



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, LES JOHNSON , PRINCIPAL PLANNER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P24-0100 AMENDMENT TO RITTENHOUSE COMMONS 2 PAD OVERLAY, A REQUEST FROM GREG DAVIS (IPLAN CONSULTING) TO AMEND A PREVIOUSLY APPROVED PAD REZONE FOR A 166 LOT SINGLE-FAMILY TOWNHOME DEVELOPMENT ON APPROXIMATELY 16.5 ACRES LOCATED AT THE NORTHEAST CORNER OF SOSSAMAN AND RITTENHOUSE ROADS.

DATE: October 9, 2024

Suggested Action:

Staff recommends approval of P24-0100 amendment to Rittenhouse Commons 2 PAD overlay, subject to the Conditions of Approval included in this report.

Introduction / Summary:

The proposal consists of a request from Greg Davis (iPlan Consulting) to amend the existing PAD overlay for a 166-lot single-family townhome development on approximately 16.5 acres located at the northeast corner of Sossaman and Rittenhouse roads.

History:

July 20, 2016: The Town Council approves Ordinance 615-16, RZ16-009, SP16-011, and CU16-010 "Corner Store at Queen Creek," incorporating the subject site from Maricopa County and rezoning it to C-2 (General Commercial).

June 7, 2023: The Town Council approves Ordinance 815-23, P22-0256 Rittenhouse Commons 2 PAD Rezone, rezoning the site from C-2 (General Commercial) to MDR/PAD.

Project Information:

- Project Name: Rittenhouse Commons 2 PAD Rezone
- Site Location: NEC of Sossaman and Rittenhouse Roads
- General Plan Designation: Commercial
- Zoning: MDR/PAD (Medium Density Residential)
- Surrounding Zoning
 - North: Union Pacific Railroad, R1-43-Vacant Land, EMP-A-Mitsakopoulos Industrial Complex, EMP-A- Allstate Utility Construction
 - South: Rittenhouse Road, RU-42-Single-family lots (Maricopa County), MDR/PAD-Mayberry on Rittenhouse
 - East: Union Pacific Railroad, EMP-A - Allstate Utility Construction
 - West: Sossaman Road, MDR/PAD – Cortina Parcel 13, PRC – Cortina Parcel 13

- Gross Acreage: 19.7 acres
- Net Acreage: 16.5 acres
- Total Units: 166
- Proposed Density: 8.5 du/acre (gross), 10.1 du/acre (net)
- Open Space: Required: 20% - 3.3 acres, Provided: 45% - 7.4 acres
- Parking: Required: 415 parking spaces, Provided: 419 parking spaces (2 garage spaces per home with 87 additional guest spaces)

Discussion:

The triangle-shaped project site is located at the northeast corner of Sossaman and Rittenhouse roads, directly bound by the street frontages. Surrounding the site, there is the existing Cortina subdivision to the west, the Union Pacific Railroad and several industrial sites to the north and east, rural residential lots within Maricopa County to the south, and the Mayberry multi-family residential development to the southeast. The SRP Abel-Moody transmission easement is also located along the northeast (rear) property line next to the railroad. Historically, this property was annexed and rezoned to C-2 (General Commercial) in 2016 to allow for a future commercial development with a gas station planned. The original proposal failed to develop, which led to the full group of parcels being acquired by the team ultimately bringing the PAD Rezone request forward in 2023.

Rittenhouse Commons 2 was approved as a single-family attached, gated townhome community with 166 lots and a net density of 10.1 units per acre. In comparison to a traditional single-family subdivision, these townhomes share a common 24' wide driveway between units that provide vehicular access into each of the homes 2-car garage to function as an alley-loaded product. The applicant is requesting an amendment to the MDR/PAD Rezone that was approved by Town Council on June 7, 2023. The project approval included a project narrative with language representing "the development of a single-family attached for-sale townhome neighborhood." The proposed PAD Amendment provides a revised project narrative with language that no longer identifies product ownership. Approval of the amendment would allow the project to proceed with the residential units being available for either ownership or rental occupancy. No other changes to the approved project are proposed.

The residential design review process for the project was completed in December, 2023. The 166 single-family attached two-story townhouse units are to be constructed within 41 buildings provided via 3-plex, 4-plex, and 5-plex clusters. Two different floorplans will be offered that range from 1,710 to 1,800 square feet. Each plan will offer two elevation styles with three color schemes that incorporate four sided architectural treatment including but not limited to varying roof lines, stucco finishes, multiple paint schemes, trimmed windows, board and batten siding, shake siding, window shutters, brick veneer, and themed exterior light fixtures. The project will provide certain amenities, which include a clubhouse, pool, picnic ramada, pickleball court, cornhole courts, firepit lounge, and a multi-use trail.

Public Participation:

The applicant held one (1) neighborhood meeting on August 13, 2024 in the Town Community Chambers. Five (5) residents were in attendance. Notification of the meeting was mailed to property owners within 1,200 feet of the project as required by the Zoning Ordinance. A presentation was given by the applicant, representing the project and the proposed amendment. Following the presentation and responses to questions from those in attendance, the meeting was concluded with no one in attendance representing opposition to the Amendment.

Staff has yet to receive any correspondence regarding the proposed Amendment. If any correspondence is received, the case record will be updated for conveyance.

Analysis:

The proposed amendment is exclusive to a language change in the project description and the removal of a condition of approval (see Proposed PAD Amendment section above). The project site design, building architecture, landscaping, parking, etc. remain the same as what was previously approved in 2023. As a result, the proposed Amendment is consistent with the Town of Queen Creek General Plan and remains consistent with the Medium Density Residential zoning. The Amendment does not impact public facilities beyond what was previously analyzed when considering the PAD Rezone in 2023. In addition, all conditions of approval associated with the original PAD Rezone remain in effect, except as modified herein.

Conditions of Approval:

1. The project shall be developed in accordance with the plans and exhibits attached to this case and all provisions of the zoning ordinance applicable to this case, including the conditions of approval associated with Ordinance 815-23 and P22-0256, except as modified herein.
2. Property owner agrees to work with the Town to obtain preliminary and final plat approval for the development once the Town has obtained an assured water supply and agrees to provide water to the development, which is required for final plat approval to comply with State subdivision laws.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [Zoning Exhibit.pdf](#)
3. [PAD Amendment Narrative.pdf](#)
4. [Preliminary Site Plan.pdf](#)
5. [Development Plan.pdf](#)
6. [Conceptual Elevations.pdf](#)