

TOWN OF  
**QUEEN CREEK**  
ARIZONA

PZ-011-11 and PZ-PD-011-11  
**One Community Church**

Town Council

February 15, 2012



# ONE Community Church 35244 North Trica Road



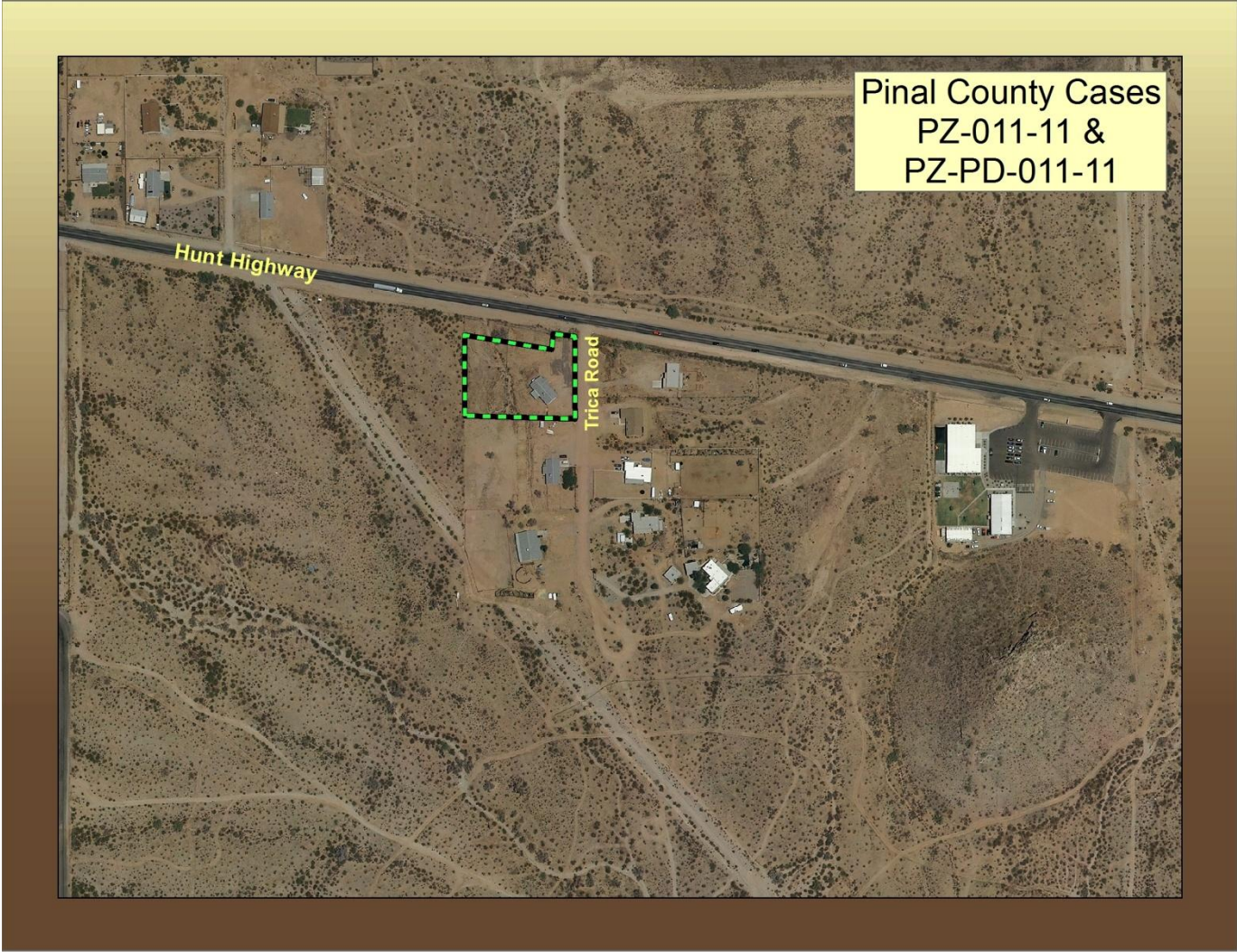


# ONE Community Church 35244 North Trica Road

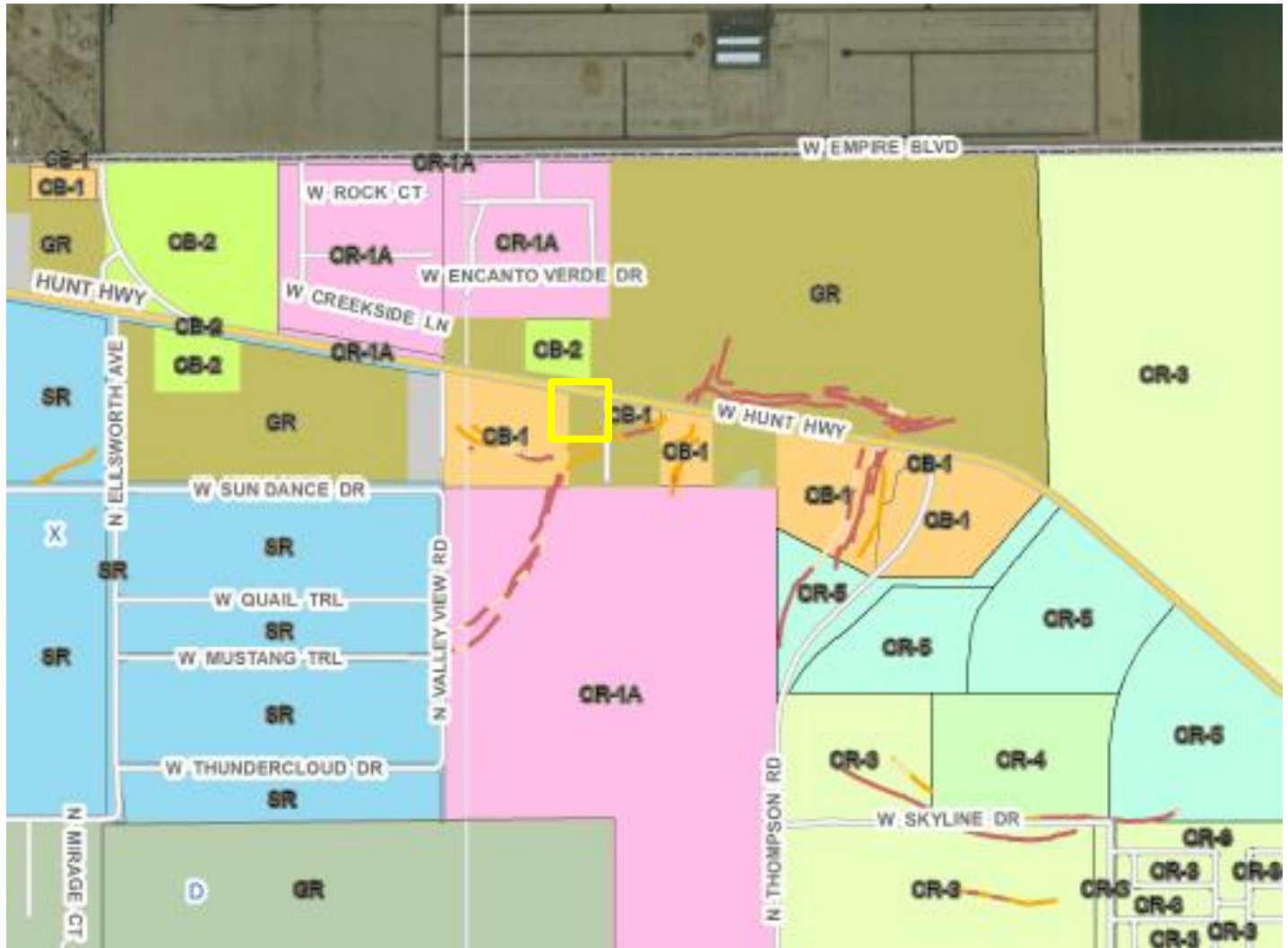




# ONE Community Church 35244 North Trica Road

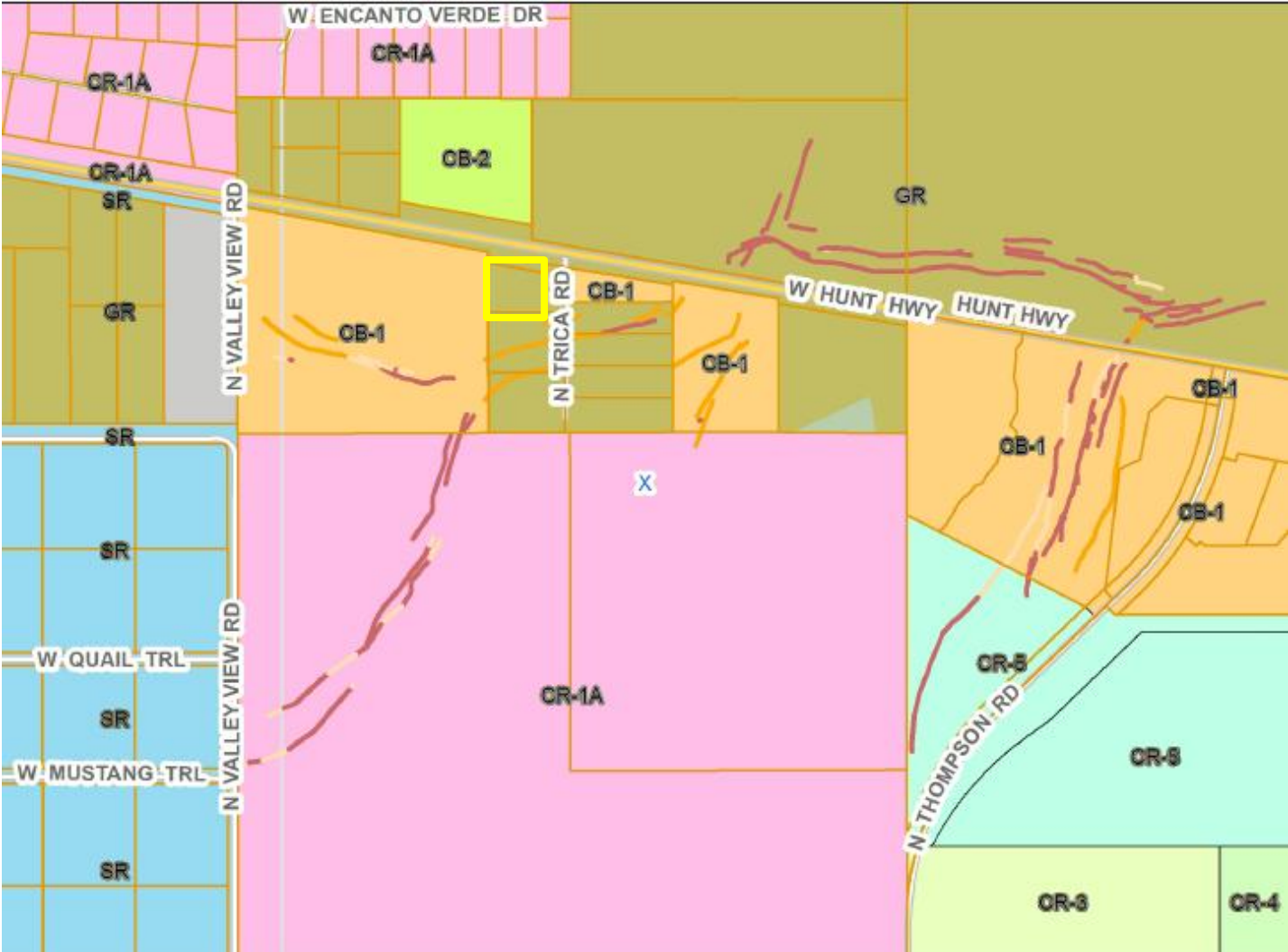


# Current Zoning

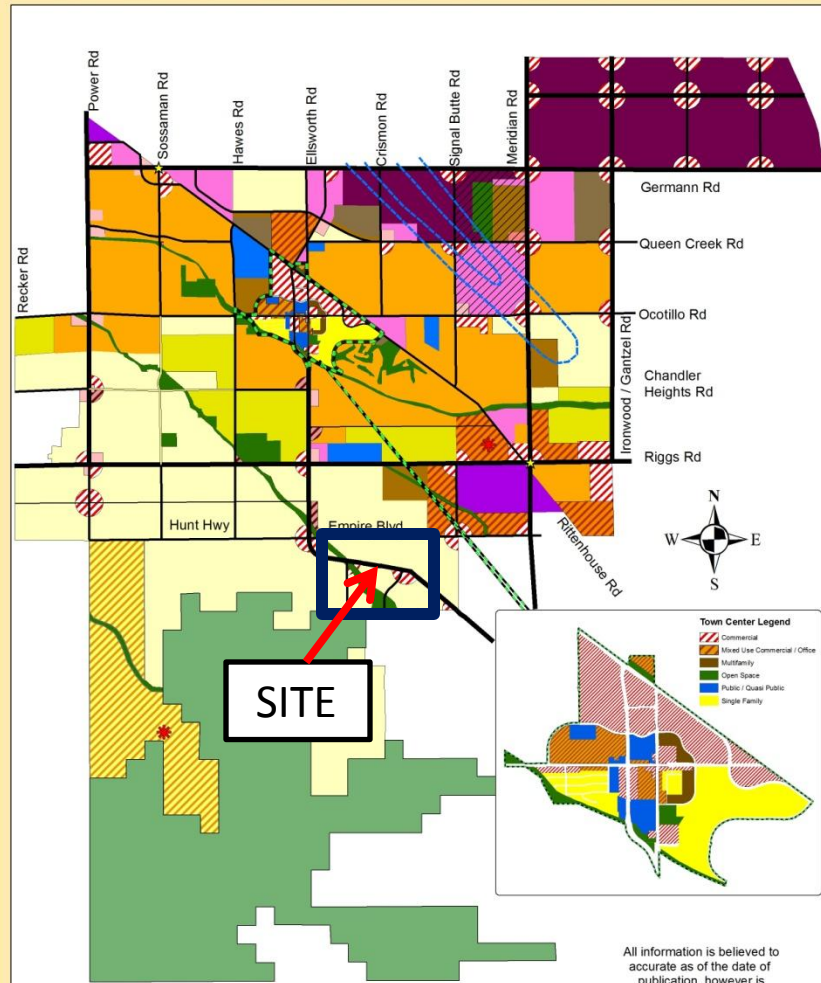




# Current Zoning



# Queen Creek General Plan



All information is believed to be accurate as of the date of publication, however is not guaranteed.

### General Plan Land Use Legend

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Recreation / Conservation / Parks	SanTan Regional Park	Principal Arterial (6 Lanes)
Low Density Residential (1-2 DU/AC)	Neighborhood Commercial	Future Intersection Modification	Future Intersection Modification	Arterial (4 Lanes)
Master Planned Community	Community Commercial	Employment Type A	Resort / Tourism / Entertainment	Arterial with Rural Character
Medium Density Residential (2-3 DU/AC)	Office / Services	Employment Type B	Roadway Realignment Area	Collector (2 Lanes)
Medium High Density Residential Type A (3-5 DU/AC)	Commercial Services	Public / Quasi-Public		Noise Contours
Medium High Density Residential Type B (5-8 DU/AC)				

## 2008 General Plan

Modified in 2011 by Resolutions  
813-09, 814-09 and 824-10

Created by Dave Williams, Senior Planner  
480-358-3089

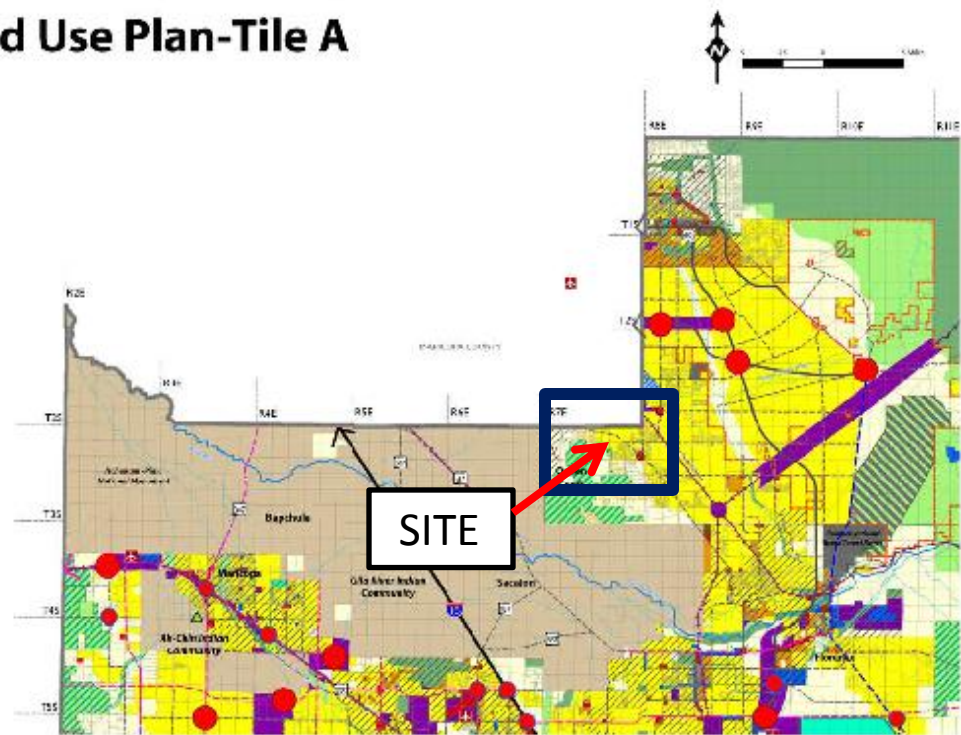


# Pinal County Comprehensive Plan

## 3-6: Land Use Plan - Tile A

### Land Use Plan-Tile A

We Create Our Future: Pinal County Comprehensive Plan



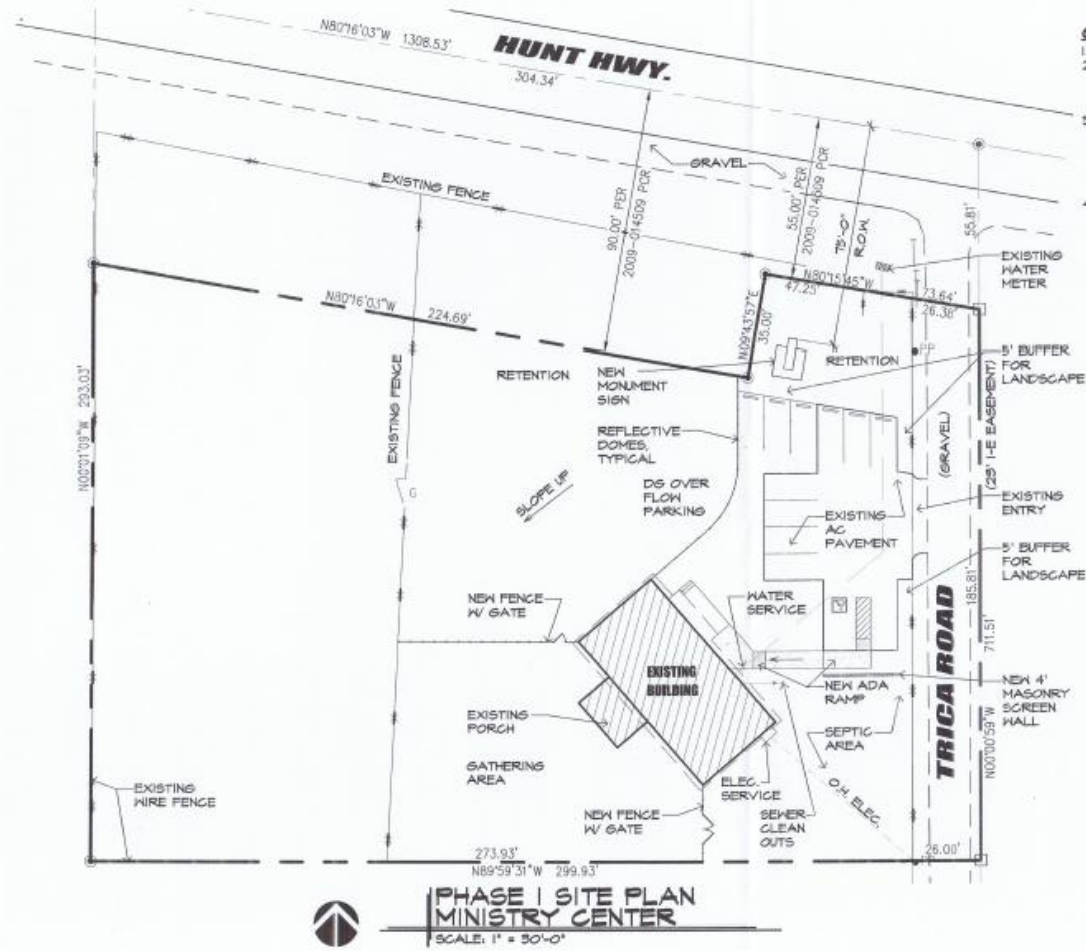
Legend	
	<b>Residential</b>
	Ranchera Residential (0-0.2 duels)
	Rural Residential (0.4-1 duels)
	Very Low Density Residential (0-1 duels)
	Low Density Residential (0-2 duels)
	Moderate Low Density Residential (1-3.5 duels)
	Medium Density Residential (3.5-8 duels)
	High Density Residential (8-24 duels)
	Mixed Use Residential Focused
	<b>Commercial</b>
	General Commercial
	<b>Employment</b>
	Artisan
	Employment
	Arts and Entertainment Center
	Mining/Excavation
	Airport Business
	Household Business
	Warehouse
	Secondary Airport
	<b>Natural Infrastructure</b>
	Recreation/Conservation
	High Open Space/Trailhead
	Restricted Use Open Space
	Existing Planned or Proposed Regional Park
	<b>Public Facilities and Services</b>
	Library
	General Public Facilities Services
	Parks/Recreation/Leisure
	<b>Mixed Use Activity Center</b>
	Low Intensity Activity Center
	Mid Intensity Activity Center
	High Intensity Activity Center
	Hospitality/Leisure Activity Center
	<b>Roadways</b>
	Interstate Highway
	Enhanced Parkway
	Parkway
	Private Road
	Other Road
	High Capacity Road (Under Study)
	<b>Incorporated Area</b>
	Native American Community
	Support on Wastewater Planning Area
	Public Land Survey System Section (36-36)
	Unlabeled

- Notes:**
- The Pinal County Comprehensive Plan does not change zoning ordinances, adopted development agreements or planned area development overlay districts. It should be used in conjunction with the Pinal County Comprehensive Plan and the Pinal County Zoning Ordinance.
  - The land use plan grants, denies, or conditions a change of land use or a change of use, wherever possible, wherever possible. This can be conditioned upon certain conditions that are in the public interest.
  - The Pinal County Comprehensive Plan does not change the jurisdiction of the Pinal County and the Pinal County Zoning Ordinance. The Pinal County Zoning Ordinance is the governing authority for all land use decisions in Pinal County.
  - The General Plan for the Pinal County shall be used to determine land use with a proposed boundary, General Plan for the Pinal County shall be used to determine land use with a proposed boundary, General Plan for the Pinal County shall be used to determine land use with a proposed boundary.
  - The Pinal County Open Space and Trails Plan adopted in 2017 and adopted as part of this effort provides the basis for open space planning.

- Development of this plan is subject to the Pinal County and the Pinal County Zoning Ordinance. The Pinal County Zoning Ordinance is the governing authority for all land use decisions in Pinal County.
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# Phase One



- GENERAL NOTES**
1. NO KNOWN FISURES
  2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRICA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
  3. MINIMAL LANDSCAPING EXISTS BUT DREGSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
  4. SETBACKS:  
- FRONT AND SIDE STREET 10'  
- REAR AND SIDE 0'

**ONE COMMUNITY CHURCH**  
35204 North Trica Road, Queen Creek, AZ 85242  
**P.A.D. DEVELOPMENT PLAN - PHASE ONE**

**SCAFFER**  
ARCHITECTS

14400 W. Greenway Blvd. Suite 200  
Litchfield, Arizona 85140  
P: 480.885.1234  
F: 480.885.1235  
E: j.scaffers@scaffers.com

DATE: OCTOBER 26, 2011  
PROJECT NO.: OCC

**P-1**



# Phase Two



- GENERAL NOTES**
1. NO KNOWN FIGURES
  2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRICA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
  3. MINIMAL LANDSCAPING EXISTS BUT CREOSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
  4. SETBACKS:
    - FRONT AND SIDE STREET 10'
    - REAR AND SIDE 0'
  5. FENCING:
    - REAR AND SIDE, 6' MASONRY

**SITE PLAN CAPACITY STUDY**  
SCALE: 1" = 30'-0"

**ONE COMMUNITY CHURCH**  
35244 North Trica Road, Queen Creek, AZ 85242

JOHN W. COLLINGS, INC.  
12045 N. CENTRAL  
2500 E. GREENWAY RD  
AVON, AZ 85201  
www.jwcollings.com  
DATE: OCTOBER 26, 2011  
PROJECT NO. 00000000





# The Request

- Currently zoned GR (General Rural)
- Requested changes
  - Rezone to CB-1 (Commercial)
  - Approval of a PD for building setbacks
- Proposed uses
  - ONE Community Church offices in the existing home
  - Future 4,000 s.f. multi-purpose building



# Issues

- Neither the Town or the County plans anticipate commercial uses at this location
- The proposed a church is permitted in the current GR zoning classification
- The PD designation is to allow for building setback modifications
- The properties to the south are all residential uses





# Issues

- Churches are typically compatible with residential uses
- Commercial uses may adversely affect adjacent properties – noise, traffic, etc.
- Pinal County CB-1 allows a broad range of commercial uses
- It appears the rezoning is to provide reuse options should the church leave



# Analysis

- Commercial use of the property is inconsistent with both the County and Town plans for the area
- Use of the property for a church is compatible with the residential area, future commercial may not
- Rezoning the property now would preclude future public input of the proposed future uses for the property





# Staff Recommendation

- Case PZ-PD-011-11 be modified to allow the requested building setback modifications – while retaining the existing GR zoning designation
- Case PZ-011-11 rezoning the property from GR (General Rural) to CB-1 (Commercial) be denied
- Council approve submittal of a letter to the Pinal County Board of Supervisors with this position



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Thank You

Questions?

