



MEETING DATE: NOVEMBER 18, 2020

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PD-009-19, (QUARTERS AT QUEEN CREEK)**

CASE COORDINATOR: Evan Evangelopoulos

Executive Summary:

Comprehensive Plan Amendment

The Quarters at Queen Creek Non-Major Comprehensive Plan amendment application for the San Tan Valley Special Area Plan, intends to re-designate 74± acres from Rural Living land use designation (0-1 du/ac) to Suburban Neighborhood (1-4 du/ac). The Non-Major Comprehensive Plan amendment represents 'Parcel A' of the Quarters at Queen Creek Development (total of 88± acres) and allows for residential uses at 2.9± du/ac. The site is located immediately south of Queen Creek Wash and west of North Gantzel Road, in the San Tan Valley Area.

Rezone and PAD

The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 74± acres from SR Suburban Ranch to R-7/PAD and 14± acres from CR-2 Single Residence Zone to R-7/PAD. The applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 single-family lots at 2.9± du/ac for 'Parcel A' and 38 single-family lots at 2.7± du/ac for 'Parcel B.' The subject area is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road, in the San Tan Valley Area.

If This Request is Approved:

The applicant will apply for a subdivision plan review under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers no recommendation for the approval of the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The development is against the San Tan Valley Area Plan and increases the density of the last few similar areas within San Tan Valley. If the Board feels there is sufficient evidence to recommend approval of the Comprehensive Plan Amendment, then Staff recommends approval of the zone change and PAD.

LEGAL DESCRIPTION: A portion of Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

TAX PARCELS: 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D

LANDOWNER: Gantzel Partners, LLC

AGENT: Sean M. Hamill, United Engineering Group

REQUESTED ACTIONS & PURPOSE:

PZ-PD-009-19 – PUBLIC HEARING/ACTION: Gantzel Partners, LLC, owner/developer and Sean Hamill, 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; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

LOCATION: The subject site is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

DEVELOPMENT SIZE: 88± ac (PARCEL A: 74± ac, PARCEL B: 14± ac):

SAN TAN VALLEY AREA PLAN DESIGNATIONS:

PARCEL A:

Existing: Rural Living land use designation (0-1 du/ac)

Proposed: Suburban Neighborhood (1-4 du/ac)

PARCEL B:

Existing: Suburban Neighborhood (1-4 du/ac)

Proposed: Suburban Neighborhood (1-4 du/ac)

TOWN OF QUEEN CREEK GENERAL PLAN:

The Quarters at Queen Creek development borders the Town of Creek to the west and south. It is in its entirety within the Town of Queen Creek Planning Area boundary, with Queen Creek General Plan designated Land Use as 'Neighborhood,' which prescribes single family, patio homes, multifamily, or other forms of residential uses up to 20 dwelling units per acre, under certain circumstances. This designation requires adequate transitions and/or buffering abutting Rural or Urban areas and in densities above 8 dwelling units per acre, direct access to collector or arterial streets.

EXISTING ZONING AND USE: The subject site is zoned Suburban Ranch (SR) and Single Residence Zone (CR-2). Current use is agriculture for the north parcel and vacant for the south parcel.

SURROUNDING ZONING AND LAND USE:

North: CR-1 Single Residence Zone, residential.

South: SR, Suburban Ranch, single-family residential; Town of Queen Creek: General Commercial, vacant.

East: SR, Suburban Ranch, single-family residential; C-2 Community Commercial Zoning District, commercial; C-3 General Commercial Zoning District, commercial.
West: Town of Queen Creek: R1-18, Suburban Residential, 2.4du/ac; vacant/agriculture.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	August 16, 2019
Agency mail out:	August 19, 2020
Newspaper Advertising:	August 27, 2020
Site posting, Applicant:	August 12, 2020

FINDINGS/SITE DATA:

FLOOD ZONE: The subject site is adjacent to Queen Creek Wash to the north and the north portion of the property is in Flood Zone "A". The rest of the property is in an area of minimal flood hazard, Flood Zone "X". Queen Creek Wash flows westerly along the north property line of the site. Drainage on the property is generally northwesterly towards Queen Creek Wash. According to the Drainage Report provided by the applicant, the offsite flows will be drained into Queen Creek at breaks in the existing berm. The berm openings are located where water surfaces in Queen Creek Wash will not result in flooding on this property or adjacent parcels. Existing conditions flow patterns will be maintained for developed conditions and the site will provide 100-year, 2-hour retention. The Queen Creek Floodplain will be revised by a future Letter of Map Revision (LOMR) application and the LOMR revision will remove the property proposed for development from the floodplain.

ACCESS: The site will be accessed from Gantzel Road at the intersection of Pecan Creek Drive and Gantzel Road. The intersection has a traffic signal. West of Gantzel Road, Pecan Creek Drive will curve northwards through Parcel B of the Quarters at Queen Creek Development Plan and continue as Red Fern Road along the south part of Parcel until the road enters Parcel A.

HISTORY: The subject site is currently owned by Gantzel Partners, LLC. Parcel A is used as agriculture, and the zoning is SR-Suburban Ranch. Parcel B is vacant and is zoned CR-2, single residence zone. The subject parcels were part of a larger rezoning, under Case #PZ-403-73, which was approved by the Pinal County Board of Supervisors on December 17, 1973 and rezoned part of Section 30 and both Parcels A and B of the Quarters at Queen Creek Development, from GR to SR. Several years later, Planning Case #PZ-012-06 rezoned Parcel B from SR to CR-2.

ANALYSIS: The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 88± acres from SR (Suburban Ranch-74 acres) and CR-2 (Single Residence Zone-14 acres) to R-7/PAD. The respective applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 residential lots at 2.9± du/ac and 38 residential lots at 2.7± du/ac respectively.

PLANNING COMMISSION ACTION/RECOMMENDATION (PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19): At the hearing, after discussion of staff with the Commission, together with evidence presented & public testimony, the Commission voted 5-3 to recommend denial of cases PZ-PA-012-20, PZ-009-19, and PZ-PD-009-19, based upon the record as presented.

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

STAFF RECOMMENDATION (PZ-PD-009-19):

Should the Board, after approval of **PZ-PA-012-19**, find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board approve **PZ-PD-009-19** with 7 stipulations:

PZ-PD-009-19 Stipulations:

1. The stipulations enumerated herein pertain to the amendment area described in case PZ-PD-009-19.
2. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;
3. Per Section 702.6 of the Pinal County Subdivision Regulations there shall be a minimum of two permanent access points to the subject property. Approval of adequate access or approval of a Waiver Request shall be approved by the County Engineer prior to the Tentative Plat going before the Planning and Zoning Commission;
4. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
5. Prior to the tentative plat being scheduled for the Planning & Zoning Commission the existing Pecan Creek Drive (portion west of Gantzel Rd) shall be dedicated as public right-of-way;
6. All right-of-way dedication shall be free and unencumbered;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
8. Lighting Zone 1 shall apply to this development.

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).
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).
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.

NOTE: The exhibits in the following pages are an integral part of these stipulations with the intent to visually clarify the stipulations.

Date Prepared: 9/28/2020 EE

Revised: 11/09/2020

Exhibit 1

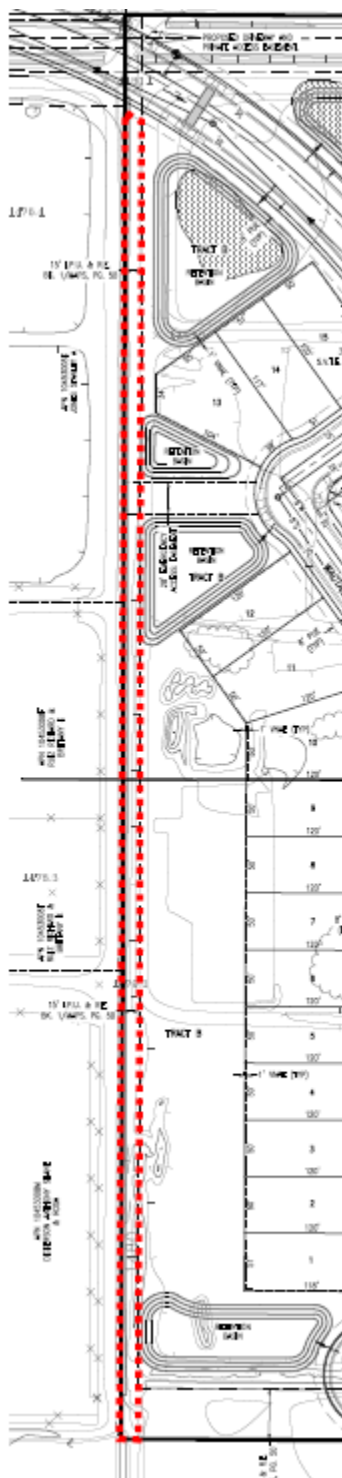
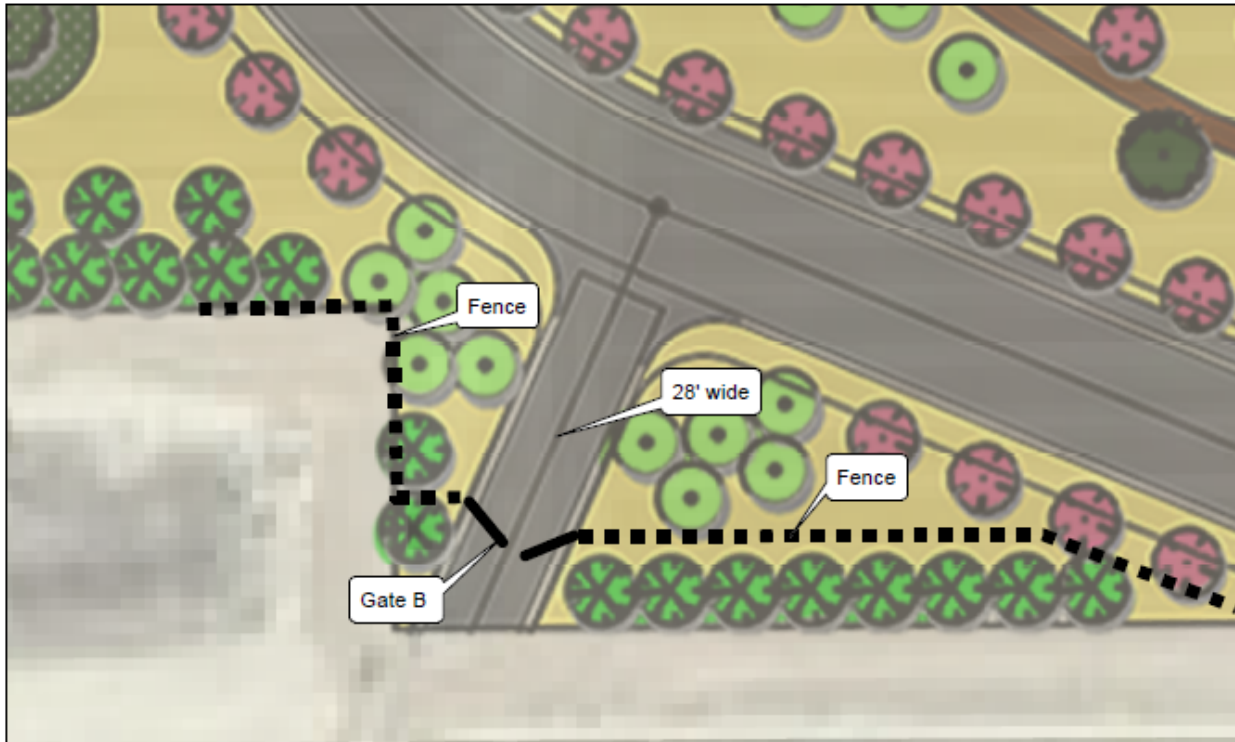


Exhibit 2

Dunnbrokus Ranch Road Alignment



400 ft South of the Northwest Corner

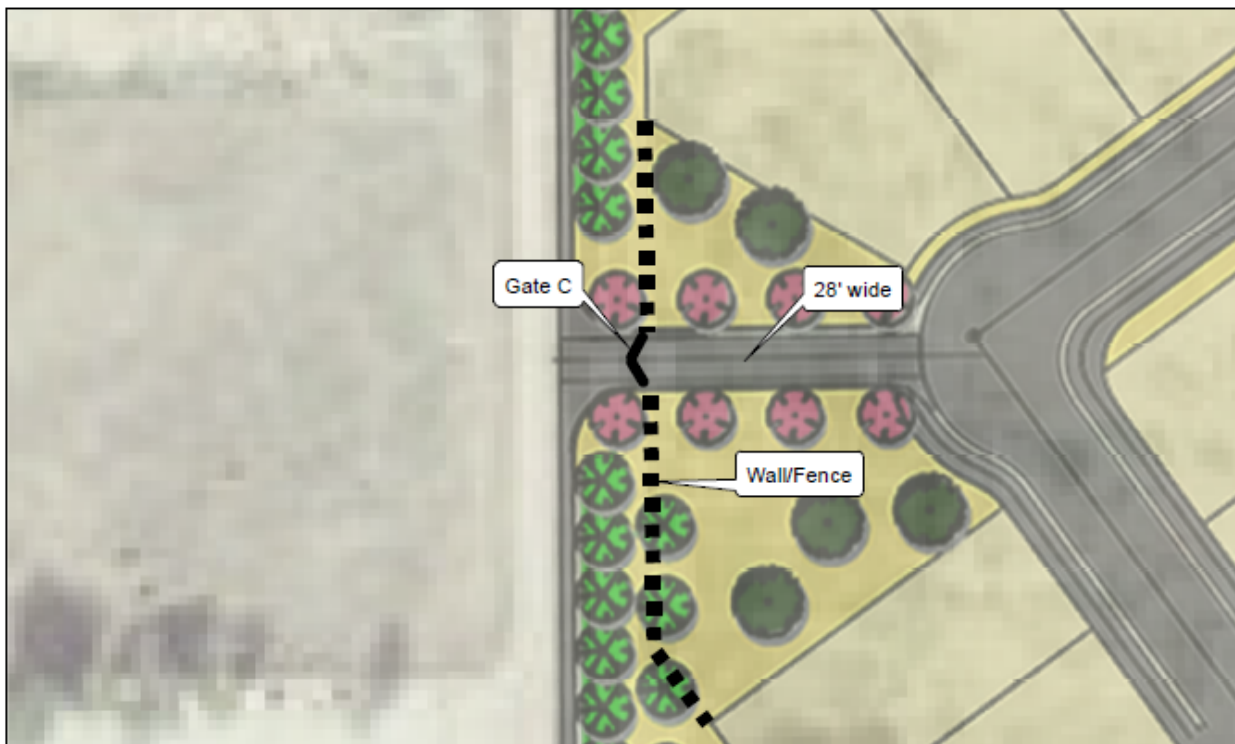


Exhibit 4

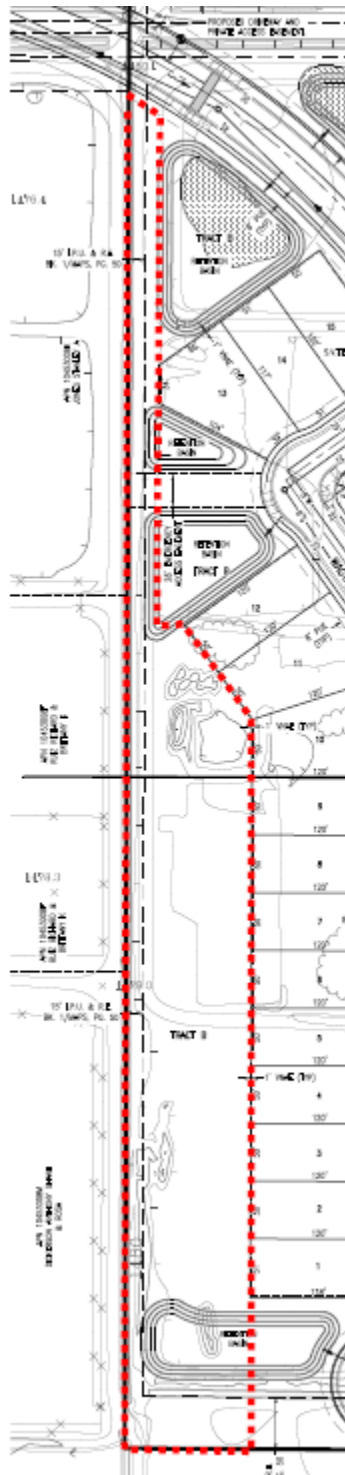


Exhibit 5

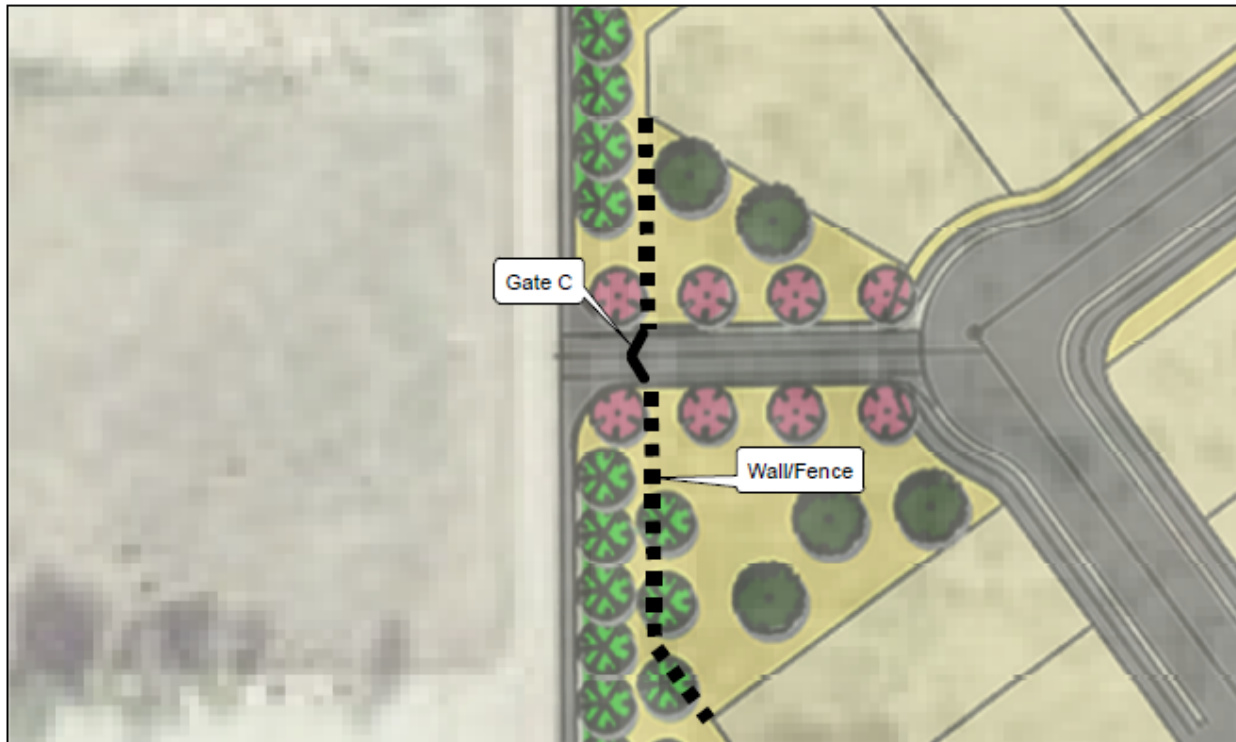


Exhibit 6



Exhibit 7

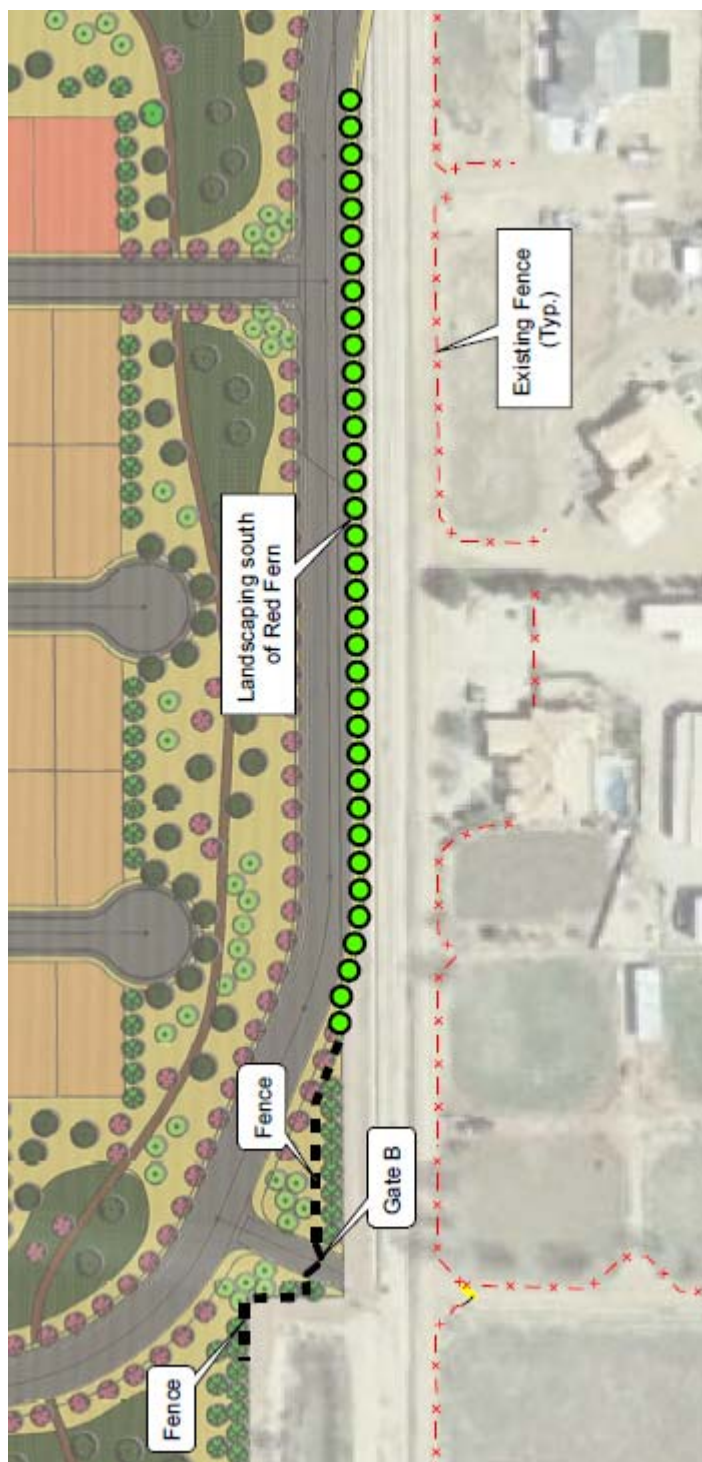
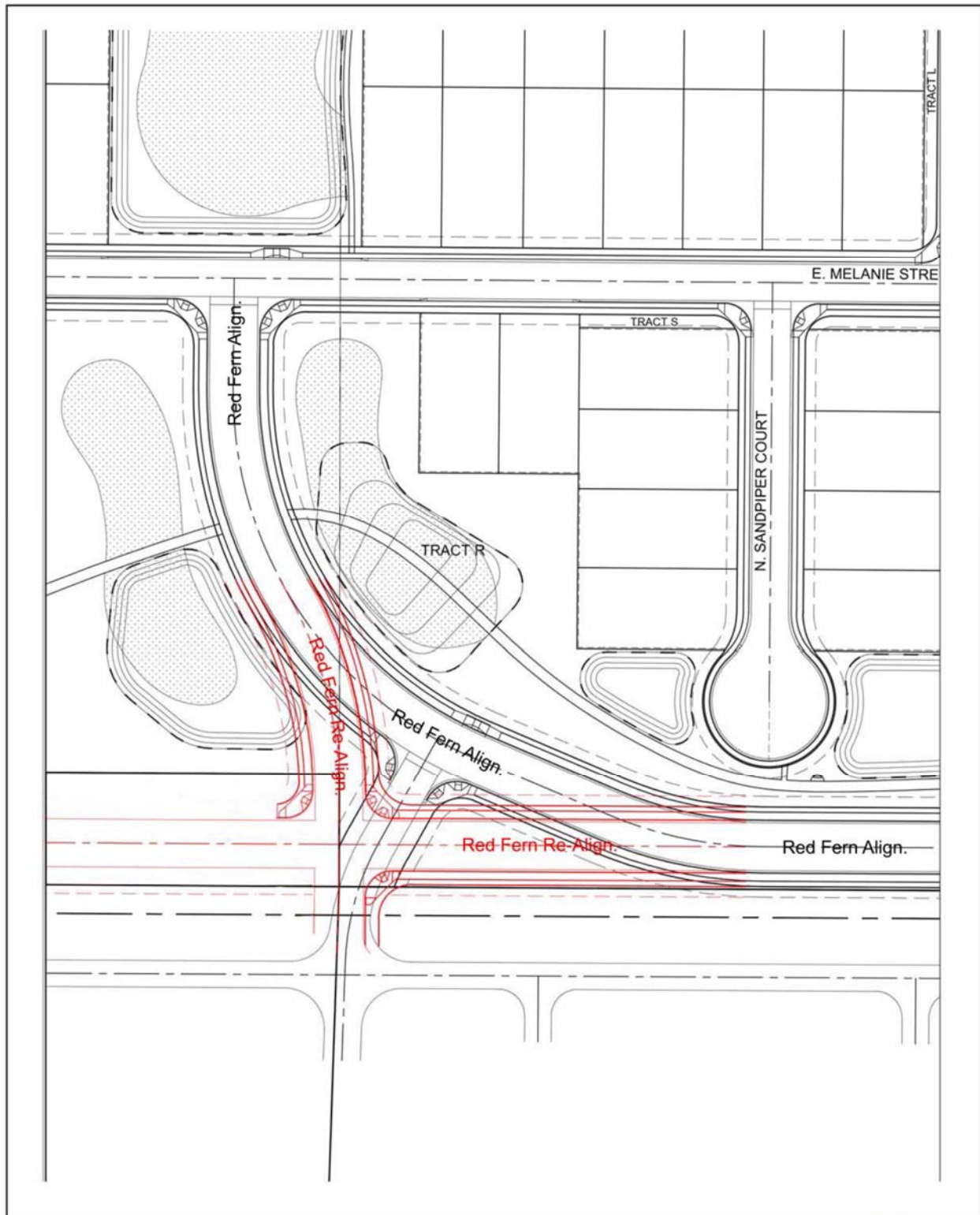


Exhibit 8



Exhibit 9



The Quarters at Queen Creek

Pinal County, Arizona



united
engineering
group

Red Fern Alignment Comparisons