

Development Team

Property Owner/Developer:

KEMF Hawes & Riggs, LLC
Garrett Development Corp.
Mr. Jeff Garrett
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Applicant:

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There are also significant drainage issues which exist both on and off the premises. To address these issues in comprehensive manner, sophisticated engineering solutions are required.

Additionally, as shown in **Exhibit B**, this property is surrounded by Phases 1, 2 and 3 of Sonoqui Creek Ranch, a community which was developed by Jack Hudson of Spyglass Development in the early 2000's. There were originally six phases planned for Sonoqui Creek Ranch, but only three phases were developed as planned. KEMF owns the parcels which were originally contemplated to be phase 4A and 4B. KEMF's property was not integrated into the Sonoqui Creek Ranch project through restrictive covenants.

Relationship to Surrounding Properties

The property is bound by residential properties on the north, south and west, and on the east by Hawes Road, the Horseshoe Park & Equestrian Centre, and the now decommissioned landfill.

Adjacent Land Uses

Direction	General Plan Designation	Existing Zoning Designation	Existing Use
North	LDR	R1-43 and R1-35	Residential
South	VLDR (County)	RU-43	Residential
East	Recreation/Office/Services	R1-43	Horseshoe Park and Equestrian Centre; former landfill
West	VLDR	R1-35	Residential
Subject Parcel	VLDR and LDR	R1-35	Vacant

Impact on Surrounding Properties

The applicant and property owner believe that this application will have immediate and long-term benefits to the Town of Queen Creek and the surrounding property owners by:

- 1) Dedicating the Sonoqui Creek Wash to the Town of Queen Creek.
- 2) Providing a well-designed single-family subdivision with high quality development standards that can be absorbed in a reasonable period of time.
- 3) Completing the sewer system from Sossaman Road to 198th Street.
- 4) Eliminating the planned roadway at 198th Street.
- 5) Providing a single family subdivision with four unique lot sizes: 35,057 sq. ft., 22,100 sq. ft., 19,800 sq. ft. and 18,000 square feet
- 6) Providing drainage solutions which address drainage needs both on-site and on adjacent properties.
- 7) Providing generous landscape buffers between the project site and adjacent subdivisions.
- 8) Maintaining equestrian access for those neighbors who have horses and require access to the Queen Creek Equestrian Center.
- 9) Maintaining view corridors though a single-story limitation on all homes within Sonoqui Creek Village.
- 10) Providing conveniently located active amenity areas, a rarity in subdivisions with lots this large.
- 11) Providing an abundance of open space.
- 12) Eliminating the septic tanks which are currently proposed for use on this property.

Approved Plan

The development plan which is currently approved for this site is shown as **Exhibit C** of this narrative. The plan shows 93 lots, each of which are approximately 35,000 square feet. There is no common open space, and the streets penetrate into adjacent neighborhoods at Jeanna Lane, Vallejo Street, Natalie Way and 198th Place. The primary entrance to the development is shown at 198th Street, which is proposed to be built immediately adjacent to homes in Sonoqui Creek Ranch Phase 2. The approved plan also relies on the use of septic tanks. Development according to the approved plan also requires that significant drainage issues be resolved at the intersection of 198th Street and Riggs Road.

3. Request

Specifically, our request is to rezone the property from R1-35 to Planned Area Development (PAD) with an underlying zoning of R1-35, R1-18 and RC (Recreation and Conservation). This request will accommodate the development of a 128 lot, single family home subdivision as shown on the Illustrative Master Plan, **Exhibit D**, of this narrative.

As discussed in the *Town of Queen Creek Zoning Ordinance*, the PAD development tool is designed to encourage the purposes below while implementing the goals and policies of the Queen Creek General Plan. Through the use of the PAD development tool, a property owner is encouraged to bring forth a creative subdivision design which will:

- 1) Promote the most appropriate use of the parcel,
- 2) Facilitate the adequate and economical provision of streets, parks, open space, storm drainage and sewer utilities,
- 3) Preserve and utilize open space, and
- 4) Enhance the neighborhood's appearance.

Customarily, a PAD is used to implement an exchange between a property owner and a municipality, for example, granting lot size deviations from a zoning district standard in exchange for a creative, high quality development. With this PAD application, where a deviation is requested, it is to the benefit of the Town—larger lots, with a single-story limitation and height restriction. These deviations are being requested in order to bring about a high quality, subdivision which:

- 1) promotes appropriate residential uses for this parcel,
- 2) provides for an abundance of open space,
- 3) preserves the Sonoqui Creek Wash,
- 4) provides comprehensive solutions to sewer and drainage issues on the parcel,
- 5) enhances the neighborhood appearance, and
- 6) is superior to the plan which is currently approved for this site.

The subdivision proposed with this PAD request is the result of numerous meetings with Town staff, interested neighbors and property owners. This collaborative effort has produced a plan which is compatible with the vision, goals and policies of Queen Creek and which will be a point of pride at this important intersection in the Town of Queen Creek

4. Consistency with General Plan, (GPA13-030)

The proposed density of Sonoqui Creek Village is shown below:

Development Area	Dwelling Units	GP Designation	Acreage	Density
North of Sonoqui Creek Wash	21	LDR (1-2 du/ac)	16.99	1.23
Sonoqui Creek Wash and Southern Parcel	107	VLDR (0-1 du/ac)	107.44	.995
Total Project	128		124.43	1.03

In addition to being compatible with the density allowed under the General Plan Land Use designations of LDR and VLDR, the proposed PAD is consistent with the following policies, intent and goals in the Town of Queen Creek's 2008 General Plan:

Vision: Maintaining the Town's unique character by:

- Protecting the Town's development potential and enhancing economic sustainability by providing residential lots sizes that reduce the ratio of public service costs to revenue generation as compared to the existing lot sizes. The proposed amendment will also promote the Town's high quality design standards through the increased level of quality proposed as part of the corresponding Rezoning/Preliminary Plat for the property. **Goal 1, Policy 1a.**
- Incorporating the Sonoqui Wash in private development adjacent to the wash. **Goal 1, Policy 1h.**

Vision: Effectively managing the Town's growth by:

- Promoting land development in an area where infrastructure already exists. **Goal 2, Policy 2b & 2d.**

Vision: Developing superior residential neighborhoods by:

- Providing a diversity of housing opportunities within the Town through incorporation of various lot sizes and corresponding home sizes. **Goal 3, Policy 3b.**
- Incorporating trails and paths for pedestrian and non-motorized access to provide connectivity to the Town's residential areas and activity centers. **Goal 3, Policy 3c.**
- Providing compatible land use relationships with the surrounding area by providing appropriate transition treatments such as larger lots and open space buffer areas. **Goal 3, Policy 3d.**
- Incorporating traffic calming techniques that discourage through traffic by designing a looped street system. **Goal 3, Policy 3e.**
- Incorporating open space adjacency and connectivity to the Sonoqui Wash as a design element. **Goal 3, Policy 3f.**

In summary, this rezoning proposal is consistent with the density, vision, goals and policies outlined in the General Plan.

5. Zoning and Planned Area Development

Balance of Zoning Districts

While it is not required for an applicant to demonstrate a certain percentage of zoning districts within a proposed subdivision of this size, the following graphic demonstrates how the zoning districts within Sonoqui Creek Village are allocated:

Zoning District	Acreage	% of Subdivision
R1-35	8.84	7.1%
R1-18	52.98	42.58
RC (Recreation and Conservation)	19.31	15.52%
Other (Roads and Open Space)	43.3	34.80%
Total	124.43	100%

Lot Sizes

As shown on the Illustrative Master Plan, **Exhibit D**, and in the table below, the property owner is proposing a mix of four different lot sizes. This mixture of lot sizes meets the intent of the PAD standards outlined in the Town's Zoning Ordinance.

Lot Size	Lot Size	Zoning Category	Number of Lots	% of Development
203' x 172.5'	35,017	R1-35	11	8%
130' x 170'	22,100	R1-18	33	26%
120' x 165'	19,800	R1-18	34	27%
120' x 151'	18,120	R1-18	50	39%
Total			128	100%

Modifications to Lot Development Standards

As shown in the table below, the development standards proposed for Sonoqui Creek Village meet the development standards in the underlying R1-18 zoning district. Where there is a deviation, the deviation is to the benefit of the Town—wider, deeper lots with a single story limitation and height restriction. Additionally, the applicant is proposing a minimum square footage requirement for this development. This requirement, along with the other proposed development standards will ensure that the builder that ultimately builds on this site will be required to develop a quality product within this subdivision.

R1-18 Development Standards

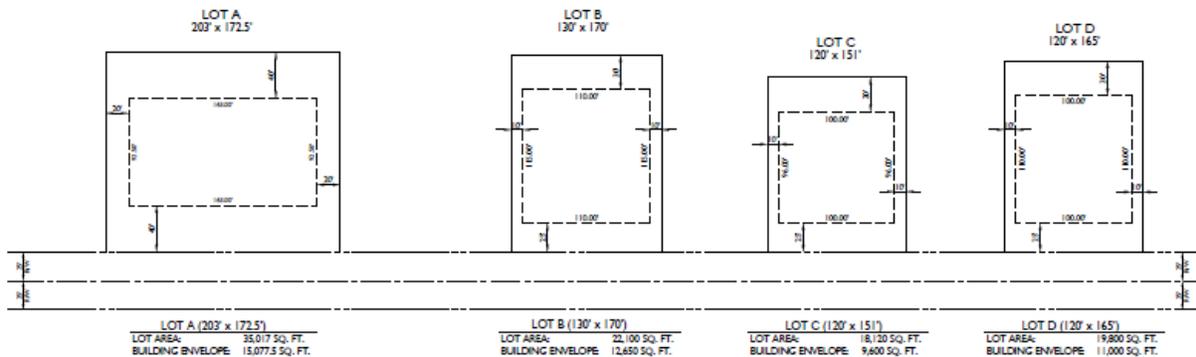
Standard	Proposed	Code Requirement
Minimum Lot Area (SF)	18,000	18,000
Minimum ground floor Livable (sf)	2,500	n/a
Minimum Lot Width	120'	120'
Minimum Lot Depth	150'	150'
Maximum Lot Width	190'	190'
Maximum Lot Coverage:	35%; no two-story homes	35%

-single story -two-story	will be permitted in Sonoqui Creek Village	
Maximum Height	28'	30'
Minimum Setbacks:		
-front	25'	25'
-rear	30'	30'
-side	10'	10'

R1-35 Development Standards

Standard	Proposed	Code Requirement
Minimum Lot Area (SF)	35,017	35,000
Minimum ground floor Livable (sf)	2,500	n/a
Minimum Lot Width	203'	145'
Minimum Lot Depth	172.50'	None
Maximum Lot Width	203'	None
Maximum Lot Coverage: -single story -two-story	25%; no two-story homes will be permitted in Sonoqui Creek Village	25%
Maximum Height	28'	30'
Minimum Setbacks:		
-front	40''	40'
-rear	40''	40'
-side	20'	20'

When the proposed setbacks are applied to the four different lot sizes, the building envelopes vary from 9,600 to 15,077 sq. ft., and are generous enough to accommodate a variety of floor plans. The setbacks are shown below and in [Exhibit K](#) of this narrative.



6. Development Plan and Community Design Guidelines

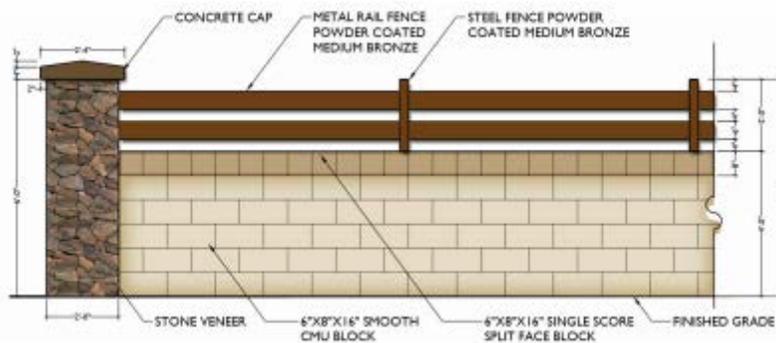
Open Space and Landscaping

The current zoning designation of R1-35 requires 5% of the property to be designated as open space. In an R1-18 subdivision the Queen Creek Subdivision Ordinance requires 7.5% of open

space. As shown on the Conceptual Open Space Plan, [Exhibit E](#), Sonoqui Creek Village is providing 21.63% open space, excluding the Sonoqui Creek Wash. If the Sonoqui Creek Wash is included in the Open Space calculation, the percentage of open space in this project climbs to a generous 32.9%. The active open space is proposed to be furnished with ramadas, benches, playground equipment and trails, as shown on the Ranch Park Illustrative Plan, [Exhibit F](#). The Landscape Plan, [Exhibit E2](#), has been designed in accordance with the requirements outlined in the Town of Queen Creek Subdivision and Zoning Ordinances.

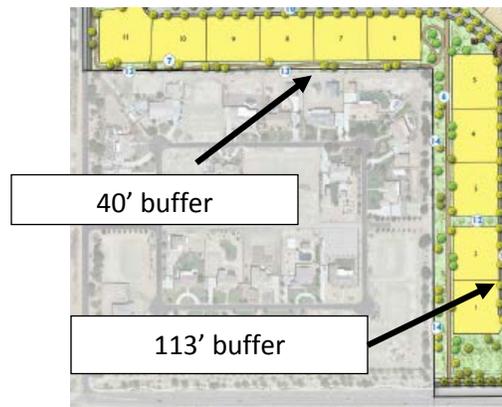
Community Walls & Monumentation

The Conceptual Wall Plan attached as [Exhibit G](#), depicts the location of each of the community wall types and monuments designed for Sonoqui Creek Village. The primary entrance to the community will be west of the intersection of Hawes & Riggs Roads. The entrance at this location has been planned with a great deal of effort including monumentation and landscaping and is shown on the cover of this narrative. The entire perimeter of Sonoqui Creek Village will be enclosed with a combination of view walls and primary theme walls. The walls will be constructed with a combination of CMU Block, stone veneer and a powder-coated railing (as applicable), as shown below. This combination of materials will provide the Sonoqui Creek Village homeowners with a measure of privacy, while retaining the equestrian character of the surrounding properties. While Section 5.2 of the Town’s Zoning Ordinance requires that “Fences adjacent to a community open space system or trail located in tracts containing a minimum of 10’ shall be partial view fencing (4’ solid- 2’ view), there are certain locations in Sonoqui Creek Village where noise mitigation and the privacy of the homeowner has been given priority over the view fencing requirement. In these locations, primary theme walls have been substituted for view fencing. This was done at the request of Town staff, in response to neighborhood input. For this reason we are asking for a deviation from the view fencing requirement in certain locations. This deviation will apply to less than 15% of the lots within Sonoqui Creek Village.



Treatment of Edge Conditions

The property owner has worked diligently with adjacent neighbors who expressed a desire to have adequate buffering between their properties and Sonoqui Creek Village. As shown below, the neighboring community of Sonoqui Creek Ranch Phase 2 is buffered with landscape tracts which range in depth from 40 feet to 113 feet. Additionally, and also at the request of the neighbors, the lots on this boundary of the property are 35,017 square feet. This size is similar to the lots within Sonoqui Creek Ranch Phase 2. Furthermore, as noted above, the fencing adjacent to Sonoqui Creek Ranch Phase 2 is proposed to be primary theme wall, rather than view fencing.



Trails and Equestrian Access

As shown on the Conceptual Trail Plan, **Exhibit H**, the trail system proposed for Sonoqui Creek Village provide both pedestrian and equestrian access from the surrounding neighborhoods to the Sonoqui Creek Wash and the Horseshoe Park and Equestrian Center.

Despite the fact that many of the properties adjacent to this project are deed restricted against horses, the property owner has agreed to provide equestrian access through this project so that those neighbors with horses can maintain their access to and from the nearby Horseshoe Park and Equestrian Center. As illustrated below, the equestrian trails in Sonoqui Creek Village are proposed to be a combination of decomposed granite and landscaping in front of the view fencing which is proposed for the perimeter lots. This trail design will provide equestrians from nearby properties the ability to enjoy horseback rides in a pleasant, horse-friendly environment and also conforms to the guidelines established in the Town of Queen Creek's *Parks, Trails and Opens Space Master Plan* guidelines.



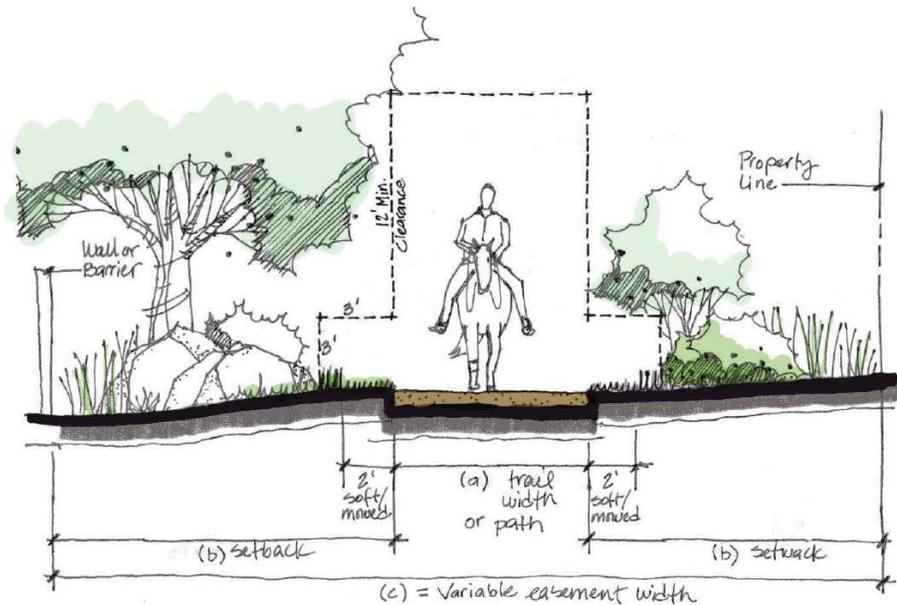


Figure 34- “Town of Queen Creek Park, Trails and Open Space Master Plan”

Architectural Design Features

While a home builder has not been selected for the homes in Sonoqui Creek Village, any prospective builder will be required to comply with the Architectural Design and Improvement Standards found in Article 5 of the Town of Queen Creek Zoning Ordinance as well as the required Design Elements and Amenities for a PAD outlined in Table 4.10-4. These include standards pertaining to landscaping, fencing, building materials, architectural variety, building materials, garage articulation and elevation details.

7. Public Utilities and Services

Utilities and Services will be provided as follows:

Utility/ Service	Provider
Water	Town of Queen Creek
Sewer	Town of Queen Creek
Electric	Salt River Project
Gas	Southwest Gas
Cable	Cox Communication
Telephone	Qwest/ CenturyLink
Law Enforcement	Maricopa County Sheriff
Fire	Town of Queen Creek
School	Queen Creek Unified School District

Water

Potable water will be delivered to the property by the Town of Queen Creek. Discussions with the Town have indicated that existing water lines near the boundaries of the property can be tapped and new lines extended within and around the property to serve its potable water needs. The proposed water system improvements will be designed and developed in accordance with the Town of Queen Creek and Maricopa County Environmental Services Department (MCESD) requirements. A preliminary water report has been provided as part of this PAD application.

Wastewater

Sewer service for this development will be provided by the Town of Queen Creek's sewer system. Based on discussions with Town staff, there is existing infrastructure in place at Sossaman Road which will serve this development. Sewer improvements will be constructed which will allow the property to adequately connect to existing systems and convey wastewater according to Town of Queen Creek and MCESD requirements. The development of this property is not anticipated to place an undue burden on existing wastewater infrastructure. A preliminary wastewater report has been provided as part of this application.

Streets/Circulation

The development of Sonoqui Creek Village will facilitate half-street improvements to Hawes and Riggs Roads, along the properties eastern and southern boundaries.

Primary access to the southern portion of the project will be from Riggs Road, with a secondary access point from 196th Street. Access to the northern portion of the project will be from Hawes Road. In response to requests by the neighboring property owners, vehicular connectivity is not being proposed to Sonoqui Creek Ranch Phases 2 and 3, as was shown on the approved preliminary plat. All streets in Sonoqui Creek Village will be dedicated to the Town for public use. A Traffic Impact Analysis has been provided as part of this application and indicates that the development of a 128 lot subdivision will not have an adverse impact on the Hawes and Riggs arterials.

State of Arizona Air & Water Quality Standards

Sonoqui Creek Village will be designed and constructed in adherence to all relevant State of Arizona air and water quality standards. During project construction, measures will be taken to control any dust generated by activities on the property and to control any unscreened storm water discharge to adjacent waterways. After the project infrastructure is completed, dust control and storm water management practice will remain in place until all lots have been developed.

Schools

Efforts will be coordinated with the Queen Creek Unified School District to ensure that adequate educational facilities are provided for this development and that the District is supportive of this application. In a letter to the Town dated September 18, 2006, a representative from the Queen Creek Unified School District (QCUSD) indicated that the previous developer of this property agreed to donate \$1,000.00 per dwelling unit to QCUSD to offset the impact the proposed

development would have on the ability of the school district to provide adequate public facilities. The current property owner, KEMF Hawes & Riggs, LLC is committed to honoring this previous \$1,000.00 per-lot obligation. Contact has been made with the Queen Creek Unified School District, but no response has been received as of this writing.

8. Development Phasing

As shown in **Exhibit I**, it is anticipated that Sonoqui Creek Village will be developed in three different phases. Phase 1 will consist of the area between Hawes Road and Sonoqui Creek Ranch Phase II, south of the Sonoqui Creek Wash. Phase 2 will consist of the lots north of the Sonoqui Creek Wash, and Phase 3 will be the area north of Sonoqui Creek Ranch Phase 2, south of the Sonoqui Creek Wash. Out-of-sequence phasing, or the creation of sub-phases, may be administratively approved by the Town if the changes meet the Town’s minimum access, utility, health and safety requirements.

9. Public Participation

The applicant and property owner have held seven neighborhood meetings regarding the development of this property. While most the meetings were held in connection with the General Plan Amendment request (GP13-030), the result of those meetings is the site plan which is the basis for this PAD Rezoning request. As demonstrated by the matrix below, the proposed development at this site has evolved from a 198-lot development to a 128-lot development. Additionally, after each neighborhood meeting the proposed lot sizes increased, landscape buffers were revised, and the overall project density was reduced.

	First Proposed Plan	Second Proposed Plan	Third Proposed Plan	Fourth Proposed Plan	Fifth Proposed Plan	Sixth Proposed Plan	PAD Plan
Lot Sizes (square feet)	(12,600) (18,000)	(11,700) (14,000) (22,100)	(11,700) (18,000) (22,100)	(18,000) (22,100)	(18,000) (22,100)	(18,000) (22,100) (34,510)	(18,120) (19,800) (22,100) (35,057)
Total Lots	198	185	168	144	139	135	128
Net Acreage	118.6	118.6	118.6	118.6	118.6	118.6	118.6
Net Density	1.67	1.56	1.42	1.21	1.17	1.14	1.07
Gross Acreage	124.43	124.43	124.43	124.43	124.43	124.43	124.43

Gross Density	1.59	1.48	1.35	1.15	1.11	1.08	1.03
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As a result of the neighborhood meetings held in connection with the Major General Plan Amendment effort, the Property Owner and neighbors entered into a Major General Plan Amendment and Rezoning Agreement, attached as **Exhibit J**. In this agreement, the Property Owner agrees to record a Declaration of Restrictive Covenants on the property which memorializes the agreements made between the Property Owner and the Neighbors. The terms of the agreement can only be changed with the consent of the “benefitted property” owners and is an expression of the details outlined within this PAD zoning application. The property owner remains committed to recording the agreement.

10. Conclusion

According to Section 5.0(A) of the *Town of Queen Creek Subdivision Ordinance*,

“The purpose of a Planned Area Development (PAD) is to provide for the orderly development of land while permitting flexibility in the design and development of residential, commercial, and/or industrial developments of a quality which could not be achieved by traditional development within a single zoning classification. In areas of environmental sensitivity such as the San Tan foothills, Queen Creek or the Sonoqui Wash, or in an effort to preserve open space or agricultural areas free of development that may otherwise occur, a PAD is recommended. Use of a PAD or a DMP will allow *development of a residential subdivisions with lots that are smaller and arranged differently than would otherwise be required by the zoning district within which the project is located* (emphasis added).

For the following reasons and consistent with the environmentally sensitive area of the Sonoqui Creek Wash, this application for a PAD zoning overlay merits the support of staff, Planning and Zoning and Town Council:

- A) Customarily, a PAD is used to implement an exchange between a property owner and a municipality, for example, granting lot size deviations in a zoning district in exchange for a creative, high quality development. As previously stated, with this PAD application, where a deviation from a development standard is requested, it is to the benefit of the Town—larger lots, with single-story limitations and height restrictions. These deviations are being requested in order to bring about a high quality, creative, single-family subdivision.
- B) The use of the PAD development tool will facilitate the development of a high-quality, single-family residential subdivision which promotes appropriate uses for this parcel, provides for an abundance of open space, preserves the Sonoqui Creek Wash, and enhances the neighborhood appearance. The development plan proposed with this PAD request is superior to the plan which is currently approved for this site.
- C) The subdivision proposed with this PAD is the result of numerous meetings with Town staff, Town representatives, interested neighbors and property owners. This collaborative effort has produced a plan project that is compatible with the vision, goals and policies of

Queen Creek and which will be a point of pride at this important intersection in the Town of Queen Creek.

SONOQUI CREEK VILLAGE
BY
KEMF HAWES & RIGGS, LLC
c/o GARRETT DEVELOPMENT CORP.
REZONING AND PLANNED AREA DEVELOPMENT
FOR 124.34 ACRES
NWC OF HAWES & RIGGS ROADS
REVISED PROJECT NARRATIVE



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July 14, 2014

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List of Exhibits

- A) Aerial Map
- B) Sonoqui Creek Ranch Phase
- C) Approved Development Plan
- D) Illustrative Master Plans
- E) Conceptual Open Space Plan, Illustrative Landscape Plan, Main Entry Illustrative Perspective, Typical Streetscape Illustrative Perspective
- F) Ranch Park Illustrative Plan
- G) Conceptual Wall Plan
- H) Conceptual Trail Plan
- I) Phasing Plan
- J) General Plan Amendment and Rezoning Agreement
- K) Lot Setback Exhibit