PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PD-009-19

11/18/2020

Community Development Department

PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Proposal:**
  - **PZ-PD-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/ developer and Sean Hammill, agent/applicant requesting approval of the **Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District** of 88± acres to allow for residential uses along with 254 units of detached single family residential;

  - **BOARD ACTION:** The Board opted to continue this due to the fact the applicant updated the PAD book, OSRAP, and provided additional stipulations.

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Added Stipulations

9. Other than roadway improvements associated with Red Fern Road or the undergrounding of the irrigation canal, no development or landscaping shall be installed in the easement located in the western 15' of APN 104-53-009D (see area marked in Exhibit 1).
10. Developer/homebuilder shall install automatic vehicular gates over the two access drives into the adjacent rural residential community located to the south of APN 104-53-005A and west of APN 104-53-009D. The first drive is located on the subject property and is approximately located at the intersection of the Dunnbrokus Ranch Road alignment and the Red Fern Road alignment. The second drive is located on the subject property and is approximately located 400 south of the northwest corner of APN 104-53-009D. (Locations shown in Exhibit 2).
11. The two automatic vehicular gates shall be connected to a permanent power source and will not rely exclusively on solar power.
12. The driveways into the adjacent residential community located south of APN 104-53-005A and west of APN 104-53-009D shall be at least 28' wide (see Exhibit 2).
13. Developer/homebuilder shall not seek to abandon any irrigation facilities delivering irrigation water to the rural residential lots located west of APN 104-53-009D (for location of irrigation facilities see Exhibit 3).
14. There shall be no walking trail or community amenity area located on the west side of APN 104-53-009D as part of the subject development (see area outlined in Exhibit 4).

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Added Stipulations

15. A wall or fence shall be installed to connect the vehicular gate into the adjacent residential community on the west side of APN 104-53-009D and the perimeter wall of the adjacent proposed residential lots to the north and south of the vehicular gate (see Exhibit 5).
16. A wall or fence shall be installed to connect the fire access gate on the south side of APN 104-53-009D and the perimeter wall of the adjacent proposed residential lot to the north (see Exhibit 6).
17. A row of plants shall be installed south of the Red Fern Road pavement, just north of the project's south property line, between approximately the midpoint of APN 104-53-008K west to approximately the point at which Red Fern Road curves to the north, at which point fencing will extend from the west edge of this row of plants to the gate over the roadway extending from Red Fern Road to the adjacent community south of the subject property (see Exhibit 7). Additional fencing shall be added on the other side of the gate as shown in Exhibit 7. This shall be done to discourage pedestrians traversing onto private property south of Red Fern Road.
18. Developer/homebuilder shall install a 6'-tall CMU wall along the western boundary of APN 104-53-004R (see Exhibit 8).

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Added Stipulations

19. Developer/homebuilder shall be responsible for paying in-lieu fees for the extension of Red Fern Road from the proposed alignment shown on the site development plan (i.e. Exhibit A to the PAD submitted September 1, 2020) to the alignment of the western property line of the subject property. The amount of the total fees shall be provided by sealed engineer estimate at the time of final plat. The estimate shall be for the cost of installing pavement on this section of roadway for the width of a county designated minor collector and any necessary reconstruction associated with the section of Red Fern Road heading north into the development, as conceptually shown on Exhibit 9. Developer/homebuilder shall be permitted to proportion the total estimated fees across the development's proposed 254 lots, with each proportional payment due at the time of paying for the building permit for the residential dwelling unit on each individual lot (and not at time of final plat). After the passage of four years from the date of the County issuing the first building permit for a residential dwelling unit within the development, any amount left to be paid toward the total engineer estimate shall be recalculated and proportioned out over the next ten lots to receive building permits for residential dwelling units as a means of accelerating the date of the final payment.

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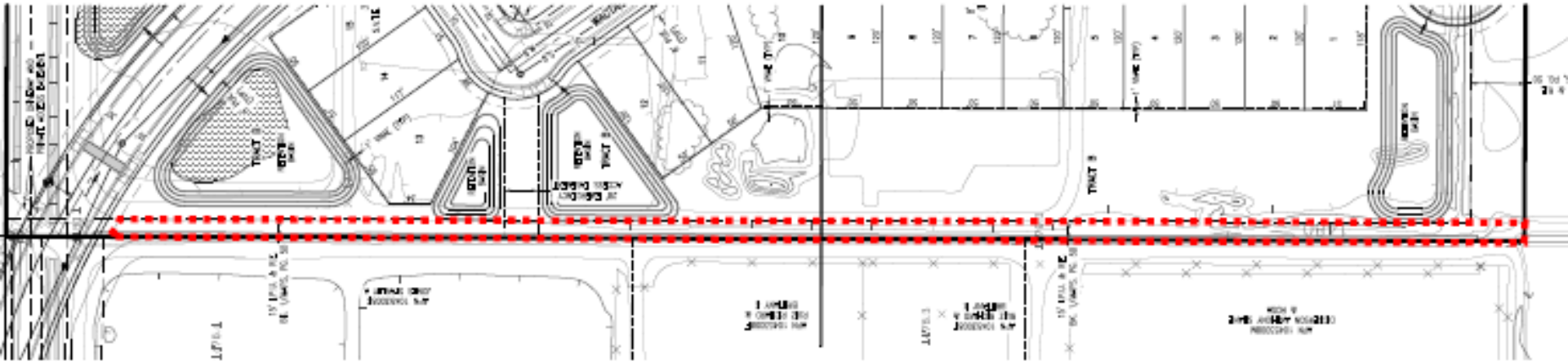
- **Added Stipulation exhibits 1, 3**



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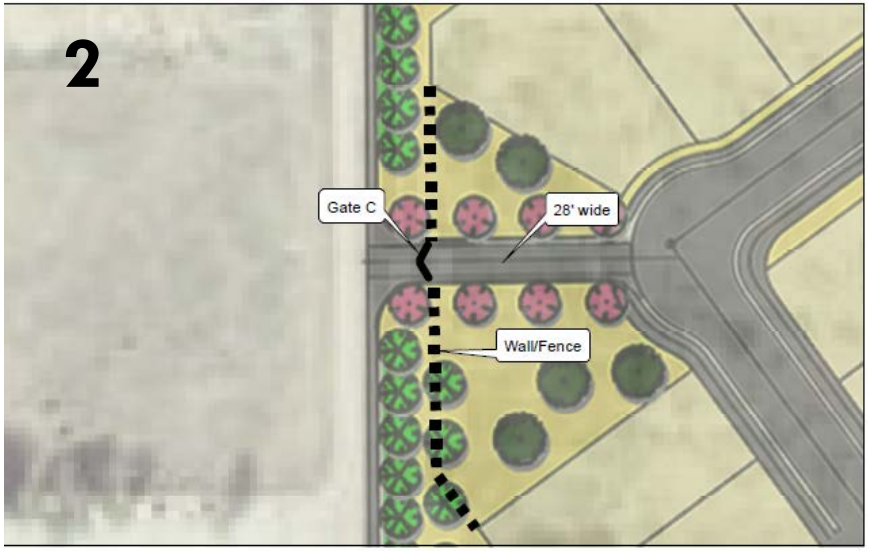
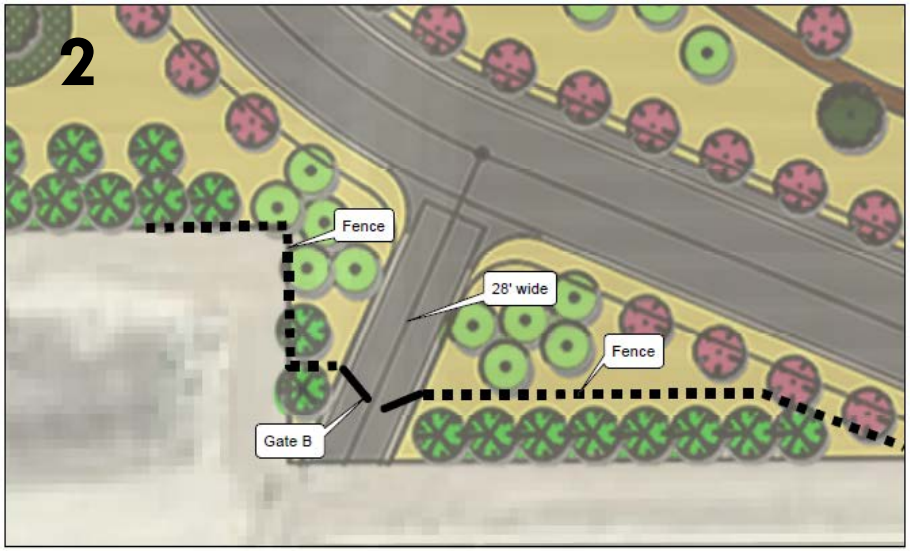
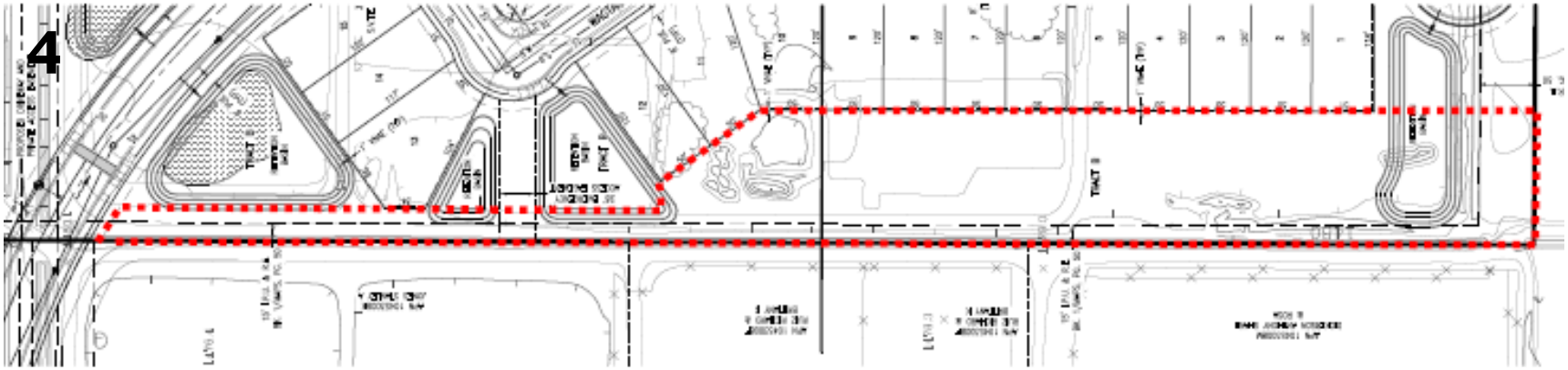
- **Added Stipulation exhibits 2, 4**







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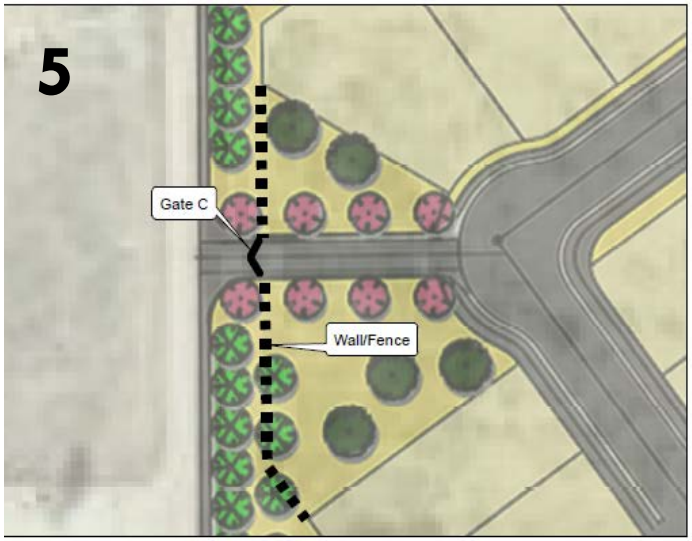
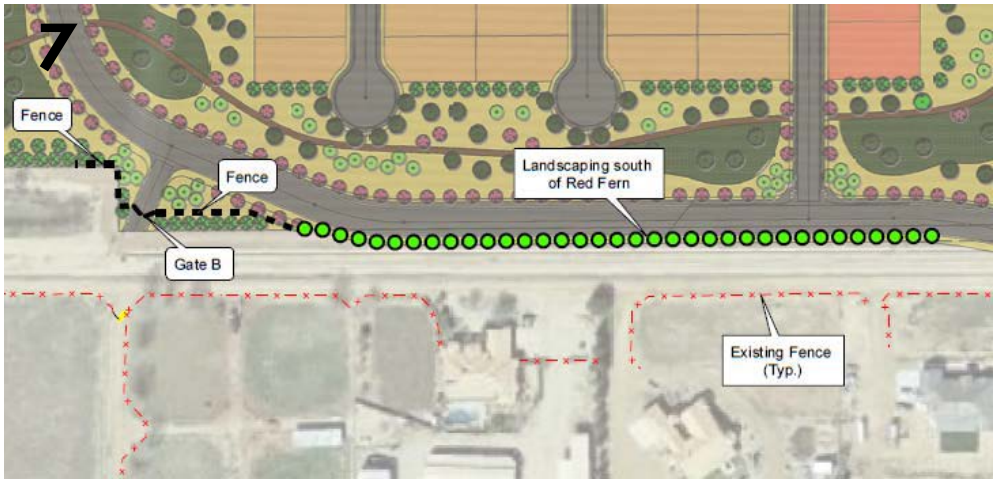
- **Added Stipulation exhibits 5, 6, 7**





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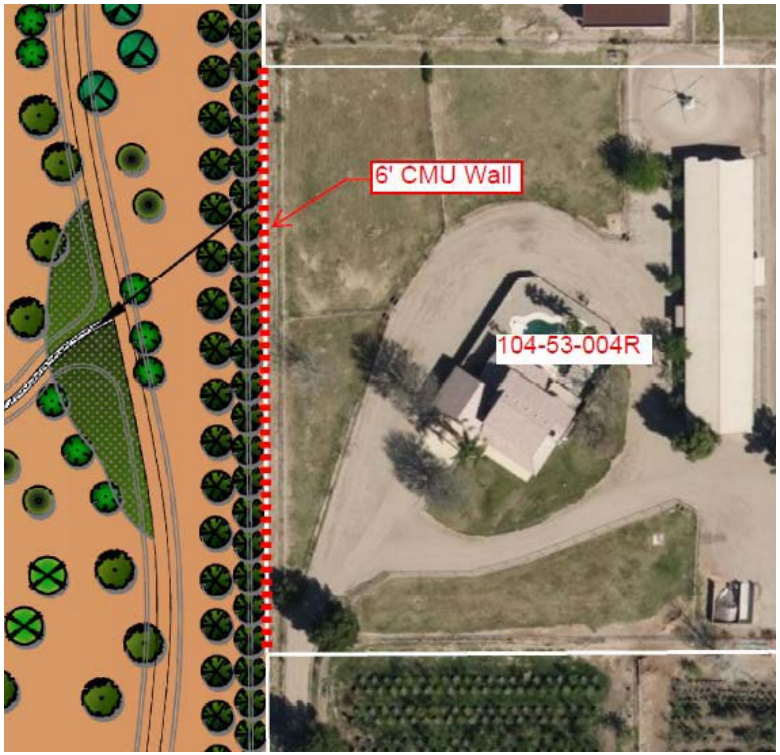
- **Added Stipulations**

8



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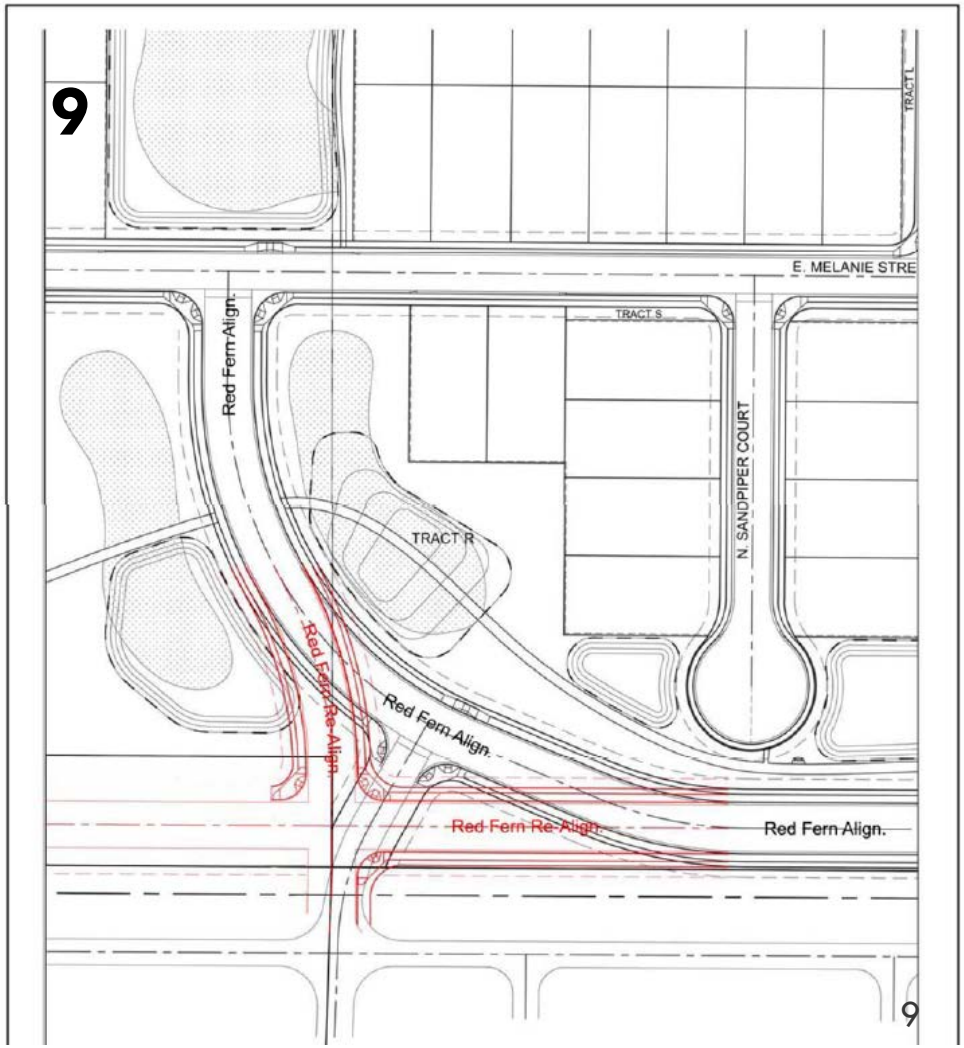

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- **Location:**
  - The subject site is located immediately south of Queen Creek Wash and 1,300' west of North Gantzel Road in the San Tan Valley Area.
- **Landowner:**
  - Gantzel Partners, LLC
- **Agent:**
  - Sean M. Hamill, United Engineering Group

County Map

PINAL COUNTY
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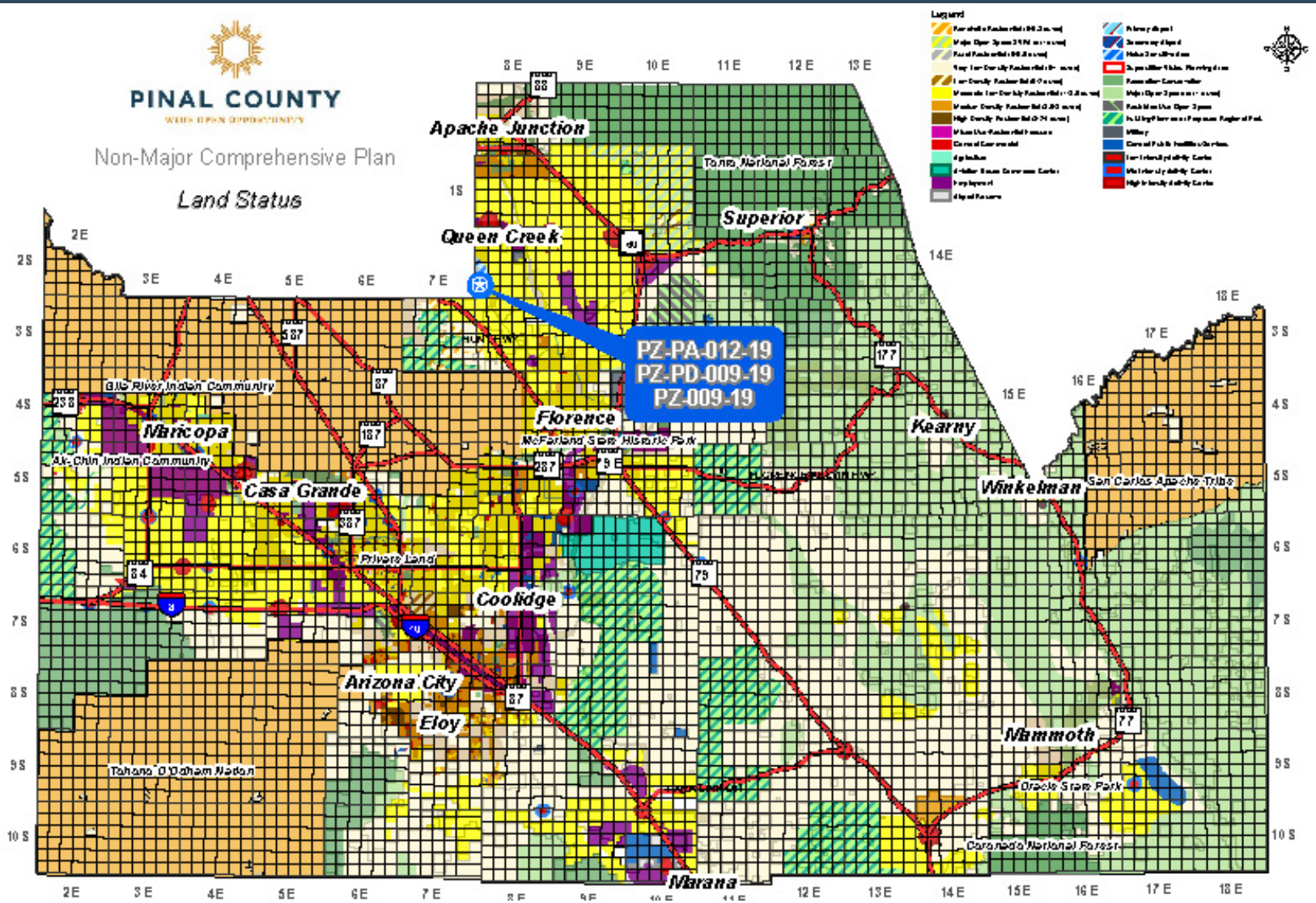

Vicinity Map

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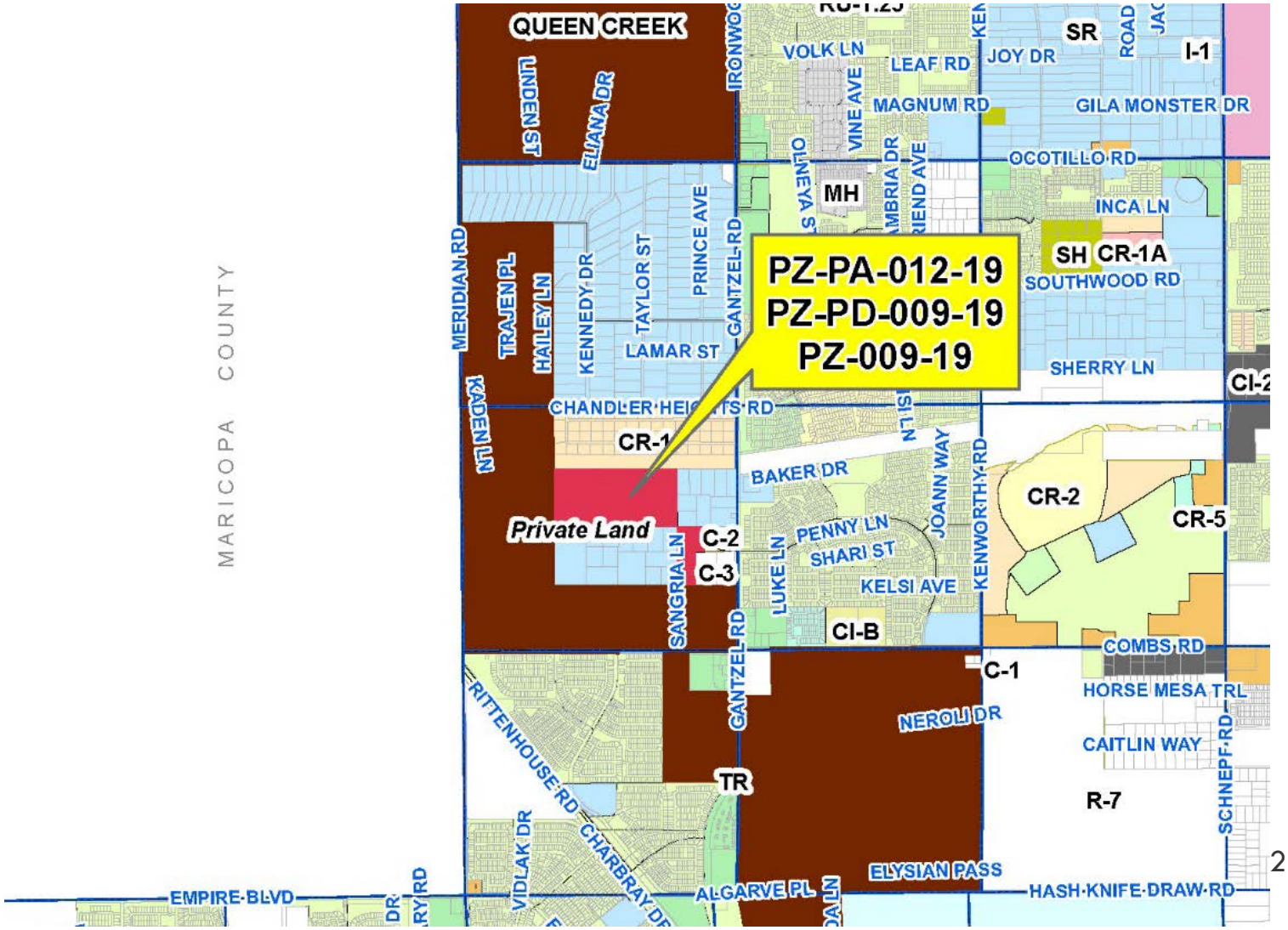

Area Map

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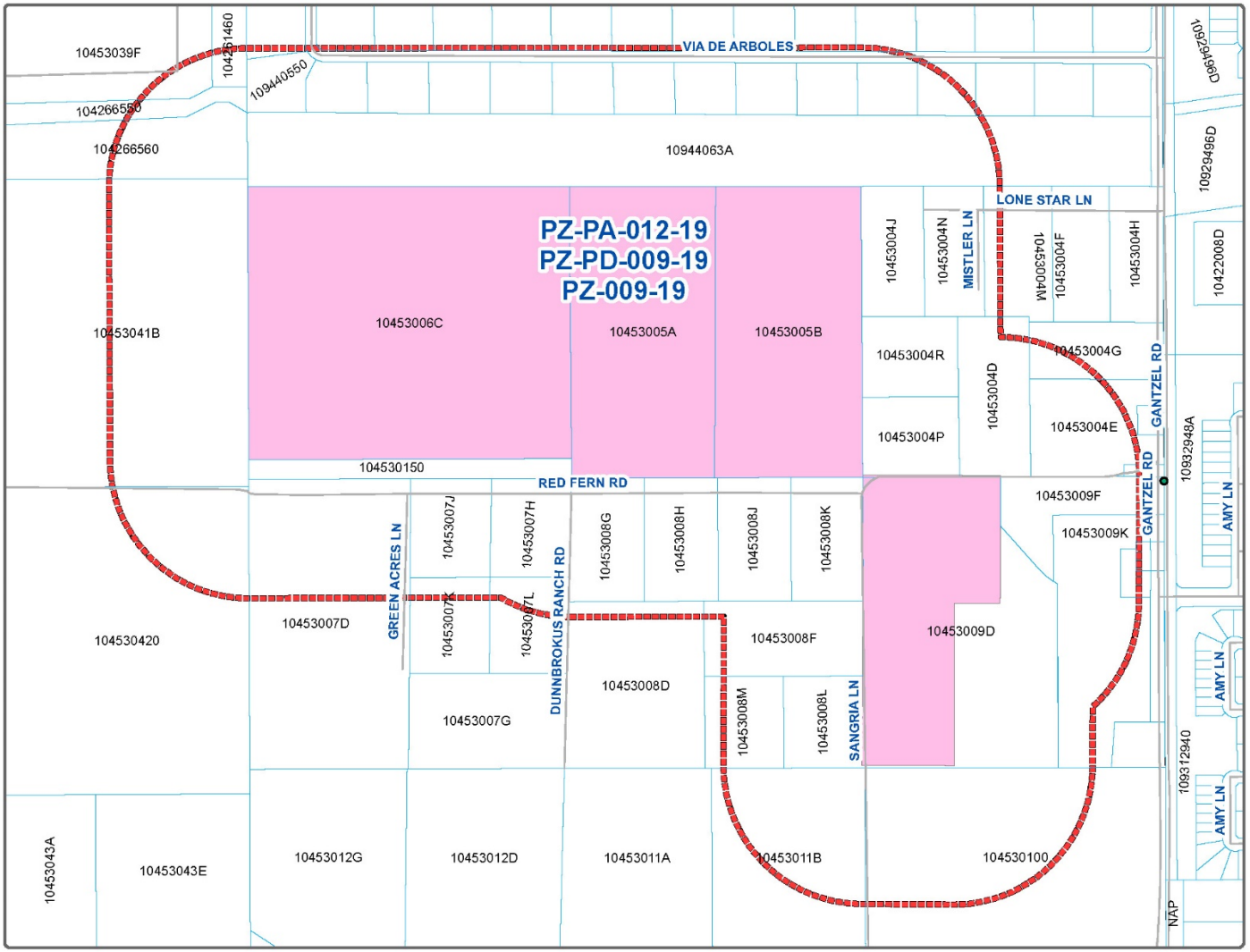

Aerial Map

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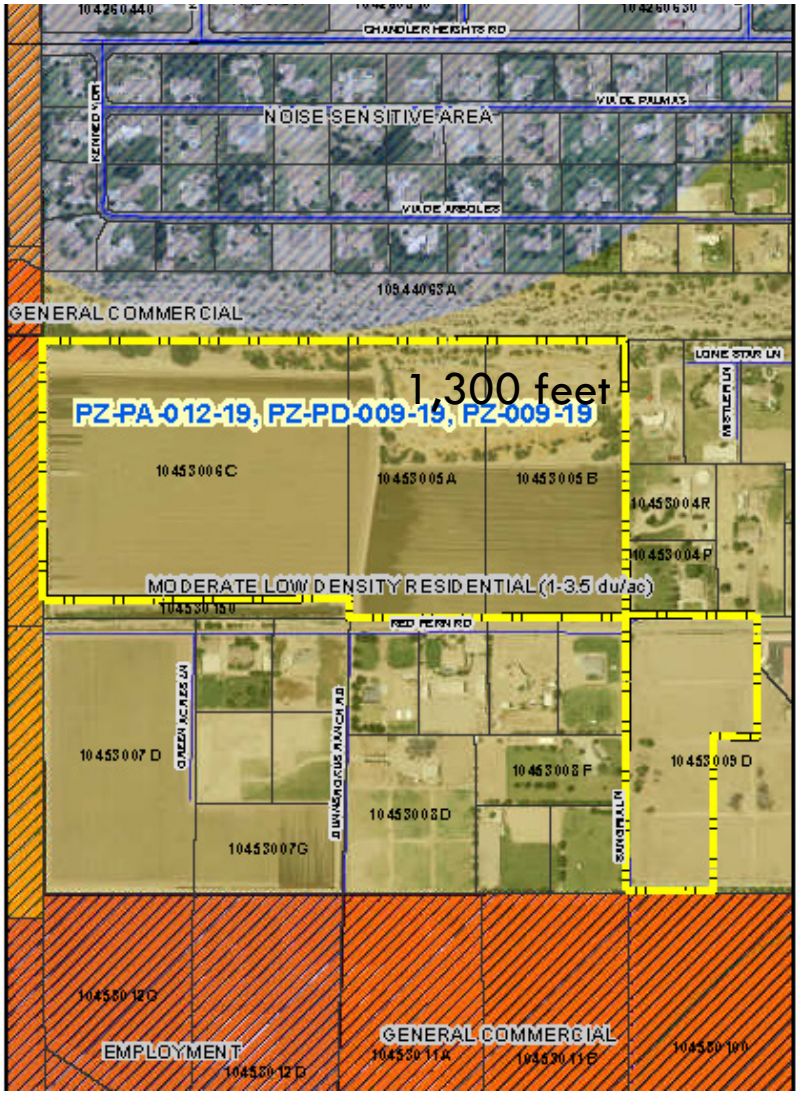

PINAL COUNTY

PZ-PA-012-19
PZ-PD-009-19
PZ-009-19

FROM:

RURAL LIVING

TO:

SUBURBAN NEIGBORHOOD

Zoning - Existing

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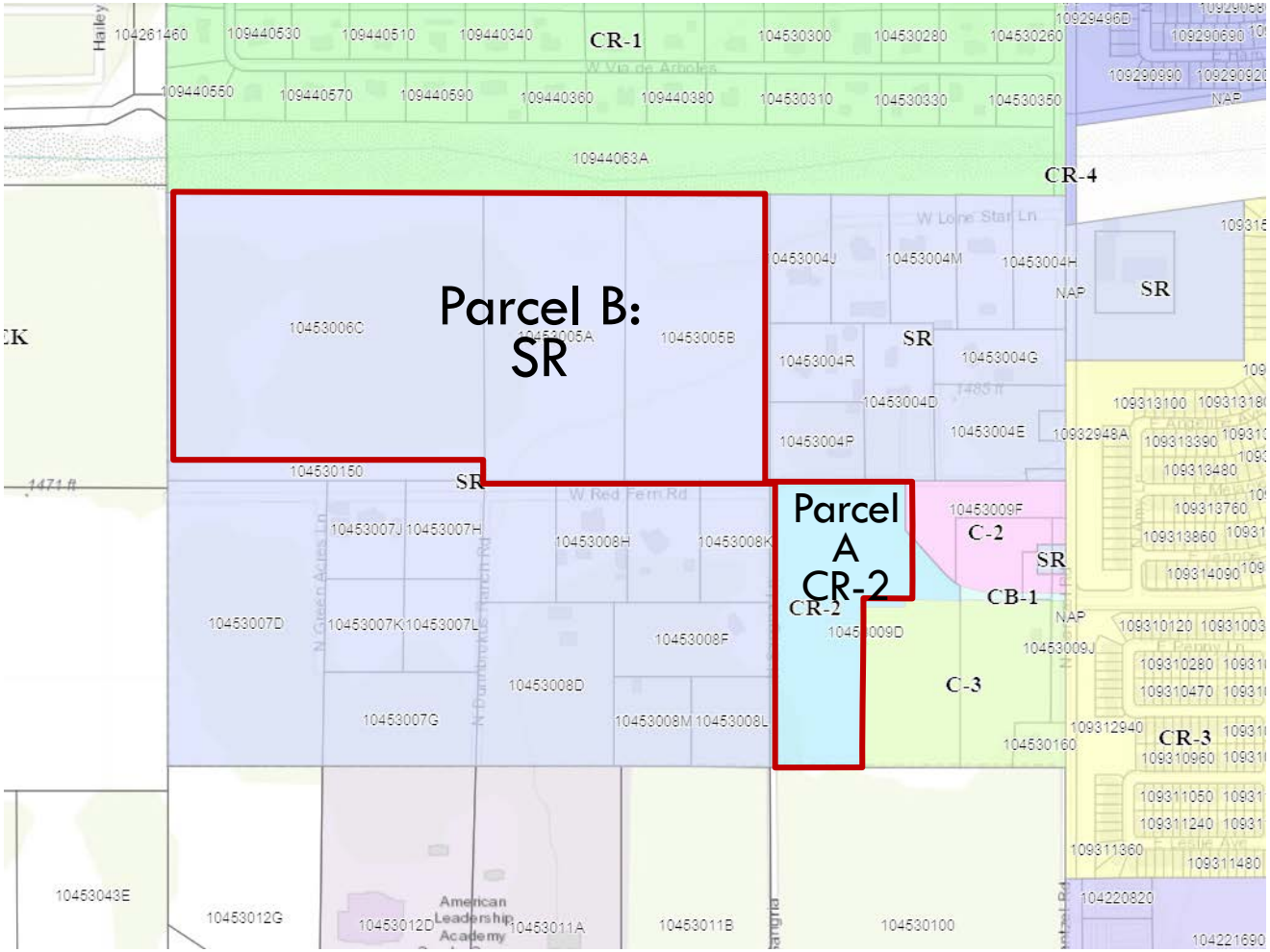

Zoning Existing:

Parcel A: CR-2
Parcel B: SR

Zoning - Proposed

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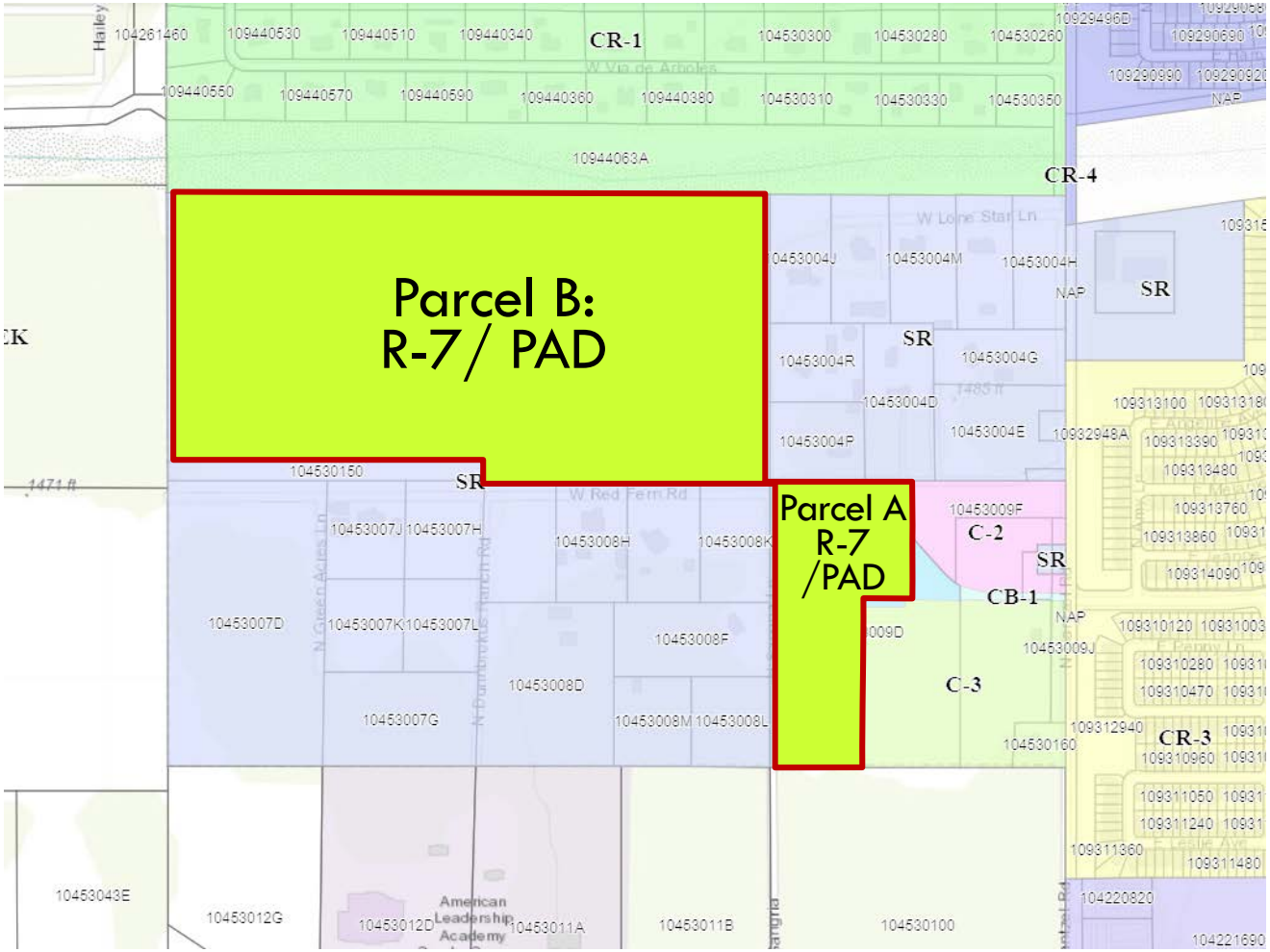

Zoning Proposed:

Parcel A: R-7/PAD
Parcel B: R-7/PAD

Quarters at Queen Creek

PINAL COUNTY
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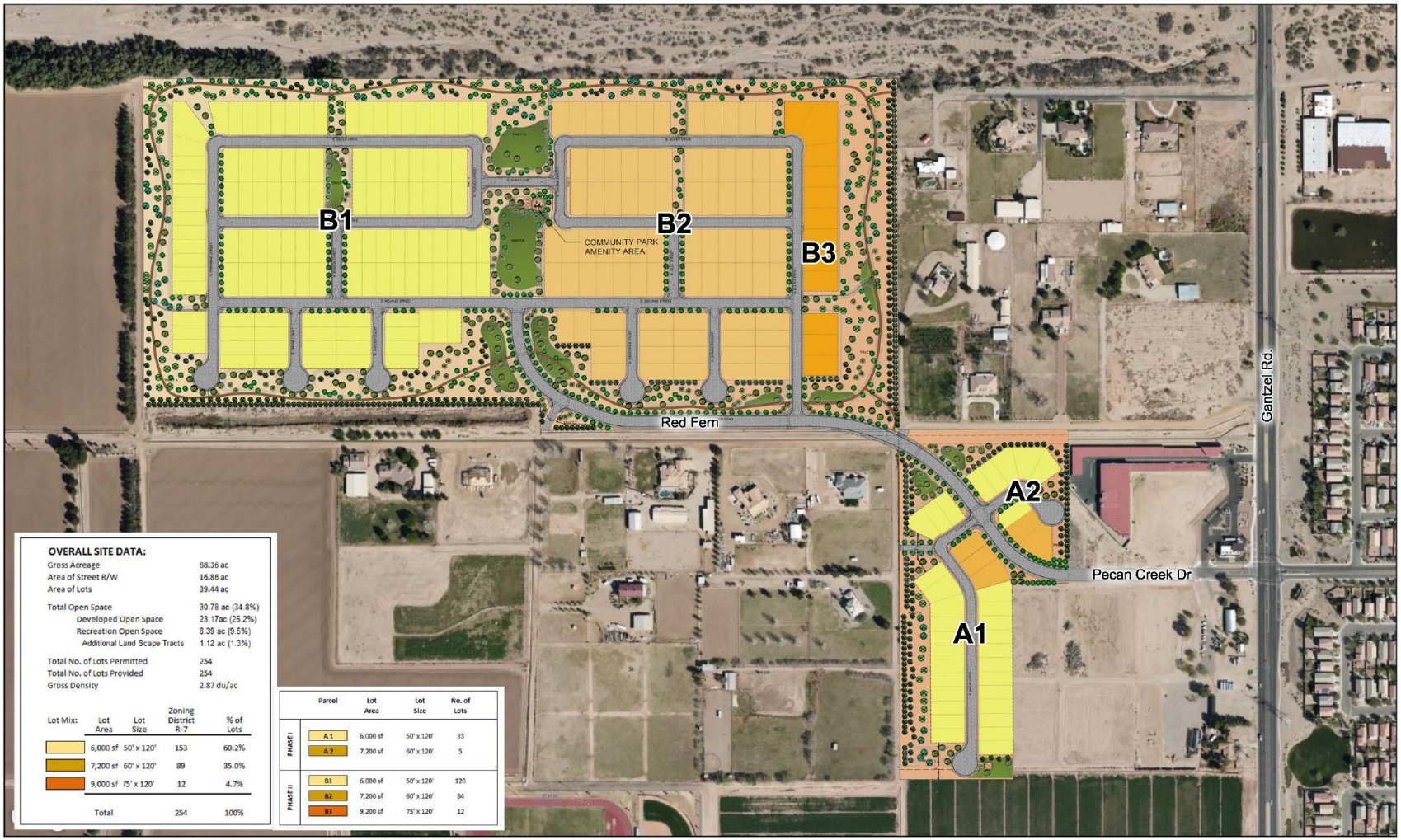

OVERALL SITE DATA:

Gross Acreage	88.36 ac
Area of Street R/W	16.86 ac
Area of Lots	39.44 ac
Total Open Space	30.78 ac (34.8%)
Developed Open Space	23.17ac (26.2%)
Recreation Open Space	8.39 ac (9.5%)
Additional Land Scape Tracts	1.12 ac (1.3%)
Total No. of Lots Permitted	254
Total No. of Lots Provided	254
Gross Density	2.87 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,200 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
	Total		254	100%

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A 1	6,000 sf	50' x 120'	33
	A 2	7,200 sf	60' x 120'	5
PHASE II	B1	6,000 sf	50' x 120'	120
	B2	7,200 sf	60' x 120'	84
	B3	9,200 sf	75' x 120'	12

Gantzel & Combs

San Tan Valley, Arizona

0 250 Feet

ueg united engineering group

Conceptual Land Use Plan

Quarters at Queen Creek

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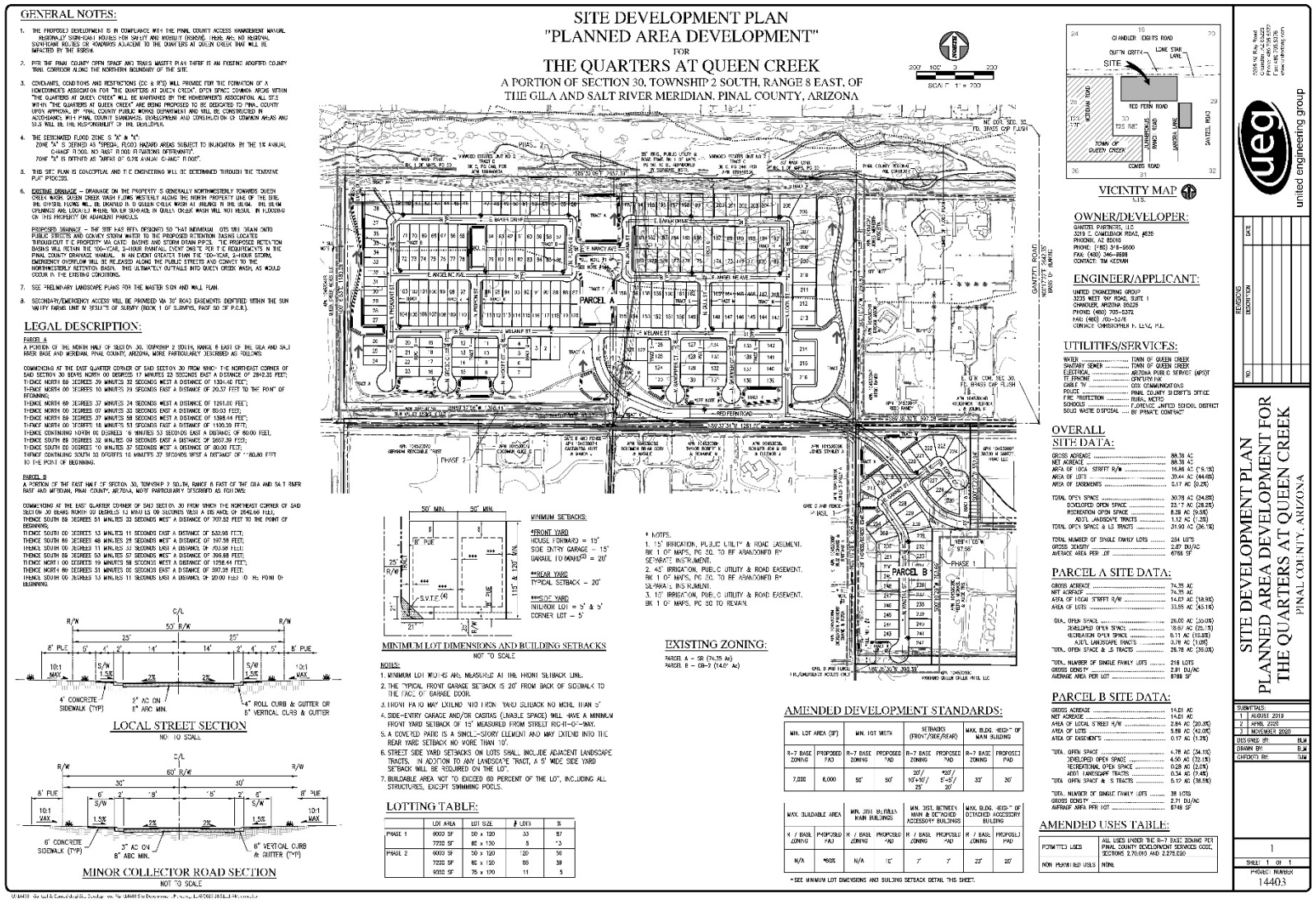

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Table B - *Amended Development Standards*							
Min. Lot Area (SF)		Min. Lot Width		Setbacks (Front/Side/Rear)		Max. Bldg. Height of Main Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
7,000	6,000	50'	*50'	20'/ 10'+10'/ 25'	*20'/ 5'+5'/ 20'	30'	30'
Max. Buildable Area		Min. Dist. Between Main Buildings		Min. Dist. Between Main & Detached Accessory Buildings		Max. Bldg. Height of Detached Accessory Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
N/A	*60%	N/A	5'	7'	7'	20'	20'

PARCEL A – Photos North

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South

PINAL COUNTY
WIDE OPEN OPPORTUNITY

East

PINAL COUNTY
WIDE OPEN OPPORTUNITY

West

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PARCEL B – Photos
North

PINAL COUNTY
WIDE OPEN OPPORTUNITY

South

PINAL COUNTY
WIDE OPEN OPPORTUNITY

East

PINAL COUNTY
WIDE OPEN OPPORTUNITY

West

PINAL COUNTY
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- **Items for Board Consideration:**
  1. To date, no letters in opposition have been received.
  2. The property has legal access but no secondary access.
  3. The property is within the Queen Creek Planning Area which allows up to 20du/ac.
  4. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley.

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- **Items for Board Consideration:**

  Planning Commission Action/Recommendation (PZ-PD-009-19):

  - At the hearing, after discussion of staff with the Commission, together with evidence presented & public testimony, the Commission, based upon the record as presented, voted:
    - 5-3 to <u>not</u> recommend the approval of PZ-PD-009-19.

PZ-PD-009-19

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- **Staff Recommendation:**
  - If approval by the Board, then approval of PZ-PD-005-19 with 19 stipulations.