



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, SARAH CLARK, SENIOR PLANNER/PROJECT MANAGER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P23-0115 ELANTO PAD REZONE AND P22-0254 ELANTO MDR SITE PLAN, A REQUEST BY ADAM BAUGH OF WITHEY MORRIS BAUGH, PLC TO REZONE APPROXIMATELY 155 ACRES FROM HDR, R1-5 AND C-2 TO MDR, R1-5, AND C-2 WITH A PAD OVERLAY, AND FOR SITE PLAN APPROVAL FOR A 50-ACRE 320 UNIT MEDIUM DENSITY RESIDENTIAL DEVELOPMENT WITH VARIOUS UNIT TYPES. THE PROJECT SITE IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF PIMA AND MERIDIAN ROADS AND APPROXIMATELY 930-FEET SOUTH OF THE SOUTHWEST CORNER OF GERMANN AND IRONWOOD ROADS.

DATE: September 13, 2023

Suggested Action:

Move to recommend approval of P23-0115 Elanto PAD Rezone and P22-0254 Elanto MDR Site Plan, subject to the Conditions of Approval outlined in this report.

History:

February 7, 2018:

- The Town Council approved the Pre-Annexation and Development Agreement as part of the Ironwood Crossing Annexation (Case P17-0144).

March 7, 2018:

- The Town Council approved Ordinance 657-18 Ironwood Crossing Annexation of approximately 1,485 acres, including the subject property (Case P17-0144).

October 17, 2018:

- The Town Council approved Ordinance 680-18 Germann 516 Rezone (Case P18-0133), zoning the subject property.

Project Information:

Project Name: Elanto PAD Rezone

- Site Location: Northeast corner of Pima and Meridian roads and approximately 930-feet south of the southwest corner of Germann and Ironwood roads
- General Plan Designation: Neighborhood (144 acres) Commercial (11) acres
- Current Zoning:
 - HDR (High Density Residential) – 20 acres
 - C-2 (General Commercial) – 20 acres
 - R1-5 (Urban Residential District) – 115 acres
- Proposed Zoning:
 - MDR (Medium Density Residential) – 74 acres
 - C-2 (General Commercial) – 24.3 acres
 - R1-5 (Urban Residential District) – 57.0 acres
- Surrounding Zoning Designations (surrounding HDR parcel):

- North: C-2 (General Commercial) Vacant
- South: R1-5 (Urban Residential) Vacant
- East: Ironwood Road and land located within Pinal County zoned GR (General Rural) and CB-2 (General Business Zone)
- West: R1-5 (Urban Residential) Vacant
- Surrounding Zoning Designations (surrounding the 135 acres at NEC of Meridian and Pima roads)
 - North: R1-5 (Urban Residential) Vacant
 - South: Pima Road and Ironwood Crossing (zoned R1-5- Urban District Residential)
 - East: R1-5 (Urban Residential) Vacant
 - West: Meridian Roads and Fulton Homes at Barney Farms (R1-5- Urban Residential)
- Gross Acreage: 155.2 acres
- Net Acreage: 148.9 acres
- Proposed Density:
 - MDR Downzoned Site: Maximum 14 du/acre
 - MDR Parcel at Pima and Meridian roads: 5.9 du/acre (gross)

Project Name: Elanto MDR Site Plan

- General Plan Designation: Neighborhood
- Current Zoning: R1-5 (Urban Residential District)
- Proposed Zoning: MDR (Medium Density Residential)
- Gross Acreage: 54.0 acres
- Net Acreage: 50.35 acres
- Total Lots/Units: 320 units
- Proposed Density: 5.9 du/acre (gross)
- Open Space Required: 20% (10.7 acres)
- Open Space Provided: 41.3% (20.78 acres)
- Active Open Space Required: 30% (3.02 acres)
- Active Open Space Provided: 8.5% (4.27 acres)
- Parking Required: 738 spaces
- Parking Provided: 1,200 spaces

Discussion:

The proposed project site is part of a larger 504-acre parcel (referred to as Germann 516 or PRI) that was zoned in 2018 (Case 17-0144) following annexation into the Town from R1-54 to 444 acres of R1-5, 40 acres of C-2, and 20 acres of HDR (Case 18-0133). This request proposes to rezone approximately 155 acres of the overall PRI site from 20 acres of HDR, 115 acres of R1-5, and 20 acres of C-2 to 74 acres of MDR (downzoning the HDR parcel), 24 acres of C-2, and 57 acres of R1-5 with a PAD overlay, and proposes to set aside the 57 acre R1-5 parcel for the potential purchase by the Town for a future park site.

The applicant is proposing to downzone the existing 20-acre HDR property, located generally 930-feet south of the southwest corner of Ironwood and Germann roads, to MDR with a PAD overlay. This subject site is bound by Ironwood Road and land located in Pinal County zoned GR (General Rural) and CB-2 (General Business District) to the east, vacant R1-5 zoned property to the south and west, and a vacant C-2 parcel to the north. As stated by the applicant, since the property was initially zoned in 2018, the property owner is pursuing other residential development options that do not require the density afforded by the HDR zoning category. The applicant is not proposing any deviations to this MDR parcel. There are no current development plans for this parcel; a Site Plan for this site will be submitted at a future date.

The applicant is proposing to increase the existing 20-acre C-2 parcel at the NEC of Pima and Meridian roads to 24.3 acres. While no formal commercial Site Plan is proposed at this time, the project will implement a neighborhood commercial design to meet the vision and intent of the Neighborhood General Plan land use category, rather than an auto-centric commercial center. According to the applicant, this will be achieved by enhanced landscaped buffers, improved pedestrian connections, modest building setbacks, building diversity, and attention to the proposed uses that will be

determined through the Site Plan review and approval process.

The applicant is also proposing to rezone 115 acres located at the northeast corner of Pima and Meridian Roads from 115 acres of R1-5 to 54 acres of MDR and 57 acres zoned R1-5 with a PAD Overlay. The applicant is proposing to set aside the proposed R1-5 parcel for the potential purchase by the Town for a future park site. A Development Agreement associated with this case is currently being drafted and will further detail the specifics of the potential land purchase.

The applicant is requesting two (2) deviations from the Zoning Ordinance for this proposed MDR parcel related to building separation and landscape buffers, which is discussed further in the Planned Area Development section of this staff report.

This project also requests Site Plan approval for a 50-acre, 320-unit medium density residential gated development, located at the proposed MDR parcel generally 810 feet north of the northeast corner of Pima and Meridian roads. The 320 units consist of various housing types including 46 for-rent, single-family units, 74 townhomes, 12 alley loaded (paseo) units, and 188 attached units with a gross density of 5.9 du/acre and a net density of 6.35 du/acre. All 320 units provide private rear yards with covered patios and attached garages.

In total, the 155-acre subject site, under its current zoning of R1-5 and HDR, has a maximum allowed unit count of 500 multi-family units and 575 single-family units for a total of 1,075 residential units.

The applicant is proposing to reduce the allowed density to a maximum of 600 MDR units (or 600 MDR units and 285 single-family units if the park site ultimately does not develop and is developed as single-family residential under the underlying R1-5 zoning district).

If the PAD Rezone request is approved, Site Plans for the C-2 and remaining MDR parcel will come at a later date. The proposed Site Plans will be required to be in conformance with all applicable Town Codes including the General Plan, Zoning Ordinance, Design Standards including those for parking, open space, and building elevations as well as be in general conformance with the details provided with this case.

MDR Site Plan:

This project also requests Site Plan approval for a 50-acre (net), 320-unit for-rent medium density residential gated development, located at the proposed MDR parcel generally 810 feet north of the northeast corner of Pima and Meridian roads. As provided above, the 320 units consist of various housing types including 46 single-family units, 74 townhomes, 12 alley loaded (paseo) units, and 188 attached units with a gross density of 5.9 du/acre. All 320 units provide private rear yards with covered patios and attached garages.

Two-story townhome units are located along the western portion of the site and consist of 5-unit and 7-unit individual buildings. Single-story duplex units are located in the center of the site. The alley-loaded paseo homes are located along the primary western entrance, where pedestrian entry is located along the drive aisle entrance and vehicular access is provided in an alley at the rear of the unit. One- and two-story single-family units are located along the northern and eastern edges. The clubhouse and main amenity area is located in the center of the site.

The applicant is requesting two deviations to the Zoning Ordinance, one to reduce the minimum building separation between multi-family units from 15-feet to 10-feet and to reduce the required landscaped setback between multi-family uses and single-family uses from 30-feet to 20-feet.

Further discussion on the proposed deviations is discussed in the Planned Area Development section of this staff report.

Landscaping, Walls, and Open Space:

The applicant is proposing 20.78 acres of net open space area (41.3%), where 10.07 acres (20%) is required. Of the provided open space, 8.5% or 4.27 acres is considered active open space, where 3.02 acres (30%) is required. The main centralized amenity area will

include a 9,218 square foot clubhouse with a co-working space, resort-style swimming pool and spa, fitness center, ramadas, cabanas, game area, seating areas, an open lawn, and pickleball courts. Other amenity areas include a dog park, walking trails, ramadas, bbq pits, and seating areas. The development also includes walking paths throughout that site that will connect to the retail center to the south and possibly to the potential future park to the east. Each unit also includes its own private backyard, with a tree and artificial turf and is maintained by the property owner's association.

The development includes the required 20-foot landscaped buffer adjacent to the proposed commercial parcel to the south that includes a walking trail. The proposal also includes a condition that an additional 10-foot landscaped buffer be provided on the commercial parcel that will be installed by the commercial developer to better break up the perimeter wall of the development. The development also includes a 98-foot landscaped buffer along Meridian Road to accommodate the required drainage channel, exceeding the 30-foot minimum landscape buffer requirement.

The wall plan provided for this project proposes a six-foot tall perimeter theme wall adjacent to Meridian Road, Ranch Road, and the eastern property line. A secondary theme wall is proposed along the southern boundary of the site, adjacent to the commercial parcel. Fences interior to the site and between units include white vinyl fencing for each unit. All walls meet Zoning Ordinance requirements for three (3) materials and undulations at 150-foot intervals.

Parking:

The development is required to provide 738 parking spaces. The development proposes 1,200 parking spaces, which include:

- 196 covered parking stalls
- 80 uncovered parking stalls
- 20 parallel stalls,
- 452 driveway slab stalls
- 452 private garage spaces

All units have an attached private garage, where the single-family, paseo home, and townhome units provide two-garage garages that meet the minimum 20'x20' garage requirement, and the single-story attached units provide single car garages, measuring 11'2"x24'. All covered, uncovered, and parallel parking stalls meet the minimum dimensional standards as required by the Zoning Ordinance. The applicant is proposing private lease restrictions that will be imposed to restrict storage within garages, which will help ensure that garages are used for parking needs only.

Access and Circulation:

Primary access to the site is provided on Meridian Road, with a right-in, right out, left in only configuration, and a secondary full access entrance along the new Ranch Road at the northern edge of the site. Both access points are gated and provide sufficient turn around space for vehicles. There is also a third, exit-only, egress drive onto Ranch Road.

Each drive entrance incorporates an enhanced sense of arrival through the use of decorative paving, entryway lighting, and tree-lined landscaping in accordance with the Zoning Ordinance.

The applicant also prepared a circulation exhibit for the entire section of land, demonstrating how the proposed site plan and the proposed rezoning cases are integrated into the larger transportation system. This exhibit is attached to this staff report for reference.

Refuse:

All units will have individual trash and recycling cans placed on the curb for pick up by a private solid waste service.

Design Standards:

Architecturally, the design team has approached the units much like single-family homes, providing elements of four-sided architecture specific to a stylized theme. The applicant is proposing two elevation styles provided across all unit types within the development. The Modern Agrarian elevation includes board and batten style siding, brick, decorative columns, varied rooflines and features a white, taupe, and green color palette. The Modern Bungalow elevation includes board and batten siding, brick, dutch gable roof features, varied rooflines, and cool toned taupe and grey color palette. Each elevation has three distinct color schemes. All units feature a pedestrian oriented front entry and covered rear porches.

In addition to the units, the clubhouse, amenity features, covered parking canopies and garages that are provided throughout the community feature design elements and color schemes are consistent to ensure there is an aesthetic blend between the canopies, garages, amenities, and living units.

Planned Area Development:

As part of the rezoning request, the applicant is requesting two (2) deviations to the Zoning Ordinance as summarized below.

MDR Building Separation: The applicant is requesting to reduce the required building separation of fifteen (15) feet to ten (10) feet. Per the Design Standards, multi-family buildings shall be separated by a minimum of fifteen (15) feet. The applicant requests the deviation stating that the development is not designed like a traditional multi-story development where the separation between large buildings is appropriate, but rather due to the single family design and that the units are detached (with the exception of the duplexes, paseo homes, and townhomes) the units look and function like single-family buildings where a ten (10) foot separation is commonplace. The requested deviation is consistent with requests from similar MDR single-story development. Planning Staff supports the deviation.

Landscape Buffer between MFR and SFR: The applicant is requesting to reduce the required landscaped buffer setback of 30-feet in between multi-family and single-family uses from 30-feet to 20-feet and to use the proposed 20-feet for rear yards of the proposed single-unit homes. All rear units will have a mastic tree planted at 50-foot intervals that will be maintained by the property owner's association. Given the intention to set aside the adjacent 57 acre parcel for the development of a park, and that the units adjacent to the R1-5 zoned parcel are designed to appear as single-family units, where the required landscaped setback between two single-family uses is 0-feet, and the required landscaped setback between an MDR parcel and a community park is 0-feet, Planning Staff supports the deviation.

Further, the applicant has prepared a response to the rezoning approval criteria as defined in the Zoning Ordinance and is included in the attached Project Narrative.

Public Participation:

The applicant held two neighborhood meetings for this case. Notification of the meeting was mailed to property owners within 1,200 feet of the project as required by the Zoning Ordinance. The first neighborhood meeting was held on February 27, 2023 to discuss the rezone of the 135 acre property at the northeast corner of Meridian and Pima roads and had 12 members of the public in attendance.

Attendees had general questions regarding:

- The residential builder entity
- Traffic and street improvements
- Construction timing

- Nature of commercial uses
- The developer's other community locations
- Ownership structure of residences and management
- Price
- Processing
- Parking

The applicant was able to respond to all questions raised. A summary of the Neighborhood Meeting and the discussion that occurred is included as an attachment to this report. Generally speaking, there was no expressed lack of support or opposition to the project.

The applicant held a second neighborhood meeting on August 10, 2023 to discuss the proposed downzoning of the HDR property to MDR. No residents attended the meeting.

Since the neighborhood meetings, staff has not received any comments or questions from the public regarding the case as of the writing of this staff report.

Analysis:

General Plan Review: The General Plan designation for the 135-acre property surrounding the northeast corner of Pima and Meridian roads is Neighborhood, which allows for a range of residential densities, from 0-20 du/acre, with the requirement that development implements adequate transitions from adjacent properties. As provided in the Discussion section of this staff report, the development implements a number of buffering strategies to create an adequate transition between adjacent communities will providing for a variety of housing options. Such buffering techniques include the 98-foot landscaped buffer located along Meridian Road, exceeding the minimum requirement by 68-feet, which buffers the proposed community from the Barney Farms residential development (zoned R1-5) to the west. The development is also buffered by the proposed commercial site to the south and the potential park to the east. The MDR development is also buffered by the future Ranch Road to the north and by Meridian Road (a 4-lane arterial) to the west.

The development also implements building design elements that reduce the impact of the MDR buildings to the adjacent area by providing building heights consistent with single-family developments, breaking up larger townhome buildings into smaller 5-and 7-plex buildings, and implementing quality architectural design that is consistent with the surrounding area.

The provided the landscaped buffers, site buffering, building heights, building design, roadway buffers, and development type proposed for this project generally meet the intent, vision, and buffering requirements for the Neighborhood Land Use Category.

The proposed commercial parcel is 24.3 net acres in size. The General Plan Neighborhood designation allows for neighborhood commercial developments up to 20 acres in size. However, the General Plan provides an additional 5-acres of flexibility for proposed developments, allowing commercial developments within the Neighborhood designation up to 25-acres in size without a Major General Plan Amendment request. In order to meet the vision of the Neighborhood Land Use designation, the applicant has agreed that the Site Plan proposed for the commercial parcel will incorporate additional design elements to provide a more neighborhood oriented commercial center, rather than an auto oriented center. These elements include enhanced pedestrian connectivity to the surrounding proposed neighborhood, enhanced shaded walkways, enhanced shaded gathering areas and outdoor seating, and attention to the proposed uses. The incorporation of these elements into the design of the site plan meet the intent of the Neighborhood Land Use Designation and the request is in conformance with the property's General Plan Land Use designation.

The General Plan Land Use category for the 20-acre HDR parcel is approximately 11-acres of Commercial and 9 acres of Neighborhood. The proposed MDR rezoning is under the threshold for requiring a Major General Plan Amendment. Given that the property is currently zoned for residential use, the requested downzoning to a lower intensity residential use is in keeping with the characteristics, intent, and vision of the General Plan and the underlying Land Use Categories.

Zoning Review: The 155-acre subject property is currently zoned HDR (20-acres), C-2 (20-acres), and R1-5 (115 acres). The applicant is proposing to rezone to MDR (74 acres), C-2 (24 acres) and R1-5 (57 acres). The proposed 57 acre R1-5 parcel is to be set aside for the potential purchase by the Town for the development of a community park that will be processed through a separate Development Agreement.

The proposed site is in conformance with the single-family residential standards in the Zoning Ordinance and Design Standards. As discussed previously, two (2) deviations are proposed: one to reduce the minimum building separation between multi-family buildings from 15-feet to 10-feet and the second to reduce the required landscape buffer setback between multi-family and single-family uses from 30-feet to 20-feet. Based on the justification and discussion provided by the applicant, Staff is supportive of the proposed deviations.

The development of the parcels will be consistent with the Zoning Ordinance and Design Standards for their respective zoning district, except as modified in this PAD.

In general, the MDR zoning category is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities, while maintaining neighborhood compatibility. Within the proposed density of the project, the applicant includes a variety of housing types. As part of the technical review of any MDR proposal, the surrounding context is considered in comparison to the project to ensure its scale and transition is appropriate for the area as a whole. The proposed gross density is 5.9 du/acre and falls within the allowed range of the MDR zoning category, while also aligning the zoning itself with the goals and theme of the General Plan to provide adequate buffers and transitions to adjacent properties.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Engineering, Utilities, and Traffic Review: The Engineering, Traffic, and Utilities Divisions have been involved throughout the review of the request. Conditions of Approval have been added accordingly for any applicable items.

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 minimum building separation for the 54-acre MDR development is reduced from 15-feet to 10-feet.
3. The minimum landscape setback between the 54-acre MDR development and the 57-acre R1-5 parcel to the east is reduced from 30-feet to 20-feet and the rear yards of the single-family units may count towards the reduced 20-foot landscaped setback requirement. A tree within the rear yards of the single-family units shall be maintained to meet the intent of the landscaped setback.
4. Access to the potential 57 acre park site to the east will be finalized through a separate Development Agreement.
5. In order to meet the vision of the Neighborhood Land Use designation, the applicant has agreed that the Site Plan proposed for the commercial parcel will incorporate additional design elements to provide a more neighborhood oriented commercial center, rather than an auto oriented center. These elements include enhanced pedestrian connectivity to the surrounding proposed neighborhood, enhance landscaped buffers, building diversity, enhanced shaded walkways, enhanced shaded gathering areas and outdoor seating, and attention to the proposed uses that will be determined through the Site Plan review and approval process.
6. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main color of the building or to blend in with adjacent landscaping.

7. The shade sails used in the gathering areas shall be maintained in a manner consistent to that at the time of installation.

The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.

8. Pedestrian access points, as identified in the Site Plan, shall be executed via a pedestrian access easement as part of the final plat review and approval process or by other instrument.

9. Per the applicant, a private lease restriction shall be imposed on the 54 acre MDR development to restrict storage within garages, to help ensure that garages are used for parking needs only.

10. The water heater for the single-family units shall be wall mounted to maintain the required minimum 20' x 20' interior garage dimension.

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

a. Final plats shall note the potential for objectionable aircraft noise. Specifically, the plat shall note the following:

i. 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."

b. 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:

i. "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."

c. 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:

i. "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."

d. 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:

i. 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.

e. 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.

12. The Town requires all poles less than 69kV to be relocated underground and all poles 69kV and larger to be relocated as necessary to accommodate roadway widening. SRP may require easements outside of Public Right-of-Way. The Applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
13. Half street of right-of-way on Meridian Road for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat. The half street right-of-way will vary between 51.5 feet to 63.5 feet.
14. Full street of right-of-way of 80 feet on Ryan Road for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat.
15. Full half street improvements including all related sidewalk, curb and gutter, median, streetlights, landscaping, landscaped medians, applicable water and sewer lines, drainage facilities, and power pole relocation shall be designed and constructed for Meridian Road for all portions of the right-of-way adjacent to the property frontage. Road improvements shall include all appropriate roadway tapers as required by the Town's Traffic Department. In addition, Meridian Road improvements shall extend north to match into the existing improvements of the North Creek development.
16. A minimum of 31 feet of street width (measured from the south face of curb to the north edge of pavement) road improvements and all related sidewalk, curb and gutter, streetlights, landscaping, applicable water and sewer lines, drainage facilities, and power pole relocation shall be designed and constructed for Ryan Road for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall include all appropriate roadway tapers as required by the Town's Traffic Department.
17. Full half street improvements including all related sidewalk, curb and gutter, streetlights, landscaping, applicable water and sewer lines, landscaped medians, drainage facilities, and power pole relocation shall be designed and constructed for Ironwood Road for all portions of the Right-of-Way adjacent to the property frontage and include any necessary right-of-way dedications. Road improvements shall include all appropriate roadway tapers as required by the Town's Traffic Department.
18. The Developer is responsible for altering signage and pavement markings on the west half of Meridian Rd to remove bi-directional traffic movements.
19. A temporary sign shall be posted at the end of Ryan/Ranch Road stating that it is a future through street.
The developer is responsible for installing and maintaining all landscaping within the public right-of-way including all median landscaping within the arterial, collector, and local roads.
20. Construction assurance shall be required for all onsite and offsite public improvements and shall be provided in the form of a bond, irrevocable letter of credit, or cash. The construction assurance is required to be approved by the Town Attorney. Construction assurances shall be provided in accordance with the form and timing as described in Section 7 of the Town's Subdivision Ordinance.
21. The developer shall submit an Engineers Cost Estimate for all onsite public improvements and offsite public improvements. All Engineers Cost Estimates are required to be submitted to the Town during the Final Plat review phase of the project.
22. All construction documents submitted to the Town for review during the final plat review phase shall be in accordance with Town Ordinances, Town checklists, Town design standards & guidelines, and requirements, except as superseded by these conditions of approval.
23. All utility and irrigation conflicts shall be resolved prior to recordation of the Final Plat including any relocations, removals, or easement abandonment.
24. Coordinate any and all requirements with the Flood Control District of Pinal County.
25. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District and Federal Bureau of Reclamation (B.O.R) for any and all work within the existing Bureau of Reclamation Easement. Town will require approval documents from the B.O.R with construction document submittal.
26. Developer is responsible to provide cash-in-lieu for one-half of a traffic signal at the Ryan and Meridian Road intersection
27. If warranted, the developer will be responsible to provide cash-in-lieu for either one-half of a

traffic signal at the Euell Drive and Pima Road intersection or one-quarter of a traffic signal at the Euell Drive and Pima Road intersection if the parcel at the northwest corner of the intersection develops as a Town Park.

28. If warranted by a future traffic study, the developer will be responsible for the its proportionate cost of a traffic signal to serve the MDR parcel located along Ironwood Road as determined by the future traffic study.

Attachment(s):

1. [Aerial - PAD Rezone.pdf](#)
2. [Aerial - MDR Site Plan.pdf](#)
3. [General Plan Exhibit.pdf](#)
3. [Existing Zoning Exhibit.pdf](#)
3. [Proposed Zoning Exhibit.pdf](#)
5. [Elanto PAD Narrative.pdf](#)
6. [Elanto General Circulation Exhibit.pdf](#)
7. [Elanto MDR Site Plan.pdf](#)
9. [Elanto MDR Preliminary Landscape Plan.pdf](#)
10. [Elanto Neighborhood Meeting Summary.pdf](#)