE N	19347 E ORIOLE WY	QUEEN CREEK	AZ	85242
GEORGE ROBERT H/KATHLEEN ELLEN	19440 E ORIOLE WY	QUEEN CREEK	AZ	85142
GERMANN PHASE II LLC	20936 E SUPERSTITION DR	QUEEN CREEK	AZ	85142
GERVAIS MARISSA L/PHELPS PATRICIA M	19226 S 196TH PL	QUEEN CREEK	AZ	85142
GIBSON KELLY L	19178 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
GOLDSTEIN JILL ANN/DORENBUSH CHRISTOPHER	19160 E ORIOLE WY	QUEEN CREEK	AZ	85142
GOMEZ RENE A/PAMELA R	19898 S 193RD ST	QUEEN CREEK	AZ	85142
GONZALES FAMILY LIVING TRUST	19402 E RAVEN DR	QUEEN CREEK	AZ	85142
GONZALEZ CONCEPCION	19485 S 194TH WAY	QUEEN CREEK	AZ	85142
GRAF JARED/HUNT TISHA	19117 E KINGBIRD DR	QUEEN CREEK	AZ	85142
GRAY ERIC D/FORD JENNIFER K	19831 S 193RD ST	QUEEN CREEK	AZ	85142
GUARINE JUSTIN WILLIAM/SIDNEY BRIONNE	19459 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
HADLEY CAROLYN DEVINEY/TREVINO SHERRIE/EDWARD	19546 S 191ST DR	QUEEN CREEK	AZ	85142
HAMADA RIE/MUTSUO	1120 HELEN DR	MILLBRAE	CA	94030-1016
HAMBLIN DUSTIN	19547 S 191TH DR	QUEEN CREEK	AZ	85242
HAMPTON SCOTT A/SHERYL A	19439 E RAVEN DR	QUEEN CREEK	AZ	85142
HANCHETT RICHARD	19106 E LARK DR	QUEEN CREEK	AZ	85142
HARRIS FAMILY TRUST NO JEH-1	19456 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
HATHAWAY SHARON THERESE/JUDSON VAN BUREN	19425 E RAVEN DR	QUEEN CREEK	AZ	85142-8643
HERNANDEZ EDDIE A	19133 E SWAN DR	QUEEN CREEK	AZ	85142
HERRINGTON SHEILA J/ADAMS EMILY J	19180 E SWAN DR	QUEEN CREEK	AZ	85142
HILL RICHARD BROOK/MEMORY J	19070 E RYAN RD	QUEEN CREEK	AZ	85242
HODGES KRISTEN	19106 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
HOLGUIN VICKI K	19412 E ORIOLE WY	QUEEN CREEK	AZ	85242
HONEYAGER JOHN L/ODONNELL LORETTA A	19411 E RAVEN DR	QUEEN CREEK	AZ	85142
HORN DANIEL/CYNTHIA	19120 S 196TH PL	QUEEN CREEK	AZ	85142
HOUSEHOLDER TREVAN/LESLIE K	19159 E MACAW DR	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

HPA USI LLC	120 S RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606
HUNTLY STEVEN J/KERRY L	19118 E MACAW DR	QUEEN CREEK	AZ	85242
HUTCHINSON JESSICA J/TRAVIS A	19560 S 191ST DR	QUEEN CREEK	AZ	85242
HUTSON ERIC/KAYLA	19396 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
ICQC LLC	905 W STANFORD AVE	GILBERT	AZ	85233
IVEY FELINA MARIE/BOAN JOSHUA PRENTISS	19142 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
JACQUES FAMILY TRUST	19316 E ORIOLE WY	QUEEN CREEK	AZ	85142
JELINSKI THOMAS L/TAMMY R	19422 E RYAN RD	QUEEN CREEK	AZ	85142
JELLISH ROBERT A/DONNA P	19434 E RYAN RD	QUEEN CREEK	AZ	85142
JIMENEZ JOSE A	19509 S 194TH WAY	QUEEN CREEK	AZ	85142
JOHNSON ALEXANDER/CHISCHILLY CAROLINE	19334 E RYAN RD	QUEEN CREEK	AZ	85142
JUDIE D ROWE LIVING TRUST	19747 S 192ND PL	QUEEN CREEK	AZ	85142
KALLBERG NICOLE L/SCHUHRKE THOMAS R	19403 E ORIOLE WAY	QUEEN CREEK	AZ	85142
KEIME BARRY L/CROSBY LISA	19132 E MACAW DR	QUEEN CREEK	AZ	85142
KELLIS JOLYNN P/MICHAEL B	19163 E MACAW DR	QUEEN CREEK	AZ	85142
KELLY BRENT/BENNETT JONNEA	19343 E RYAN RD	QUEEN CREEK	AZ	85142
KEMPTON SCOTT G/JOHNSON JENNIFER J	19186 E ORIOLE WAY	QUEEN CREEK	AZ	85142
KENNEDY KEVIN/ANGELA	19119E E LARK DR	QUEEN CREEK	AZ	85142
KERR DIANE E	19324 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KEVIN M COATS TRUST	19179 E LARK DR	QUEEN CREEK	AZ	85142
KIMOSH JOSEPH CLARK/STEPHANIE ANN	19415 E RYAN RD	QUEEN CREEK	AZ	85142
KING ROSE L	PO BOX 107	HOLMDEL	NJ	7733
KLEINMAN JARED/KELLY	19078 E RYAN RD	QUEEN CREEK	AZ	85142
KNOX MICHAEL R/LORRI L	1712 BONN BLVD	BISMARCK	ND	58504
KOOI JEFFREY E/CAMILLE C	19375 E ORIOLE WY	QUEEN CREEK	AZ	85142
KR & ER PROPERTIES LLC	18551 E RANCH RD	QUEEN CREEK	AZ	85142
KRAMER ERIC G/CLAUDIA L	19408 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KRAUSE JACQUELYN JOY	19347 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KRAY GARRETT JOHN	19383 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
LA JARA FARMS II HOMEOWNERS ASSOCIATION	633 E RAY RD UNIT 122	GILBERT	AZ	85296
LA JARA FARMS II HOMEOWNERS ASSOCIATION	3048 E BASELINE RD SUITE 102	MESA	AZ	85204
LARSON TRAVIS JOSEPH/VICTORIA LEE	19360 E RAVEN DR	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

LAWRENCE P GROSS AND ELLEN L GROSS REVOCABLE TRUST	19336 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
LESHER BUDD/RHONDA SUE	19650 S 195TH ST	QUEEN CREEK	AZ	85142
LOMBARDO FAMILY REVOCABLE TRUST	19583 E ORIOLE WAY	QUEEN CREEK	AZ	85142
LOPEZ LARRY A	19190 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
LOPEZ SERGIO/DIAZ GLORIA	19355 E RYAN RD	QUEEN CREEK	AZ	85142
LUCAS SCOTT RAY/ANNETTA	19606 S 193RD ST	QUEEN CREEK	AZ	85142
LUCILLE A MATHIEWS TRUST	11020 E NOPAL AVE	MESA	AZ	85209
LUDWICK FREDERICK/CHERYL A	19344 E ORIOLE WY	QUEEN CREEK	AZ	85242
LYONS FAMILY TRUST	19157 E KINGBIRD DR	QUEEN CREEK	AZ	85142
MACGILLIVRAY AUSTIN/BRYN	19174 E MACAW DR	QUEEN CREEK	AZ	85142
MACIA NARCISO F/DONNA L	19225 S SOSSAMAN RD	QUEEN CREEK	AZ	85142
MACK JAMES E/PATRICIA E	2808 48TH AVE S	LETHBRIDGE	AB	T1K7B3
MARTINEZ ARMANDO/LUZ MARIA	19451 E RYAN RD	QUEEN CREEK	AZ	85142
MASCARENAS JASON/VIVIAN	19623 E ORIOLE WY	QUEEN CREEK	AZ	85142
MAYBECK CHERYL/WILLIAM	19103 E MACAW DR	QUEEN CREEK	AZ	85142
MCCN PROPERTIES LLC	16213 E FRYE RD	GILBERT	AZ	85295
MCDANIEL SCOTT E/AMIE W	19177 E MACAW DR	QUEEN CREEK	AZ	85142
MCFADDEN RANDALL/RENEA	19166 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
MCKELL FAMILY TRUST	19330 E ORIOLE WAY	QUEEN CREEK	AZ	85142
MELENDEZ ROBERTO/FRANCES	19288 E ORIOLE	QUEEN CREEK	AZ	85242
MENDEZ SCOTT W/JILL S	19147 E LARK DR	QUEEN CREEK	AZ	85242
MESAROSH MICHAEL P	19898 E SONOQUI BLVD	QUEEN CREEK	AZ	85142
MESSER MICHAEL S	19607 E ORIOLE WAY	QUEEN CREEK	AZ	85142
METZGER MARITAL TRUST	19211 S SOSSAMAN RD	QUEEN CREEK	AZ	85142
MILLER ANTHONY A/DEAVER KARIN L	19430 E RAVEN DR	QUEEN CREEK	AZ	85142
MILLER MICHAEL D/TERENA K	19663 S 194TH ST	QUEEN CREEK	AZ	85142
MILLS FAMILY TRUST	19379 E RYAN RD	QUEEN CREEK	AZ	85142
MITCHELL DANA LEE DALGLEISH/KENNETH EDWARD/RHODEN BONNY ALANE	19108 E ORIOLE WY	QUEEN CREEK	AZ	85142
MORGAN DANIEL	19372 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
MYERS ALEX/JAIME	19134 E RYAN CT	QUEEN CREEK	AZ	85242
NAY BRAD S/KATHRYN G	19370 S 194TH WAY	QUEEN CREEK	AZ	85142
NGUYEN HOI G/THUY THU	19165 E LARK DR	QUEEN CREEK	AZ	85242

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

NILSON MORGAN E/ERIK	19806 S 193RD ST	QUEEN CREEK	AZ	85142
OLVERA LETHAN S	19090 E CATTLE DR	QUEEN CREEK	AZ	85242
ONEAL BRIAN/FRANCISCA J	19117 E MACAW DR	QUEEN CREEK	AZ	85142
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD SUITE 1600	TEMPE	AZ	85281
ORTA JUAN O/CARMEN M	19151 E RYAN CT	QUEEN CREEK	AZ	85242
OSULLIVAN ROBERT P/KRISSY A	19081 E CATTLE DRIVE	QUEEN CREEK	AZ	85142
OVERTON PAUL K	19877 S 193RD ST	QUEEN CREEK	AZ	85142
PALMER GREGORY/CARMELA	19372 E ORIOLE WY	QUEEN CREEK	AZ	85142
PARKER STERLING W/MELANIE S	19135 E MACAW DR	QUEEN CREEK	AZ	85142
PAUSTIAN ZACKARY	19188 E MACAW DR	QUEEN CREEK	AZ	85142
PEREZ JOSE/BERTHA	19547 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
PHILLIPS COREY/KATELYN	19180 E SPARROW CT	QUEEN CREEK	AZ	85242
PILAR ADAM	19197 E KINGBIRD DR	QUEEN CREEK	AZ	85142
PLATTNER JUSTIN SEAN	19710 S 195TH ST	QUEEN CREEK	AZ	85142
PLUMLEE RICHARD W\TRACIE A\TRACIE ANN	19403 E RYAN RD	QUEEN CREEK	AZ	85142
PODZIMEK DANIEL JOSEPH/JANICE MARIE	19674 S 193RD ST	QUEEN CREEK	AZ	85142
QUEEN CREEK TOWN OF	22350 S ELLSWORTH RD	QUEEN CREEK	AZ	85242
QUINN TIMOTHY DAVID/MICHELLE ANN	19370 E RYAN RD	QUEEN CREEK	AZ	85142
R ANICETO TISCARENO/HERNANDEZ CARLOS	19521 E MANZANITA	QUEEN CREEK	AZ	85142
RAJA MANJULA TR	301 PERRY CREEK DR	CHAPEL HILL	NC	27514
RAMIREZ OSCAR R/YARCE LAURA VICTORIA MESA	19192 E SWAN DR	QUEEN CREEK	AZ	85142
RAMSEY CANDIE	19168 E SWAN DR	QUEEN CREEK	AZ	85142
REDFORD JORDEN/WENDY	19065 E CATTLE DR	QUEEN CREEK	AZ	85242
REMINGTON HEIGHTS HOA INC	5725 N SCOTTSDALE RD STE C- 100	SCOTTSDALE	AZ	85250
REMINGTON HEIGHTS HOMEOWNERS ASSOCIATION INC	5725 N SCOTTSDALE RD SUITE C- 100	SCOTTSDALE	AZ	85250
REMINGTON HEIGHTS WEST HOMEOWNERS ASSOCIATION	1725 W GREENTREE DR SUITE 114	TEMPE	AZ	85284
REZZONICO RANCHES LLC	1450 W ISLAND CIR	CHANDLER	AZ	85248
RIESENBERG BRIAN	19162 E LARK RD	QUEEN CREEK	AZ	85142
RITTENHOUSE RANCH HOMEOWNERS ASSOCIATION	3930 S ALMA SCHOOL RD	CHANDLER	AZ	85248
ROBERTS SHAWN M/DEIDRE M	19781 S 193RD ST	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

ROBINSON THEODORE MARTIN I/MARGARET MICHELLE	19417 S 194TH WAY	QUEEN CREEK	AZ	85142
RODRIGUEZ ROSEMARY Z	19132 E KINGBIRD DR	QUEEN CREEK	AZ	85142
ROSALES LIBERTAD L	19179 E RYAN CT	QUEEN CREEK	AZ	85142
ROUEN CHRISTOPHER C/ELISE M	19064 S 196TH PL	QUEEN CREEK	AZ	85142
RSG FAMILY TRUST	19732 S 195TH ST	QUEEN CREEK	AZ	85142
RUPERT NICHOLAS/JULIE	2159 E BROOKS ST	GILBERT	AZ	85296
RUSHCAMP SHARON M/MATTHEW S	4561 S QUARTERLINE RD	MUSKEGON	MI	49444
RYAN PATRICK L JR/ALLYSHA M	19135 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
SALT RIVER PROJECT AGR IMP & POWER DIST	P O BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AI & PD	PO BOX 52025	PHOENIX	AZ	85042-2025
SALTA HOLDINGS LLC	2713 S HANSEN DR	GILBERT	AZ	85295
SALVATORE ANTHONY R	19588 S 191ST DR	QUEEN CREEK	AZ	85242
SANCHEZ LARRY	19411 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
SANDERS MARJORIE L	19386 E ORIOLE WAY	QUEEN CREEK	AZ	85142
SANDOVAL ANDRES R/JESSICA CARRASCO	19162 E KINGBIRD DR	QUEEN CREEK	AZ	85142
SANDOVAL GUADALUPE T/RAUL VILLEGAS/JESSICA E	19756 SOUTH 193RD STREET	QUEEN CREEK	AZ	85142
SARAGER TODD M/LINDSAY M	19148 E SPARROW CT	QUEEN CREEK	AZ	85142
SAUBER DANIEL G/BARBARA W	19690 S 195TH ST	QUEEN CREEK	AZ	85142
SCHEELS HANS DAVID/MEGHAN THERESA	19358 E RYAN RD	QUEEN CREEK	AZ	85142
SCHMIDT MILES/STEPHANIE	19578 E RAVEN DR	QUEEN CREEK	AZ	85142
SCHUREMAN STEVEN/SANDRA	19166 E LARK DR	QUEEN CREEK	AZ	85142
SCHWARTZ KEITH/MICHELLE	19162 E SPARROW CT	QUEEN CREEK	AZ	85142
SHANKO MICHAEL W III/TONYA	19367 E RYAN RD	QUEEN CREEK	AZ	85142
SHARP SCOTT AUBYN/JENNIFER RENAE	19359 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
SHARP STEPHEN/ANGALI	19357 E RAVEN DR	QUEEN CREEK	AZ	85142
SHERMAN JASON R/SHANNON L	19628 S 195TH ST	QUEEN CREEK	AZ	85142
SHOOK CHRISTOPHER T/KATIE R	19472 E EMPEROR BLVD	QUEEN CREEK	AZ	85142
SIAKI TAUFA'ASAU	19361 E ORIOLE WAY	QUEEN CREEK	AZ	85142
SIMMONS LUKE D/MOLLY E	19094 E RYAN RD	QUEEN CREEK	AZ	85242
SIMPSON JOHN D/HEDI A	19761 S 194TH ST	QUEEN CREEK	AZ	85242
SINGPRADITH OTT/THANOMSIN	19385 E RAVEN DR	QUEEN CREEK	AZ	85242

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

SMEENK JONATHAN MICHAEL/KINGHAM STACY M	19382 E RYAN RD	QUEEN CREEK	AZ	85142
SMITH BRENT ALAN/DEBBIE DENISE	19329 E RAVEN DR	QUEEN CREEK	AZ	85142
SOMAR ERIKA LYNN/PETERSON BRUCE ALAN/JOANN	19107 E KINGBIRD DR	QUEEN CREEK	AZ	85142
SPERRY BRANDON H/LESLIE B	19104 E MACAW DR	QUEEN CREEK	AZ	85142
STEBBINS KYLE	19608 E RAVEN DR	QUEEN CREEK	AZ	85142
STECHNIJ STEPHANIE A/AARON M	19420 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
STEPHENS JOHN/SARALEE	19396 S 194TH WAY	QUEEN CREEK	AZ	85142
STOLTZ JASON T	19125 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
SUCA MANAGEMENT LLC	929 N VAL VISTA DR STE 108	GILBERT	AZ	85234
SUPERSTITION COURT LLC	3850 E BASELINE RD STE 121	MESA	AZ	85206
SUSAN FRISHMAN REVOCABLE LIVING TRUST	19586 E RAVEN DR	QUEEN CREEK	AZ	85142
SWENSON PAUL T	19335 E TIMBERLINE RD	QUEEN CREEK	AZ	85142-5474
TANSLEY ALLISON L/DOUGLAS A	19432 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
TAYLOR BRIAN D/ANNETTE L	19212 S 196TH PL	QUEEN CREEK	AZ	85142
TERRA HILDEBERTO/DEBRA	19305 E ORIOLE WAY	QUEEN CREEK	AZ	85142-8637
THARP TOSHA M/BUDDY L/KIMBERLY E	19137 E KINGBIRD DR	QUEEN CREEK	AZ	85142
THOMAS MATTHEW W	19360 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
THORNOCK RICHARD T/BARBARA N	19133 E LARK DR	QUEEN CREEK	AZ	85142
TORRES GEORGIANNA	19446 E RYAN RD	QUEEN CREEK	AZ	85142
TOWN OF QUEEN CREEK	22350 S ELLSWORTH RD	QUEEN CREEK	AZ	85142
TRUJILLO RICARDO J	19565 S 194TH WAY	QUEEN CREEK	AZ	85142
TT TRINH NGUYEN	19154 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
UCHIDA MICHAEL A/YURIKO DEEDE	19423 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
UNICORN TRUST	19435 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
URIBE MANUEL/MARTIN CRISTINA	1222 N COMANCHE CT	CHANDLER	AZ	85224
URLING STANTON/SHAYLA	19365 S 194TH WAY	QUEEN CREEK	AZ	85142
VERGOSEN MARK/LEAH	19346 E RYAN RD	QUEEN CREEK	AZ	85142
VINCENT A CANZANO AND LENA M CANZANO LIVING TRUST	32859 N QUARRY HILLS DR	SAN TAN VALLEY	AZ	85143
WAGNER ROBERT C/MARLA	19575 S 191ST DR	QUEEN CREEK	AZ	85142
WALDEN TODD C/TANYA E	19609 S 194TH ST	QUEEN CREEK	AZ	85242
WALTERS JOSEPH R/SAMANTHA J	19458 E RYAN RD	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
East of the SEC of Rittenhouse Sossaman**

WATKINS PHILLIP G JR/JOANNA	19333 E ORIOLE WAY	QUEEN CREEK	AZ	85142
WEBB ZACHARY COLIN/MICHAEL DAVID/NANCY L	19748 S 192ND PL	QUEEN CREEK	AZ	85142
WEITH DONALD C/ROCHELLE H	19703 S 193RD ST	QUEEN CREEK	AZ	85242
WILLIAMS ANA P/TRAVIS M	19417 E ORIOLE WAY	QUEEN CREEK	AZ	85242
WILLIAMS PATRICK L/LISA K	19426 E ORIOLE WAY	QUEEN CREEK	AZ	85142
WILLIAMS RYAN/CARALINE	19157 E SWAN DR	QUEEN CREEK	AZ	85142
YBARRA RUBEN V	19172 E KINGBIRD DR	QUEEN CREEK	AZ	85142
YEAGER JANA	19145 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
ZELASKO ALFRED S/LISA KAY	19729 S 192ND PL	QUEEN CREEK	AZ	85142
ZUCHOWSKI JOSEPH A/MELANIE	19319 E ORIOLE WY	QUEEN CREEK	AZ	85142

Source: Maricopa County Assessor



**TOWN OF QUEEN CREEK
NEIGHBORHOOD MEETING NOTICE**

PROJECT: Mayberry on Rittenhouse (P21-0169, P21-0171)

REQUEST: A request to rezone from Maricopa County RU-43 and Queen Creek R1-43 to MDR PAD, and Site Plan review to allow for a medium density residential development.

APPLICANT: Pew & Lake, PLC 480-461-4670

DATE: NEIGHBORHOOD MEETING:
Monday, September 13, 2021 (6:00 PM)

LOCATION: QC Public Library, Zane Grey Room,
21802 S. Ellsworth Road

DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3094
Website: www.queencreekaz.gov



8/27/21 13:07:33



**TOWN OF QUEEN CREEK
NEIGHBORHOOD MEETING NOTICE**

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DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3094
Website: www.queencreekaz.gov



8/27/21 13:12:03

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the Town of Queen Creek's posting requirements for the project located Southeast corner of Rittenhouse Rd and Sossaman Rd on August 27th, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 27th day of August 2021 by

Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-2024

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

SEC Sossaman Road & Rittenhouse Road
Mayberry on Rittenhouse

Date:

September 13, 2021

Meeting Location:

Queen Creek Public Library - Zane Grey Room
21802 S. Ellsworth Rd, Queen Creek 85142

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Randy Kunzelmann (architect)	18325 N. SCOTTSDALE RD,	85251	rkunzelmann@cox.net	(480) 388-9933
2	MARK FLAHAN	19444 E TIMBERLINE RD	85142	MFLAHAN@MAC.COM	619-977-6275
3	Brad & Kathy Nay	19370 S 194 th Way	85142	kathynay@hotmail.com	805-712-4366
4	Natalie Hill	19384 E. Timberline Rd	85142	msnatalie@comsn.com	805-423-4027
5	Bry Shaso	19336 E. Timberline Rd	85142	bandegrosse@hotmail.com	480-504-4521
6					
7					
8					
9					
10					
11					
12					
13					

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

SEC Sossaman Road & Rittenhouse Road
Mayberry on Rittenhouse

Date:

September 13, 2021

Meeting Location:

Queen Creek Public Library – Zane Grey Room
21802 S. Ellsworth Rd, Queen Creek 85142

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Mary Metzger	19211 S. Sossaman Rd	85142	ask4mary@gmail.com	602-438-2778
2	Analisa Chavez	19391 E. Ryan Rd.	85142	analisa@weider.com	2065180265
3	Charles & Joyce Bailey	19447 E. Timberline Rd	85142	bailey2015@aol.com	480-219-6209
4	Glen W. Crandall	19410 E. RYAN Rd	85142	gscrandall@cox.net	480-228-6049
5	Lee Canzano	19409 S. Sossaman Rd	85142	lovelee1929@gmail.com	480 987-5734
6	Donna & Ciso Macia	19225 S. Sossaman Rd	85142	Macia@asu.edu donna.macia@gmail.com	480-277-1531 480-628-3431
7					
8					
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10					
11					
12					
13					

Property Design Develop, LLC
Mayberry on Rittenhouse
NEIGHBORHOOD MEETING
6:00 PM- September 13, 2021
COMMENT CARD

NAME Analisa Chavez PHONE 206 5180265

ADDRESS 19391 E Ryan Rd (Rittenhouse Ranch)

COMMENT: I like the set back you've designed.

open
concerns

→ - garbage/stumpster location
lighting - not shining into backyards
noise;

could we share the dog park?

Thank you! I'm interested in purchasing one
for my mom!

Property Design Develop, LLC
Mayberry on Rittenhouse
NEIGHBORHOOD MEETING
6:00 PM- September 13, 2021
COMMENT CARD

NAME Brad & Kathryn Nally PHONE 805 - 712 - 4360
805 - 423 - 4021


ADDRESS 19370 S 194th way Qc, Az 85142

COMMENT: Concerns Traffic, Density

Property Design Develop, LLC
Mayberry on Rittenhouse
NEIGHBORHOOD MEETING
6:00 PM- September 13, 2021
COMMENT CARD

NAME Mary Metzger PHONE 602-438-2778

ADDRESS 19211 S. Sossaman Rd., Q.C. 85142

COMMENT: 500+ more cars, 2000+ more people... Oh My!
Where is Q.C. going? We're losing our country/small town... 

Lions, Tigers & Bears

Neighborhood Meeting #1 Presentation



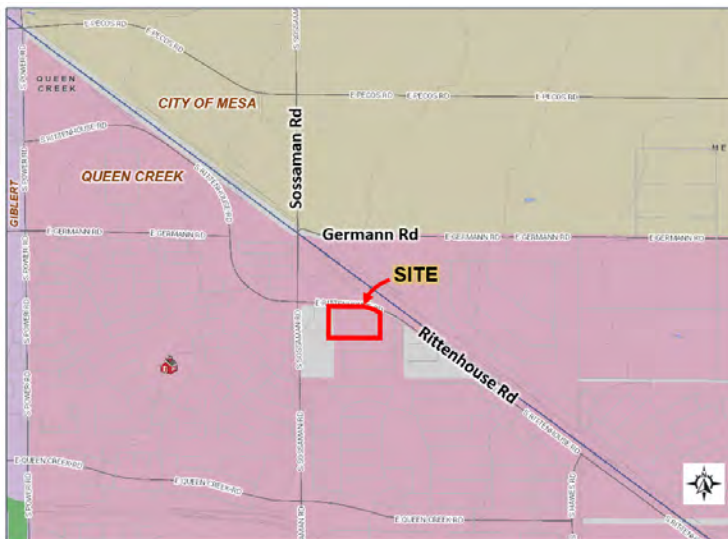
MAYBERRY ON RITTENHOUSE

Rittenhouse Road east of Sossaman Road

Neighborhood Meeting
September 13, 2021

1

Location



2

Aerial Map

- 17.3 acres



3

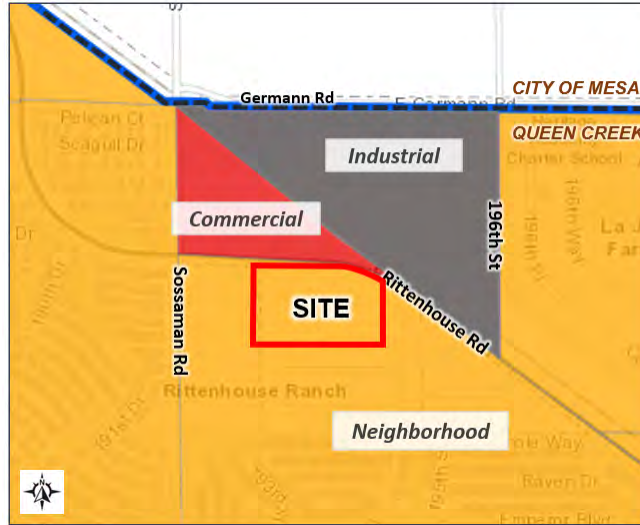
Request

- Annex the western strip of land
- Rezone all the property to MDR PAD

4

General Plan: Neighborhood

- Policies
- Buffering and transition to commercial uses and arterial streets



5

Zoning Map

Existing



Proposed



6

Preliminary Development Plan

- Gated Townhomes and Patio Homes
- Private Back Yards
- 187 upscale homes on ± 17.3 gross acres, 16 net 11.7 du/acre
- Layers of open space
 - Common open space – recreational amenities, pathways, landscape buffers
 - Private open space – private back yards
 - Landscape Buffers: 25' ft. to east, south, west, 30' to north.



7

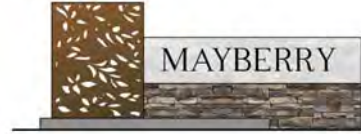
Amenity Plan

- Enclosed back yards for all homes
- Amenities:
 - Themed Entry/Trellises
 - Large clubhouse
 - Outdoor dining
 - Resort-style pool and open space with barbeque grills
 - Dog park
 - Play structure, swings
 - 2 Pickleball courts
 - Shaded pedestrian paths
 - Outdoor lounge seating areas with fire pits



8

Amenity Plan - Entry



9

Amenity Plan - Recreational Amenities



10

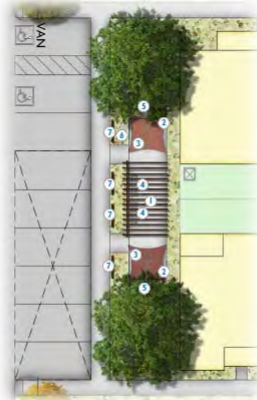
Amenity Plan – Recreational Amenities

- 1 FIRE PIT
- 2 TRELLIS WITH STRING LIGHT
- 3 OUTDOOR SOFA
- 4 BARBEQUE GRILL
- 5 TRASH RECEPTACLE
- 6 PARASOLEL PANEL
- 7 BIKE RACK



1 OUTDOOR LOUNGE
Scale: 1" = 10'-0"

- 1 TRELLIS
- 2 SHADE STRUCTURE
- 3 PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 BARBEQUE GRILL
- 6 TRASH RECEPTACLE
- 7 PARASOLEL PANEL



2 OUTDOOR SEATING AREA
Scale: 1" = 10'-0"

- 1 PLAY STRUCTURE
- 2 SWING SET
- 3 RIDER
- 4 LANDSCAPE BENCH
- 5 PARASOLEL PANEL



3 OUTDOOR SEATING AREA
Scale: 1" = 10'-0"



11

Conceptual Architectural Design

1-STORY / 1 BEDROOM / 1 BATH
AND HOME OFFICE



1-STORY / 2 BEDROOM / 2 BATH
AND HOME OFFICE



12

Conceptual Architectural Design

2-STORY / 2 BEDROOM / 2 BATH
AND HOME OFFICE LOFT



2-STORY / 1 BEDROOM / 1 BATH
AND HOME OFFICE



13

Representative Imagery



14

Questions?

Contact:

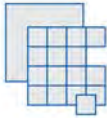
Pew & Lake, PLC
1744 S. Val Vista, Suite 217
Mesa, AZ 85204
Ph: 480-461-4670
Fx: 480-461-4676

Sean B. Lake

Email: sean.lake@pewandlake.com

D.J. Stapley

Email: djstapley@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys



NO. OF UNITS:	
1 BDRM/1-STRY	64 (34%)
2 BDRM/1-STRY	57 (30%)
2 BDRM/2-STRY	50 (27%)
1 BDRM/2-STRY	16 (9%)
TOTAL	187 (100%)

1st Neighborhood Meeting Summary *Mayberry on Rittenhouse*

September 13, 2021 at 6:00 pm

Queen Creek Public library – Zane Grey Room
21802 S. Ellsworth Road
Queen Creek, AZ 85142

The neighborhood meeting followed a traditional format. The meeting began at approximately 6:03 pm and ended at approximately 7:35 pm. Approximately 13 citizens people attended. Present for the applicant were Sean B. Lake and D.J. Stapley at Pew & Lake, PLC, Mike Clement and John Flaherty (Property Design Group), and Randy Kunzelmann (architect) . Mallory Ress attended from the Queen Creek Planning Division. At the start of the meeting, Mr. Lake made introductions and gave a brief presentation based on the attached PowerPoint, summarized as follows:

- Meeting instructions and format.
- Project location and surrounding context.
- Proposed Zoning Request
- Described the development as providing luxury 1-2 story townhomes in a nicely designed gated community. Both indoor and outdoor recreational areas are planned, with outdoor nicely landscaped spaces.
- Some of the more costly and luxury type of amenities include the two pickleball courts, play structure, swings, and a pool amenity with nicely designed landscaping and open space amenities surrounding it. The architect designed an distinctive clubhouse that is larger than usual especially considering the smaller size of this property. Outdoor seating areas and amenities are distributed throughout the community, which creates an inviting outdoor environment for the future residents.
- There will be no access to the adjacent neighborhood and perimeter buffers and community design to make this fit into the neighborhood.

After the presentation, Mr. Lake opened up the meeting for questions and answers. The following summarizes the comments received and the applicant's responses.

1. An adjacent neighbor who has owned the adjacent horse property since 1999 supports the project. He feels this is preferable to alternative uses. Other nearby neighbors, generally to the south and east, prefer lower density on the site, the different densities mentioned ranging from 1.5 acre lots to 5 homes/acre or certain nonresidential uses. Still other neighbors did not object to the plan subject to addressing traffic issues and maintaining a nice landscape buffer/separation and lower building heights that transition to the adjacent neighborhood as shown on the plan.
 - A. These comments were acknowledged. This project is not high density like standard apartments. This fills a niche that many find attractive. The anticipated households to live here include families who could own a home but choose not to purchase, including empty nesters seeking a high quality space in Queen Creek with open space amenities and professional management of the landscaping and community features. Others include smaller families, young professionals, etc. The quality and expense of the gated community's recreational features increases the cost and quality of the town

home community. This type of use makes more sense on this left-over property that will transition to the intersection and other surrounding land uses.

2. Another adjacent neighbor with a horse property, supports the request. She stated she does not her property to be annexed even if this property will be annexed.

A. This proposal will not annex that property or another other property outside of the authorized small strip in this proposed request.

3. What are the tree types?

A. Proposed are larger shade trees around the perimeter. A landscape buffer surrounding the entire project will have a row of trees, and there is a row of trees in the 25' landscape buffer in the neighboring HOA. The actual types have not been determined yet, although it will be consistent with the surrounding community with the intent on screening the project and providing for site aesthetics.

4. One of the primary discussion points concerned the distance to the proposed homes and their impact on the adjacent subdivision, especially toward the neighborhood to the south and east.

The project designers have strategically planned the site layout and architecture to provide ample separation to be sensitive to the adjacent properties. To the south is a large setback and landscape buffer to the south and east. Only single-family homes are located close to the boundary. The two-story homes are pushed into the site and comprise a smaller percentage of the project. On the preliminary plans, there is a 25-foot densely landscaped perimeter buffer on the sides and rear of the site. Additional buffering and separation is designed on the adjacent Rittenhouse Ranch HOA's property, which has a 25-foot landscape tract. Each house in the HOA that backs up to that tract have perimeter walls and fences. That means there are 2-3 walls separating these townhomes from the adjacent subdivision, with landscaping in between.

5. A main discussion topic related to traffic safety and congestion on Rittenhouse Road. The adjacent neighbors asked whether this project would conflict with their ability to turn onto Rittenhouse. They have found that at times, traffic gets backed up to the church for U-turns. One idea was to combine this project's main entrance with the adjacent subdivision's main entrance, this idea being subject to installing a traffic signal, which would help with left-turns onto Rittenhouse.

A. The applicant will work with the Town's Engineering department and see if they will permit a traffic signal. We are requesting full access to keep traffic flow going smoothly. Upon formal submittal and completion of zoning, we will follow the traffic engineering requirements.

6. Could you design the vehicular access to include sight-line visibility in both directions given the curve in Rittenhouse?

A. We will work with a traffic engineer to study visibility at site access points and this project's relationship to the arterial street and surrounding properties. The Town's traffic engineering division will review this proposal, and ensure that vehicular and traffic safety standards are met.

7. Because of the curve in the road and visibility issues, some expected this project to be approximately 4 homes per acre density.

A. The road is straight approaching this site from the intersection. Although there is a curve toward the east that the project designers factored into the design. The proximity to the intersection and a major roadway, and uniqueness of this remnant parcel make it a great location for a project of this nature. The entrance will have a gate and dimensions to comply with the Town's traffic requirements.

8. An idea proposed by a neighbor is to install photo radar to address speeding on Rittenhouse Road.
 - A. The applicant acknowledged this comment and will discuss it with the Town's traffic department.
9. Will this property have an environmental impact study required?
 - A. The proposed project will comply with all applicable regulations regarding air quality, drainage, stormwater, and traffic, an environmental impact study is not required for projects in Arizona.
10. Questions were asked regarding the parking plan, the enclosed parking mix, and whether each home would expect to need 4 spaces per home.
 - A. Proposed are a mix of indoor garages and detached shaded parking. The parking plan complies with the Zoning standards for each townhome and guest parking. Given that the anticipated households are smaller families, some single, the demand for parking and traffic is less per home than in a typical low density subdivision.
11. What are the quality and prices of the homes?
 - A. These will be smaller types of homes that will sell at market rate, which is fluctuating and increasing rapidly. The townhomes could be 300,000 to 400,000 starting rates.
12. A question was asked regarding whether there could be a legal restriction against rentals, citing concerns with the perceived impacts rentals could have on the neighborhood.
 - A. We can review options for restrictions against short-term rentals. Like a regular neighborhood, there is no legal means to restricting someone's right to rent their home out to others. The quality design of this neighborhood will promote neighborhood stability and quality. It will be a nice project that will benefit the surrounding area.
13. Will this have an impact on the nearby property values?
 - A. In our extensive years of experience, and appraisal experience by members of the development team, this kind of use is not expected to impact property values, which are heavily influenced by supply and demand and comparison of similar sizes and types of properties. Single-family homes are not compared to different kinds of properties in valuations, but those with similar types, size, bedrooms, and characteristics, which will help. This proposal is more likely to improve values because it increases certainty on a challenging lot with remnants of a prior commercial supply yard project that left. Replacing a vacant, unsightly parcel with a gated community with great curb appeal will create an attractive element that enhances this part of the neighborhood.
14. One neighbor expressed concerns about visibility to their adjacent rear yard.
 - A. As noted previously, single-story homes are proposed on the east perimeter of the development, and two-story homes are pushed into the middle, thus increasing the separation to the nearby yards. Also, the layers of trees, walls, and the adjacent HOA tract will hinder views to and from the adjacent development.
15. Concerns were raised regarding loss of views to the mountains. Another neighbor noted he is not concerned about views.
 - A. This was acknowledged. The building heights and distance to the street are comparable to a single-family community or non-residential project, thus not changing what would otherwise be expected on this property.

16. Will this have low income housing or subsidies?

A. No low income housing is proposed, no subsidies, and no government funding. The project is market rate with all the amenities and investment that will require sufficient rents to maintain the recreational features.

17. Questions were raised regarding the location of the dumpsters.

A. The plans are in a preliminary status, and the locations have not yet been finalized. The project team will regroup and analyze the dumpster locations to address any concern with proximity to nearby homes. (Later submittals had relocated the dumpsters further away from the southern boundary).

18. Will there be a shared laundry facility?

A. No shared laundry facility is proposed. Each home will have its own washer and dryer like a regular single-family subdivision.

19. Comments were raised regarding lighting impacts, with a desire to maintain low levels of site lighting and mitigating effects to the neighborhood to the south and east.

A. Noted, the applicant will design this will low level lighting. The Town requires a photometric plan be submitted by an engineer that confirms that light shining from any light sources not bleed beyond the property boundaries. A minimal level of lighting is required for site safety purposes. In this case, no pedestrian or landscape lighting is proposed in the perimeter landscape buffer to the south and east near the adjacent neighborhood.

20. Comments were raised regarding noise.

This comment was part of the discussion on the landscape buffers. The amount of landscaping, walls, and building setbacks that exceed minimum standards will address this concern. The Zoning Ordinance designed separation distances to address these kind of impacts, which in this case will not be more than expected for an ordinary community. Further, the project's main common areas are pushed into the site with even greater separation and various buildings that will help mitigate any perceived effects.

21. Regarding water, a neighbor asked whether the project would have a 100-year water supply.

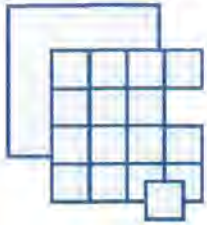
A. This development will be served by the Town's water utilities, which have an assured 100-year water supply.

22. A neighbor asked if something else could get developed after the rezoning were to be approved.

A. Not in this case. The kind of more detailed zoning that is being requested with the PAD overlay requires construction of the site plan that gets approved in the zoning case. There is no plan to change and construct something else. Any change would require rezoning the property all over again, doing neighborhood outreach, and doing the public process again. The applicant wishes to build what is being proposed.

23. What is the development process?

A. The zoning process will take a few months to complete, followed by several months of planning and engineering plans and permitting. Construction will not likely begin for about a year, and it could take approximately 18 months to complete construction based on current estimates.



Pew & Lake, PLLC.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

February 16, 2022

NOTICE OF FOLLOW-UP NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Property Design Develop, LLC, we are pleased to provide notice of a follow-up neighborhood meeting to provide updates and receive your input regarding a proposed development on the approximately 17.3 acres located east of the southeast corner of Sossaman Road and Rittenhouse Road. The development is known as *Mayberry on Rittenhouse*, a “boutique home living” residential community of attached and detached single-family residential patio homes. This project incorporates resort lifestyle amenities and a lush landscape/open space plan that complement and enhance the surrounding area. Specifically, the application requests Rezoning from Maricopa County RU-43 and Queen Creek R1-43 to MDR-PAD and Site Plan Review. A copy of the Preliminary Site Plan and Elevations are enclosed with this letter.

As a result of the 1st neighborhood meeting, we have made changes to the Plan which include:

1. Only single-story homes are provided on the east side.
2. The south side has lush landscaping with only a few single-story homes.
3. All trash receptacles have been moved internal to the site.
4. The perimeter of the site has been designed with generous landscaping, trees, shrubs, etc., to buffer these single-family homes from the existing single-family homes.
5. The access points off of Rittenhouse have been modified and view corridors evaluated by a traffic engineer.
6. Parking has been evaluated, and we are providing more parking spaces than required by the Town Code.
7. Roadway improvements to Rittenhouse will be completed with this development.
8. A resort quality common area amenity maintained by dues from the residents has been enhanced with a clubhouse, pool, seating and ramada area, fire pits, BBQ, pickleball, corn hole, and dog park.

We would like to meet with you again and share our updated plans. The details of the follow-up neighborhood meeting are as follows:

Date: March 3, 2022
Time: 6:00 p.m.
Place: Queen Creek Community Chambers 20727 E. Civic Parkway, Queen Creek 85142

Please contact either me or D.J. Stapley in my office at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670 should you have any questions. For any questions regarding the public process, you may also contact Mallory Ress, Planner with the Town of Queen Creek's Planning Division at 480-358-3094 or via email at mallory.ress@queencreekaz.gov.

At this time, no public hearing before the Town of Queen Creek Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Preliminary Site Plan

VICINITY MAP



SITE DATA

GROSS AREA (A) 17.31 ACRES
 NET AREA (B) 13.74 ACRES
 UTILIZABLE AREA (C) 13.74 ACRES
 NO. OF LOTS 54
 NO. OF UNITS 54 (100%)
 2-BEDROOM UNITS 54 (100%)
 TOTAL 54 (100%)
 NIT DENSIY 117.0 UNITS/AC
 OPEN SPACE 5379 SQUARE FEET OF NET AREA

KEYNOTES

- ENTRY TRILLIS STRUCTURE
- ENTRY VEHICULAR GATE
- ENTRY PEDESTRIAN GATE
- MAILBOX LOCATION
- BIKE RACK
- REFUSE ENCLOSURE
- POOL AMENITY
- OUTDOOR LOUNGE AREA WITH FIRE PIT & SEAT
- TRELLIS WITH SWING
- OUTDOOR DINING AREA
- CORNHOLE
- PICKLE BALL COURT
- CLUBHOUSE
- PERMEABLE SURFACE EVENT AREA
- DOG PARK WITH SHADED SEATING
- EMERGENCY EXIT ONLY GATE
- RAMADA WITH BARBECUE & SEAT
- OUTDOOR LOUNGE AREA WITH FIRE PIT & SEAT
- TRELLIS SEAT AREA
- PICNIC TABLE WITH SHADE SAIL
- EXERCISE STATION
- GATED TULIP AREA WITH SEATING
- TRELLIS WITH TABLES



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
(Tree icon)	Acacia saligna	High	24" Box
(Tree icon)	Casipoua aculeata 'Sensational'	Thornless Casahuate	24" Box
(Tree icon)	Ficus religiosa	Arizona Ash	24" Box
(Tree icon)	Celastrus cuneatus 'Winkler'	White Olive Tree	18" Full
(Tree icon)	Quercus dumetorum	Desert Oak	18" Full
(Tree icon)	Prosopis juliflora	Red Bush Prosopis	24" Box
(Tree icon)	Prosopis juliflora	Prosopis Tree	24" Box
(Tree icon)	Quercus agrifolia 'Nuttall'	Marble Leaf Oak	24" Box
(Tree icon)	Quercus agrifolia	Emerald Elm	24" Box
(Tree icon)	Citrus sp.	Citrus species	24" Box

SUBSUBCENTERS

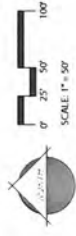
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
(Shrub icon)	Acacia saligna	High	5' Gal
(Shrub icon)	Casipoua aculeata	Thornless Casahuate	5' Gal
(Shrub icon)	Ficus religiosa	Arizona Ash	5' Gal
(Shrub icon)	Celastrus cuneatus 'Sensational'	White Olive Tree	5' Gal
(Shrub icon)	Quercus dumetorum	Desert Oak	5' Gal
(Shrub icon)	Prosopis juliflora	Red Bush Prosopis	5' Gal
(Shrub icon)	Prosopis juliflora	Prosopis Tree	5' Gal
(Shrub icon)	Quercus agrifolia 'Nuttall'	Marble Leaf Oak	5' Gal
(Shrub icon)	Quercus agrifolia	Emerald Elm	5' Gal
(Shrub icon)	Citrus sp.	Citrus species	5' Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
(Grass icon)	Cynodon dactylon	Bliss Flaming Glory	1' Gal
(Grass icon)	Berberis microcarpa	Desert Kangaroo	1' Gal
(Grass icon)	Eriogonum fasciculatum	Chalkbush	1' Gal
(Grass icon)	Leucaena leucostachya	New Gold Lemons	1' Gal
(Grass icon)	Leucaena microcarpa	Purple Trailing Lemons	1' Gal
(Grass icon)	Ruellia brittaniana 'Variegata'	White Butterfly	1' Gal
(Grass icon)	Ruellia brittaniana	White Butterfly	1' Gal
(Grass icon)	Portulaca oleraceae 'Pearly Whites'	White Portulaca	1' Gal

MATERIAL & TURF

SYMBOL	COMMON NAME	SIZE
(Material swatch)	Decomposed Granite	1" Screened, 2" Depth
(Material swatch)	Color: Apple Green	in all Planting Areas
(Material swatch)	Cydonia oblonga 'Hydrea'	Soil
(Material swatch)	Private Courtyard	(Planted by Homeowner)



Mayberry on Rittenhouse

Queen Creek, AZ

Illustrative Master Plan



L-1.01
12.20.2021

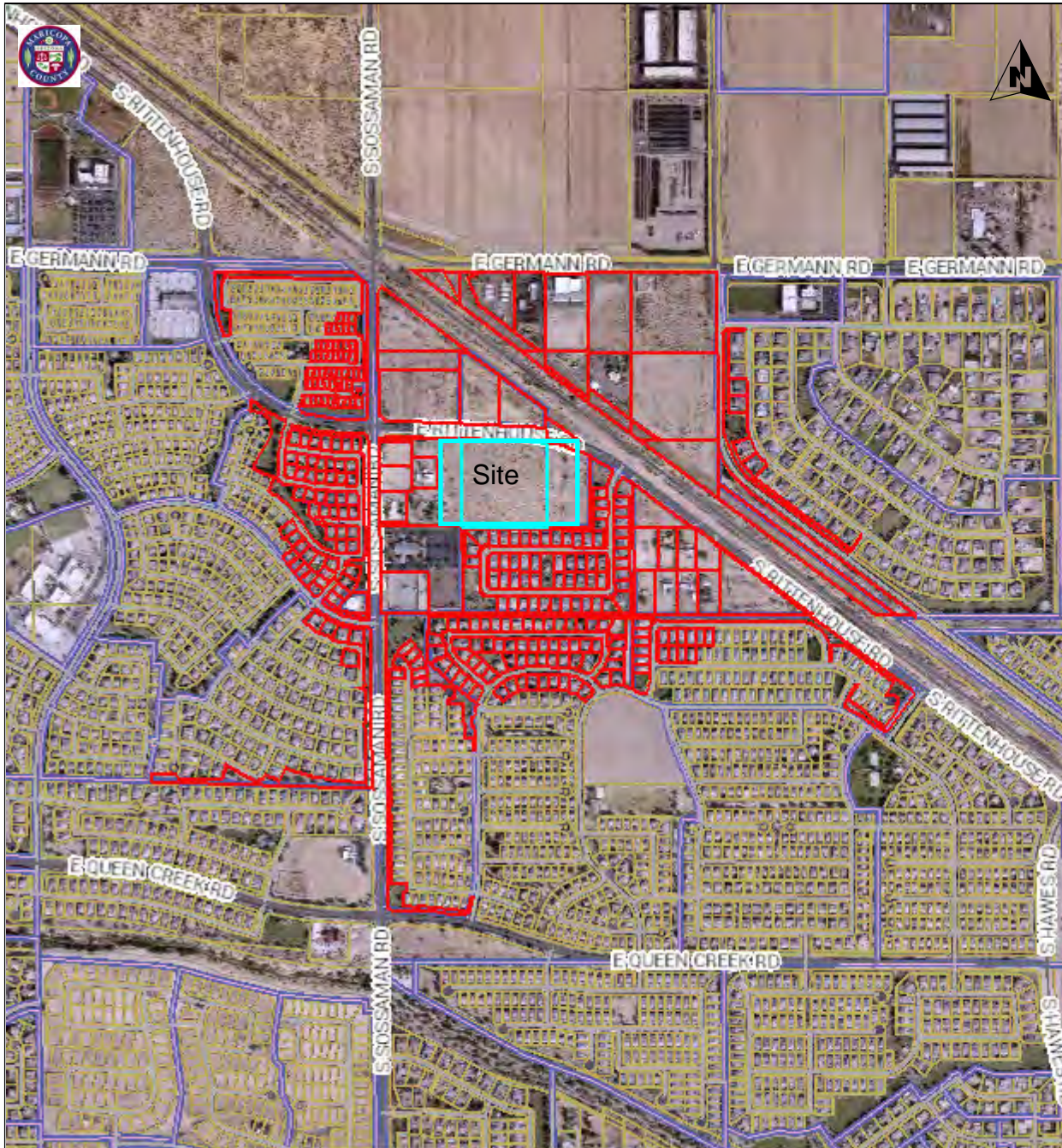


Preliminary Elevations



Property Owners, 1,200+ Feet

Rittenhouse Road east of Sossaman



**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

Owner	Address	City	State	Zip
19415 E GERMANN RD LLC	19415 E GERMANN RD LLC	QUEEN CREEK	AZ	85142
2019 A & A TISCARENO FAMILY TRUST	19521 E MANZANITA RD	QUEEN CREEK	AZ	85142
4415 EXCHANGE/QUEEN CREEK SELF STORAGE LLC	4572 E CAMP LOWELL DR	TUCSON	AZ	85712
AKINHANMI AKINKUNMI B/HILL NATALIE O	19384 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
AKOPOVA INNA	22424 S ELLSWORTH LOOP RD UNIT 1818	QUEEN CREEK	AZ	85142
ALAN & SUSAN AHO FAMILY TRUST	19180 E LARK DR	QUEEN CREEK	AZ	85142
ALCUIREZ ESTELLA S/Franze SEAN	19533 S 194TH WAY	QUEEN CREEK	AZ	85142
ALLIANCE FUNDING III	2812 N NORWALK UNIT 105	MESA	AZ	85215
ALTMARK FAMILY REVOCABLE TRUST	19461 S 194TH WAY	QUEEN CREEK	AZ	85142
AMH 2014-2 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302
ANDERSON MARK	19452 S 193RD PL	QUEEN CREEK	AZ	85142
ANDERSON WILLIAM L/KATHERINE E TR	7263 E PUEBLO AVE	MESA	AZ	85208
ANDRADE MARIO JR	19187 E KINGBIRD DR	QUEEN CREEK	AZ	85142
ANDRE LOUIS JEAN	19341 S 194TH WAY	QUEEN CREEK	AZ	85142-5648
APODAC JESUS ALBERTO ESCALANTE	19161 E LARK	QUEEN CREEK	AZ	85242
APODACA FAMILY LIVING TRUST	19765 S 192ND PL	QUEEN CREEK	AZ	85142
APPLEGATE ROBERT WILLIAMS/CLIDENNA RAE	19551 E RITTENHOUSE RD	QUEEN CREEK	AZ	85142
ATKINSON RAY D	19142 E KINGBIRD DR	QUEEN CREEK	AZ	85142
BAILEY CHARLES/JOYCE	19447 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
BAMFORD JOHN MICHAEL/ALANE ALICE	19371 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
BAUMAN TONI/VINCENT J	19463 E RYAN RD	QUEEN CREEK	AZ	85142
BEHNKEN KATRINA A/TIMOTHY V	19152 E KINGBIRD DR	QUEEN CREEK	AZ	85240
BHALLA VIVEK/SMITA	19427 E RYAN RD	QUEEN CREEK	AZ	85142
BLACKWELL TRACIE L	19389 E ORIOLE WY	QUEEN CREEK	AZ	85242
BLC HOLDINGS LLC	2941 N POWER RD SUITE 102	MESA	AZ	85215
BOHART SEAN A/JENNIFER M	3852 W CHICAGO ST	CHANDLER	AZ	85226
BONITA E MARTIN LIVING TRUST	1100 31ST AVE SW	MINOT	ND	58701
BOUDREAUX CHARRON JEAN/GREGORY C	19595 E ORIOLE WAY	QUEEN CREEK	AZ	85142
BRANDHORST DAVID H/BRENDA F	21750 E CALLE DE FLORES	QUEEN CREEK	AZ	85142
BRESLIN, HILDENBRANDT FAMILY LIVNG TRUST	19693 S 192ND PL	QUEEN CREEK	AZ	85142
BRIMHALL JOANNE/LARRY NEAL	19148 E LARK DR	QUEEN CREEK	AZ	85242
BRIOSO MARIA CONCEPCION	19185 E SUPERSTITION CT	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

BROWN SHANNON LEAH/DAVID DANIEL	19122 E KINGBIRD DR	QUEEN CREEK	AZ	85142
BUCHANAN RONALD J II	1550 VALLEJO ST APT 2	SAN FRANCISCO	CA	94109
BUGARINI JENNIFER/MICHAEL	19707 S 194TH ST	QUEEN CREEK	AZ	85142
BUNTON RONALD R JR/REBECCA D	19156 S SWAN DR	QUEEN CREEK	AZ	85142
BURKHART BARBARA E/RICHARD J	19480 S 193RD PL	QUEEN CREEK	AZ	85142
BUTLER AARON L	19561 S 191ST DR	QUEEN CREEK	AZ	85142
CARPENTER JERRY T/JOYCE M	19459 E ORIOLE WAY	QUEEN CREEK	AZ	85242
CHAPMAN RYAN T/PENFOLD MALINDA	19640 S 193RD ST	QUEEN CREEK	AZ	85242
CHASTEEN JOSHUA C/KARLY J	19348 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
CHAVEZ ANALISA M/GERONIMO	19391 E RYAN RD	QUEEN CREEK	AZ	85142
CHEATHAM ENTERPRISES LLC	9224 N AERIE CLIFF	FOUNTAIN HILLS	AZ	85268
CHEN WU	4143 E DOUGLAS AVE	GILBERT	AZ	85234
CIRCLE K STORES INC	P O BOX 52085	PHOENIX	AZ	85072
COLGAN DANIEL J/DOMICE	194589458 E EMPEROR BLVD	QUEEN CREEK	AZ	85242
COLLINS ELIZABETH	19728 S 193RD ST	QUEEN CREEK	AZ	85142
COLOMBO MARC	19173 E SEAGULL DR	QUEEN CREEK	AZ	85142
COMERFORD VINCENT/JACOBSON SUZANNE	19086 E RYAN RD	QUEEN CREEK	AZ	85142
CONCIO NANCY D/WILFREDO A	19082 E CATTLE DR	QUEEN CREEK	AZ	85142
CONNOLLY JEFFREY JOHN/LISA SUE	19594 E RAVEN DR	QUEEN CREEK	AZ	85142
COONS FAMILY LIVING TRUST	19577 E ORIOLE WAY	QUEEN CREEK	AZ	85142
CORKERY ANGEL	5347 S SORRELL	MESA	AZ	85212
CORPORATION OF THE PRESIDING BISHOP OF THE CH	50 E NORTH TEMPLE ST RM 2225	SALT LAKE CITY	UT	84150-0022
CORTEZ ESTEBAN FERNANDEZ/KAMI	19134 E ORIOLE WAY	QUEEN CREEK	AZ	85142-6881
CORTINA HOMEOWNERS ASSOCIATION	633 E RAY RD STE 122	GILBERT	AZ	85296
COSTAGLIOLA LUIGI M/TINA J	19348 S 194TH WAY	QUEEN CREEK	AZ	85142
CRANDALL GLENN E/SHELLEY L	19410 E RYAN RD	QUEEN CREEK	AZ	85142
CRAWFORD DONALD L/MERCEDES H	19145 E SWAN DR	QUEEN CREEK	AZ	85142
CROSBY BRET/SUZANNE	19160 E MACAW DR	QUEEN CREEK	AZ	85142
CST USA STORES LLC	19500 BULVERDE RD SUITE 100	SAN ANTONIO	TX	78259
CURTIS FAMILY REVOCABLE TRUST	19397 E RAVEN DR	QUEEN CREEK	AZ	85142
DARLING BRIAN R/CHELCE F	19166 E SPARROW CT	QUEEN CREEK	AZ	85142
DE SOUZA PAULO/LESLIE	19120 E LARK DR	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

DENNY MATTHEW B JR/CHRISTY J	19324 S 194TH WAY	QUEEN CREEK	AZ	85142
DONALD REX & SONJA K FOSTER FAMILY TRUST	19338 E SILVER CREEK LN	QUEEN CREEK	AZ	85142
DONNELL AMANDA SUMMER	19165 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
DREW HILTON D II/AMY L	19455 E ORIOLE WY	QUEEM CREEK	AZ	85242
DUNAGAN SHANEN STEVEN	19533 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
DUNLAP BRYAN T	19167 E KINGBIRD DR	QUEEN CREEK	AZ	85240
DUNN PATRICIA JEAN	800 S KIHEI RD APT 107	KIHEI	HI	96753
DUTTON ROSE L	19389 S 194TH WAY	QUEEN CREEK	AZ	85142
ECHOLS AARON/GRACIELA Y	19852 S 193RD ST	QUEEN CREEK	AZ	85142
EINSTEIN DAVID P/DONNA J	19398 E ORIOLE WY	QUEEN CREEK	AZ	85142
ELGIN JASON A/AMANDA C	19431 E ORIOLE WAY	QUEEN CREEK	AZ	85142
ELK HUNT TRUST	19302 E ORIOLE WAY	QUEEN CREEK	AZ	85142
ELLSWORTH DON/WILLIAMS VICTORIA	19343 E RAVEN DR	QUEEN CREEK	AZ	85142
EMPEROR ESTATES PARCEL H HOMEOWNERS ASSOCIATI	3317 S HIGLEY RD	GILBERT	AZ	85297
ENGELKAMP MICHAEL/CHELSEA	19335 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
ERITANO KATHRYN M/GERALD	19668 S 195TH ST	QUEEN CREEK	AZ	85142
ESTRADA REBECCA	12515 TEJAS CT	RANCHO CUCAMONGA	CA	91739
EVANS DOUGLAS A	19332 E RAVEN DR	QUEEN CREEK	AZ	85242
FARLEY MATTHEW D/TRACI	19346 E RAVEN DR	QUEEN CREEK	AZ	85142
FELICIANO GLADYS	19121 E SWAN DR	QUEEN CREEK	AZ	85242
FENILI DAVID A/CHARVOZ-FENILI AMY L	19437 S 194TH WAY	QUEEN CREEK	AZ	85142
FERNANDO ROMESH L	5500 SALOMA AVE	SHERMAN OAKS	CA	91411
FINK JONATHAN/STRAIT JULIE E	19177 E KINGBIRD DR	QUEEN CREEK	AZ	85142
FISH RYAN/LUCINDA	19049 E CATTLE DR	QUEEN CREEK	AZ	85142-6860
FISHGOLD ASHER DAVID	19505 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
FITZGERALD PATRICK/JAMIE	19374 E RAVEN DR	QUEEN CREEK	AZ	85242
FLACK WANDA L TRUST	19057 E CATTLE DR	QUEEN CREEK	AZ	85142
FLAHAN CARL MARK/SANDRA LYNN	19444 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FLORES HENRY RAY JR	19519 E TIMBERLINE RD	QUEEN CREEK	AZ	85242
FRANCOEUR CHRISTOPHER B/SHANNON M	19444 E RAVEN DR	QUEEN CREEK	AZ	85242

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

GALLAGHER FAMILY TRUST	19146 E MACAW DR	QUEEN CREEK	AZ	85142
GALLEGOS PAUL/ROSE MADELIENE	19274 E ORIOLE WAY	QUEEN CREEK	AZ	85142
GEORGE BRUCE N	19347 E ORIOLE WY	QUEEN CREEK	AZ	85242
GEORGE ROBERT H/KATHLEEN ELLEN	19440 E ORIOLE WY	QUEEN CREEK	AZ	85142
GERMANN LLC	8 BROOKSIDE DR	GREENWOOD VILLAGE	CO	80121
GERMANN PHASE II LLC	19415 E GERMANN RD	QUEEN CREEK	AZ	85142
GERVAIS MARISSA L/PHELPS PATRICIA M	19226 S 196TH PL	QUEEN CREEK	AZ	85142
GIBSON KELLY L	19178 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
GOLDSTEIN JILL ANN/DORENBUSH CHRISTOPHER	19160 E ORIOLE WY	QUEEN CREEK	AZ	85142
GOMEZ RENE A/PAMELA R	19898 S 193RD ST	QUEEN CREEK	AZ	85142
GONZALES FAMILY LIVING TRUST	19402 E RAVEN DR	QUEEN CREEK	AZ	85142
GONZALEZ CONCEPCION	19485 S 194TH WAY	QUEEN CREEK	AZ	85142
GRAY ERIC D/JENNIFER K	19831 S 193RD ST	QUEEN CREEK	AZ	85142-8625
GUARINE JUSTIN WILLIAM/SIDNEY BRIONNE	19459 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
HADLEY CAROLYN D	2896 E BOSTON CT	GILBERT	AZ	85295
HAMADA RIE/MUTSUO	1120 HELEN DR	MILLBRAE	CA	94030-1016
HAMBLIN DUSTIN W/SALLY A	19547 S 191ST DR	QUEEN CREEK	AZ	85142
HAMPTON SCOTT A/SHERYL A	19439 E RAVEN DR	QUEEN CREEK	AZ	85142
HANCHETT RICHARD	19106 E LARK DR	QUEEN CREEK	AZ	85142
HARRIS FAMILY TRUST NO JEH-1	19456 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
HATHAWAY SHARON THERESE/JUDSON VAN BUREN	19425 E RAVEN DR	QUEEN CREEK	AZ	85142-8643
HERNANDEZ EDDIE A	19133 E SWAN DR	QUEEN CREEK	AZ	85142
HERRINGTON SHEILA J/ADAMS EMILY J	19180 E SWAN DR	QUEEN CREEK	AZ	85142
HILL RICHARD BROOK/MEMORY J	19070 E RYAN RD	QUEEN CREEK	AZ	85242
HODGES KRISTEN	19106 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
HOHUM PARTNERS/ASPEN PEAK INVESTMENTS LLC	4915 E BASELINE RD STE 105	GILBERT	AZ	85234
HOLGUIN VICKI K	19412 E ORIOLE WY	QUEEN CREEK	AZ	85242
HONEYAGER JOHN L/ODONNELL LORETTA A	19411 E RAVEN DR	QUEEN CREEK	AZ	85142
HORN DANIEL/CYNTHIA	19120 S 196TH PL	QUEEN CREEK	AZ	85142
HOUSEHOLDER TREVAN/LESLIE K	19159 E MACAW DR	QUEEN CREEK	AZ	85142
HPA USI LLC	120 S RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

HUNTLY STEVEN J/KERRY L	19118 E MACAW DR	QUEEN CREEK	AZ	85242
HUTCHINSON JESSICA J/TRAVIS A	19560 S 191ST DR	QUEEN CREEK	AZ	85242
HUTSON ERIC/KAYLA	19396 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
ICQC LLC	905 W STANFORD AVE	GILBERT	AZ	85233
IOKI BRANDON/ROTUNNO KARA	19165 E SPARROW CT	QUEEN CREEK	AZ	85142
IVEY FELINA MARIE/BOAN JOSHUA PRENTISS	19142 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
JACQUES FAMILY TRUST	19316 E ORIOLE WY	QUEEN CREEK	AZ	85142
JELINSKI THOMAS L/TAMMY R	19422 E RYAN RD	QUEEN CREEK	AZ	85142
JELLISH ROBERT A/DONNA P	19434 E RYAN RD	QUEEN CREEK	AZ	85142
JIMENEZ ERICK RAYMUNDO CASILLAS/ANAYA GLENDA BERENICE OCHOA	19117 E KINGBIRD DR	QUEEN CREEK	AZ	85142
JIMENEZ JOSE A	19509 S 194TH WAY	QUEEN CREEK	AZ	85142
JOHNSON ALEXANDER/CHISCHILLY CAROLINE	19334 E RYAN RD	QUEEN CREEK	AZ	85142
JOHNSON SETH	3317 S HIGLEY RD STE 114 PMB 480	GILBERT	AZ	85297
JUDIE D ROWE LIVING TRUST	19747 S 192ND PL	QUEEN CREEK	AZ	85142
KALLBERG NICOLE L/SCHUHRKE THOMAS R	19403 E ORIOLE WAY	QUEEN CREEK	AZ	85142
KEIME BARRY L/CROSBY LISA	19132 E MACAW DR	QUEEN CREEK	AZ	85142
KELLIS JOLYNN P/MICHAEL B	19163 E MACAW DR	QUEEN CREEK	AZ	85142
KELLY BRENT/BENNETT JONNEA	19343 E RYAN RD	QUEEN CREEK	AZ	85142
KEMPTON SCOTT G/JOHNSON JENNIFER J	19186 E ORIOLE WAY	QUEEN CREEK	AZ	85142
KENNEDY KEVIN/ANGELA	19119E E LARK DR	QUEEN CREEK	AZ	85142
KERR DIANE E	19324 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KEVIN M COATS TRUST	19179 E LARK DR	QUEEN CREEK	AZ	85142
KIMOSH JOSEPH CLARK/STEPHANIE ANN	19415 E RYAN RD	QUEEN CREEK	AZ	85142
KING ROSE L	PO BOX 107	HOLMDEL	NJ	7733
KLEINMAN JARED/KELLY	19078 E RYAN RD	QUEEN CREEK	AZ	85142
KNOX MICHAEL R/LORRI L	1712 BONN BLVD	BISMARCK	ND	58504
KOOI JEFFREY E/CAMILLE C	19375 E ORIOLE WY	QUEEN CREEK	AZ	85142
KR & ER PROPERTIES LLC	18551 E RANCH RD	QUEEN CREEK	AZ	85142
KRAMER ERIC G/CLAUDIA L	19408 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KRAUSE JACQUELYN JOY	19347 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KRAY GARRETT JOHN	19383 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
KSW LLC	1407 S HOYT ST	SNOWFLAKE	AZ	85937

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

LA JARA FARMS II HOMEOWNERS ASSOCIATION	633 E RAY RD UNIT 122	GILBERT	AZ	85296
LA JARA FARMS II HOMEOWNERS ASSOCIATION	3048 E BASELINE RD SUITE 102	MESA	AZ	85204
LARSON TRAVIS JOSEPH/VICTORIA LEE	19360 E RAVEN DR	QUEEN CREEK	AZ	85142
LAWRENCE P GROSS AND ELLEN L GROSS REVOCABLE TRUST	19336 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
LESHER BUDD/RHONDA SUE	19650 S 195TH ST	QUEEN CREEK	AZ	85142
LOMBARDO FAMILY REVOCABLE TRUST	19583 E ORIOLE WAY	QUEEN CREEK	AZ	85142
LOPEZ LARRY A	19190 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
LOPEZ SERGIO/DIAZ GLORIA	19355 E RYAN RD	QUEEN CREEK	AZ	85142
LUCAS SCOTT RAY/ANNETTA	19606 S 193RD ST	QUEEN CREEK	AZ	85142
LUCILLE A MATHEWS TRUST	11020 E NOPAL AVE	MESA	AZ	85209
LUDWICK LIVING TRUST	19344 E ORIOLE WY	QUEEN CREEK	AZ	85242
LYONS FAMILY TRUST	19157 E KINGBIRD DR	QUEEN CREEK	AZ	85142
MACGILLIVRAY AUSTIN/BRYN	19174 E MACAW DR	QUEEN CREEK	AZ	85142
MACIA NARCISO F/DONNA L	19225 S SOSSAMAN RD	QUEEN CREEK	AZ	85142
MACK JAMES E/PATRICIA E	2808 48TH AVE S	LETHBRIDGE	AB	T1K7B3
MARTINEZ ARMANDO/LUZ MARIA	19451 E RYAN RD	QUEEN CREEK	AZ	85142
MASCARENAS JASON/VIVIAN	19623 E ORIOLE WY	QUEEN CREEK	AZ	85142
MAYBECK CHERYL/WILLIAM	19103 E MACAW DR	QUEEN CREEK	AZ	85142
MCCN PROPERTIES LLC	16213 E FRYE RD	GILBERT	AZ	85295
MCDANIEL SCOTT E/AMIE W	19177 E MACAW DR	QUEEN CREEK	AZ	85142
MCFADDEN RANDALL/RENEA	19166 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
MCKELL FAMILY TRUST	19330 E ORIOLE WAY	QUEEN CREEK	AZ	85142
MELLENDEZ ROBERTO/FRANCES	19288 E ORIOLE	QUEEN CREEK	AZ	85242
MENDEZ SCOTT W/JILL S	19147 E LARK DR	QUEEN CREEK	AZ	85242
MESAROSH MICHAEL P	19898 E SONOQUI BLVD	QUEEN CREEK	AZ	85142
MESSER MICHAEL/CURRY-MESSER MARTHA	19607 E ORIOLE WAY	QUEEN CREEK	AZ	85142
METZGER MARITAL TRUST	19211 S SOSSAMAN RD	QUEEN CREEK	AZ	85142
MILLER ANTHONY A/DEAVER KARIN L	19430 E RAVEN DR	QUEEN CREEK	AZ	85142
MILLER MICHAEL D/TERENA K	19663 S 194TH ST	QUEEN CREEK	AZ	85142
MILLS FAMILY TRUST	19379 E RYAN RD	QUEEN CREEK	AZ	85142
MITCHELL DANA LEE DALGLEISH/KENNETH EDWARD/RHODEN BONNY ALANE	19108 E ORIOLE WY	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

MORGAN DANIEL	19372 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
MYERS ALEX/JAIME	19134 E RYAN CT	QUEEN CREEK	AZ	85242
NAY BRAD S/KATHRYN G	19370 S 194TH WAY	QUEEN CREEK	AZ	85142
NGUYEN HOI G/THUY THU	19165 E LARK DR	QUEEN CREEK	AZ	85242
NILSON MORGAN E/ERIK	19806 S 193RD ST	QUEEN CREEK	AZ	85142
OHERRON ERIK SCOTT	19710 S 195TH ST	QUEEN CREEK	AZ	85142
OLVERA LETHAN S	19090 E CATTLE DR	QUEEN CREEK	AZ	85242
ONEAL BRIAN/FRANCISCA J	19117 E MACAW DR	QUEEN CREEK	AZ	85142
ORTA JUAN O/CARMEN M	19151 E RYAN CT	QUEEN CREEK	AZ	85242
OSULLIVAN ROBERT P/KRISSY A	19081 E CATTLE DRIVE	QUEEN CREEK	AZ	85142
OVERTON PAUL K	19877 S 193RD ST	QUEEN CREEK	AZ	85142
PALMER GREGORY/CARMELA	19372 E ORIOLE WY	QUEEN CREEK	AZ	85142
PARKER STERLING W/MELANIE S	19135 E MACAW DR	QUEEN CREEK	AZ	85142
PAUL D ALVARADO AND AMIE N ALVARADO TRUST	7414 E LOMITA AVE	MESA	AZ	85209
PAUSTIAN LIVING TRUST	938 E RANCH RD	GILBERT	AZ	85296
PEREZ JOSE/BERTHA	19547 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
PHILLIPS COREY/KATELYN	19180 E SPARROW CT	QUEEN CREEK	AZ	85242
PILAR ADAM	19197 E KINGBIRD DR	QUEEN CREEK	AZ	85142
PLUMLEE RICHARD W\TRACIE A\TRACIE ANN	19403 E RYAN RD	QUEEN CREEK	AZ	85142
PODZIMEK DANIEL JOSEPH/JANICE MARIE	19674 S 193RD ST	QUEEN CREEK	AZ	85142
QUEEN CREEK TOWN OF	22350 S ELLSWORTH RD	QUEEN CREEK	AZ	85242
QUINN TIMOTHY DAVID/MICHELLE ANN	19370 E RYAN RD	QUEEN CREEK	AZ	85142
R ANICETO TISCARENO/HERNANDEZ CARLOS	19521 E MANZANITA	QUEEN CREEK	AZ	85142
RAMIREZ OSCAR R/YARCE LAURA VICTORIA MESA	19192 E SWAN DR	QUEEN CREEK	AZ	85142
RAMSEY CANDIE	19168 E SWAN DR	QUEEN CREEK	AZ	85142
REDFORD JORDEN/WENDY	19065 E CATTLE DR	QUEEN CREEK	AZ	85242
REMINGTON HEIGHTS HOA INC	5725 N SCOTTSDALE RD STE C-100	SCOTTSDALE	AZ	85250
REMINGTON HEIGHTS HOMEOWNERS ASSOCIATION INC	5725 N SCOTTSDALE RD SUITE C-100	SCOTTSDALE	AZ	85250
REMINGTON HEIGHTS WEST HOMEOWNERS ASSOCIATION	1725 W GREENTREE DR SUITE 114	TEMPE	AZ	85284

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

REZZONICO RANCHES LLC	1450 W ISLAND CIR	CHANDLER	AZ	85248
RIESENBERG BRIAN	19162 E LARK RD	QUEEN CREEK	AZ	85142
RITTENHOUSE RANCH HOMEOWNERS ASSOCIATION	3930 S ALMA SCHOOL RD	CHANDLER	AZ	85248
ROBERTS SHAWN M/DEIDRE M	19781 S 193RD ST	QUEEN CREEK	AZ	85142
ROBINSON THEODORE MARTIN I/MARGARET MICHELLE	19417 S 194TH WAY	QUEEN CREEK	AZ	85142
RODRIGUEZ ROSEMARY Z	19132 E KINGBIRD DR	QUEEN CREEK	AZ	85142
ROSALES LIBERTAD L	19179 E RYAN CT	QUEEN CREEK	AZ	85142
ROUEN CHRISTOPHER C/ELISE M	19064 S 196TH PL	QUEEN CREEK	AZ	85142
RSG FAMILY TRUST	19732 S 195TH ST	QUEEN CREEK	AZ	85142
RUPERT NICHOLAS/JULIE	2159 E BROOKS ST	GILBERT	AZ	85296
RUSHCAMP SHARON M/MATTHEW S	4561 S QUARTERLINE RD	MUSKEGON	MI	49444
RYAN PATRICK L JR/ALLYSHA M	19135 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
SALT RIVER PROJECT AGR IMP & POWER DIST	P O BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AI & PD	PO BOX 52025	PHOENIX	AZ	85042-2025
SALTA HOLDINGS LLC	2713 S HANSEN DR	GILBERT	AZ	85295
SALVATORE ANTHONY R	19588 S 191ST DR	QUEEN CREEK	AZ	85242
SANCHEZ LARRY	19411 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
SANDERS MARJORIE L	19386 E ORIOLE WAY	QUEEN CREEK	AZ	85142
SANDOVAL ANDRES R/JESSICA CARRASCO	19162 E KINGBIRD DR	QUEEN CREEK	AZ	85142
SANDOVAL GUADALUPE T/RAUL VILLEGAS/YESSICA E	19756 SOUTH 193RD STREET	QUEEN CREEK	AZ	85142
SARAGER TODD M/LINDSAY M	19148 E SPARROW CT	QUEEN CREEK	AZ	85142
SAUBER DANIEL G/BARBARA W	19690 S 195TH ST	QUEEN CREEK	AZ	85142
SCHEELS HANS DAVID/MEGHAN THERESA	19358 E RYAN RD	QUEEN CREEK	AZ	85142
SCHMIDT MILES/STEPHANIE	19578 E RAVEN DR	QUEEN CREEK	AZ	85142
SCHMITT JUSTIN/ERIN	22590 COUNTY RD D.6	CORTEZ	CO	81321
SCHUREMAN STEVEN/SANDRA	19166 E LARK DR	QUEEN CREEK	AZ	85142
SCHWARTZ KEITH/MICHELLE	19162 E SPARROW CT	QUEEN CREEK	AZ	85142
SHANKO MICHAEL W III/TONYA	19367 E RYAN RD	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

SHARP SCOTT AUBYN/JENNIFER RENAE	19359 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
SHARP STEPHEN/ANGALI	19357 E RAVEN DR	QUEEN CREEK	AZ	85142
SHERMAN JASON R/SHANNON L	19628 S 195TH ST	QUEEN CREEK	AZ	85142
SHOOK CHRISTOPHER T/KATIE R	19472 E EMPEROR BLVD	QUEEN CREEK	AZ	85142
SIAKI TAUFA'ASAU	19361 E ORIOLE WAY	QUEEN CREEK	AZ	85142
SIMMONS FAMILY LIVING TRUST	19094 E RYAN RD	QUEEN CREEK	AZ	85142
SIMPSON JOHN D/HEDI A	19761 S 194TH ST	QUEEN CREEK	AZ	85242
SINGPRADITH FAMILY TRUST	19385 E RAVEN DR	QUEEN CREEK	AZ	85142
SMEENK JONATHAN MICHAEL/STACY MIA	19382 E RYAN RD	QUEEN CREEK	AZ	85142
SMITH BRENT ALAN/DEBBIE DENISE	19329 E RAVEN DR	QUEEN CREEK	AZ	85142
SOMAR ERIKA LYNN	19107 E KINGBIRD DR	QUEEN CREEK	AZ	85142
SPERRY BRANDON H/LESLIE B	19104 E MACAW DR	QUEEN CREEK	AZ	85142
STANTON AND SHAYLA URLING REVOCABLE TRUST	19365 S 194TH WAY	QUEEN CREEK	AZ	85142
STEBBINS KYLE	19608 E RAVEN DR	QUEEN CREEK	AZ	85142
STECHNIJ STEPHANIE A/AARON M	19420 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
STEPHENS JOHN/SARALEE	19396 S 194TH WAY	QUEEN CREEK	AZ	85142
STOLTZ JASON T	19125 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
SUCA MANAGEMENT LLC	929 N VAL VISTA DR STE 108	GILBERT	AZ	85234
SUPERSTITION COURT LLC	3850 E BASELINE RD STE 121	MESA	AZ	85206
SUSAN FRISHMAN REVOCABLE LIVING TRUST	19586 E RAVEN DR	QUEEN CREEK	AZ	85142
TANSLEY ALLISON L/DOUGLAS A	19432 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
TANTAWICHET EKARAT/WONGSTAPONPAT VAREE L	19134 E LARK DR	QUEEN CREEK	AZ	85142
TAYLOR BRIAN D/ANNETTE L	19212 S 196TH PL	QUEEN CREEK	AZ	85142
TERRA HILDEBERTO/DEBRA	19305 E ORIOLE WAY	QUEEN CREEK	AZ	85142-8637
THARP TOSHA M/BUDDY L/KIMBERLY E	19137 E KINGBIRD DR	QUEEN CREEK	AZ	85142
THOMAS MATTHEW W	19360 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
THORNOCK RICHARD T/BARBARA N	19133 E LARK DR	QUEEN CREEK	AZ	85142
TORRES GEORGIANNA	19446 E RYAN RD	QUEEN CREEK	AZ	85142
TRUJILLO RICARDO J/STEPHANIE M	19565 S 194TH WAY	QUEEN CREEK	AZ	85142
TT TRINH NGUYEN	19154 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
UCHIDA MICHAEL A/YURIKO DEEDE	19423 E TIMBERLINE RD	QUEEN CREEK	AZ	85142

**Property Owners, 1,200+ Feet
Neighborhood Mtg. 2
East of the SEC of Rittenhouse Sossaman**

UNICORN TRUST	19435 E TIMBERLINE RD	QUEEN CREEK	AZ	85142
URIBE MANUEL/MARTIN CRISTINA	1222 N COMANCHE CT	CHANDLER	AZ	85224
VALERIE AND ALFRED JAMISON 2019 TRUST	19195 E ORIOLE WAY	QUEEN CREEK	AZ	85142
VASSALLO ALBERT JR/FARAH H	19163 E SEAGULL DR	QUEEN CREEK	AZ	85142-5324
VERGOSEN MARK/LEAH	19346 E RYAN RD	QUEEN CREEK	AZ	85142
VINCENT A CANZANO AND LENA M CANZANO LIVING TRUST	19409 S SOSSAMAN RD	QUEEN CREEK	AZ	85142
WAGNER ROBERT C/MARLA	19575 S 191ST DR	QUEEN CREEK	AZ	85142
WALDEN TODD C/TANYA E	19609 S 194TH ST	QUEEN CREEK	AZ	85242
WALTERS JOSEPH R/SAMANTHA J	19458 E RYAN RD	QUEEN CREEK	AZ	85142
WATKINS PHILLIP G JR/JOANNA	19333 E ORIOLE WAY	QUEEN CREEK	AZ	85142
WEBB ZACHARY COLIN/MICHAEL DAVID/NANCY L	19748 S 192ND PL	QUEEN CREEK	AZ	85142
WEITH DONALD C/ROCHELLE H	19703 S 193RD ST	QUEEN CREEK	AZ	85242
WILLIAMS ANA P/TRAVIS M	19417 E ORIOLE WAY	QUEEN CREEK	AZ	85242
WILLIAMS PATRICK L/LISA K	19426 E ORIOLE WAY	QUEEN CREEK	AZ	85142
WILLIAMS RYAN/CARALINE	19157 E SWAN DR	QUEEN CREEK	AZ	85142
YBARRA RUBEN V	19172 E KINGBIRD DR	QUEEN CREEK	AZ	85142
YEAGER JANA	19145 E SUPERSTITION CT	QUEEN CREEK	AZ	85142
ZELASKO ALFRED S/LISA KAY	19729 S 192ND PL	QUEEN CREEK	AZ	85142
ZUCHOWSKI JOSEPH A/MELANIE	19319 E ORIOLE WY	QUEEN CREEK	AZ	85142

Source: Maricopa County Assessor, 2022

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the Town of Queen Creek's posting requirements for the project located at SEC of Rittenhouse and Sossaman on 02/16/22.

See attached photo exhibit.

For applicant:

Pew & Lake

Dynamite Signs

Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 02/16/22 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad
Notary Public



My Commission expires: 10-25-24

TOWN OF QUEEN CREEK NEIGHBORHOOD MEETING NOTICE

PROJECT: Mayberry on Rittenhouse (P21-0169, P21-0171)

REQUEST: A request to rezone from Maricopa County RU-43 and Queen Creek R1-43 to MDR PAD, and Site Plan review to allow for a medium density residential development.

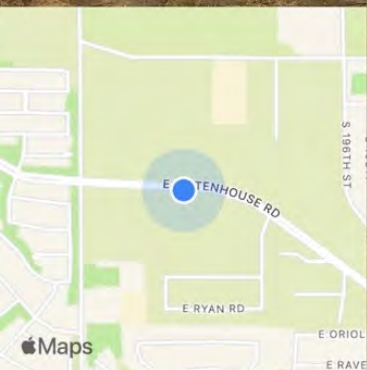
APPLICANT: Pew & Lake, PLC 480-461-4670

DATE: NEIGHBORHOOD MEETING: March 3, 2022
6:00 PM

LOCATION: QC Community Chambers, 20727 E Civic Parkway,
Queen Creek, AZ 85142

DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3094

Website: www.queencreekaz.gov



E Rittenhouse Rd
Queen Creek AZ 85142
+33.274344,-111.665997

Wednesday, February 16, 2022 at 8:33:24 AM

TOWN OF QUEEN CREEK NEIGHBORHOOD MEETING NOTICE

PROJECT: Mayberry on Rittenhouse (P21-0169, P21-0171)

REQUEST: A request to rezone from Maricopa County RU-43 and Queen Creek R1-43 to MDR PAD, and Site Plan review to allow for a medium density residential development.

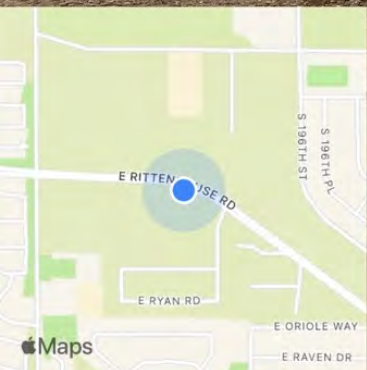
APPLICANT: Pew & Lake, PLC 480-461-4670

DATE: NEIGHBORHOOD MEETING: March 3, 2022
6:00 PM

LOCATION: QC Community Chambers, 20727 E Civic Parkway,
Queen Creek, AZ 85142

DEVELOPMENT SERVICES DEPARTMENT
22358 S. ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142
PHONE: 480-358-3094

Website: www.queencreekaz.gov



E Rittenhouse Rd
Queen Creek AZ 85142
+33.274128,-111.664555

Wednesday, February 16, 2022 at 8:44:31 AM

NEIGHBORHOOD MEETING

Sign-In Sheet

Applicant:

Property Design Develop, LLC

Property Location:

Rittenhouse Road East of Sossaman Rd.

Date:

March 3, 2022

Meeting Location:

Queen Creek Community Chambers

20727 E. Civic Pkwy.
Queen Creek, AZ 85142

Time:

6:00 PM

Cases:

P21-0169, P21-0171

#	NAME	ADDRESS	ZIP	Email	PHONE
1	KYLE ROBINSON	18551 E. RANCH ROAD, QUEEN CREEK, AZ	85142	KPTRW@YAHOO.COM	480-688-9915
2	LARRY & ELLEN GROSS	19336 E TIMBERLINE RD	85142		480-504-4521
3	Mary Metzger	19211 S. Sossaman Rd	85142	ask4mary@gmail.com	602-438-2778
4	Analiza Chavez	19391 E Ryan Rd.	85142	analisa@weider.com	2065180265
5	Riso & Donna Macia	19225 S. Sossaman Rd	85142	donnamacia@gmail.com	480-628-3431
6	MARI & SANDY FLAHAN	19444 E TIMBERLINE RD	85142	mflahan@mac.com	619-977-6275
7	Natalie Hill	19384 E. Timberline Rd, Queen Creek	85142	msnatalie@7@msn.com	480-414-5264
8					
9					
10					
11					
12					

Comment Card

Mayberry on Rittenhouse
Property Design Develop, LLC
Case No. P21-0169, P21-0171
Thursday, March 3, 2022

Name: A Chavez Phone: 206 518 0265

Address: 19311 E Ryan Rd Email: analisa@weider.com

Comments: Thank you

appreciate the changes/improvements

2nd Neighborhood Meeting Presentation



MAYBERRY ON RITTENHOUSE

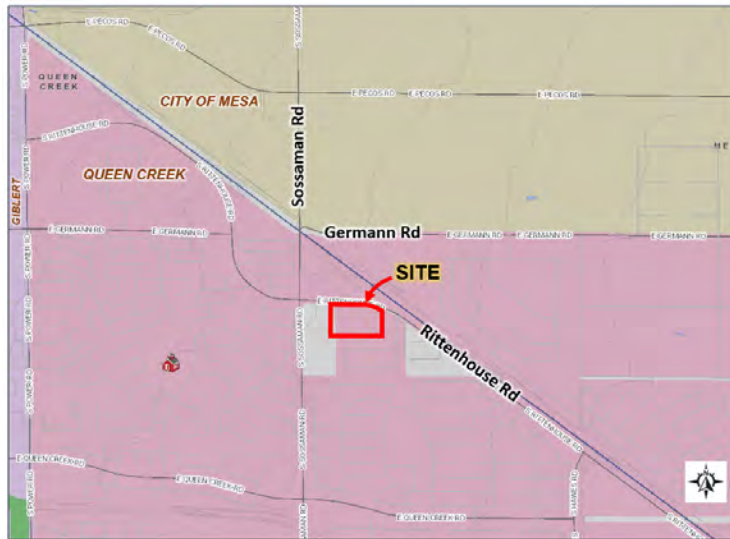
Rittenhouse Road east of Sossaman Road

Neighborhood Meeting

March 3, 2022

1

Location



2

Aerial Map

- 16.8 acres



3

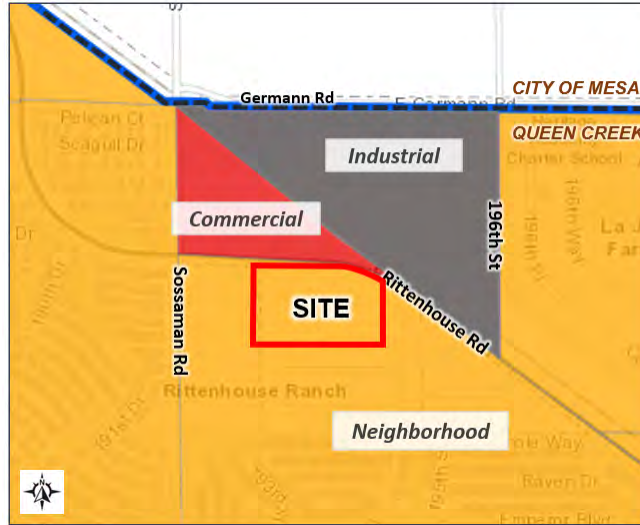
Request

- Annex small strip of land on west boundary
- Rezone all the property to MDR PAD

4

General Plan: Neighborhood

- Policies
- Buffering and transition to commercial uses and arterial streets



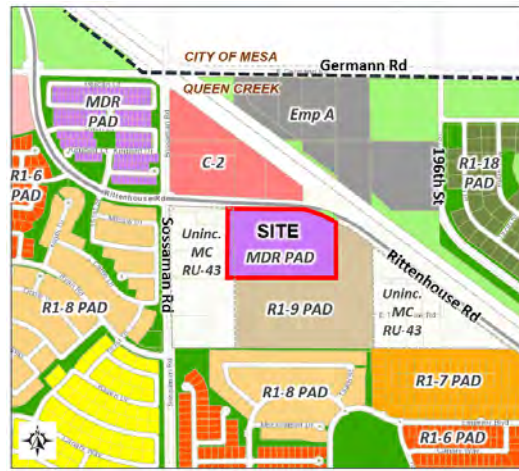
5

Zoning Map

Existing



Proposed



6

Preliminary Development Plan

- Gated Townhomes and Patio Homes
- Private Back Yards
- 186 upscale homes on ± 16.8 gross acres, 15.9 net 11.7 du/acre
- Layers of open space
 - Common open space – recreational amenities, pathways, landscape buffers 20% required, 36% provided
 - Private open space – private back yards
 - Landscape Buffers: 25' ft. to east, south, west, 30' to north.



7

Amenity Plan

- Enclosed back yards for all homes
- Amenities:
 - Themed Entry/Trellises
 - Large clubhouse
 - Outdoor dining, lounge
 - Resort-style pool and open space with barbeque grills
 - Dog park
 - Play structure, swings
 - 2 Pickleball courts
 - Shaded pedestrian paths
 - Outdoor lounge seating areas with fire pits



8

Follow-up from Last Meeting

- 1 Story on east boundary
- Lush landscaping and a few 1-story homes on south boundary
- Perimeter – generous landscaping, trees, shrubs, buffer
- Access on Rittenhouse – reviewed by Traffic Engineer
- Parking reviewed, more parking spaces than required
- Roadway improvements on Rittenhouse
- Resort quality common area with clubhouse, pool, BBQ, pickleball, etc.

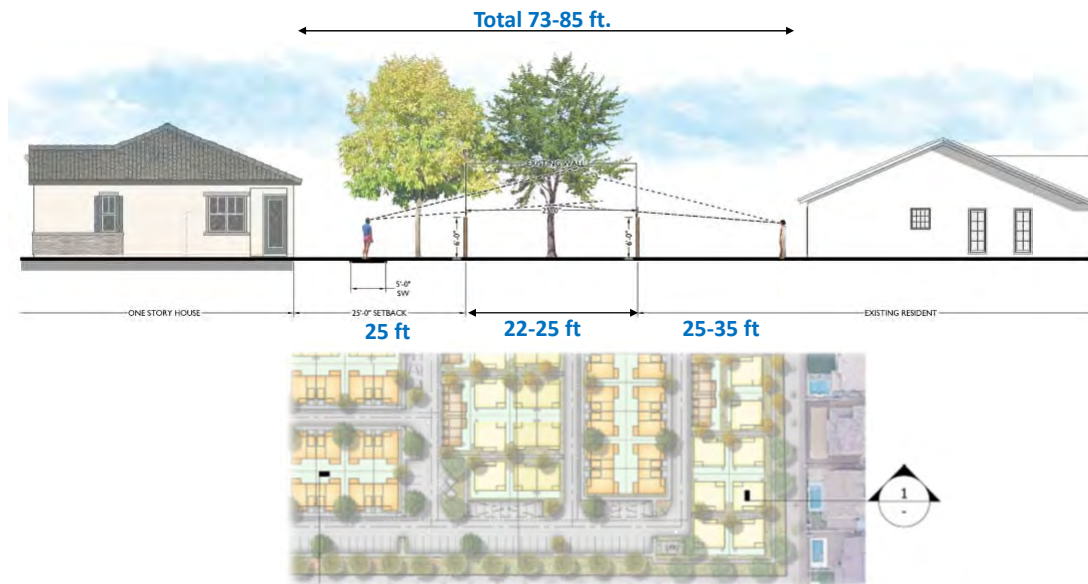


1 BDRM/1-STRY
 2 BDRM/1-STRY
 2 BDRM/2-STRY
 1 BDRM/2-STRY



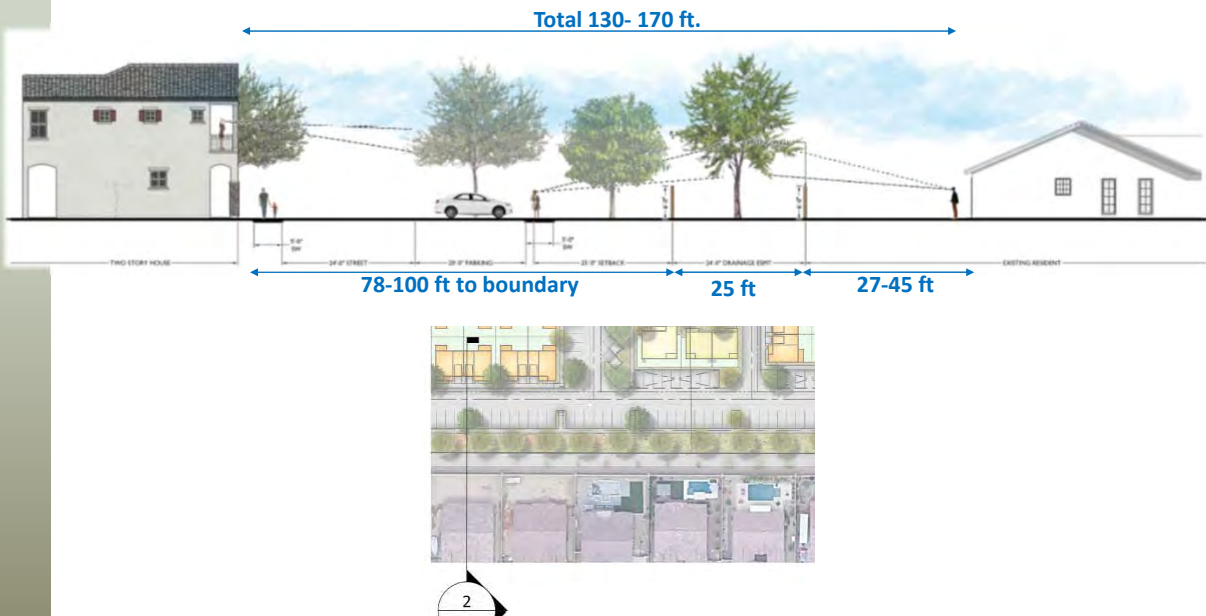
9

Line of Sight- Buffers exceed setback standards



10

Line of Sight- Buffers exceed setback standards



11

Representative Imagery - Buffers exceed setback standards



12

Perspectives



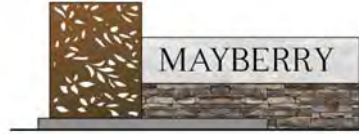
13

Traffic Line of Sight- Compliance with Engineering



14

Amenity Plan - Entry



15

Amenity Plan - Recreational Amenities



16

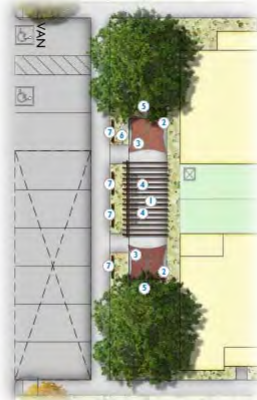
Amenity Plan – Recreational Amenities

- 1 FIRE PIT
- 2 TRELLIS WITH STRING LIGHT
- 3 OUTDOOR SOFA
- 4 BARBEQUE GRILL
- 5 TRASH RECEPTACLE
- 6 PARASOLEL PANEL
- 7 BIKE RACK



1 OUTDOOR LOUNGE
Scale: 1" = 10'-0"

- 1 TRELLIS
- 2 SHADE STRUCTURE
- 3 PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 BARBEQUE GRILL
- 6 TRASH RECEPTACLE
- 7 PARASOLEL PANEL



2 OUTDOOR SEATING AREA
Scale: 1" = 10'-0"

- 1 PLAY STRUCTURE
- 2 SWING SET
- 3 RIDER
- 4 LANDSCAPE BENCH
- 5 PARASOLEL PANEL

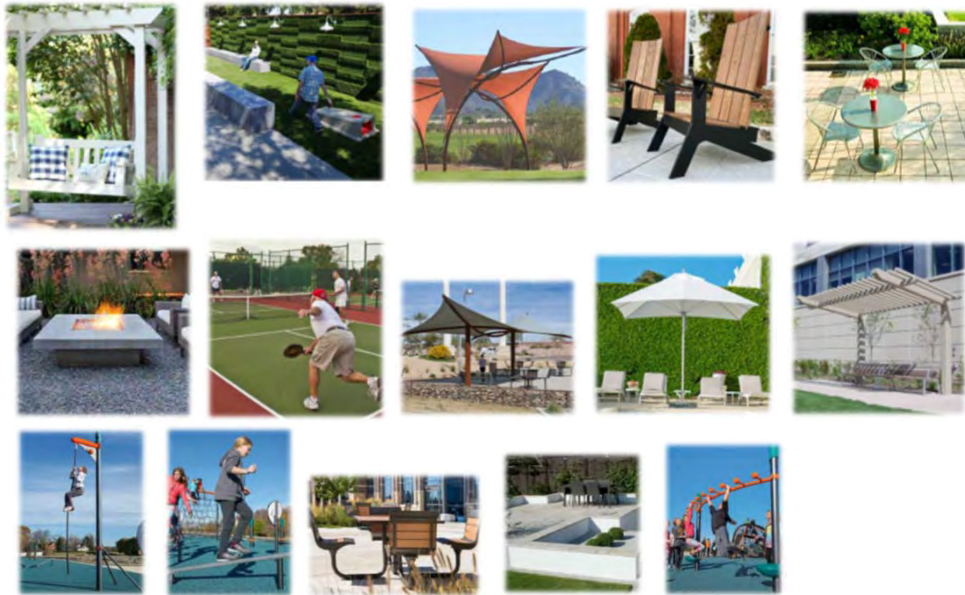


3 OUTDOOR SEATING AREA
Scale: 1" = 10'-0"



17

Amenity Plan – Recreational Amenities



18

Conceptual Architectural Design



19

Representative Imagery



20

Questions?

Contact:

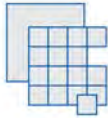
Pew & Lake, PLC
1744 S. Val Vista, Suite 217
Mesa, AZ 85204
Ph: 480-461-4670
Fx: 480-461-4676

Sean B. Lake

Email: sean.lake@pewandlake.com

D.J. Stapley

Email: djstapley@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys



- 1 BDRM/1-STRY
- 2 BDRM/1-STRY
- 2 BDRM/2-STRY
- 1 BDRM/2-STRY

Follow-up Neighborhood Meeting Summary *Mayberry on Rittenhouse*

March 3, 2022 at 6:00 pm

Queen Creek Community Chambers
Queen Creek, AZ 85142

The neighborhood meeting followed a traditional format. The meeting began at approximately 6:03 pm and ended at approximately 6:40 pm. Approximately 10 citizens attended. Present for the applicant were Mike Clement and John Flaherty (Property Design Group), Bryan Kitchen (EPS Group), and Sean B. Lake and D.J. Stapley at Pew & Lake, PLC. Mallory Ress attended from the Queen Creek Planning Division. At the start of the meeting, Mr. Lake made introductions and gave a brief presentation based on the attached PowerPoint, summarized as follows:

- Meeting instructions and format.
- Project location and surrounding context, proposed Zoning Request
- Described the development as luxury 1-2 story townhomes in a nicely designed gated community. Both indoor and outdoor recreational areas are planned, with outdoor nicely landscaped spaces.
- Some of the more costly and luxury type of amenities include the two pickleball courts, play structure, swings, and a pool amenity with nicely designed landscaping and open space amenities surrounding it. The architect designed a distinctive clubhouse that is larger than usual especially considering the smaller size of this property. Outdoor seating areas and amenities are distributed throughout the community, which creates an inviting outdoor environment for the future residents.
- Homes will be limited to one-story on the east and west of the project, transition to the 2-story homes internal to the project. The southern boundary will have a few 1-story homes, and any 2-story homes will be set back further into the site to exceed setback standards.
- Regarding access, a traffic engineer reviewed the questions asked at the last meeting and has worked with the city's traffic department. So far, the Town has allowed a ¾ access entry on Rittenhouse Road. This will allow right-in and left in, and a right out. But no left out is proposed. This is an update from before where it was uncertain whether this would be allowed a left in.
- A secondary, emergency only access is proposed to the east of the main access along Rittenhouse Road. This will not likely be used except in the extremely rare situation that a fire truck would prefer to exit there than the double main access.
- Line-of-sight exhibits indicated the wide distances to the adjacent residences with rows of trees in between in landscape buffer areas on site and on the trail in the adjacent subdivision.
- A summary of some of the changes and updates were shared.

After the presentation, Mr. Lake opened up the meeting for questions and answers. The following summarizes the comments received and the applicant's responses.

1. A question was raised clarifying which area is in the Town and which area is proposed for annexation.
 - A. A majority of the property is already in the Town. A sliver along the western boundary is proposed for annexation.
2. If there were a wind storm or fire, would the emergency exit function for residents?

- A. If the fire truck opened the gate or crashed it, people could access there. Also, there are two points of access with a median divided entry, which provides 2 opportunities for access. Again, this is an extremely rare and limited situation, so the emergency access exceeds what is typically needed.
3. Questions were asked regarding trees in the landscape buffer.
 - A. Shade trees will be provided, which will provide a layer of screening in addition to other trees in the adjacent HOA's buffer and elsewhere onsite. Tree types will be the kind that offer shade, screening, and the types that are conducive to a quality neighborhood character.
 4. Discussion occurred regarding the transition to the adjacent site.
 - A. Mr. Lake explained the details in the line-of-sight exhibits. A 130-170 foot separation and 78-100 ft. onsite setback from the 2-story homes to the adjacent homes to the south. Typical backyards are 20 feet and the zoning ordinance would allow a 2-story home behind it, thus making this proposal much further than the typical 2-story single-family home.
 5. A neighbor in the adjacent community agreed with this answer and noted that the proposed buffer. He noted that the landscape buffer has trees that will help screen the use. He believed the proposed buffer is bigger than a typical 20-30 foot backyard and comparable projects.
 - A. The applicant acknowledged this.
 6. Will there be a right-hand turn lane?
 - A. Yes, we believe the Town will require a right-hand deceleration lane.
 7. Following up on the last neighborhood meeting question regarding preserving line-of-sight for traffic entering and leaving the HOA site, a neighbor asked if the perimeter fence line would compare to the existing wall line and block visibility to traffic.
 - A. The line-of-sight exhibit illustrates the open views at the street to provide for safe view for traffic. In response to questions at the last neighborhood meeting, we looked at visibility at the access points. The design and engineering team's analysis of the site plan revealed that the proposed perimeter fence will not block views from cars exiting the adjacent subdivision.
 8. Did the Town ask for an acceleration lane? How common is that?
 - A. Mr. Kitchen at EPS Group noted that cities rarely require an acceleration lane, and if so, they only ask for one on different kinds of streets and different kinds of projects than this, such as specific major commercial projects with higher vehicular traffic and different street configuration.
 9. Questions were raised regarding the access into the site and U-Turns in the general area and the project's main entry.
 - A. This project's engineer has worked with the Town's Traffic Engineer, which has reviewed the submitted plans. Where initially a full-access was proposed, the Town has authorized a $\frac{3}{4}$ access thus far, which will permit cars heading northwest to turn left into the site, which will help promote traffic efficiency on Rittenhouse Road. The design, configuration, and identification on this main access at the median and site entry will be reviewed by the Town's Traffic Engineering Department and this project's will comply with the standards.
 10. The neighbor who asked questions on traffic felt like this plan appears to have considered and tried to address the traffic issues.
 - A. This was acknowledged.

11. Will the trash enclosures be near the southern property line?
 - A. Based on comments at the last neighborhood meeting, the trash enclosures were moved further from the south property boundary onto the internal side streets.
12. Questions were raised regarding the process and timing of completion.
 - A. Assuming this ends up at the May Council meeting, permits and processing take 4-8 months. Upon receipt of permit, the next step is construction. Then, it will take approximately 2 years for construction.
13. Will this be built in phases? Where will the first phase be?
 - A. The overall project will be built in one phase. However, within this project, determining which part will be built first, the general contractor will decide the schedule during and after building permits. At this time, we are not far enough along in the process to know.
14. Comments were raised about quail, rabbits, and wildlife in the area.
 - A. We acknowledge the change over the last 20 years in Town as the Town has grown in this area. On this remnant parcel of land, any animals will move out during construction, and they often come back. In the project's landscape plan, some of the open space will be passable for wildlife.
15. What will happen to the remaining drainage area and triangular piece on the corner of the intersection? [not part of this project] The adjacent owner on the corner of Sossaman and Rittenhouse commented on the SW corner of the intersection next to her property. She recalled a traffic accident in the ditch that made her believe that improvements are needed at the intersection.
 - A. Mr. Clement noted that the corner area functions as retention that a culvert enters.
16. A neighbor noted that there is an adjacent residential project on the north side of Germann Road. Have you contemplated that project when designing the access? Has a traffic signal been considered?
 - A. Mr. Kitchen said we are required by the Town's Traffic Department to coordinate with the adjacent project regarding traffic engineer through the Town. The Town reviewed this proposal and determined that the access is too close to the Sossaman intersection for another traffic signal, which would cause too much queuing and back-up.
17. A neighbor raised questions about edible plants in the landscaping.
 - A. Along the perimeter, the intent is to provide full trees that are strong and hardy to provide a nice green barrier to the surrounding area. Some of the edible trees are different than the shade trees. A neighbor followed-up with a comment that fruit trees are better for private areas. Mr. Lake added that it takes lots of maintenance and professional treatment to harvest, which is more challenging in a perimeter landscape buffer, but this comment will be considered.
18. Do you know the timeline of the improvements at the Sossaman and Rittenhouse intersection?
 - A. We did not learn about the timing of the street improvements.
19. A neighbor in Cortina has 2-story neighbors around him and does not oppose the 2-story homes in this. He likes the plan and feels like the buffer will function well.
 - A. This was acknowledged.

The meeting concluded at approximately 6:40 pm.



Mallory Ress <mallory.ress@queencreekaz.gov>

Re: Mayberry on Roittenhouse PAD Planning & Zoning Public Hearing

2 messages

Erik Swanson <erik.swanson@queencreekaz.gov>
To: Kyle Robinson <krtrw@yahoo.com>
Cc: Mallory Ress <mallory.ress@queencreekaz.gov>

Sun, May 1, 2022 at 8:44 PM

Mr. Robinson,

Thank you for sharing your support. I have cc'd Mallory Ress, the project manager for this item. Please note that we typically do not have the agenda and information packet loaded until a week (sometimes on Thursday) prior to the meeting, however I am asking Mallory by way of this email to provide the information to you beforehand.

Sincerely,

Erik Swanson
Planning Administrator
t: (480) 358-3013
e: erik.swanson@queencreekaz.gov
[22358 S Ellsworth Road, Queen Creek, AZ 85142](https://www.queencreekaz.gov/22358-S-Ellsworth-Road-Queen-Creek-AZ-85142)
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On Sun, May 1, 2022 at 2:38 PM Kyle Robinson <krtrw@yahoo.com> wrote:

I was unable to find an information packet at the QC website. I attended the information meeting held a month or so ago and would like to comment/express my support of the project. Do you have a link to the packet or can you email me a pdf file?

Thank you!

Kyle Robinson
[18551 E. Ranch Road](https://www.queencreekaz.gov/18551-E-Ranch-Road)
QC, AZ 85142

Mallory Ress <mallory.ress@queencreekaz.gov>
To: Kyle Robinson <krtrw@yahoo.com>

Mon, May 2, 2022 at 8:18 AM

Good morning Kyle,

Due to the size of the files, [here](#) is a link for you to download the project materials. If you have any questions, please let me know.

Thank you,
Mallory

[Quoted text hidden]