

Requesting Department:  
Development Services



**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

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

**RE:** Discussion and Possible Action on P22-0092 Volare Estates Preliminary Plat, a request from Sean Lake, Pew and Lake, PLC, for Preliminary Plat approval of an approximately 7-acre, 34 unit hangar condominium located east of the northeast corner of Empire Blvd and Ellsworth Road.

**DATE:** November 9, 2022

**STAFF RECOMMENDATION**

Staff recommends approval of P22-0092 Volare Estates Preliminary Plat, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to approve P22-0092 Volare Estates Preliminary Plat, subject to the Conditions of Approval included in this report.

**SUMMARY**

This proposal consists of a request for Preliminary Plat approval for an approximately 7 acre, 34 unit hangar condominium development, located east of the northeast corner of Empire Blvd and Ellsworth Road. The 34 hangar units range in size from 3600 sq.ft. to 6400 sq.ft., and are spread across 4 buildings.

**HISTORY**

**Oct. 19, 2022:** The Town Council Approved Ordinance No. 798-22, rezoning the subject property to MU/PAD.

## PROJECT INFORMATION

Project Name:	Volare Estates Preliminary Plat
Site Location:	East of the northeast corner of Empire Blvd and Ellsworth Road
Current Zoning:	R1-43 (General Rural)
Proposed Zoning:	Mixed Use (MU)/PAD
General Plan Designation:	Rural
Surrounding Zoning:	
North	MU/PAD (Mixed Use) – Pegasus Hangars and Runway
South	R-7 (County-Single Residence) – under development
East	R1-43 – Pegasus Residential
West	R1-43 – Pegasus Residential
Gross Acreage:	8 Acres (approx.)
Net Acreage	7 Acres (approx.)
Total Units:	34 hangars

## DISCUSSION

This proposal consists of a request for Preliminary Plat approval for an approximately 7 acre, 34 unit hangar condominium, located east of the northeast corner of Empire Blvd and Ellsworth Road. The 34 hangar units are spread across 4 buildings. The project will be constructed in two phases. Each phase will contain two buildings, a northern and a southern building. The northern buildings will each contain 12 hangar units ranging in size from 3600sq.ft to 4800sq.ft. The southern buildings will each contain 5 hangar units that are 6400sq.ft.

The entry to the Volare Estate hangar condominiums is located at the existing secondary entrance of the Pegasus Airpark community, which is located on the north side of Empire Blvd at Crismon Road. The proposed preliminary plat meets all zoning and engineering design 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 and Subdivision ordinances applicable to this case.

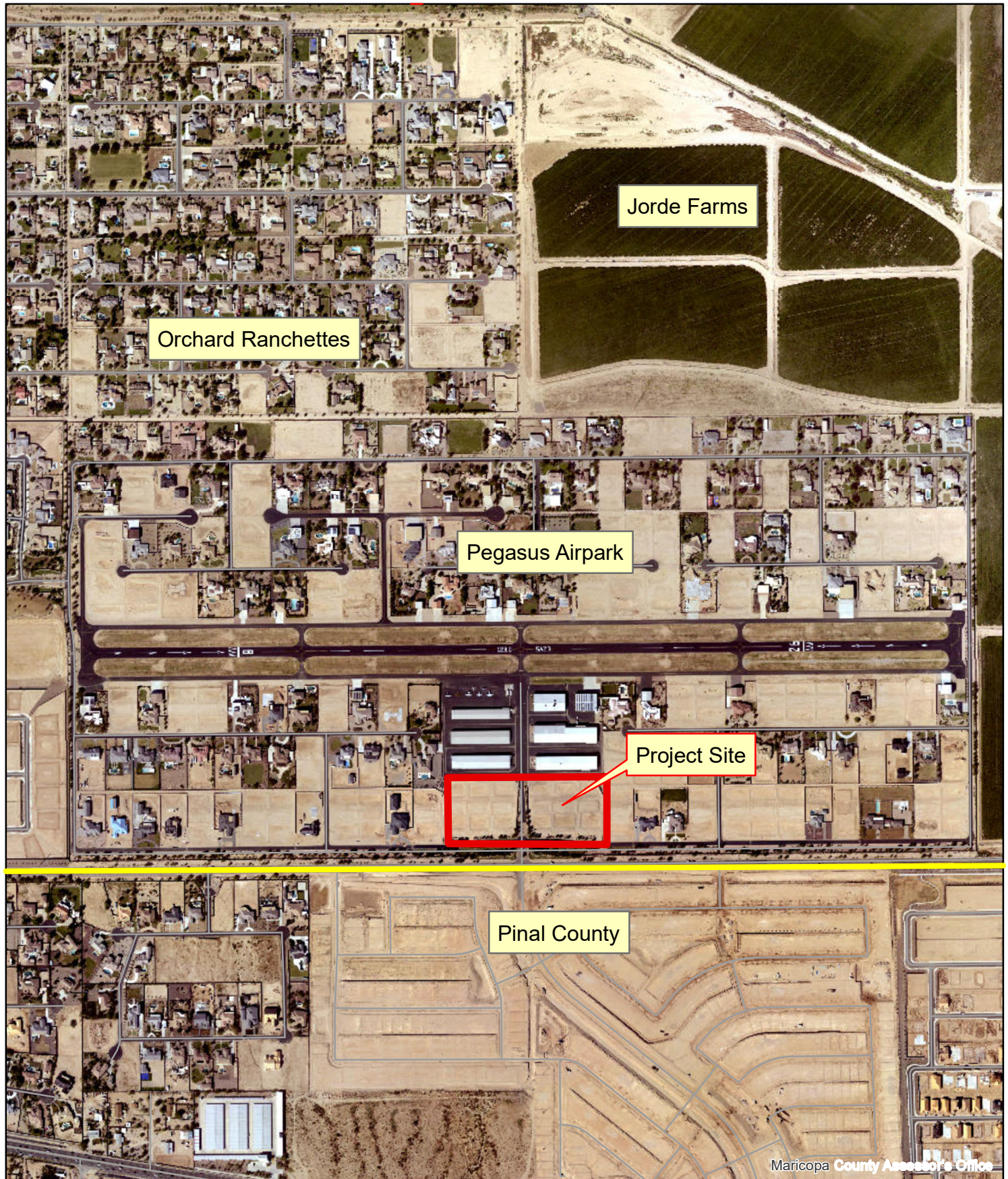
## ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Preliminary Plat

**Project Name: Volare Estates Preliminary Plat Aerial Exhibit**

**Case Numbers: P22-0092**

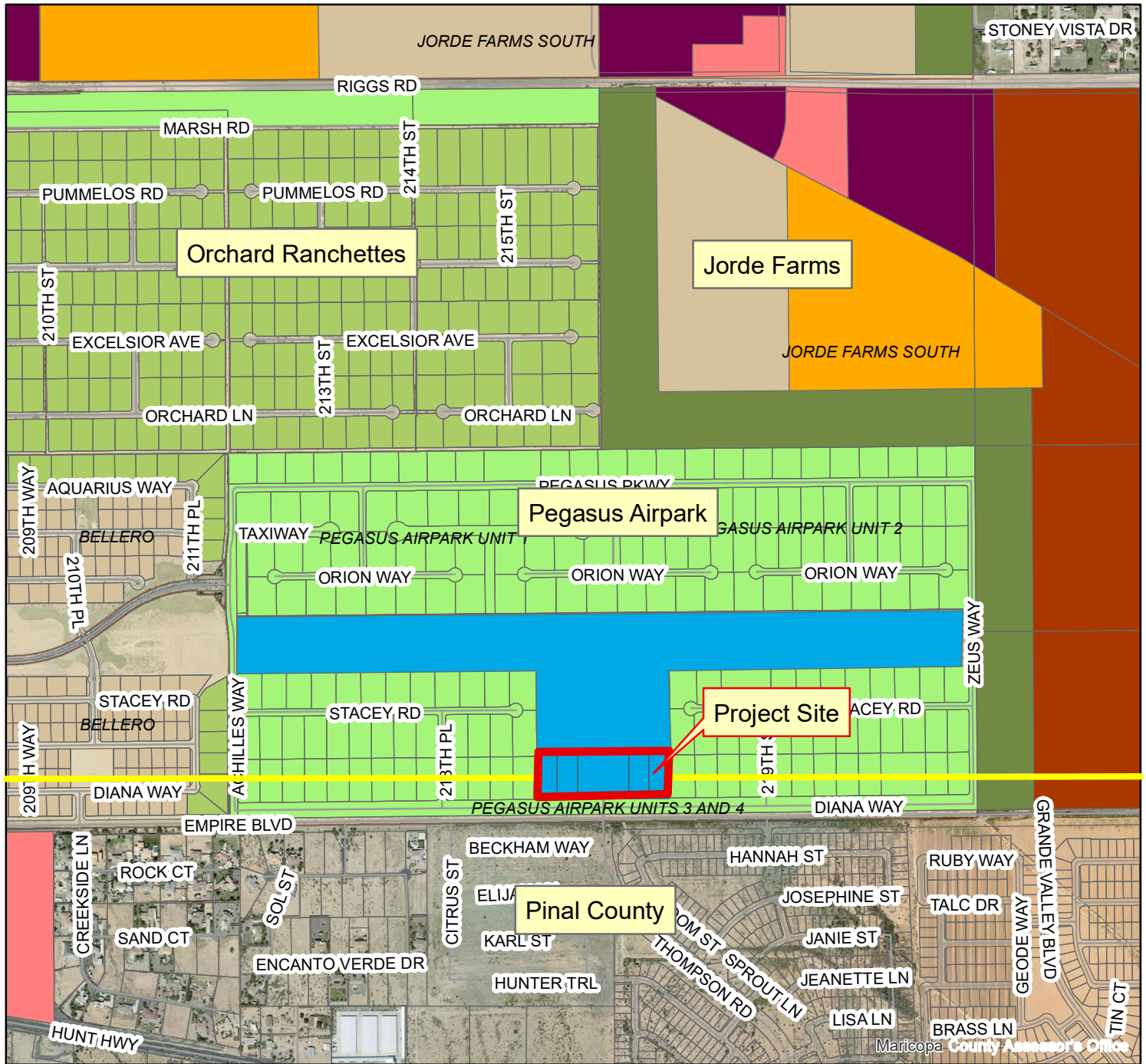
**Hearing Date: November 9, 2022 (Planning Commission)**



**Project Name: Volare Estates Pre-Plat Zoning Exhibit**

**Case Numbers: P22-0092**

**Hearing Date: November 9, 2022 (Planning Commission)**



**Zoning Districts**

C-1 - Commercial	MU - Mixed Use	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

# VOLARE HANGARS AT PEGASUS AIRPARK

## PRELIMINARY CONDOMINIUM PLAT

### A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 02 SOUTH, RANGE 07 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA. A REPLAT OF PEGASUS AIRPARK UNIT FIVE, - LOTS 1, 2, 3, 4, 5, AND 6 TRACTS "A", "B", "C", AND "D" AS RECORDED IN BK. 1030 OF MAPS, PG. 23, M.C.R.

#### NOTES

THIS PLAT IS LOCATED WITHIN THE QUEEN CREEK WATER COMPANY SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURE WATER SUPPLY.

THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, STREETS, FACILITIES, OR LANDSCAPE AREA, ETC. WITHIN THIS PROJECT.

THE HANGAR HOMES AT PEGASUS PHASE I & II ASSOCIATION SHALL MAINTAIN AND MANAGE ALL COMMON AREAS.

THIS PROPERTY IS SUBJECT TO THE DECLARATION ESTABLISHING HANGAR HOMES AT PEGASUS PHASE I & II ASSOCIATION AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (THE DECLARATION) RECORDATION NUMBER \_\_\_\_\_ AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

THE DEVELOPER/OWNER RESERVES THE RIGHT, FOR ITSELF AND ITS HEIRS AND ASSIGNS, TO BRING WITHIN THE SCHEME OF THIS UNITS ADDITIONAL PROPERTIES IN FUTURE STAGES OF THE DEVELOPMENT WITHOUT THE CONSENT OF THE OWNERS WITHIN TWENTY (20) YEARS OF THE DATE OF THE DECLARATION. THIS PROVISION IS INTENDED TO BE PERMISSIVE IN NATURE AND ANY SUCH PLANNED DEVELOPMENT SHALL NOT BIND THE DEVELOPER/OWNER, ITS HEIRS AND ASSIGNS, TO MAKE THE PROPOSED ADDITIONS IN ANY SUBSEQUENCE DEVELOPMENT.

THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

THE HANGAR HOMES AT PEGASUS PHASE I & II ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS WITH THE EXCEPTION OF THOSE LOCATED WITHIN ARTERIAL ROADWAYS.

CONSTRUCTION WITHIN UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.

NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.

ALL TRACTS THAT WILL NOT BE CONVEYED TO THE TOWN OF QUEEN CREEK AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF QUEEN CREEK AND SHALL BE OWNED BY THE HANGAR HOMES AT PEGASUS PHASE I & II ASSOCIATION. THE HANGAR HOMES AT PEGASUS PHASE I & II ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

THE BOUNDARY OF EACH UNIT IS TO BE CENTER OF WALL.

THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

PEGASUS AIRPARK HOA WILL MAINTAIN THE LANDSCAPING WITHIN ARTERIAL ROADWAYS.

PEGASUS AIRPARK HOA OWNS THE LANDSCAPE TRACTS ON DIANA WAY AND THEY CURRENTLY TAKE CARE OF THEM.

THIS IS A CONDOMINIUM PLAT AND THE FUTURE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR THE FRONT YARD LANDSCAPING FOR THE 10 UNITS FRONTING DIANA WAY.

#### NOTES

THE UNIT OWNERS WILL BE USING THE CURRENT RAD 6 CUBIC YARD TRASH CONTAINER JUST LIKE OTHER FLIGHT MEMBERS AND HANGAR UNIT USERS CURRENTLY. OUR DEVELOPMENT WILL NOT HAVE ADDITIONAL CONTAINERS ON OUR PROPERTY. THE COST IS SPLIT BETWEEN THE FLIGHT ASSOCIATION AND HANGAR OWNERS. IF REQUIRED, 2ND WEEKLY PICKUP FOR THE CONTAINER WILL BE ADDED IN THE FUTURE.

#### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2022. THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION. THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

*Anthony N. Zaugg*  
ANTHONY N. ZAUGG, R.L.S. #41076

#### APPROVALS

APPROVED BY THE TOWN OF QUEEN CREEK, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR DATE

\_\_\_\_\_  
ATTEST. TOWN CLERK DATE

\_\_\_\_\_  
TOWN ENGINEER DATE

\_\_\_\_\_  
PLANNING MANAGER DATE

#### OWNER

HANGAR HOMES AT PEGASUS LLC  
2152 S. VINEYARD, SUITE 105  
MESA, 85210  
PHONE: (623) 277-0000  
EMAIL: JPANFIL@EQUITY1000.COM

#### BENCHMARK

BRASS CAP IN HANDHOLE  
W 1/4 CORNER OF SEC. 34  
T-2-S, R-7-E  
ELEVATION = 1418.811 NAVD88

#### BASIS OF BEARINGS:

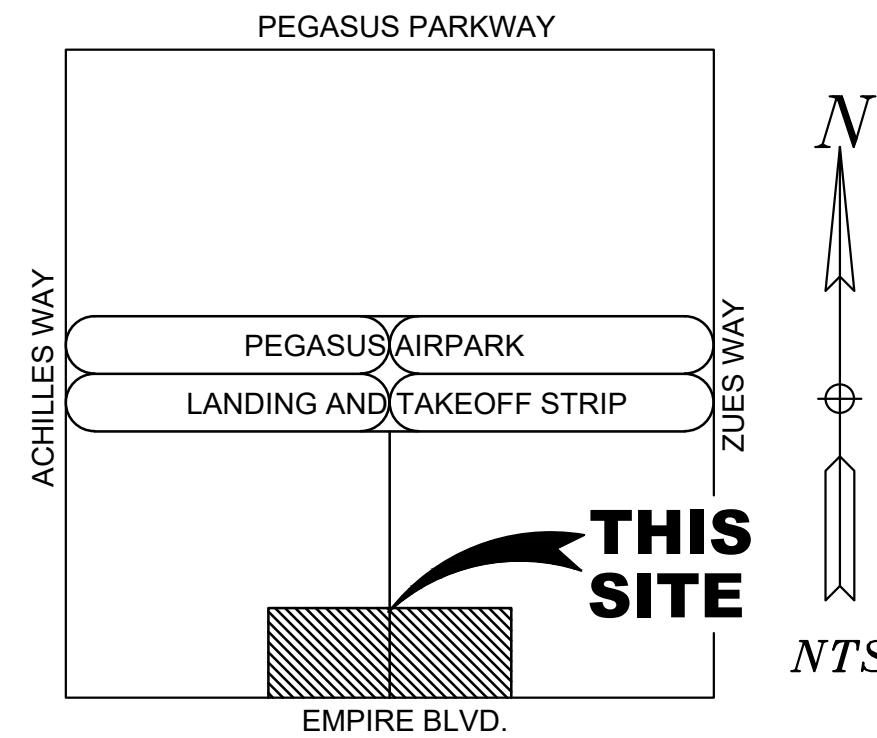
THE SOUTH PROPERTY LINE OF SECTION 34 BEARS S 89°53'32" W PER BOOK 1030, PAGE 23, M.C.R.

#### 100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE QUEEN CREEK WATER COMPANY SERVICE AREA. A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES. (DWR FILE No. 27-400582)

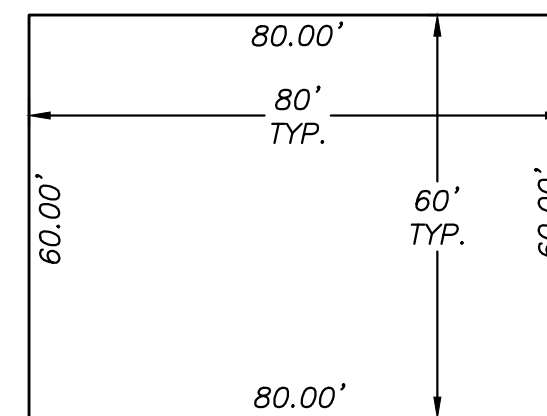
#### LEGEND

- EXISTING TRASH 6 C.Y. CONTAINER LOCATED ON HANGAR TO NORTH
- BRASS CAP
- FOUND 1/2" REBAR
- FOUND PK NAIL
- SET PK NAIL WITH LS TAG #41076
- NOTHING FOUND/NOTHING SET
- CABLE TV
- TELECOM JUNCT. BOX
- ELECTRIC TRANSFORMER
- EXISTING WALL
- DRYWELL/STORM MANHOLE
- ELECTRICAL VAULT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS LINE INDICATOR
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT



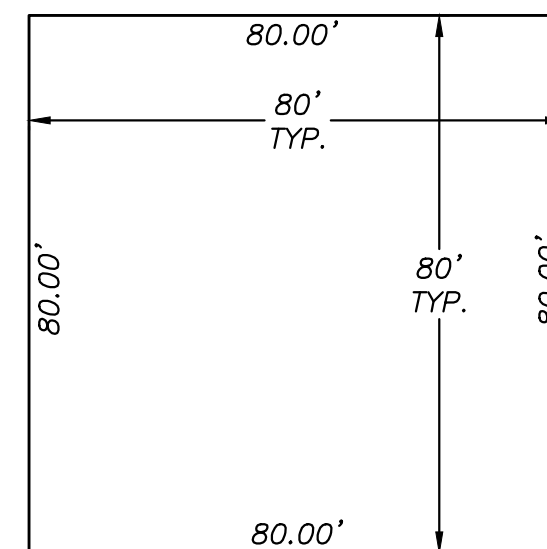
#### VICINITY MAP

N.T.S.



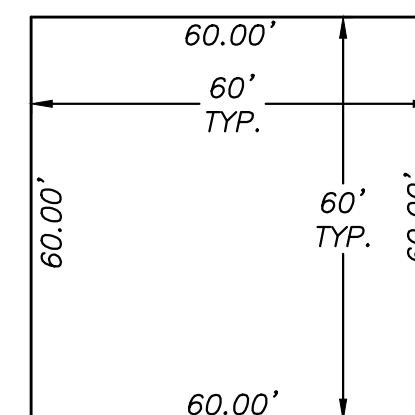
#### TYPICAL UNIT DETAIL

(80.00' x 60.00')  
N.T.S.



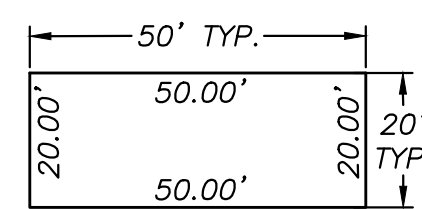
#### TYPICAL UNIT DETAIL

(80.00' x 80.00')  
N.T.S.



#### TYPICAL UNIT DETAIL

(60.00' x 60.00')  
N.T.S.



#### TYPICAL PATIO DETAIL

(50.00' x 20.00')  
N.T.S.

#### UNIT TABLE

##### PHASE I & PHASE II

AREA	SQ. FEET	ACRES
1	4,800	0.11
2	3,600	0.08
3	3,600	0.08
4	3,600	0.08
5	3,600	0.08
6	4,800	0.11
7	4,800	0.11
8	3,600	0.08
9	3,600	0.08
10	3,600	0.08
11	3,600	0.08
12	4,800	0.11
13	6,400	0.14
14	6,400	0.14
15	6,400	0.14
16	6,400	0.14
17	6,400	0.14
18	4,800	0.11
19	3,600	0.08
20	3,600	0.08
21	3,600	0.08
22	3,600	0.08
23	4,800	0.11
24	4,800	0.11
25	3,600	0.08
26	3,600	0.08
27	3,600	0.08
28	3,600	0.08
29	4,800	0.11
30	6,400	0.14
31	6,400	0.14
32	6,400	0.14
33	6,400	0.14
34	6,400	0.14

#### DEVELOPMENT DATA

PHASE I:

APN #304-92-242 (LOT 1)  
APN #304-92-243 (LOT 2)  
APN #304-92-244 (LOT 3)  
APN #304-92-248 (TRACT "A")  
APN #304-92-250 (TRACT "C")

EXISTING ZONING: R1-43  
GENERAL PLAN DESIGNATION (RURAL)  
PROPOSED ZONING: MU-PAD

GROSS AREA:  
174,453 SF.  
4.005 AC

NET AREA:  
151,676 SF.  
3.48 AC

MAXIMUM LOT AREA: 6,400 S.F.  
MINIMUM LOT AREA: 3,600 S.F.

OPEN SPACE: 80,000 S.F. = 0.527%

TOTAL OF UNITS OF PHASE I AND PHASE II: ..... 34

PHASE II:

APN #304-92-245 (LOT 4)  
APN #304-92-246 (LOT 5)  
APN #304-92-247 (LOT 6)  
APN #304-92-249 (TRACT "B")  
APN #304-92-251 (TRACT "D")

EXISTING ZONING: R1-43  
GENERAL PLAN DESIGNATION (RURAL)  
PROPOSED ZONING: MU-PAD

GROSS AREA:  
174,520 SF.  
4.006 AC

NET AREA:  
151,306 SF.  
3.47 AC

MAXIMUM LOT AREA: 6,400 S.F.  
MINIMUM LOT AREA: 3,600 S.F.

OPEN SPACE: 80,000 S.F. = 0.528%

#### PARENT LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, AND 6 TRACTS "A", "B", "C", AND "D" PEGASUS AIRPARK UNIT FIVE, ACCORDING TO THE MAP RECORDED IN BOOK 1030 OF MAPS, PAGE 23, IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

#### LEGAL DESCRIPTION PHASE I

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 EAST MARKED BY A BRASS CAP IN HAND HOLE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 2,640.88 FEET FROM A FOUND BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, 190.00 FEET;  
THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS WEST, 14.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 32 SECONDS WEST, 455.01 FEET;  
THENCE NORTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, 333.79 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 455.01 FEET;  
THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS WEST, 332.92 FEET TO THE POINT OF BEGINNING.

THE AREA OF PHASE I IS 151,676 S.F. OR 3.48 AC.

#### LEGAL DESCRIPTION PHASE II

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 EAST MARKED BY A BRASS CAP IN HAND HOLE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 2,640.88 FEET FROM A FOUND BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, 190.00 FEET;  
THENCE NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, 15.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, 332.86 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, 455.01 FEET;  
THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS WEST, 332.21 FEET;  
THENCE SOUTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, 470.51 FEET TO THE POINT OF BEGINNING.

THE AREA OF PHASE II IS 151,306 S.F. OR 3.47

#### CIVIL ENGINEER

ALLEN CONSULTING ENGINEERS, INC.  
4111 E. VALLEY AUTO DRIVE, SUITE 103  
MESA, ARIZONA 85206  
PHONE: (480) 844-1666  
EMAIL: ace@allenconsultengr.com

#### SHEET INDEX

COVER SHEET ..... 1  
PRELIMINARY PLAT ..... 2

#### UTILITIES

SEWER: TOWN OF QUEEN CREEK  
WATER: TOWN OF QUEEN CREEK  
FIRE: TOWN OF QUEEN CREEK  
ELECTRIC: SRP  
TELEPHONE: CENTURYLINK  
CABLE: COX  
GAS: SOUTHWEST GAS



DATE



**ALLEN CONSULTING ENGINEERS, INC.**  
4111 E. VALLEY AUTO DRIVE, SUITE 103  
MESA, ARIZONA 85206  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

#### VOLARE HANGARS AT PEGASUS AIRPARK PRELIMINARY CONDOMINIUM PLAT

JOB NUMBER	96986	SHEET	1	OF	1
DRAWING	PRELIM-PLAT-SHTS 1&2	CHECKED BY		DATE	08-01-2022
DRAFTSMAN					

# VOLARE HANGARS AT PEGASUS AIRPARK

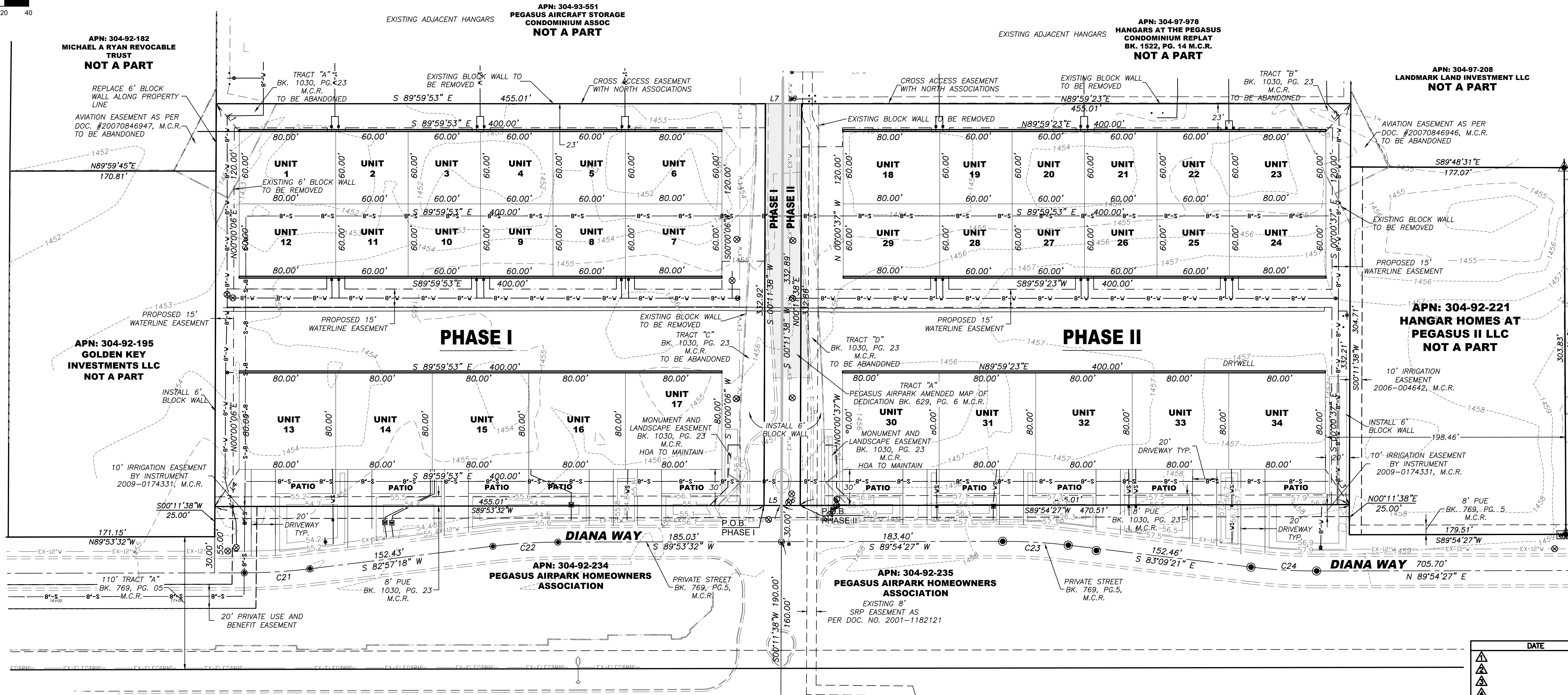
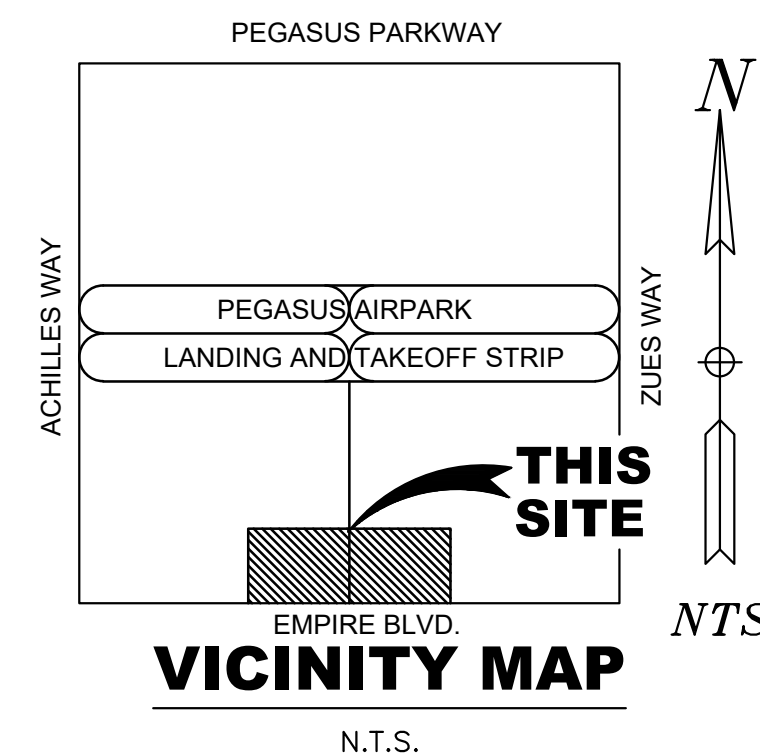
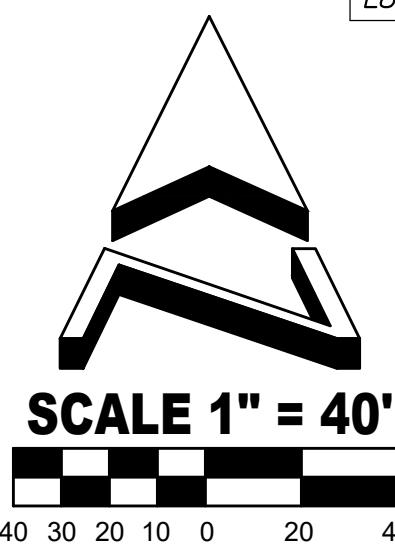
## PRELIMINARY CONDOMINIUM PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 02 SOUTH, RANGE 07 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

A REPLAT OF PEGASUS AIRPARK UNIT FIVE, - LOTS 1, 2, 3, 4, 5, AND 6 TRACTS "A", "B", "C", AND "D" AS RECORDED IN BK. 1030 OF MAPS, PG. 23, M.C.R.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°35'01"E	29.86'
L2	S41°48'27"W	30.86'
L3	N34°20'14"W	35.37'
L4	N33°12'31"E	36.79'
L5	S89°53'32"W	14.50'
L6	N89°54'27"E	15.50'
L7	S89°59'53"E	14.50'
L8	N89°59'23"E	15.50'



**ALLEN CONSULTING ENGINEERS, INC.**  
 4111 E. VALLEY AUTO DRIVE, SUITE 103  
 MESA, ARIZONA 85206  
 PHONE (480) 844-1666  
 E-MAIL: ace@allenconsultengr.com



### VOLARE HANGARS AT PEGASUS AIRPARK PRELIMINARY CONDOMINIUM PLAT

JOB NUMBER	96986	SHEET	2 OF 2
DRAWING	PRELIM-PLAT-SHTS 1&2	CHECKED BY	
DRAFTSMAN		DATE	08-01-2022

SW 1/4 CORNER, SECTION 34, T-2-S, R-7-E, FND BRASS CAP IN HAND HOLE.  
 S 1/4 CORNER, SEC. 34, T-2-S, R-7-E, FND BRASS CAP IN HAND HOLE.  
 SE CORNER, SEC. 34, T-2-S, R-7-E, FND BRASS CAP IN HAND HOLE.