



Town of Queen Creek
 Development Services Department
 22358 S. Ellsworth Rd.
 Queen Creek, AZ 85142-9311
 480-358-3003

PLANNED AREA DEVELOPMENT (PAD) APPLICATION

SUBJECT INFORMATION

Please indicate type of request: Initial PAD Major Amendment to previously approved PAD Minor Amendment to previously approved PAD

Project Name

Property Address	Current Zoning District	Proposed Zoning District
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Project Location (Major Cross-Streets):	Acreage
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Assessor's Parcel Number(s)

Property Owner

Name	Organization
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Mailing Address	City	State	Zip
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E-Mail	Telephone
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Applicant

Name	Organization
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Mailing Address	City	State	Zip
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E-Mail	Telephone
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Proposed Land Uses

Single Family Detached	_____ Acres	_____ Units	_____ Gross Density
Multi-Family	_____ Acres	_____ Units	_____ Gross Density
Other	_____ Acres	_____ Units	_____ Gross Density
Open Space Recreational (OSR)	_____ Acres		
Commercial	_____ Acres	_____ Square Feet	
Industrial	_____ Acres	_____ Square Feet	

OWNER AUTHORIZATION

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner or authorized agent to file on behalf of the owner. Anyone applying without authorization from the property owner(s) shall be subject to penalty under all applicable laws.

_____ Property Owner Signature	_____ Date
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_____ Applicant Signature	_____ Date
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PLANNED AREA DEVELOPMENT REVIEW TIMEFRAME (IN DAYS)

Please note: Incomplete submittals will not be accepted.

Administrative Completeness Review (CR) of Submittal	Review of Submittal (Each Review)
5	30



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PLANNED AREA DEVELOPMENT SUBMITTAL CHECKLIST

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PLEASE RETURN THIS FORM WITH YOUR SUBMITTAL. SUBMITTALS WITHOUT THE INFORMATION BELOW ARE CONSIDERED INCOMPLETE AND WILL NOT BE ACCEPTED.

- Project Narrative _____
- Legal Description for each parcel _____
- Title Report (dated within six months prior to submittal date) _____
- ALTA Survey _____
- Land Use Plan _____
- Preliminary Landscape Plans _____
- Lighting Photometric Plan (if applicable) _____
- Building Elevations and Floor Plans (if applicable) _____
- Preliminary Grading and Drainage Plan _____
- Preliminary Utility Plan _____
- Preliminary Drainage Report _____
- Preliminary Water and Wastewater Reports _____
- Traffic Impact Analysis or Traffic Impact Statement (per the Pre-Application) _____
- Phase I Environmental Survey (if applicable per the Pre-Application) _____
- Fiscal Impact Analysis and Land Use Analysis (if applicable per the Pre-Application) _____
- Prop 207 Waiver _____
- Pre-Application Comment Response Letter _____
- Infrastructure Impact Statement addressing:
 - Current water service sizing
 - Water service infrastructure and current sewerage system needed to serve proposed project
 - Street system serving area
 - Anticipated street demand as a result of the project _____
- Phasing Schedule _____
- Application Fees _____

FEES

- PAD Rezoning: < 20 acres: \$1600 + \$50/acre
- PAD Rezoning: > 20 acres: \$2000 + \$50/acre
- PAD Amendments: 50% of original fee
- Public Hearing Signs: \$300 per sign
 - Public Hearing Sign Quantities: *Sites that exceed five acres and/or have frontage on more than one street shall post additional signs at the rate of one additional sign per every ten additional acres, or one sign for each street with a max. of four signs per project.*
- Zoning Time Extensions: \$250

Total Fees: \$ _____

NOTE: ALL FEES ARE NON-REFUNDABLE

ARS 9-834. Prohibited acts by municipalities and employees; enforcement; notice A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition. B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable. C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes. D. A municipality shall not request or initiate discussions with a person about waiving that person's rights. E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section. F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy. G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02. Per A.R.S. 9-495, in any written communication between the Town and a person, the Town shall provide the name, telephone number and email address of the employee who is authorized and able to provide information about the communication if the communication does any of the following: demands payment of a tax, fee, penalty, fine or assessment, denies an application for a permit or license that is issued by the Town, or requests corrections, revisions or additional information or materials needed for approval of any application for a permit, license or other authorization that is issued by the Town. An employee who is authorized and able to provide information about any communication that is described above shall reply within five business days after the Town receives that communication.



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PLANNED AREA DEVELOPMENT SUBMITTAL PACKAGE

SUBMITTAL PACKAGE

PAD Applications should include the following:

I. Project Narrative— The Project Narrative should include at a minimum the following:

- 1) Name and address of recorded landowner, architect/ engineer/ surveyor and contractor;
- 2) Date, north arrow, and scale;
- 3) Vicinity map at a scale of not less than 1" = 2,000 ft.;
- 4) A complete (surveyed) written legal description of the aggregate property boundaries and each individual sub land use parcel or properties under application for approval that includes all of the following:
 - a. Metes and bounds description of the property including total gross acreage, sealed and signed by a Registered Engineer or Surveyor (8.5" x 11");
 - b. Boundary Closure Report, sealed and signed by a Registered Engineer or Surveyor (8.5" x 11"); and
 - c. Legal Description Exhibit including County rights-of-way and roadways, sealed and signed by a Registered Engineer or Surveyor (legible scale);
- 5) A Survey Map noting the property boundaries and legal description, topography with a maximum contour interval of two feet (2') where existing ground is on a slope of less than two percent (2%), then either one foot (1') contours or spot elevation shall be provided where necessary, existing structures, adjacent streets (location, name and width) and significant natural features;
- 6) Maps indicating the land use parcel sizes and zoning categories. Said map shall be accurately measured and described, indicating acreage of land uses and zoning districts proposed specifying the number of units proposed for each parcel, with gross and net densities as defined by the General Plan or this Ordinance. Provide a description and justification for any proposed modifications to the underlying zoning districts with respect to overall density, dimensional standards and use;
- 7) A plan with notes specifying the intended land uses, types of structures and intensity of use, proposed underlying zoning, primary points of access and major interior street alignments; off-street parking and loading, site perimeter setbacks, typical landscaping and screening treatments; total area in open space and drainage information;
- 8) The survey map and conceptual plan should be combined into one (1) plan and may include other data as requested by the Planning Department to assure compliance with this Section; and,
- 9) Availability of roads, parks, open space, sewer, water, and storm water facilities at, or exceeding the levels of service established in the Queen Creek General Plan and land development regulations.
- 10) Describe how the PAD application proposes substantial land use planning standards and principles over and beyond the minimum standards required in this Ordinance or any development ordinance adopted by the Town;
- 11) Describe how the development application for PAD approval exceeds the minimum intent of the underlying zoning district(s) creating neighborhoods and sustainable communities over and above the criteria established in this Ordinance;
- 12) Describe how the PAD application's specific goals exceed the General Plan's goals and demonstrate how the overall goal of the General Plan is exceeded by the proposed development; and,
- 13) Describe how the development is compatible with the immediate environment of the site and neighborhood relative to architectural design, scale, bulk and building height; historical character and disposition and orientation of buildings on the lot;
- 14) Describe how buildings, transportation improvements and open space areas are:
 - 1) Arranged on the site so that activities are compatible with the neighborhood and consistent with adopted ordinances and generally accepted planning principles;



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- 2) Designed and arranged to produce an efficient, functionally organized and cohesive development;
- 3) In favorable relationship to the existing natural topography, natural water bodies, and water courses, exposure to sunlight and wind and long views. Planned building sites are located and designed to minimize their impact on long views; and,
- 4) Designed and arranged to maximize quality of life of the project and surrounding areas.

15) Demonstrate that adequate facilities including water, sewer, storm water, and streets are provided, all of which shall be constructed to the levels of service established in these regulations, the Town of Queen Creek General Plan or other Town ordinance and planning policy documents.

II. Landscape Plan: A preliminary landscape plan as defined in Article VI of the Subdivision Ordinance. A concept plan may be submitted if no preliminary plat is submitted along with the PAD application;

III. Comprehensive Sign Plan, detailing all proposed signage for the site (if applicable). A concept plan may be submitted if no preliminary plat is submitted along with the PAD application; and,

III. Pedestrian and bicycle master plan: that details all improvements and amenities being provided. A concept plan may be submitted if no preliminary plat is submitted along with the PAD application

IV. Master Phasing Schedule. A schedule for development of the specific, proposed use or uses for which rezoning is required. The schedule for development shall include a construction schedule for various phases of the development if construction phases are anticipated.

V. Residential Design Guidelines (*if applicable*). Indicate at a minimum, typical lot(s), setbacks, architectural style variations, types of materials proposed, and the overall theme of the various districts. Indicate how garages will be de-emphasized.

VI. Preliminary master drainage report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;

VII. Preliminary master water report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;

VIII. Preliminary master sewer report as defined in the Subdivision Ordinance and required by the Town Engineer;

IX. Evidence in both narrative and graphic form of compliance with this Ordinance and the following standards where applicable:

- 1) All state air quality standards;
- 2) All state water quality standards; and,
- 3) School site dedication or documentation that sufficient capacity exists.