

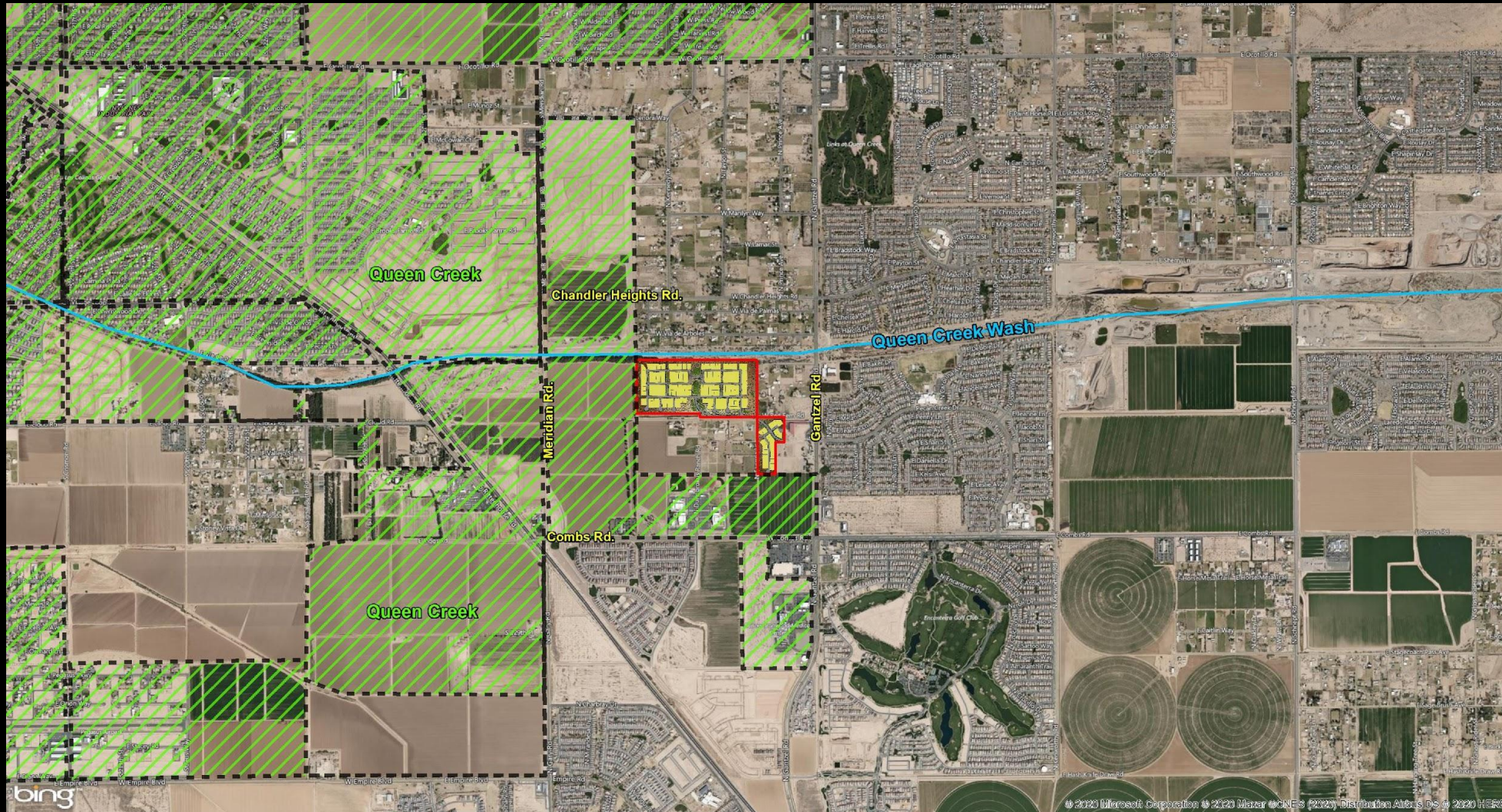
Presented to:
Pinal County Board of Supervisors
October 28, 2020

THE QUARTERS AT QUEEN CREEK

Special Area Plan Amendment
Re-zoning
PAD/OSRP



VICINITY MAP:



SITE DATA:

Project Details:

Gross Area: 88.37 Ac.

Parcel A: 74.36 Ac.

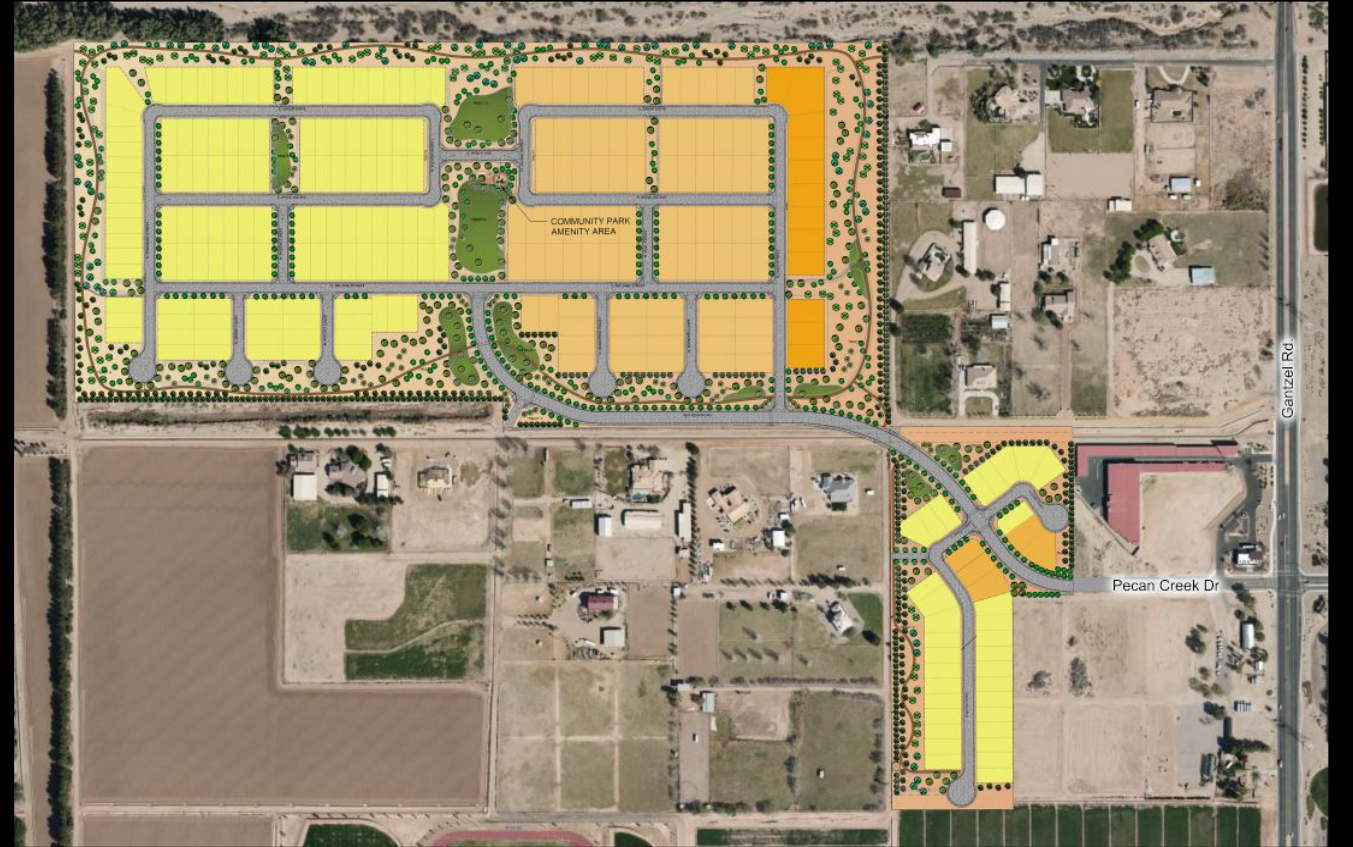
Parcel B: 14.01 Ac.

Phase 1 (Parcel B): 38 Lots

Phase 2 (Parcel A): 216 Lots

Density (Gross) 2.87 Du/Ac

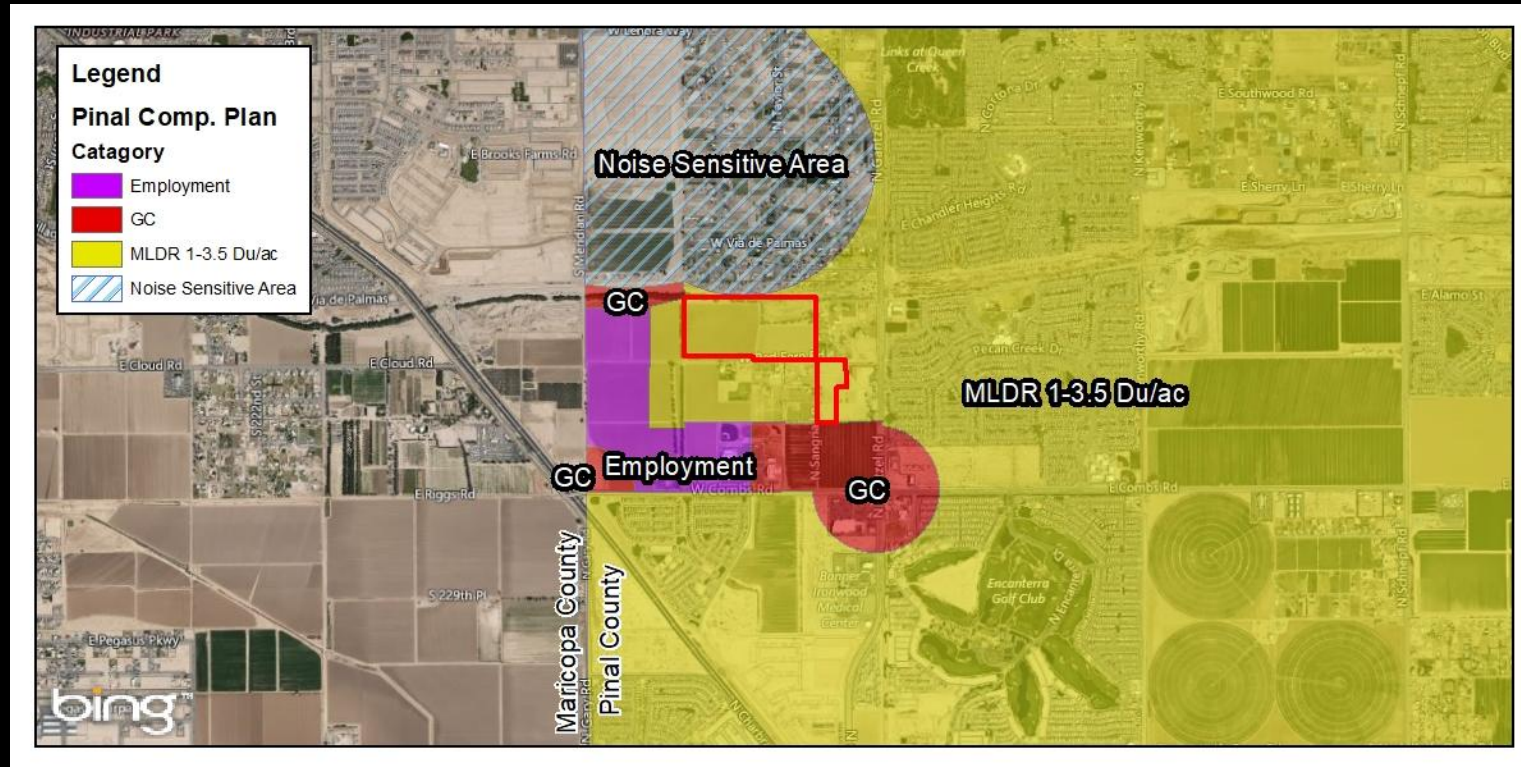
Open Space 30.91 Ac (35% Overall)



COMPREHENSIVE PLAN

Current Designation

MLDR (1 – 3.5 Du/Ac)



“The Development is within the Pinal County Comprehensive Plan designated density...” (Staff Report)

PLAN

Current Designation:
Rural Living (0-1 Du/Ac)

Proposed Designation:
Suburban Neighborhoods
(1 – 4 Du/Ac)

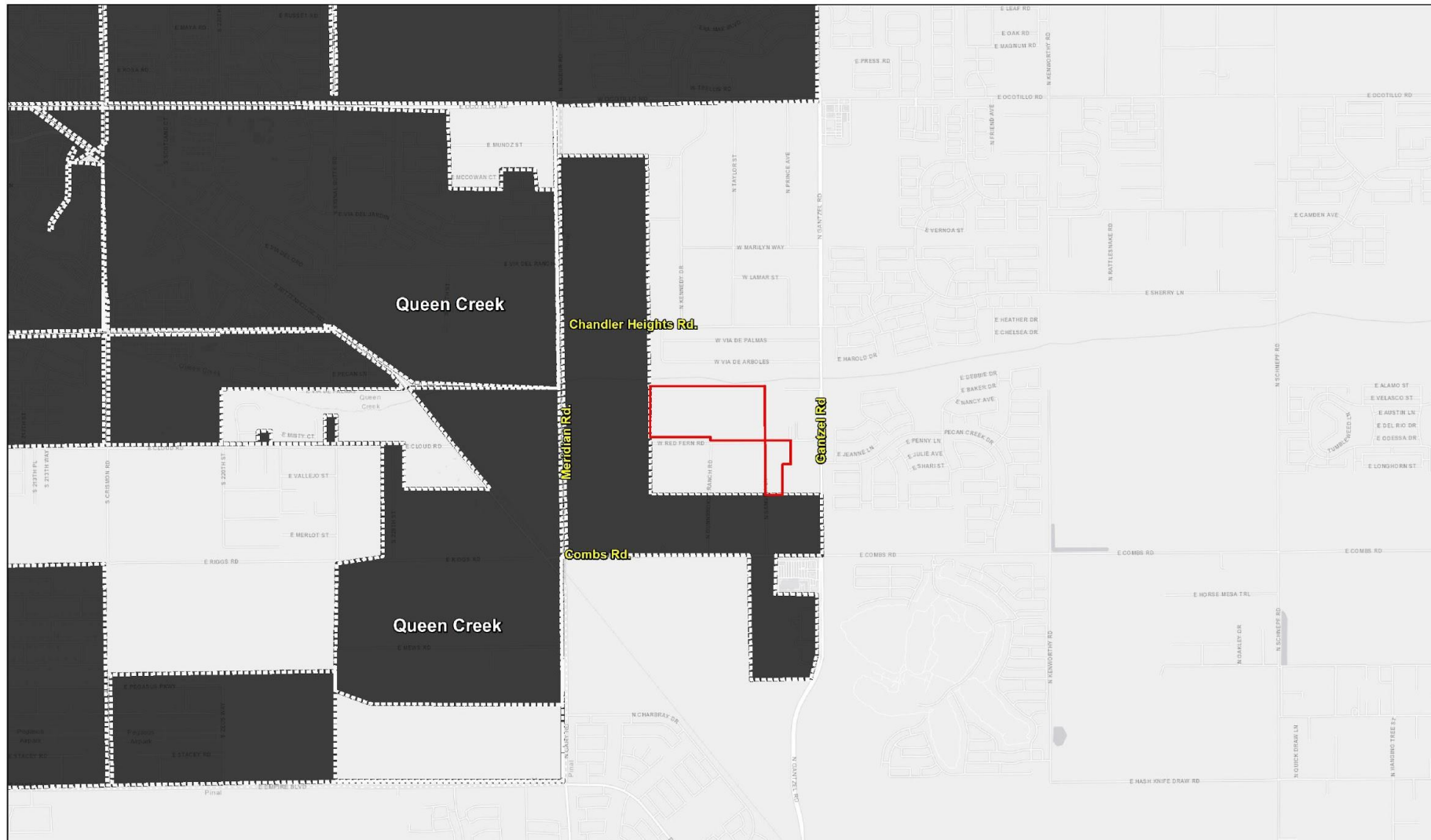
First Conversation with
Supervisor Goodman: April 2018

First Meeting with
Neighborhood Association June 2018

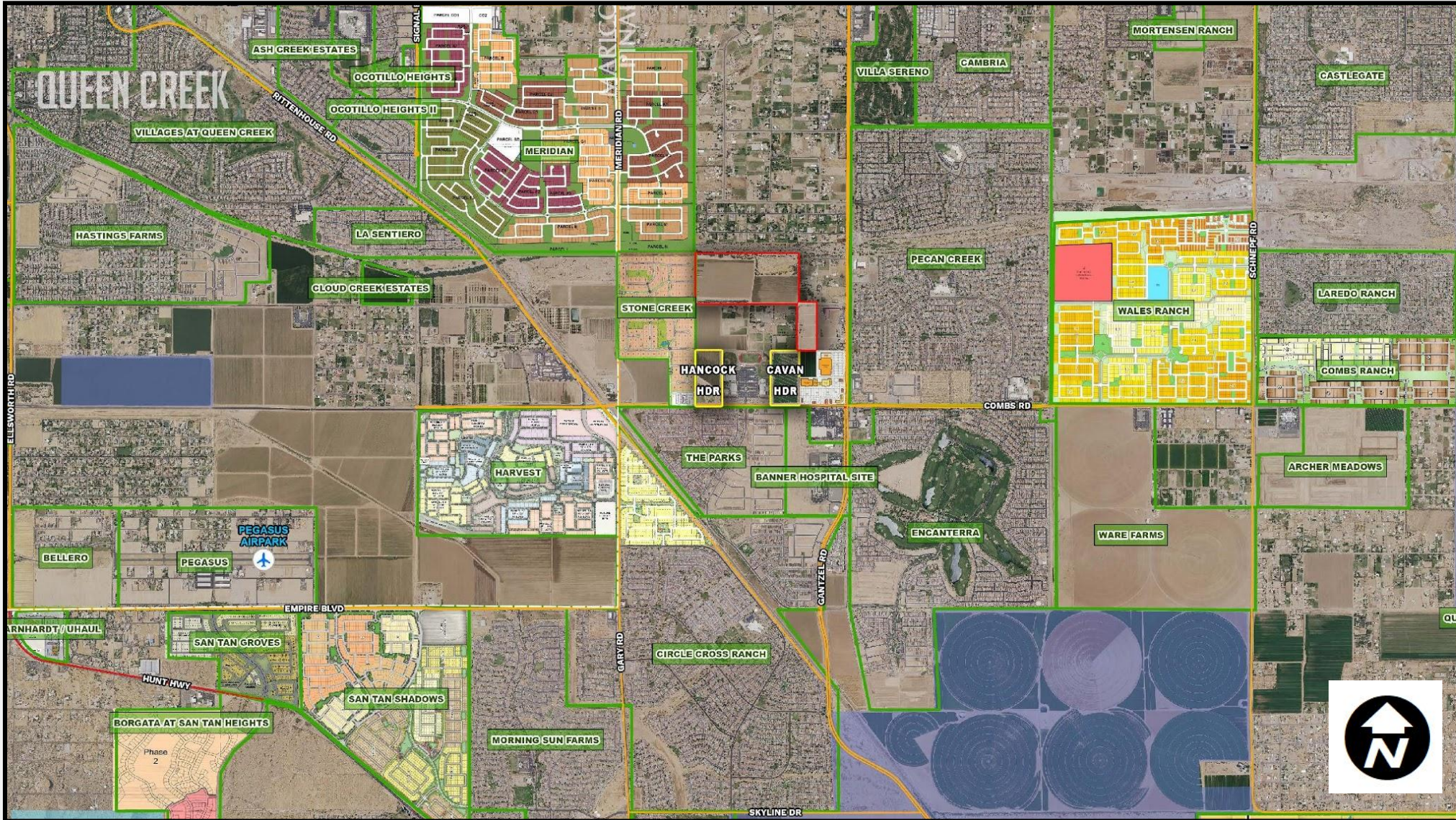
Special Area Plan Approved October 2018



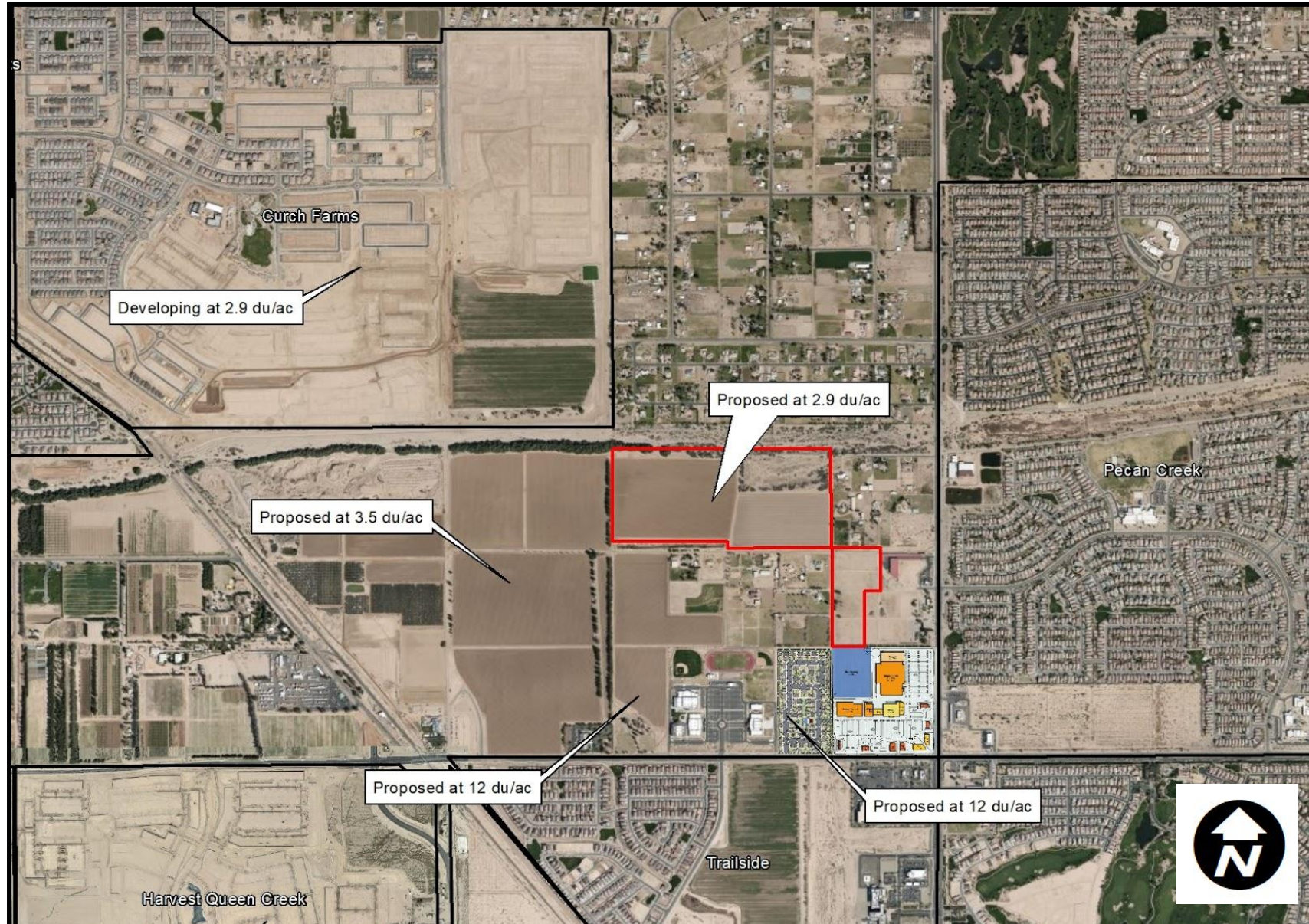
Proximity to Queen Creek



Surrounding Development Pattern



Surrounding Development Densities

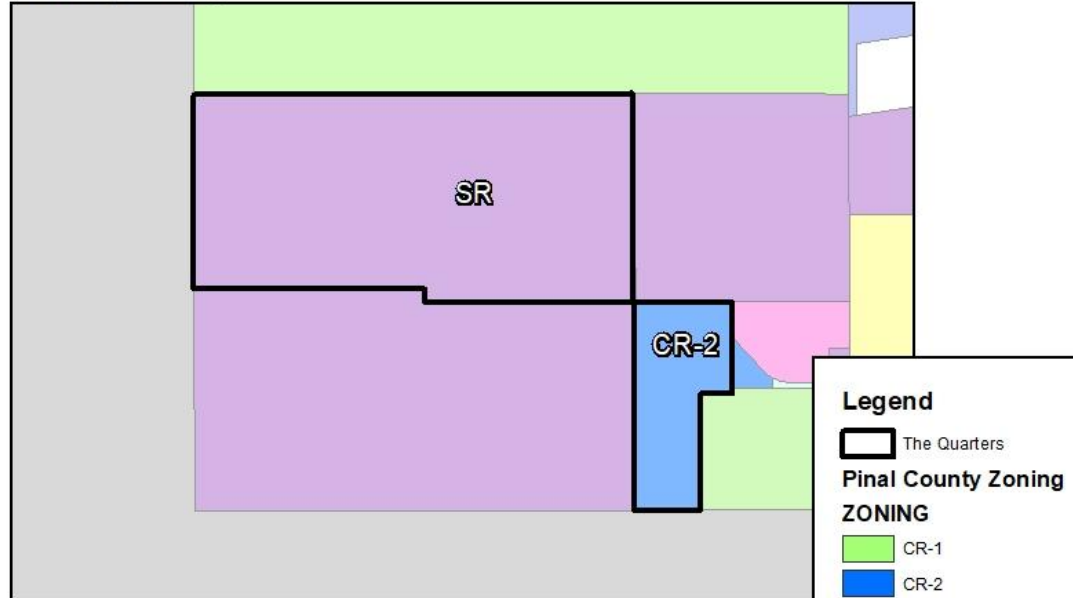


ZONING:

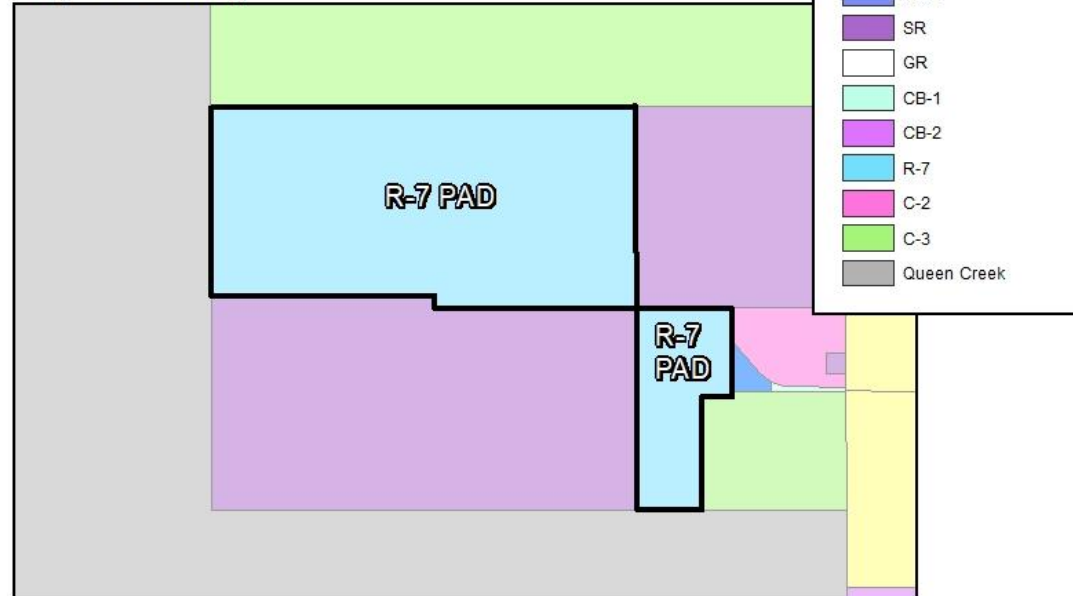
Current Designation:
SR & CR-2

Proposed Designation:
R-7 PAD

Existing Zoning

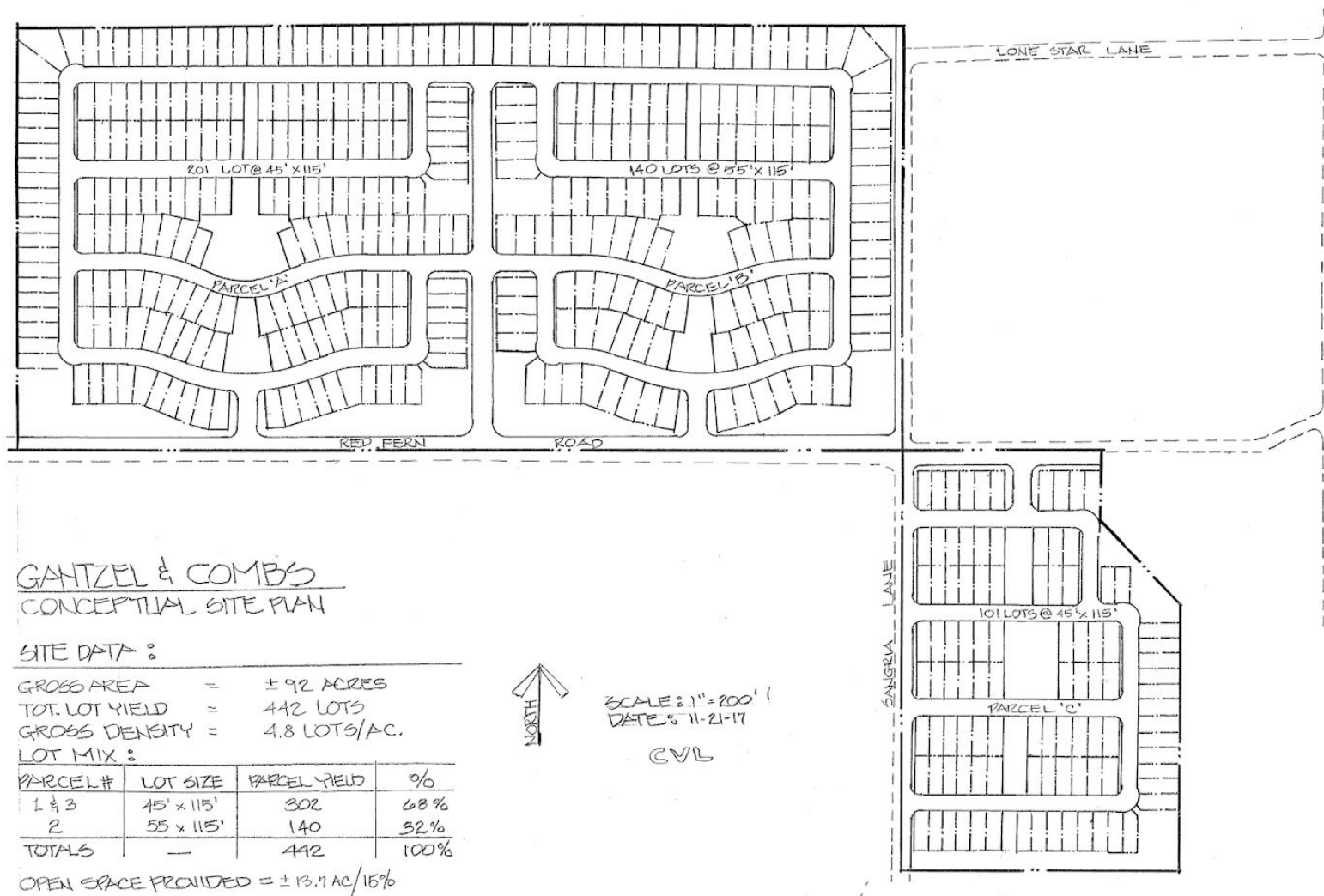


Proposed Zoning

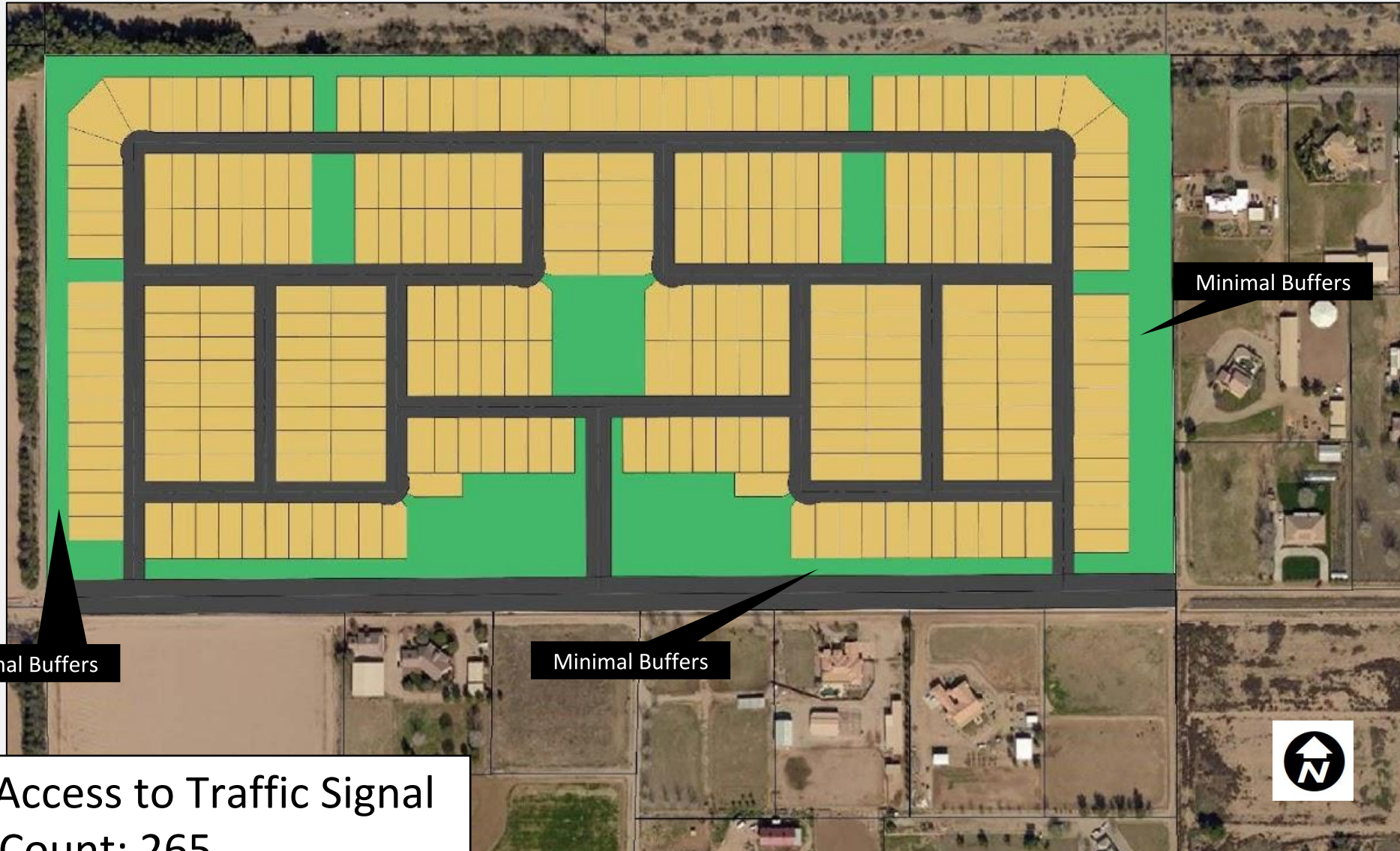


Original concept under previous ownership

- 4.8 Du/ac.
- 442 Lots
- No Access to Traffic Signal

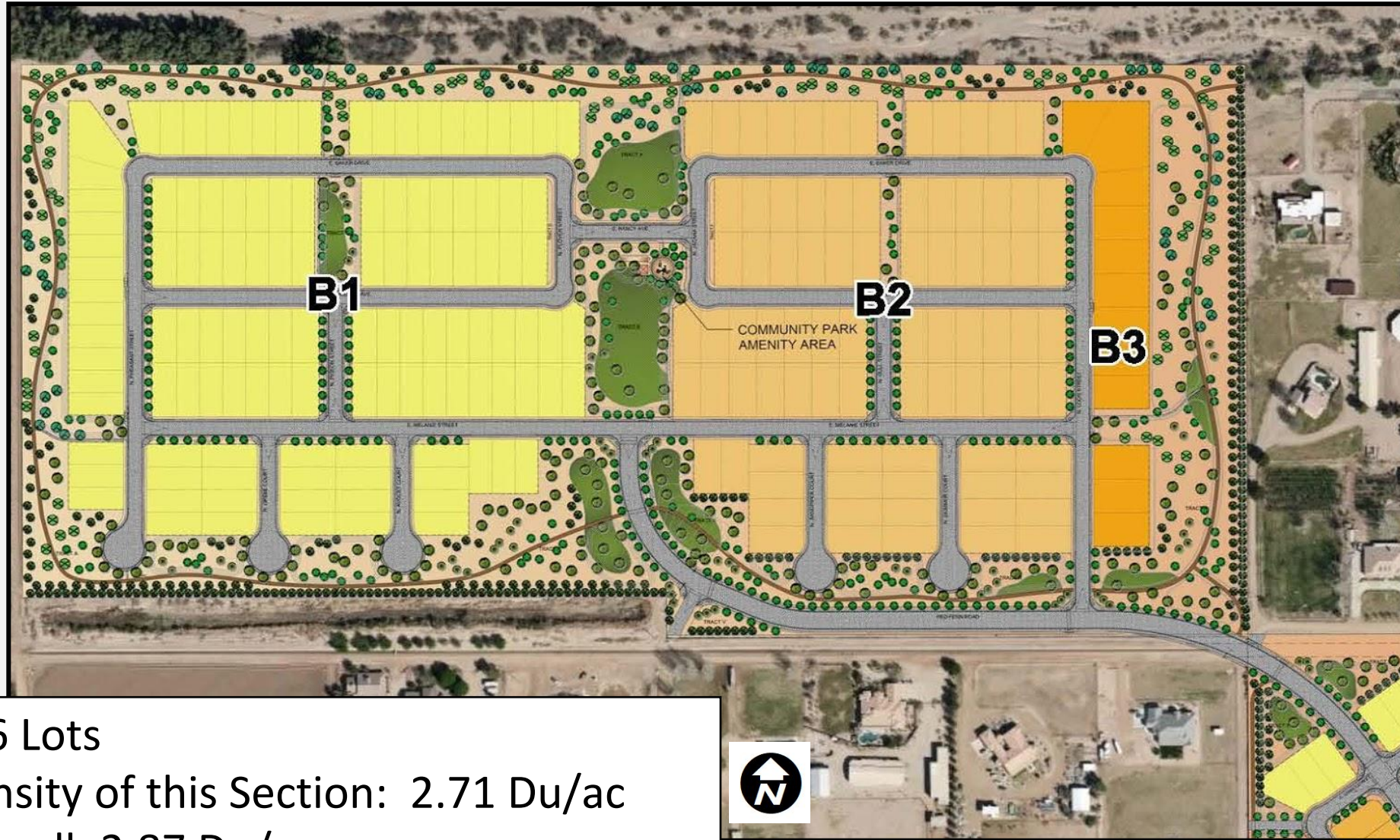


1st Site Plan



No Access to Traffic Signal
Lot Count: 265
Density: 3.5 Du/ac.

Current Plan



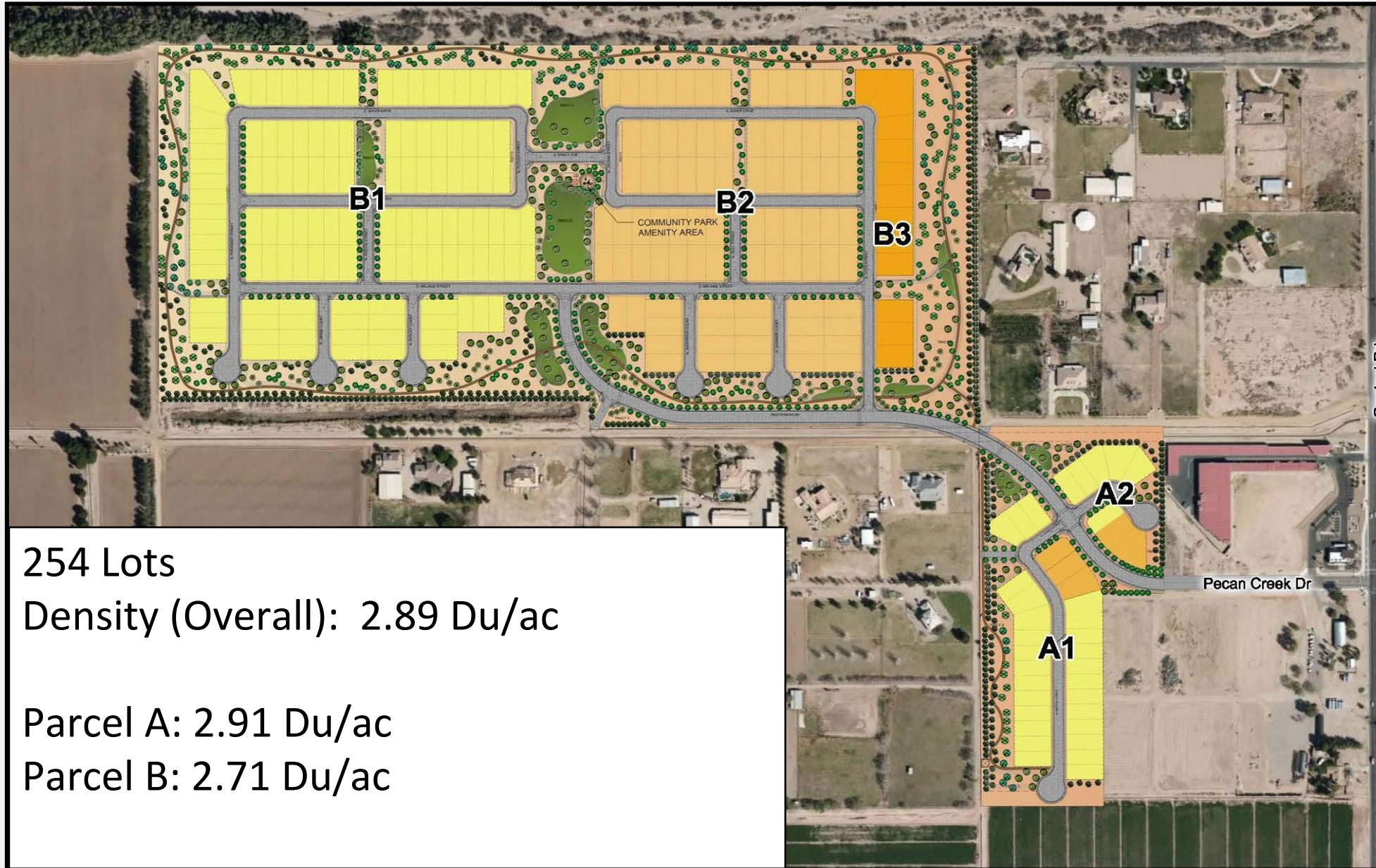
216 Lots

Density of this Section: 2.71 Du/ac

Overall: 2.87 Du/ac

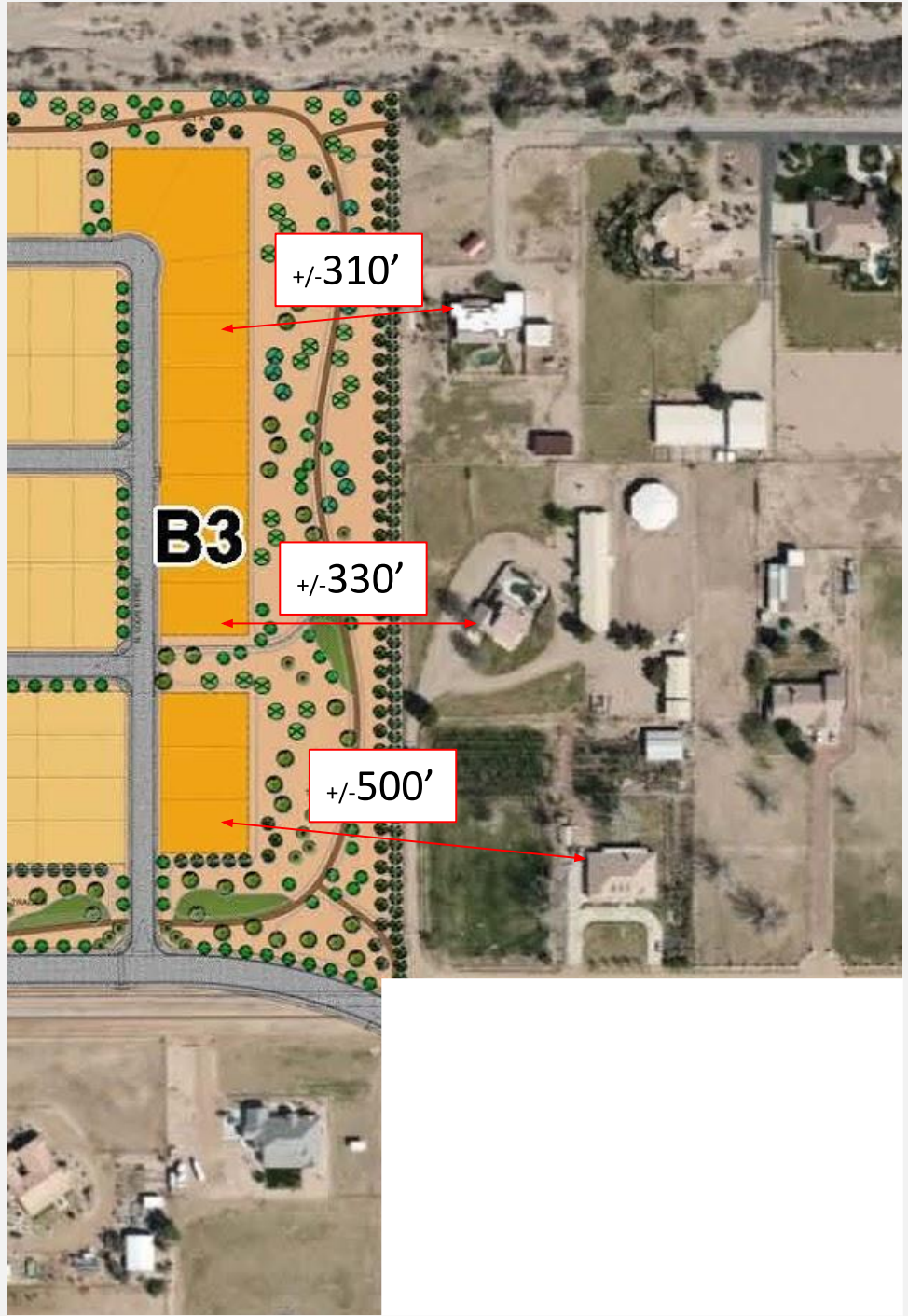
Access to Signal

Current Plan

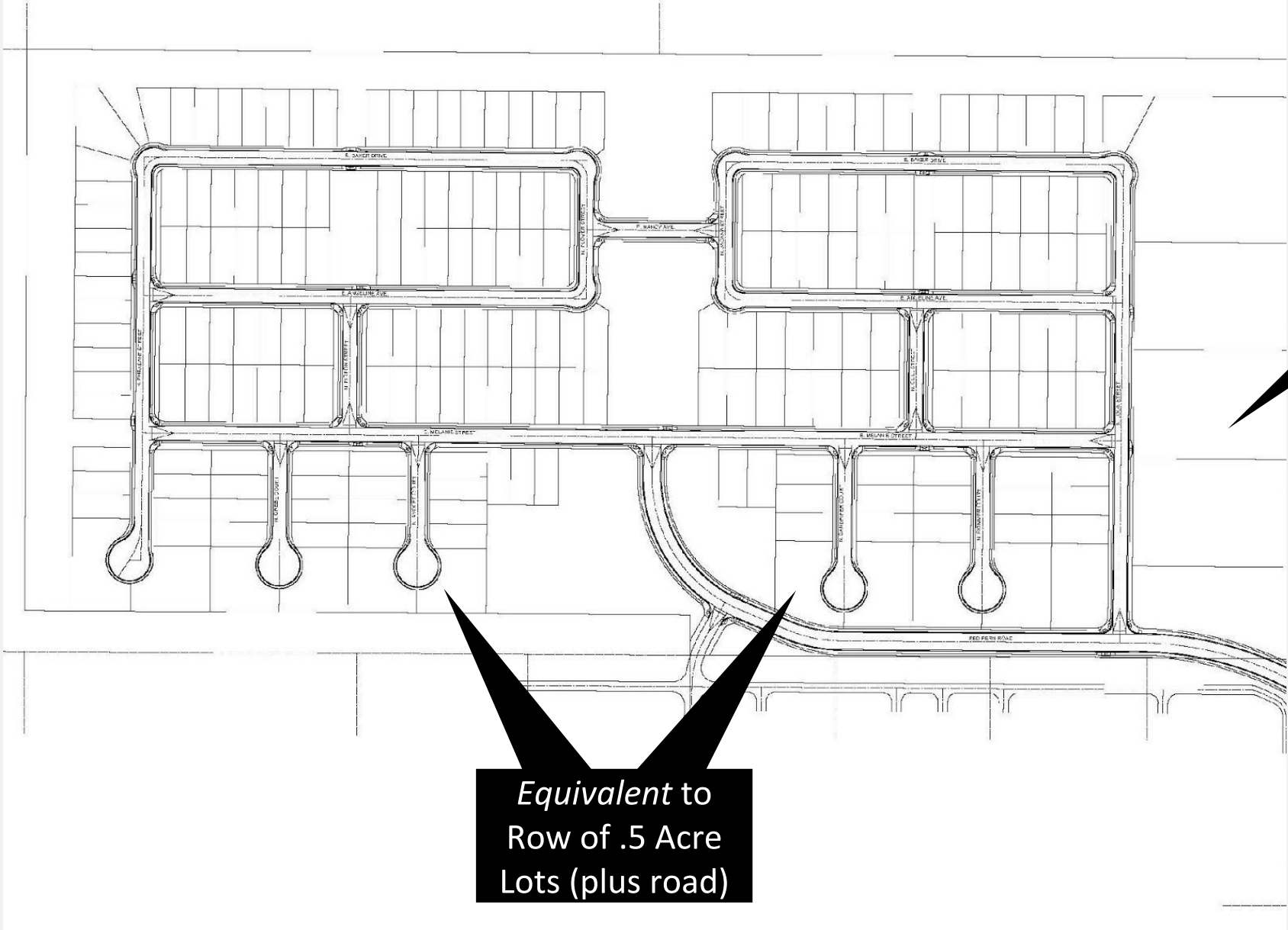




A:



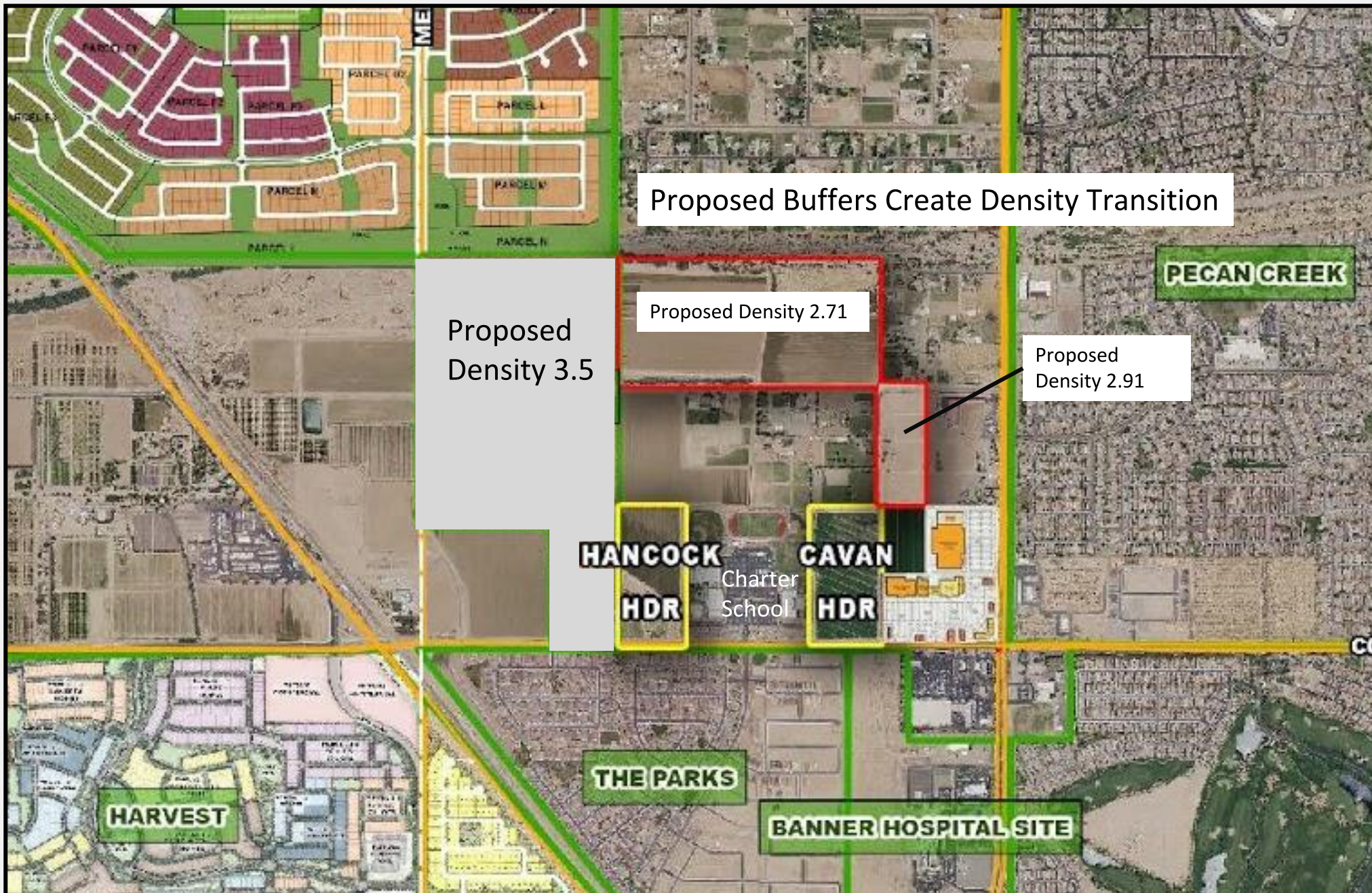
Open Space Buffer Creates Transition – Equivalent to .5 Acre and 1.5 Acre Lots

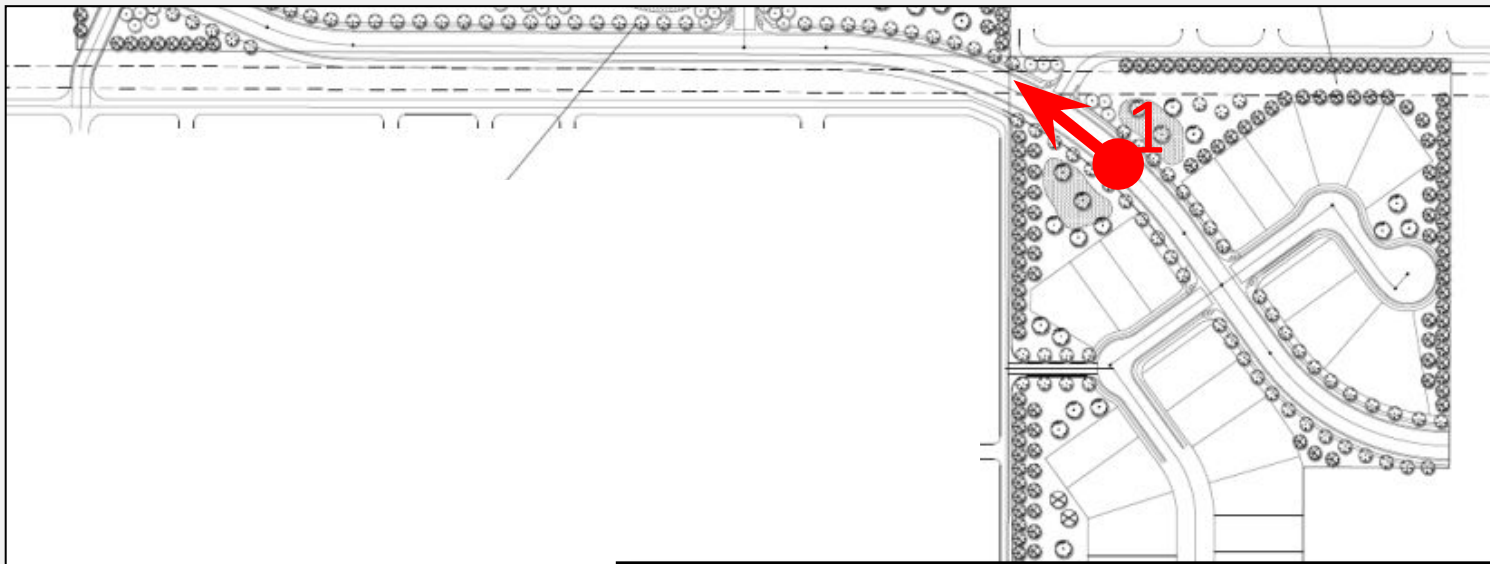


*Equivalent to
Row of 1.5 Ac
Lots*

*Equivalent to
Row of .5 Acre
Lots (plus road)*

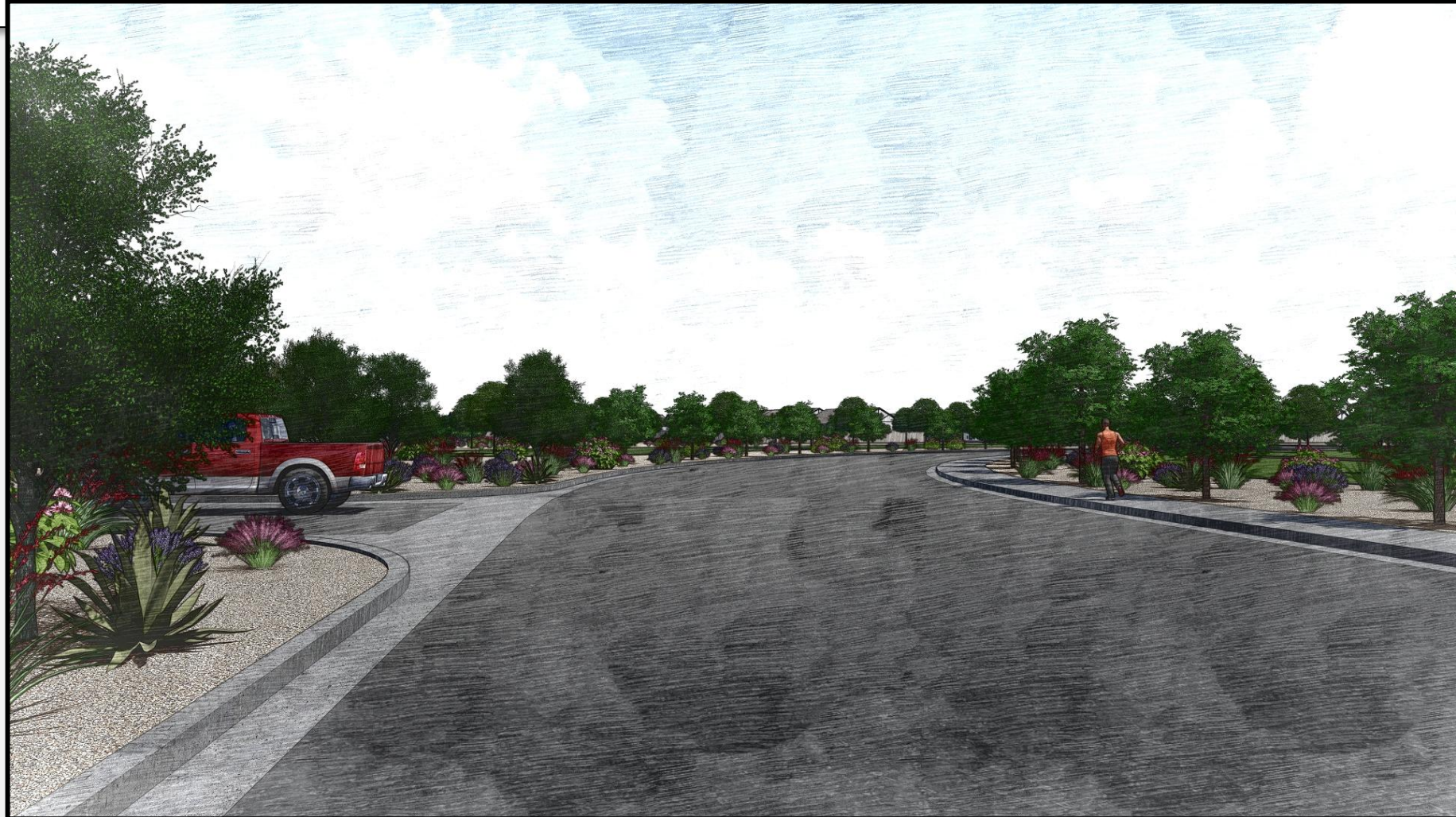
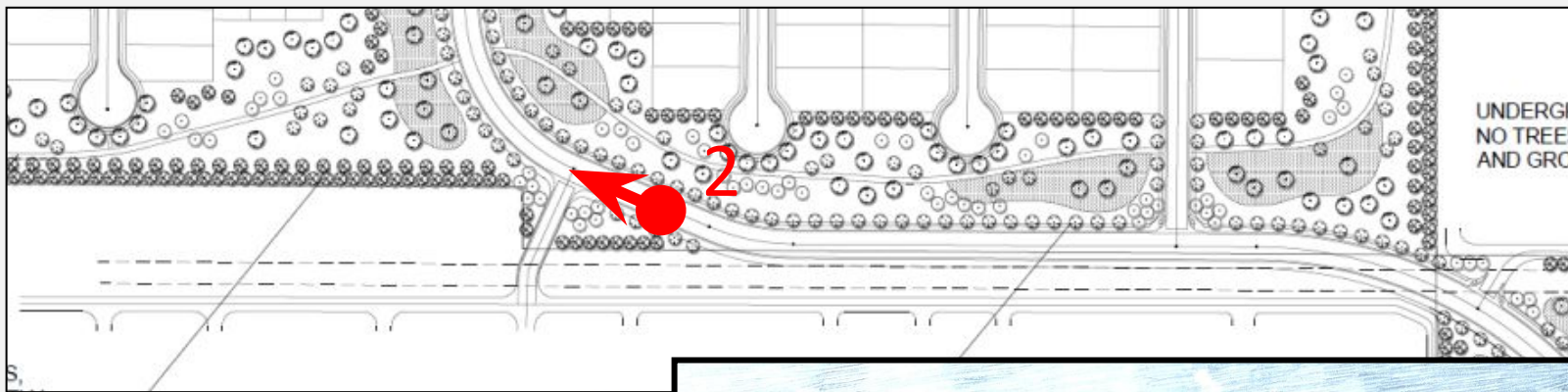
Surrounding Development Pattern





Conceptual Rendering –
Trees Shown at +/- 5
Years after Planting

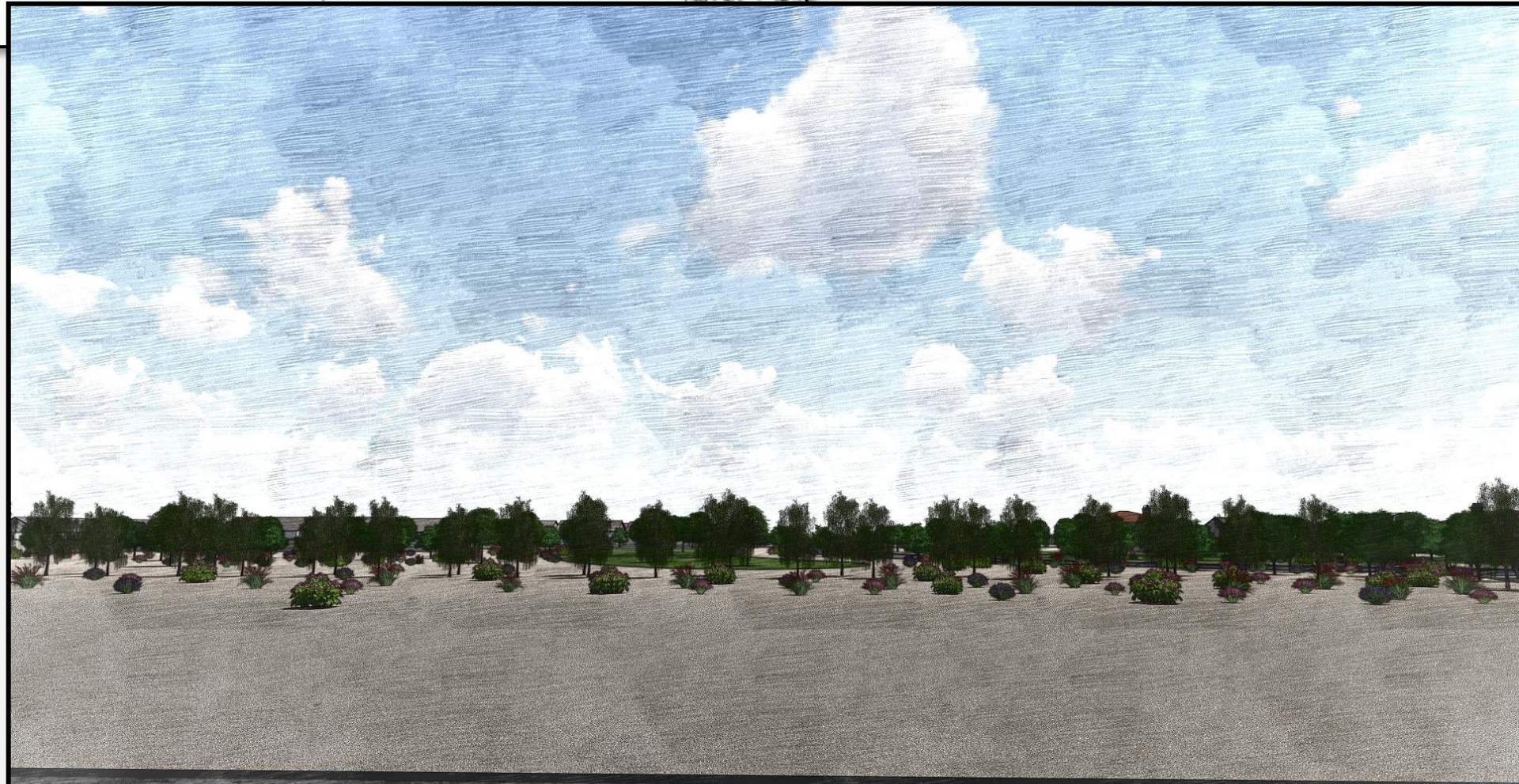




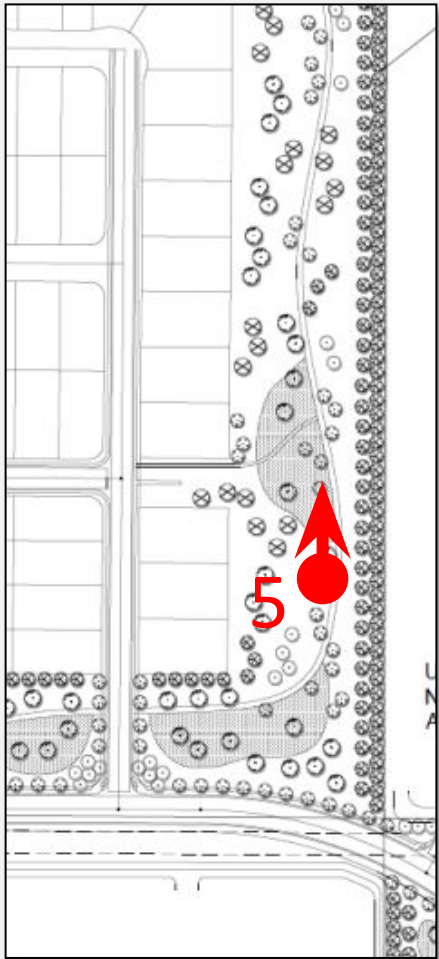
Conceptual Rendering –
Trees Shown at +/- 5
Years after Planting



Conceptual Rendering
– Trees Shown at +/- 5
Years after Planting



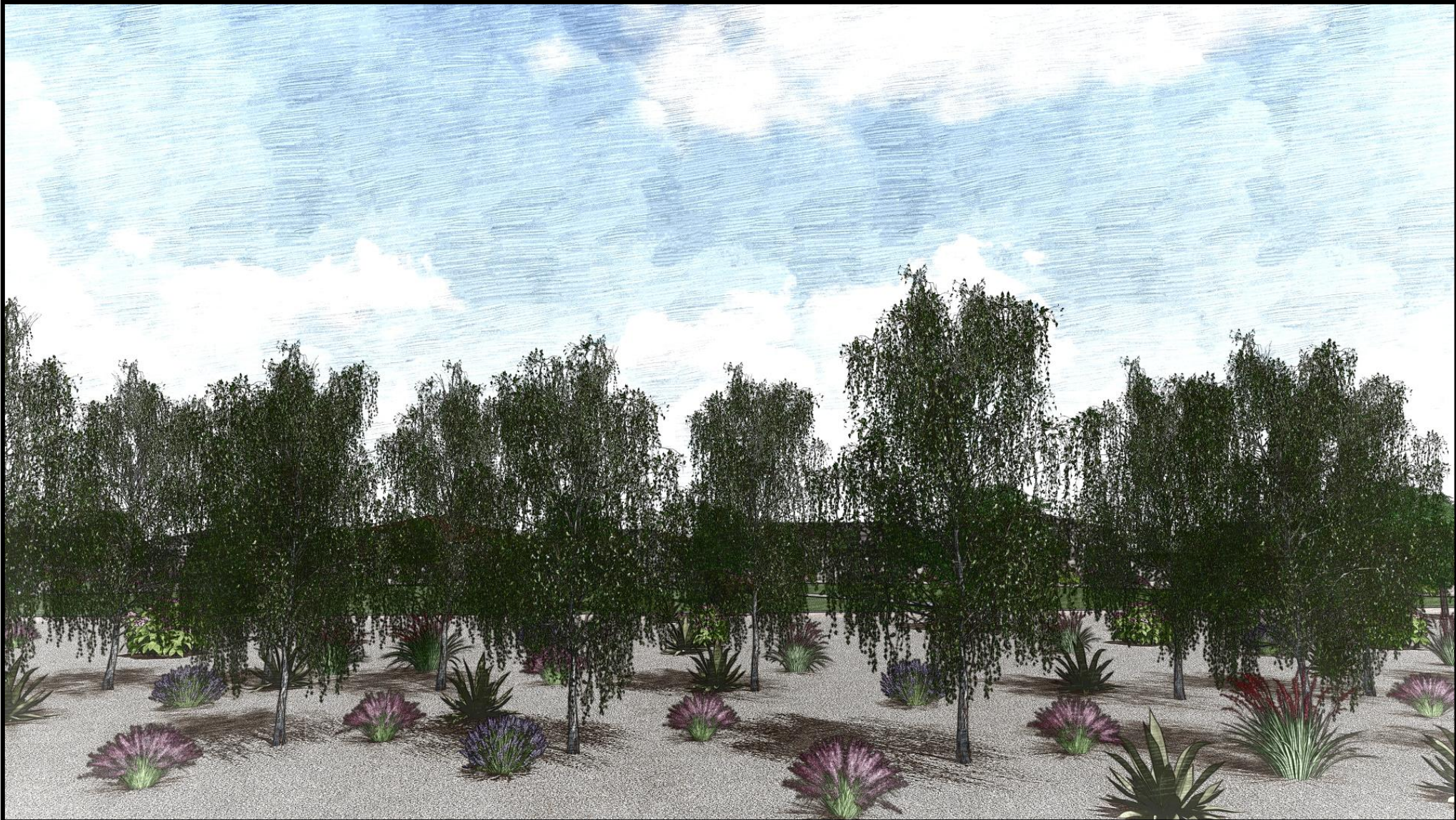
Conceptual Rendering –
Trees Shown at +/- 5
Years after Planting



Conceptual Rendering –
Trees Shown at +/- 5 Years
after Planting



Conceptual Rendering –
Trees Shown at +/- 5 Years
after Planting



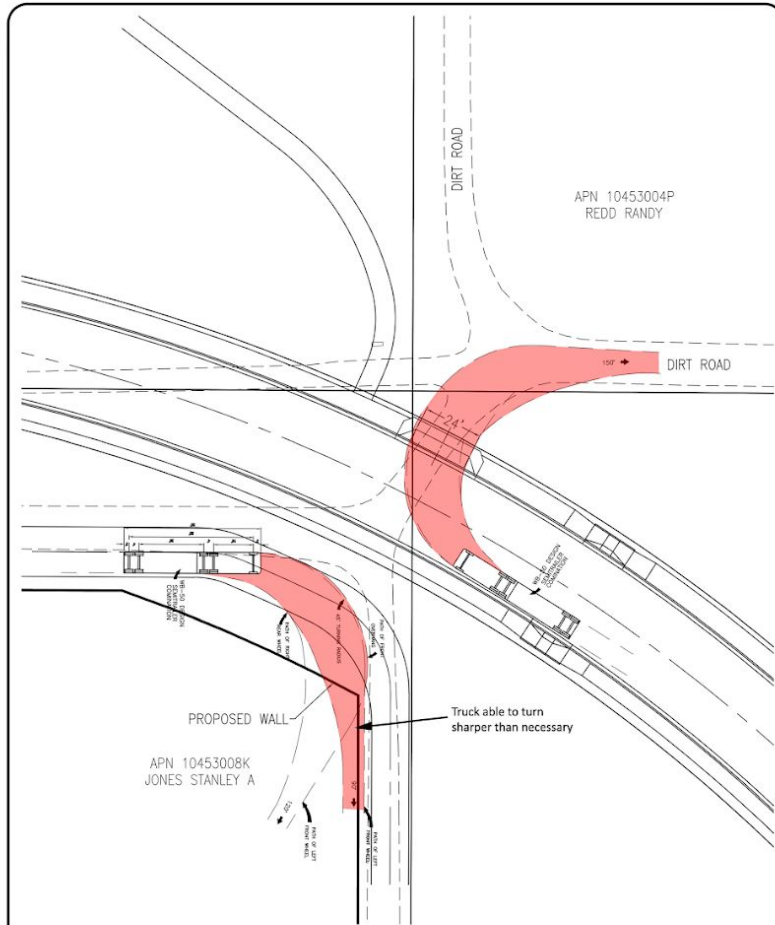
Changes and Accommodations Resulting from Cooperation with

Neighbors

- Lower Density to 2.87 Du/Ac. overall.
- Install Massive Landscape Buffers.
- Provide extensive landscape package in buffer areas.
- Install Horse/Walking Trail in Landscape Buffer.
- Provide legal access to existing neighbors for use of trails for equestrian/walking use. Legal Right to use will be secured within CC&R's.
- Removal of plants species not friendly to horses.
- Improve circulation and safety by providing paved access to Pecan Creek signalized intersection.
- Ensured entrances to Sun Valley Farms will accommodate larger trucks and trailers.
- Continue to pay pro-rate share of HOA water assessment.
- Bury NMIDD canal from Gantzel Rd to western property edge of development.
- Provide automatic gates with Sun Valley Farms to prevent trespassing.
- Bring High Speed Internet and other dry utilities to the property.
- Potentially annex both The Quarters and Sun Valley Farms into the Queen Creek Fire District.

Over almost 2.5 years, we have had many meetings, phone calls, texts, emails, and letters with members of the community to discuss concerns, make changes to plan, and to reach this point. We thank them for their willingness to work together.

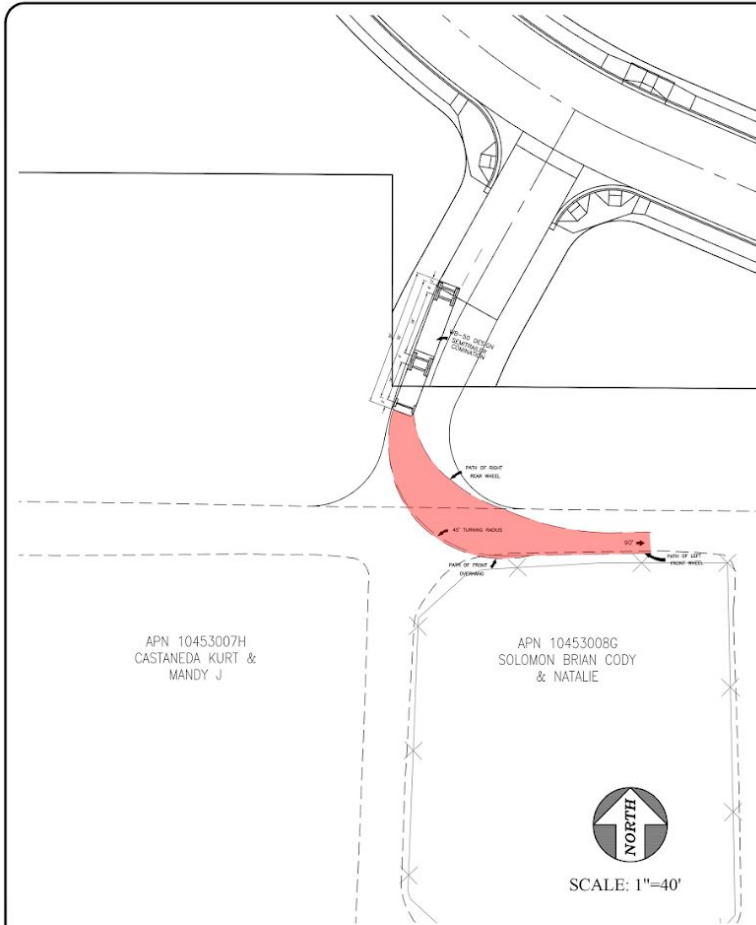
Truck and Trailer Access



united engineering group

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com

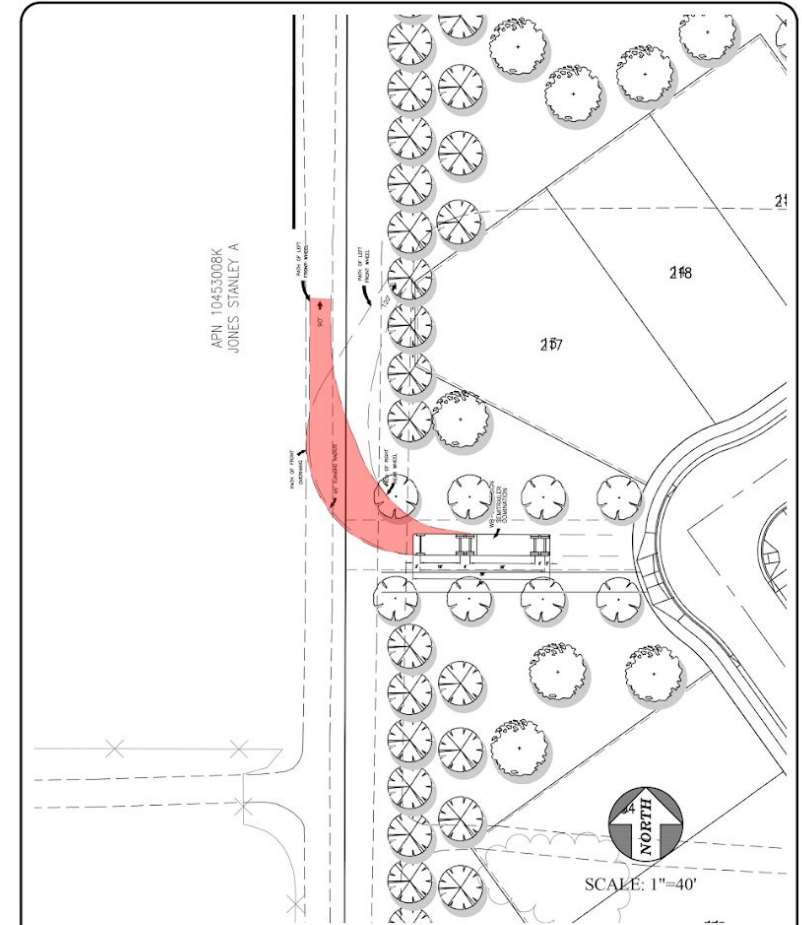
EXHIBIT 1-3
WB-50 TURNING RADIUS



united engineering group

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EXHIBIT 5-6
WB-50 TURNING RADIUS

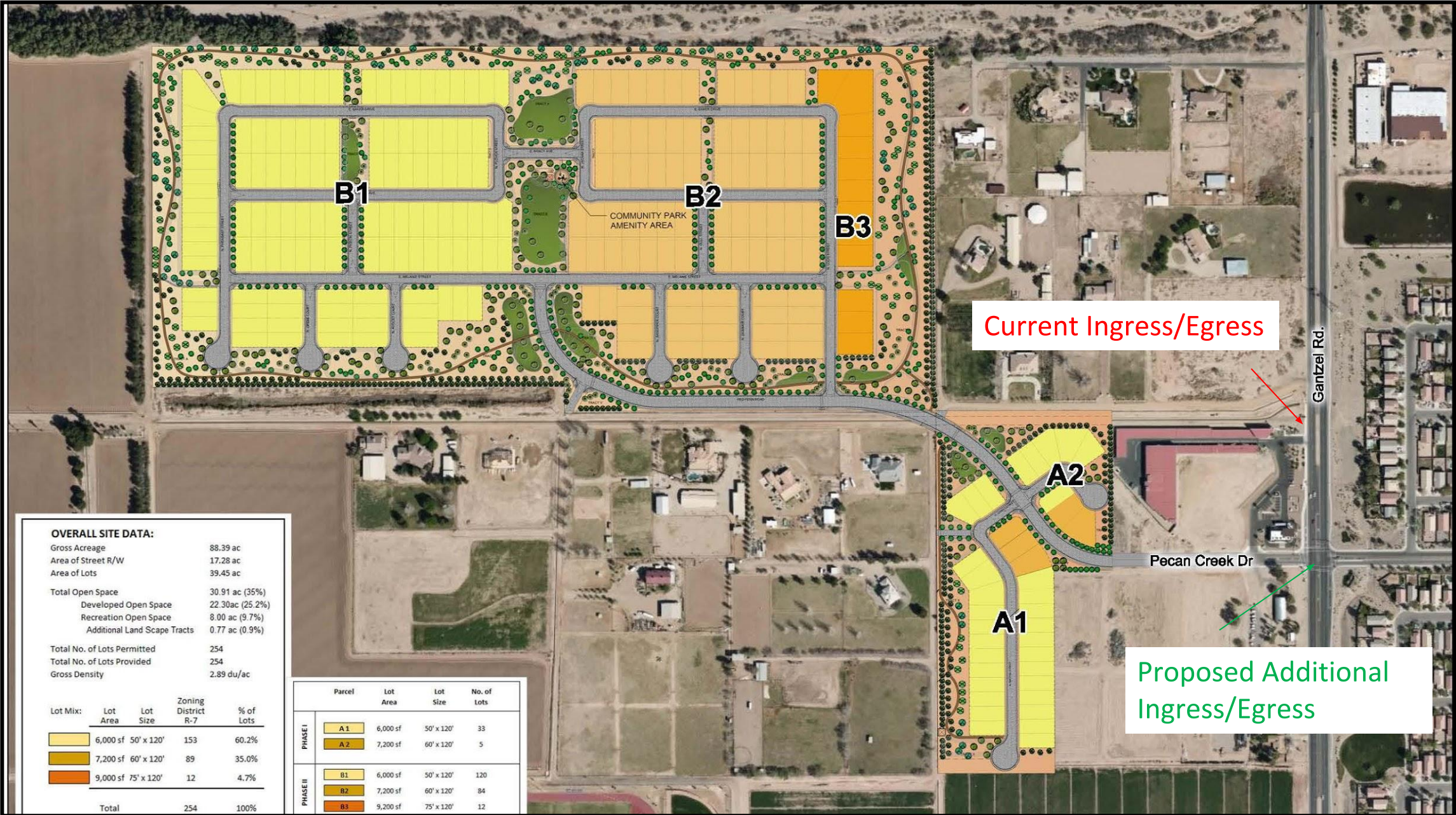


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EXHIBIT 7-8
WB-50 TURNING RADIUS

Access to Signal Has been Reported to be Significant Safety Improvement to Community



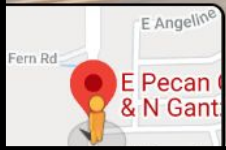


Existing Ingress/Egress Point



Dutch Bros (opened 2020)

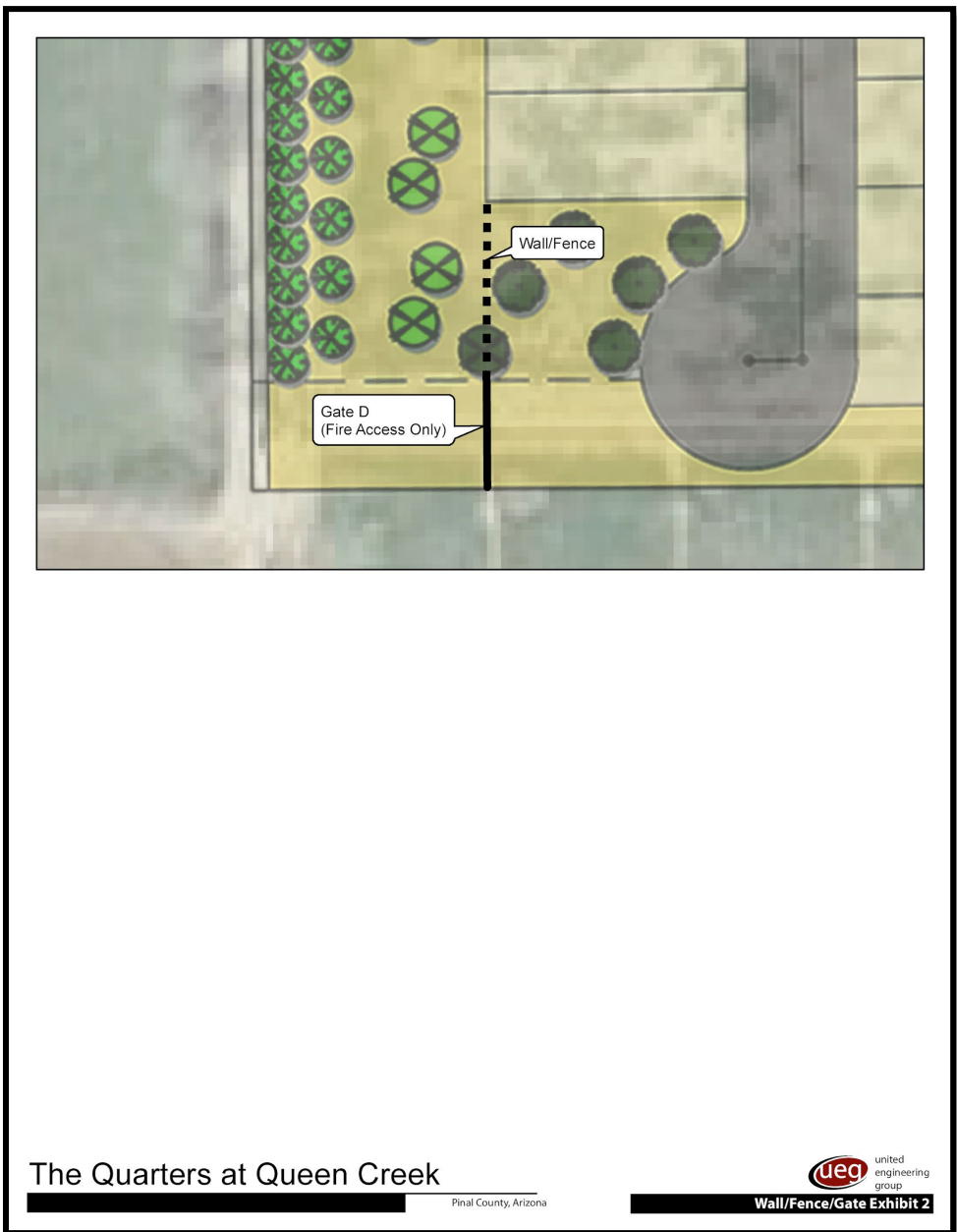
Proposed *Additional* Ingress/Egress Point



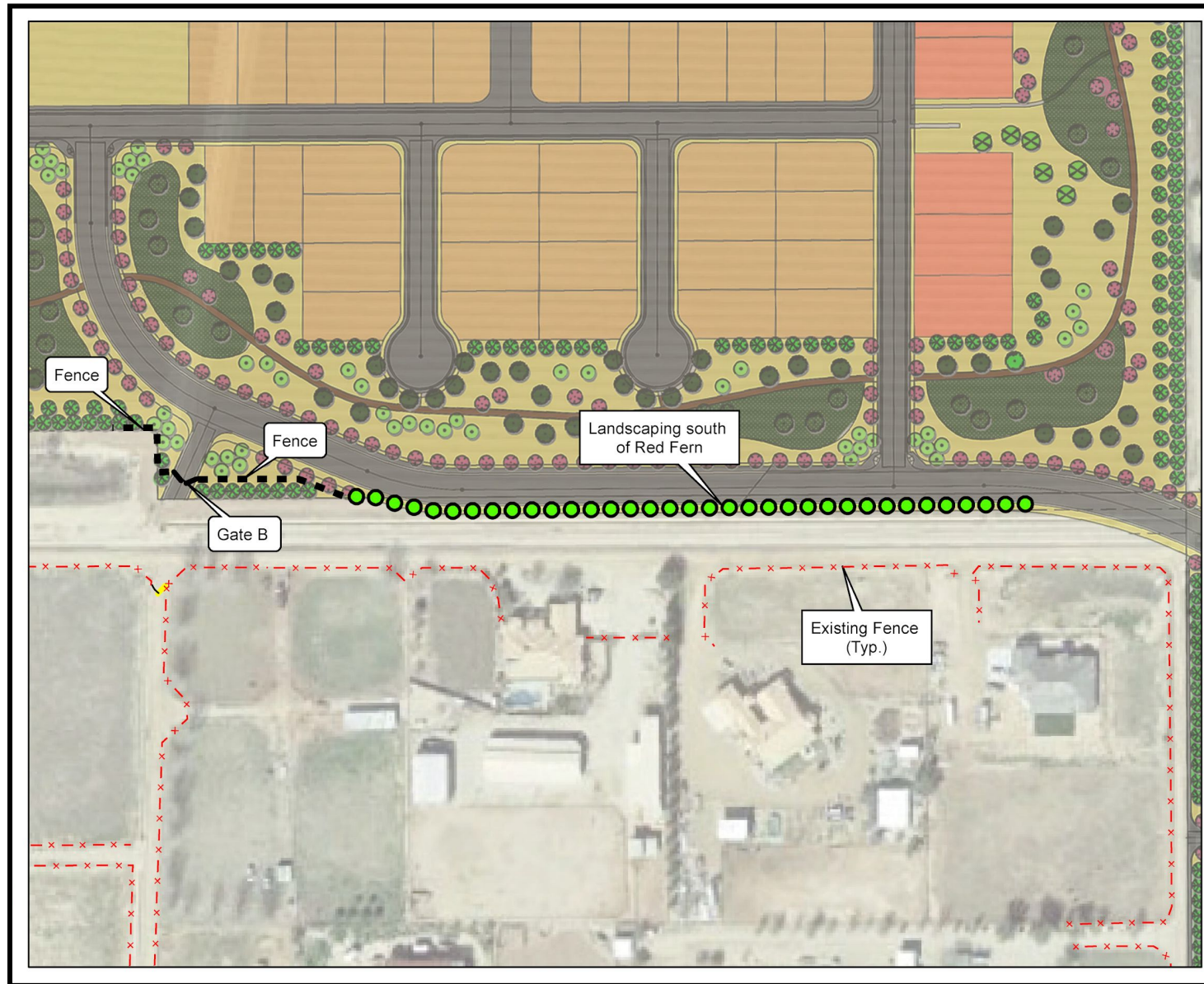
NMIDD Irrigation Canal

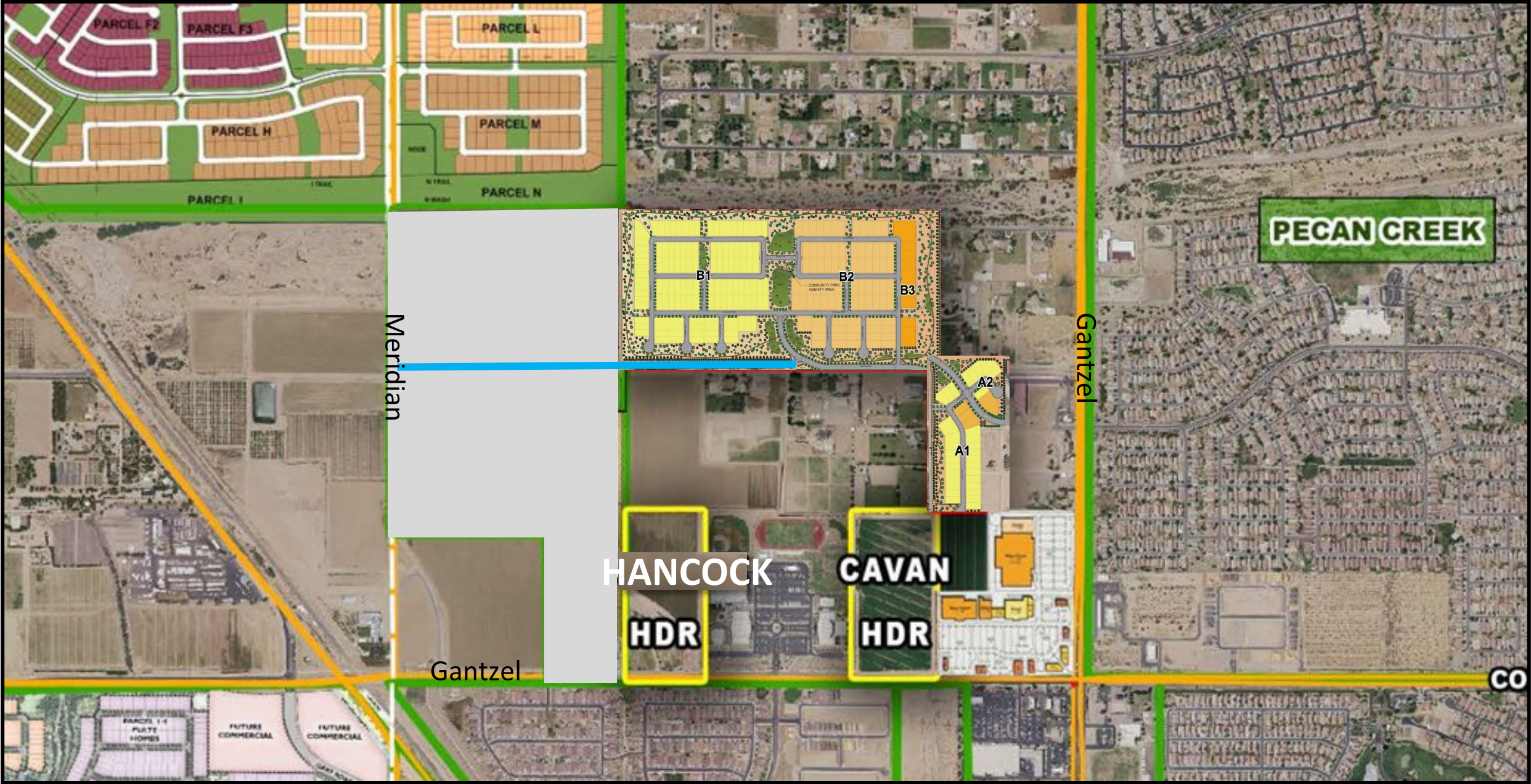


Gate Plan

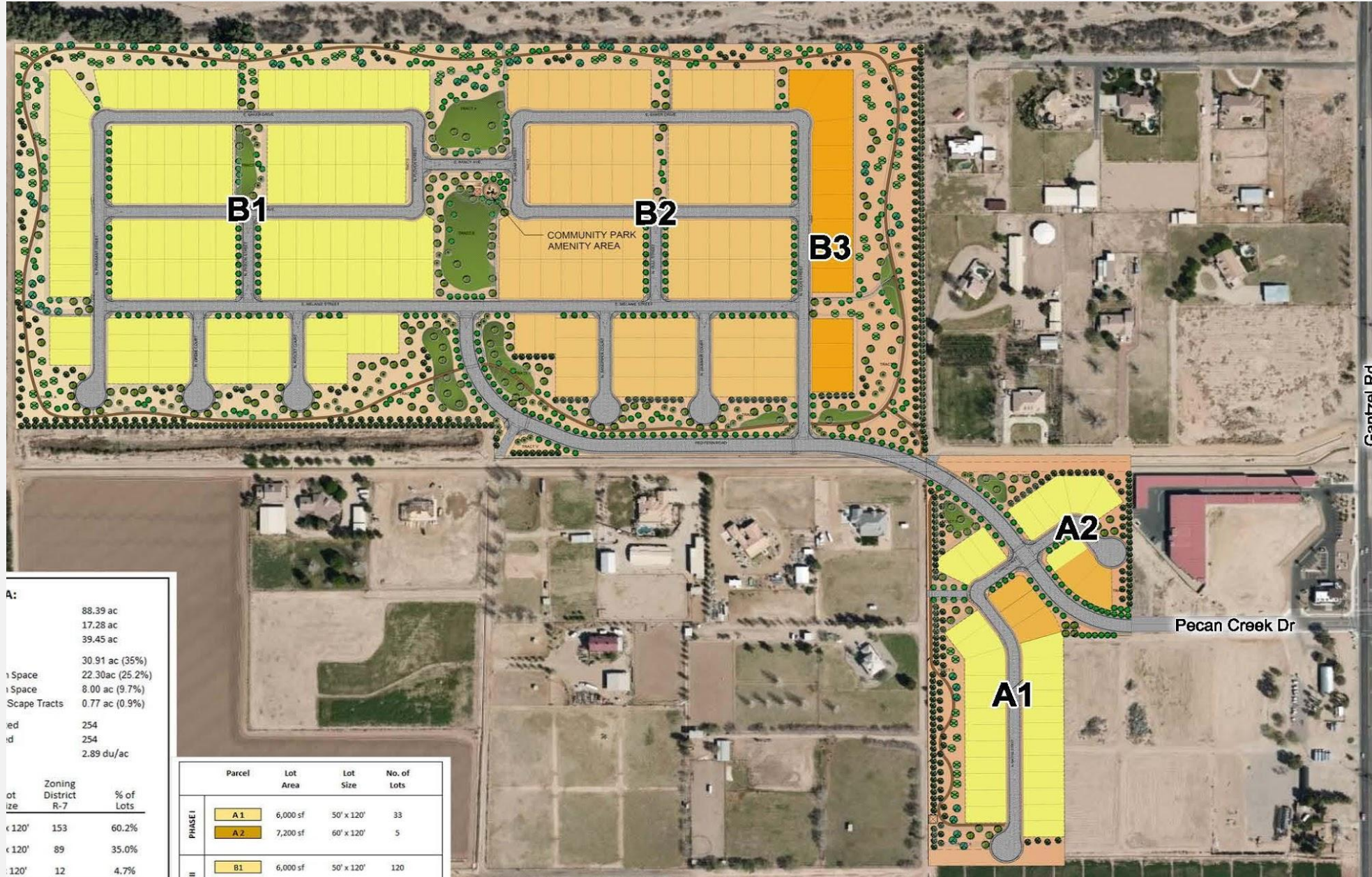


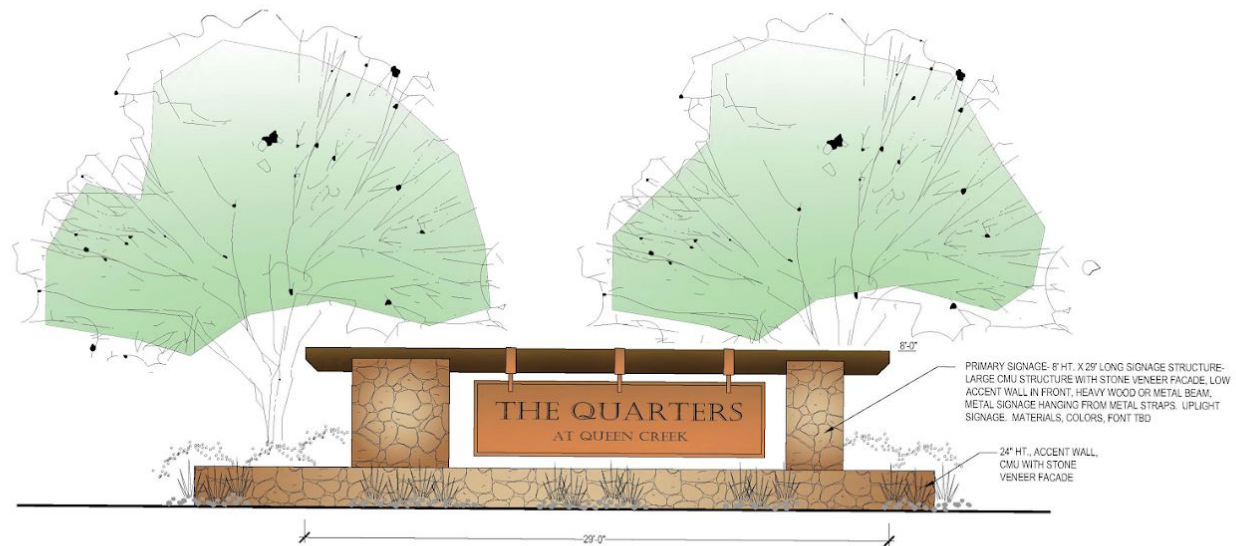
Landscape along Red Fern





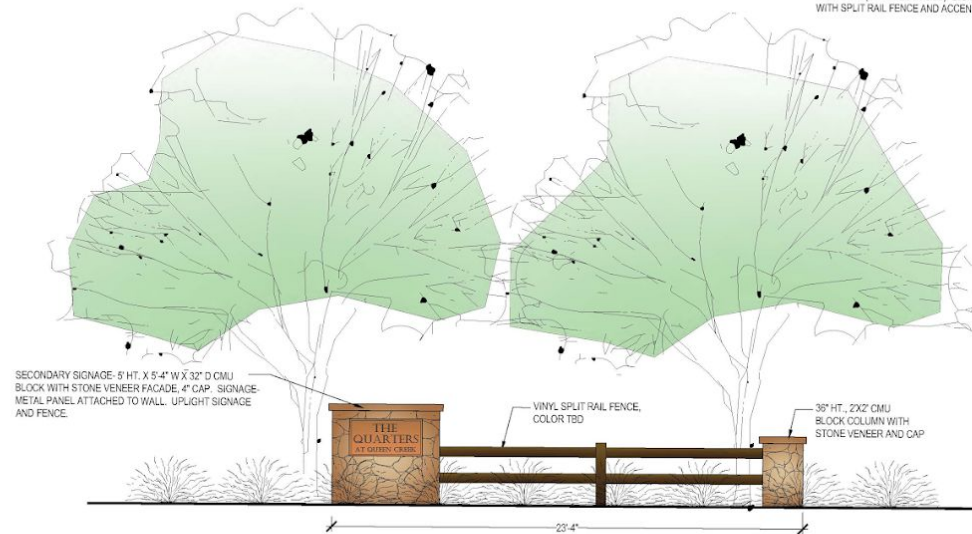
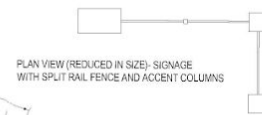
Current Plan





7 PRIMARY ENTRY MONUMENTATION

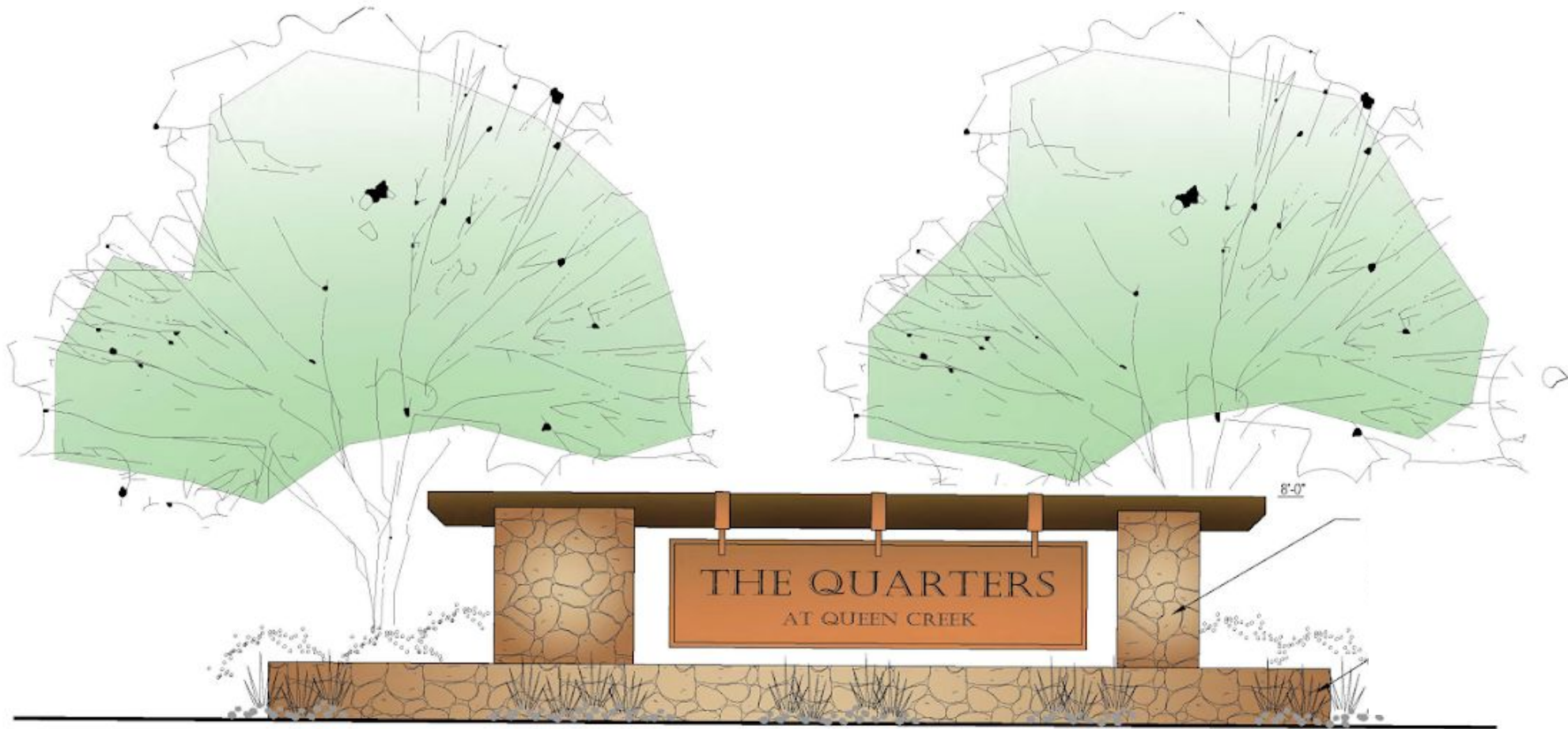
SCALE: 3/8" = 1'-0"



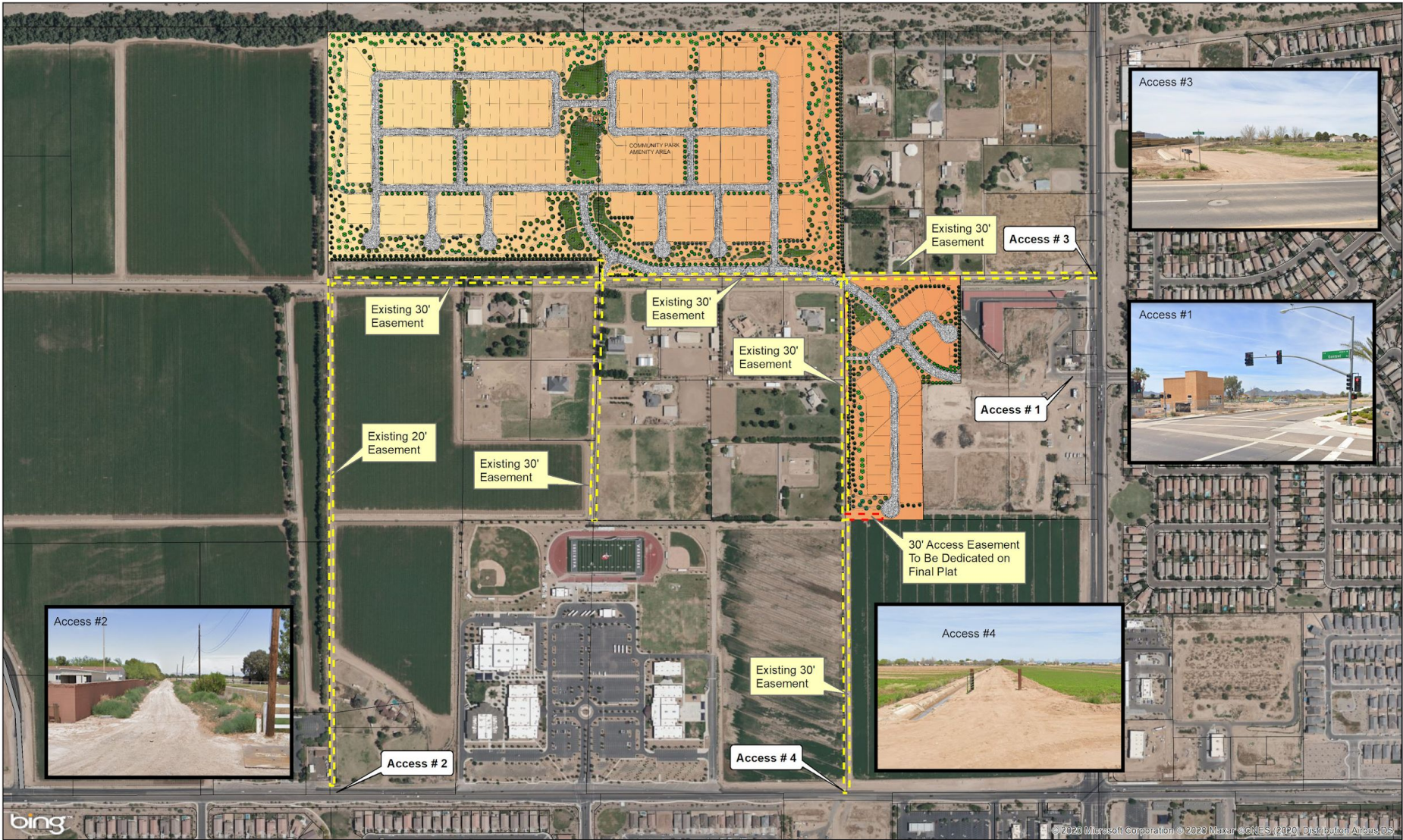
8 SECONDARY ENTRY MONUMENTATION

SCALE: 3/8" = 1'-0"

Thank You



Secondary / Emergency Access



The Quarters at Queen Creek

San Tan Valley, Arizona



After Planning Commission, Rural Metro Approved Emergency Access Route



RURAL METRO FIRE DEPARTMENT

To: Sean M. Hamill
From: Kenneth Diamond
RE: The Quarters at Queen Creek
Date: October 13, 2020

Mr. Hamill

As per our conversation when we met on your site I approve the site plan and the fire department access points as described on the attached exhibit. As discussed on the gated roads these would need to have a knox box and Opticom strobe access.

If you should need anything else from my office please let me know.

A handwritten signature in black ink, appearing to read "Kenneth Diamond".

Kenneth Diamond
Fire Captain
Fire Marshal
Rural Metro Fire Department
480-869-2340
Kenneth.diamond@GMR.NET

Area 14.61

O.S.	3.08	21%
None O.S.	1.79	
L.S.T	.34	

