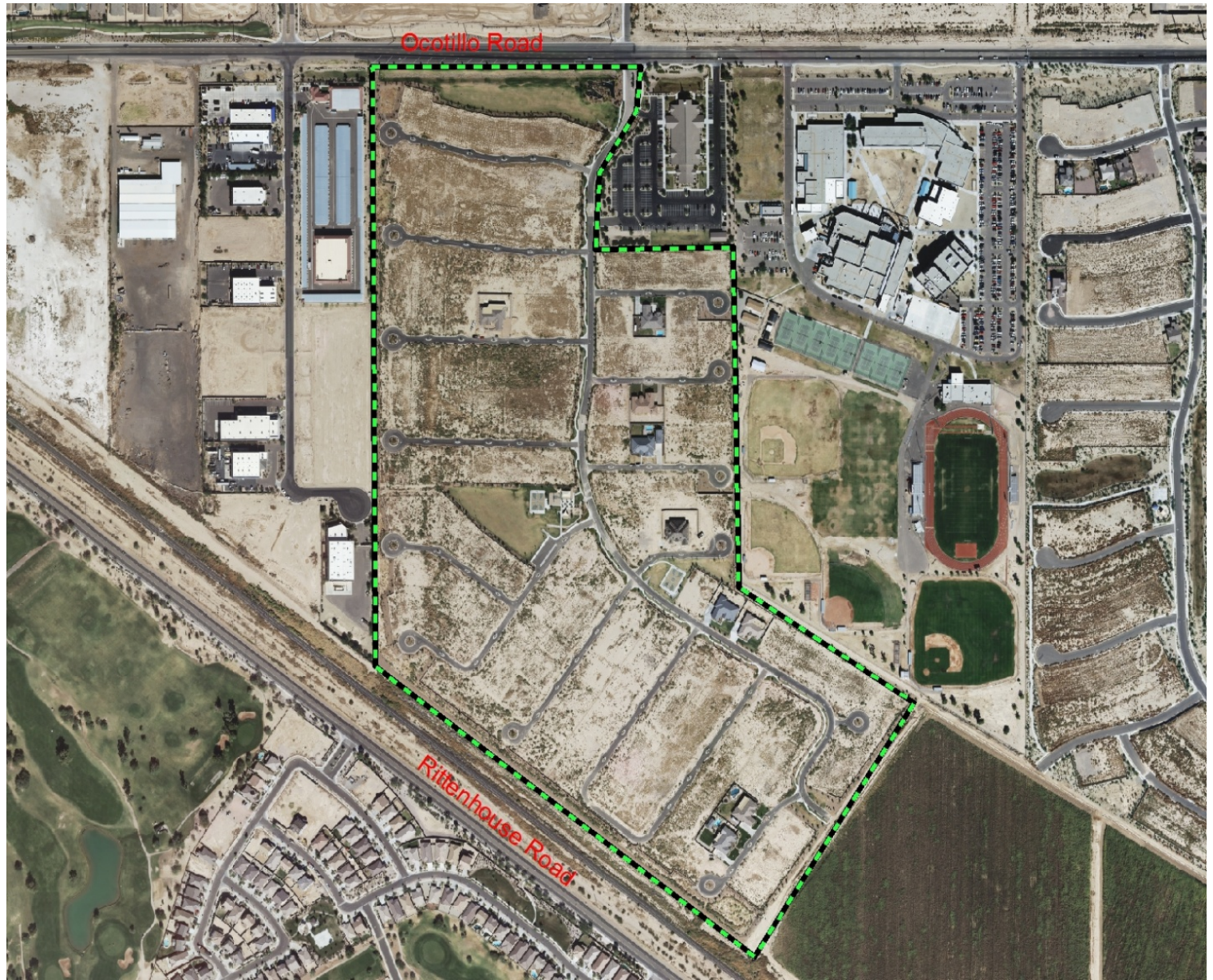


TOWN OF
QUEEN CREEK
ARIZONA

Ash Creek Estates

RZ11-006 and DR11-007





Ash Creek Subdivision

- Zoned R1-15 PAD
- 92 Acres
- Lot size 15,000 square feet minimum
- Lot Dimensions
 - Minimum Width – 115 feet
 - Minimum Depth – 135 feet
- Overall Density 2.02 DU/AC (General Plan designation is MDR 2-3 DU/AC)
- Currently 9 homes built out of 158 lots



Request

- PAD Request

- Eliminate the 5' offset in the front setback between homes.

- Standardize the front setback at 20'

- Increase the lot coverage from 35% to 40%



Request (cont)

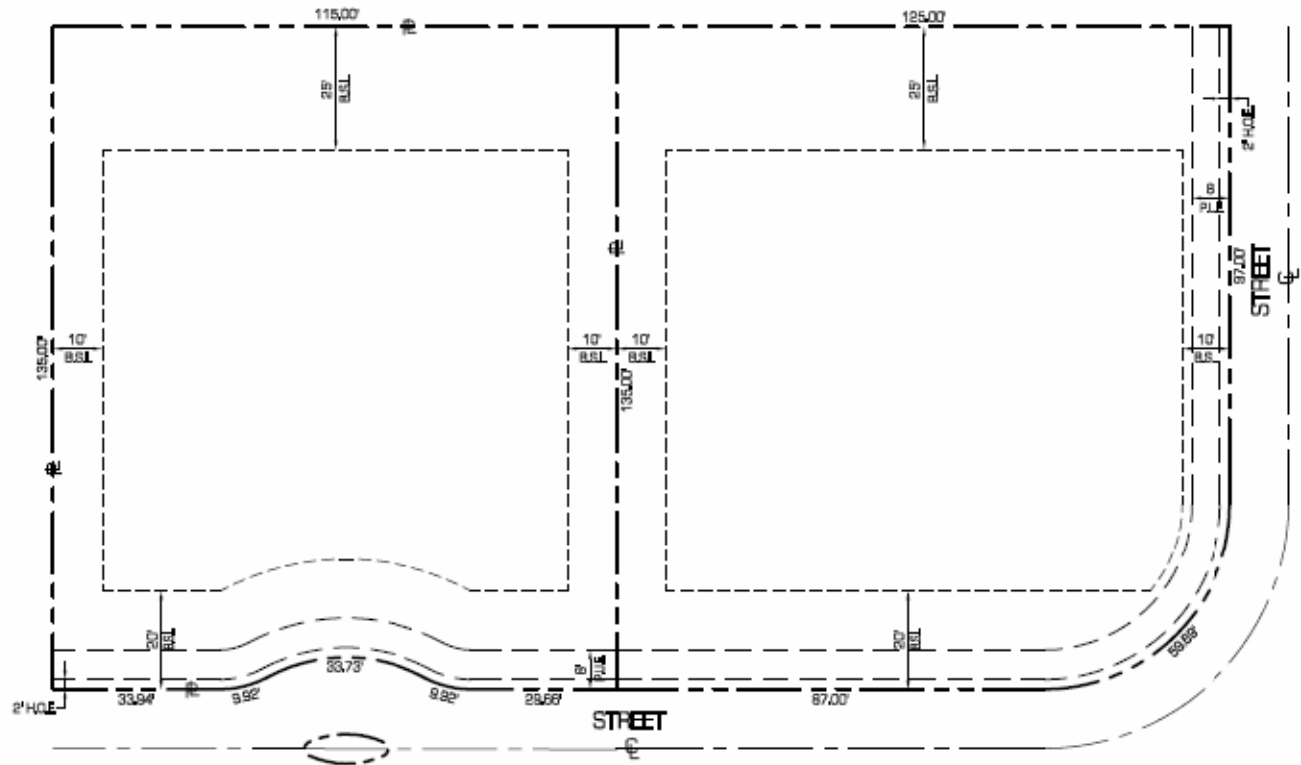
- Design Review Request

- Four new floor plans with 3 elevations each.
- Square footage ranges from 2,952 to 3,639 square feet.
- Territorial Ranch, Hacienda Ranch and Agrarian Farmhouse style architecture.



PAD Request

TYPICAL LOT BUILDING SETBACKS

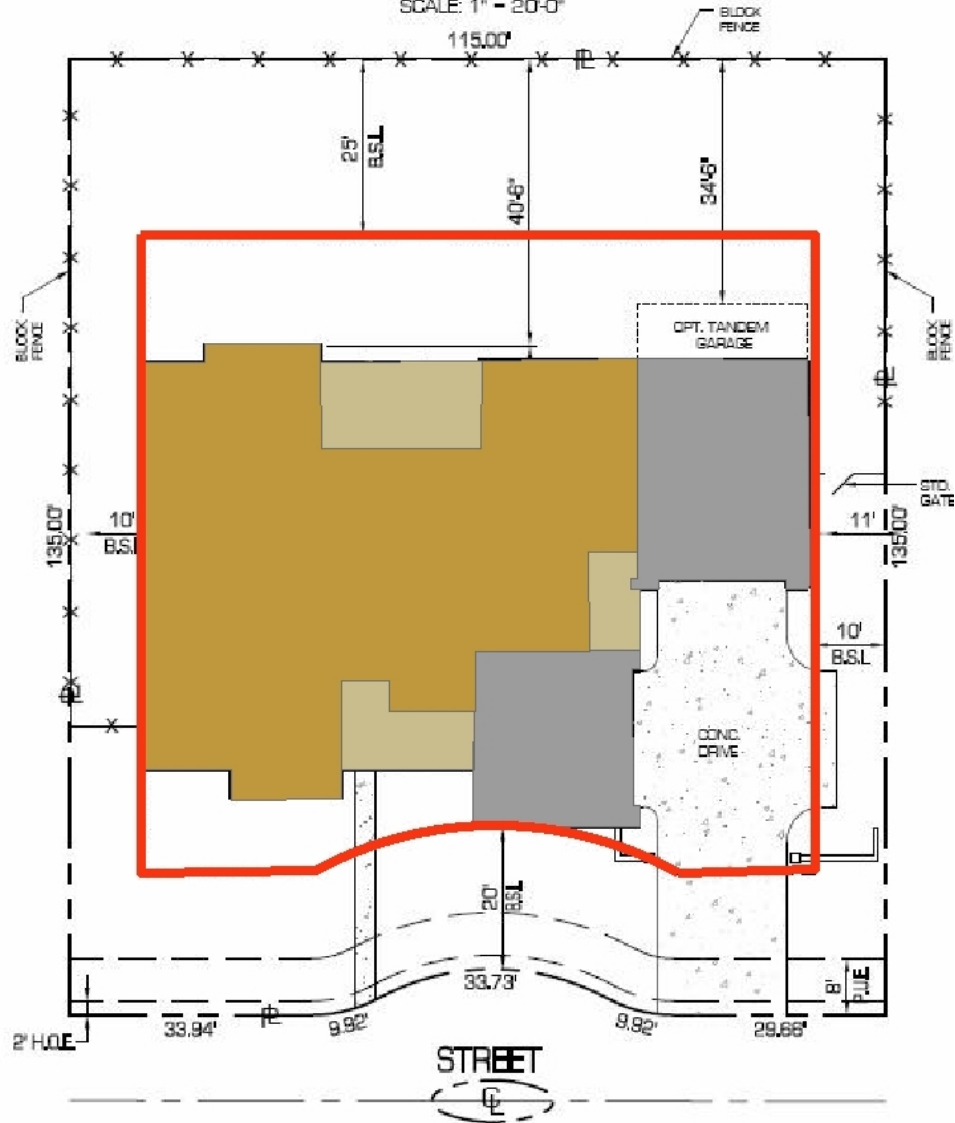


BUILDING SETBACKS

FRONT.....= 25'
REAR.....= 25'
SIDES.....= 10' & 10'

PAD Request

PLOT PLAN
SCALE: 1" = 20'-0"



Design Review

Plan 1 – Hacienda Elevation



- RECESS W/ DECORATIVE METAL
- DECORATIVE SHUTTERS
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

- DECORATIVE VENTS
- CONCRETE ROOF TILE
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS

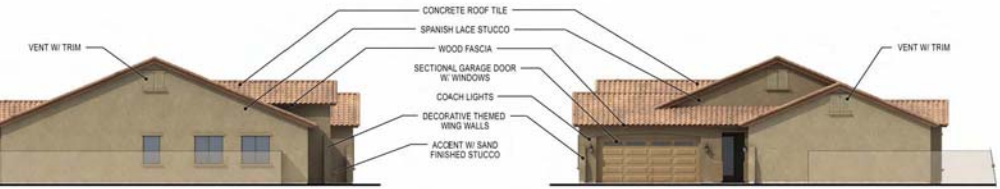
FRONT ELEVATION



FLOOR PLAN



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

- CONCRETE ROOF TILE
- ACCENT W/ SAND FINISHED STUCCO
- SPANISH LACE STUCCO

- DECORATIVE VENT
- WOOD FASCIA
- DECORATIVE THEMED SKIRT

- CONCRETE ROOF TILE
- SPANISH LACE STUCCO
- WOOD FASCIA
- SECTIONAL GARAGE DOOR W/ WINDOWS
- COACH LIGHTS
- DECORATIVE THEMED WING WALLS
- ACCENT W/ SAND FINISHED STUCCO

- VENT W/ TRIM

- VENT W/ TRIM

FULTON HOMES

ASH CREEK
1/12/2011

ASH CREEK

PLAN 1
2953 S.F.
HACIENDA ELEVATION 'A'
LINDEROTH ASSOCIATES, INC.

Design Review

Plan 2 – Territorial Ranch



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

ASH CREEK
 1/12/2011

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ASH CREEK

PLAN 2
 3385 S.F.
 TERRITORIAL RANCH ELEVATION "C"
 LINDEROTH ASSOCIATES, INC.



Design Review

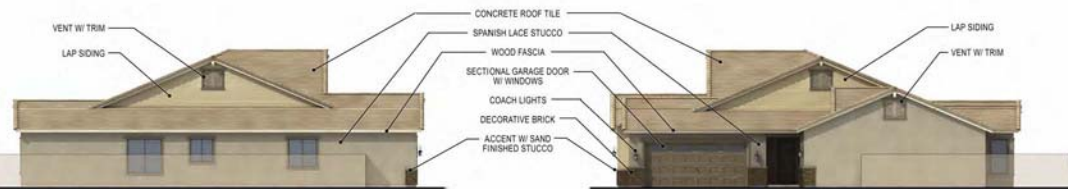
Plan 3 – Agrarian Farmhouse



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

ASH CREEK
1/12/2011

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ASH CREEK

PLAN 3
3477 S.F.
AGRARIAN FARMHOUSE ELEVATION 'B'
LINDEROTH ASSOCIATES, INC.



Design Review

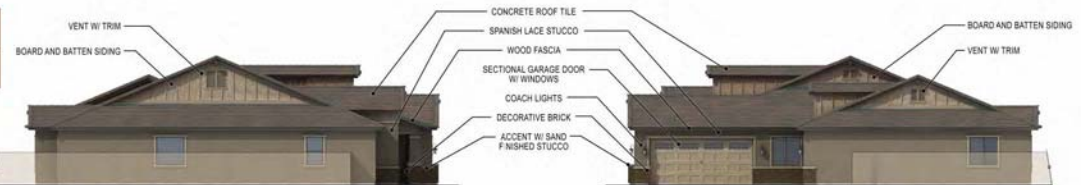
Plan 4 – Agrarian Farmhouse



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

FULTON HOMES

ASH CREEK
1/12/2011

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ASH CREEK

PLAN 4
3639 S.F.
AGRARIAN FARMHOUSE ELEVATION 'B'
LINDEROTH ASSOCIATES, INC.

Conditions of Approval

- All conditions of approval from Ordinance 196-01 shall remain in full effect with the exception any changes listed below.
- Lot coverage to be increased to 40%.
- Front building setback shall be 20 feet. *Modified by the Planning Commission to retain original setbacks for lots 114 – 119*
- All standard plans shall provide a residential front yard landscape package.
- Construction of the project shall conform to the exhibits presented and conditions stipulated by any and all applicable development agreements, all subsequent amendments and/or resolutions.
- Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.
- An Affidavit of Correction shall be required to be submitted and approved by Town Staff to address the necessary minor corrections on the existing Final Plat. The Affidavit of Correction shall be recorded prior to issuance of any building permits.
- Tracts C1, C2 & C3 Shall be dedicated to the Town of Queen Creek by way of Affidavit of Correction. The Affidavit of Correction shall be recorded prior to issuance of any building permits.
- The existing infrastructure (curb, gutter, landscaping, & street sign) within Tracts C1, C2 & C3 shall be removed and decorative stamped asphalt installed in its place. The final design shall be reviewed and approved by Town Staff. This work shall be performed prior to issuance of any building permits.





220th Street Islands

Recommendation

- Staff recommends approval subject to the Conditions of Approval outlined in the Staff report.



Questions?

Thank you.

