



# Initiation of 2012 Major General Plan Amendment Process

Town Council Meeting  
July 18, 2012  
Wayne Balmer, AICP  
Planning Administrator



# Major General Plan Amendments

- State law directs the review/approval process
- Applications accepted once a year – June 14<sup>th</sup>
- To be considered as a group
- To be acted on in the same year as filed
- Standards for determining major vs. minor amendments

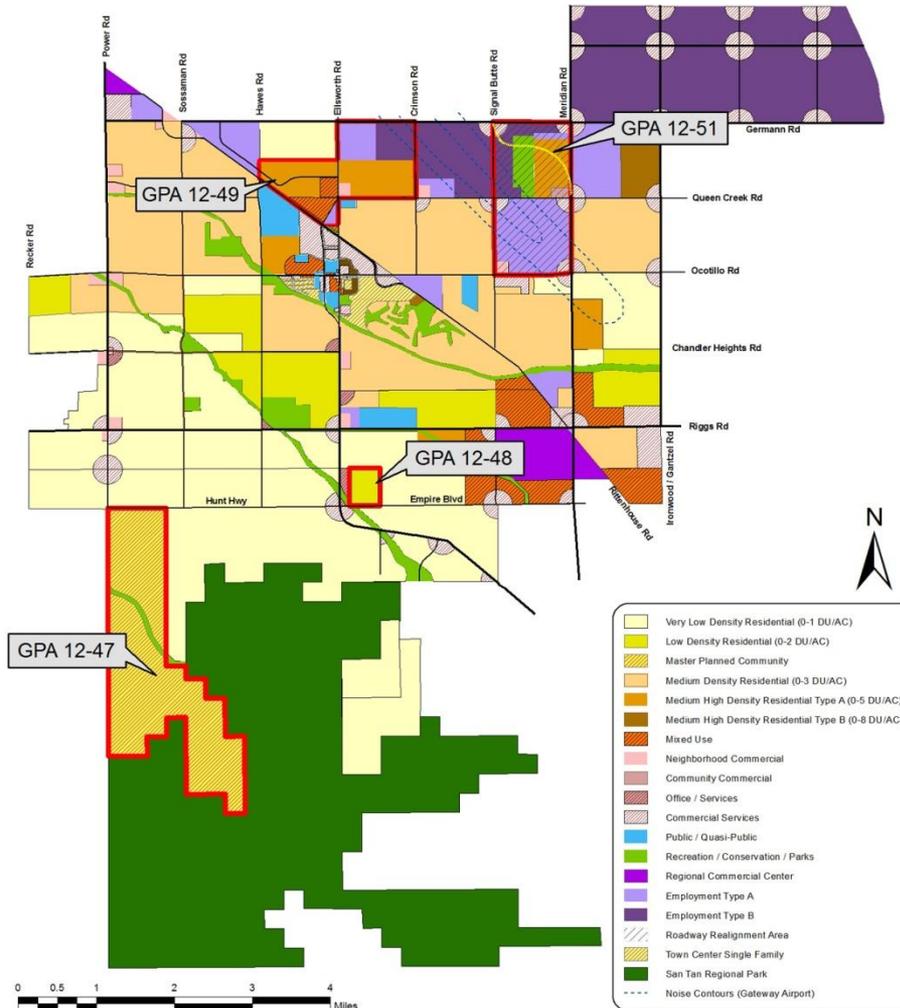


# General Plan Amendment Schedule

- July 18 – Council approves proceeding
- July 30 – Begin 60 day review
- August 29 – First Open House
- October 11 – Second Open House
- November 5 – Special Planning Commission Hearing
- November 21 – Town Council introduction
- December 5 – Town Council action



# Proposed General Plan Amendments





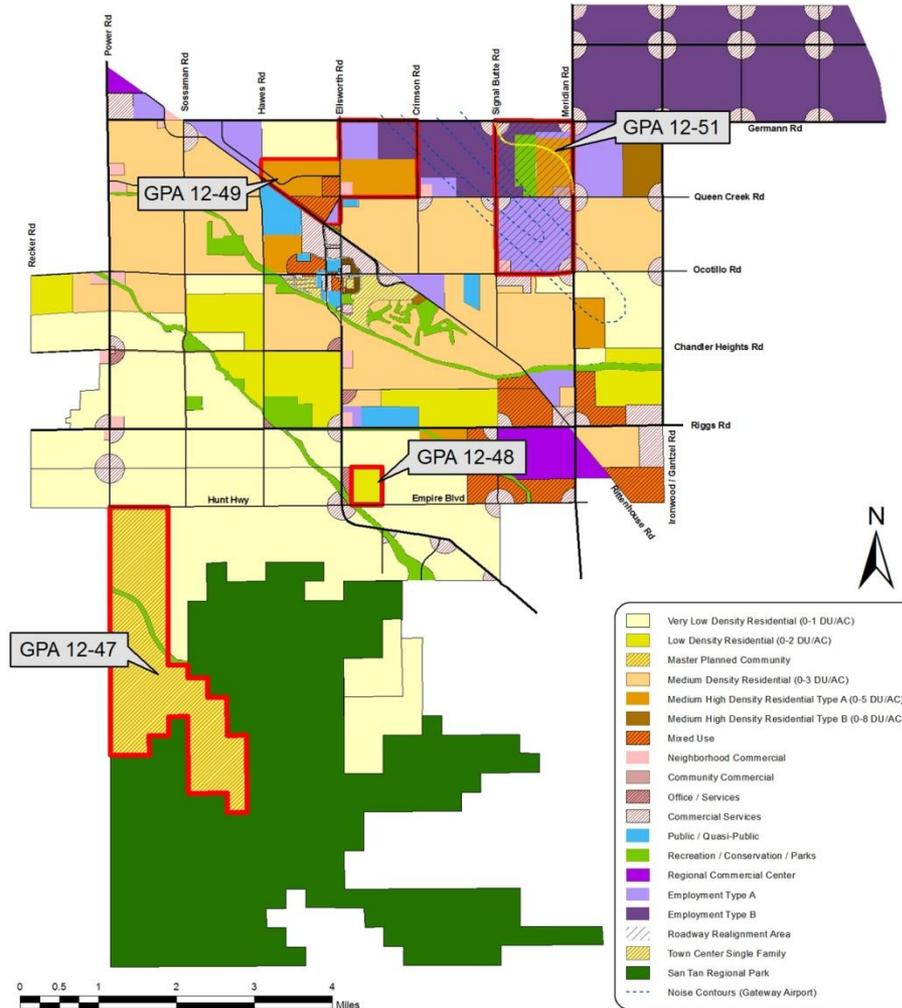
GP12-047

Master Planned Community  
Text Modification

Modification of the  
Land Use Element of the General Plan



# “Master Planned Community”





# Proposed Text Change

- Master Planned Community (text modification in **bold**)
  - (Up to **1.8** dwelling units per acre)
  - This master planned community designation is located in the San Tan Foothills area and it is intended to allow development clusters in order to preserve larger areas of the site as open space, provided that the overall density of the area is maintained at 0 to **1.8** dwelling units per acre. Development within this land use designation requires the preparation of a master plan.
- Staff is also proposing a new Goal 6 to the San Tan Foothills Element of the General Plan



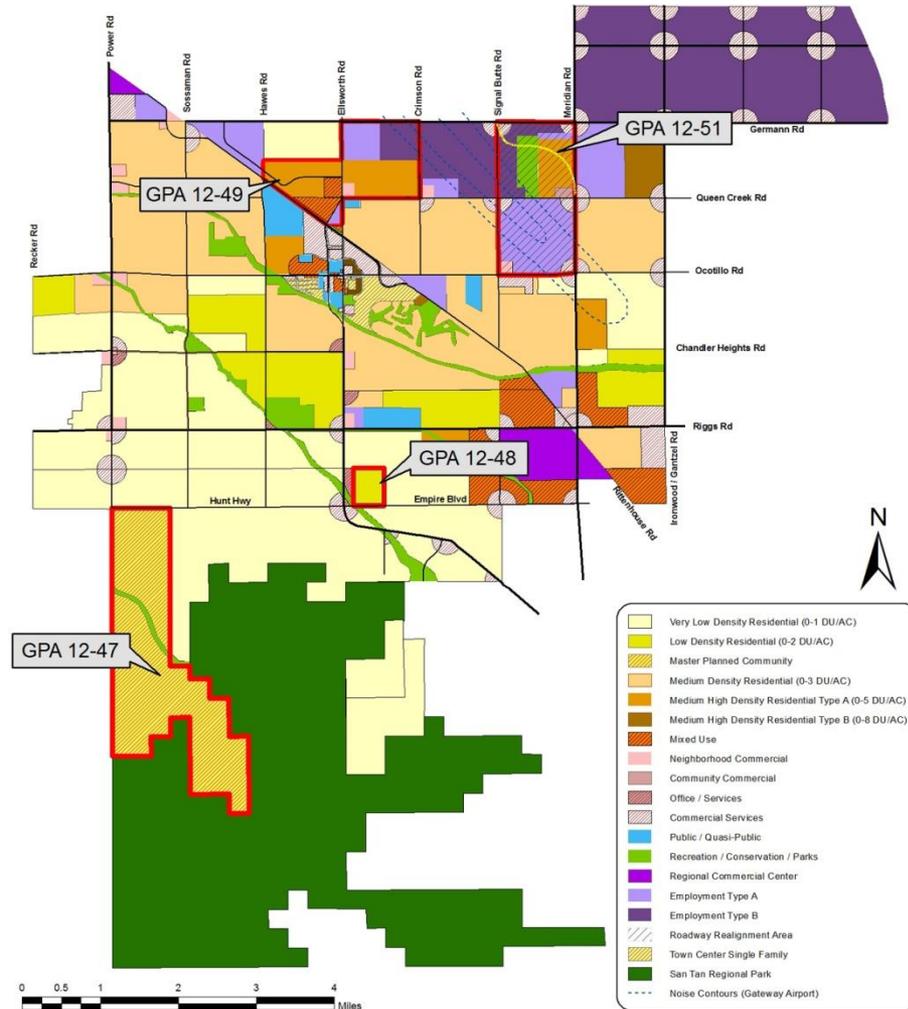
TOWN OF  
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ARIZONA

**GPA12-048**  
**Bellerio**

Modification of the Land Use Plan



# Proposed General Plan Amendments



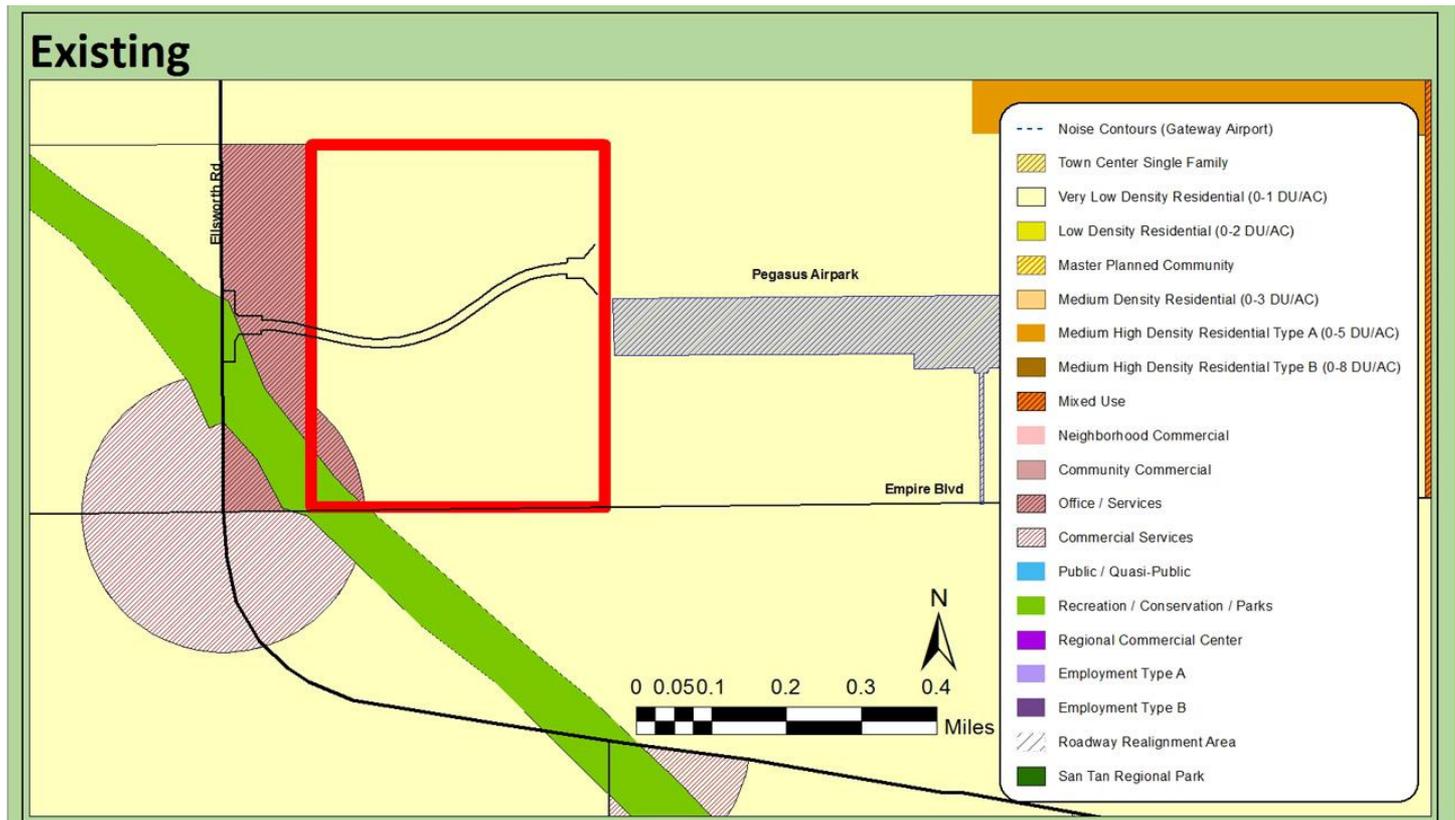
# Proposed Change

- The existing Pegasus Estates subdivision was approved in 2004 as an R1-35 PAD
- Pegasus Estates provides 89 lots on 121 acres, plus a “clear zone” for Pegasus Airpark
- A proposal is expected to reconfigure the subdivision to include smaller lots in the interior of the project



# Existing Land Use

## Very Low Density (0-1 DU/AC)

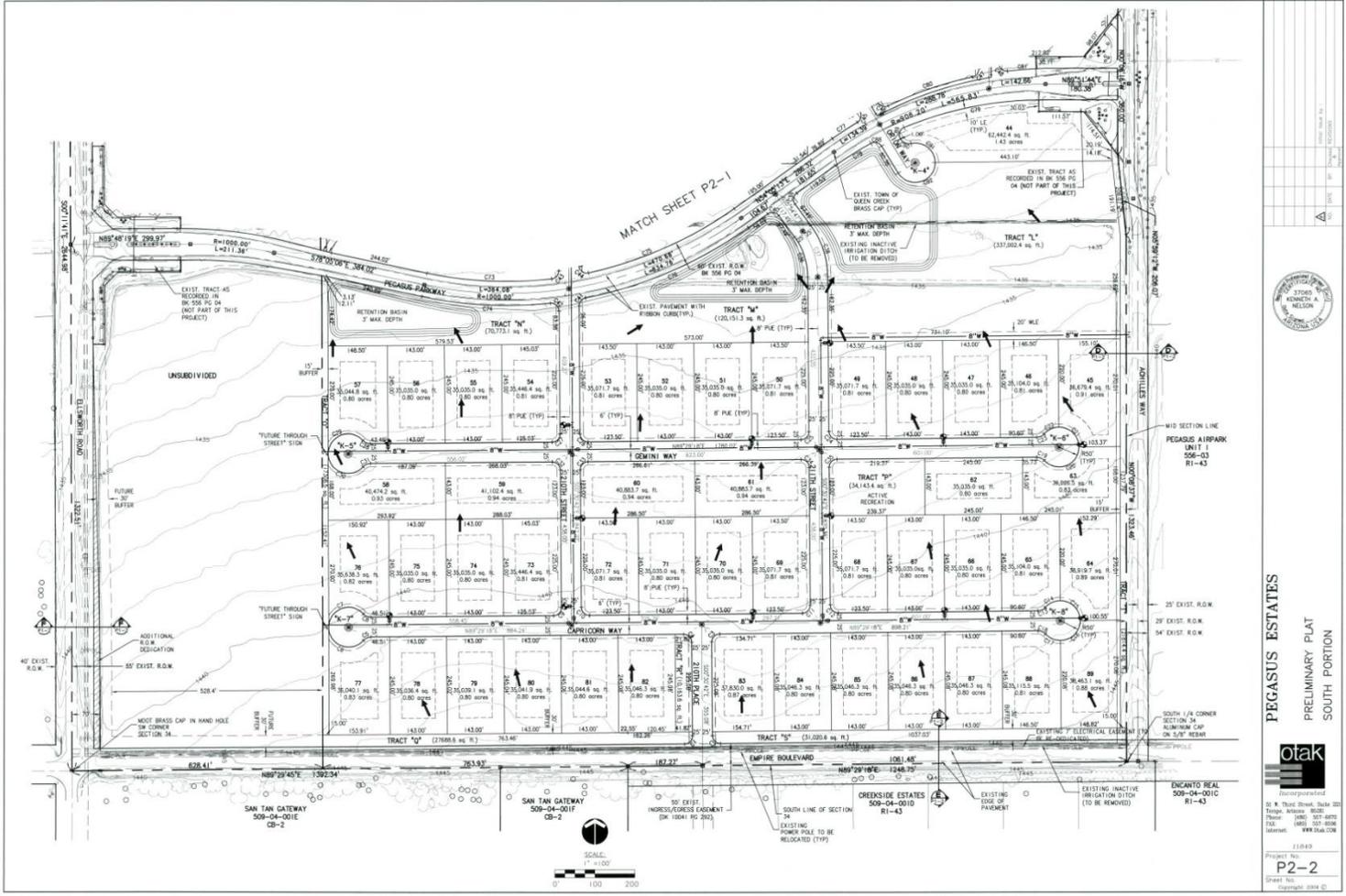




# Pegasus Estates South



SHEET NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_



**PEGASUS ESTATES**  
 PRELIMINARY PLAT  
 SOUTH PORTION

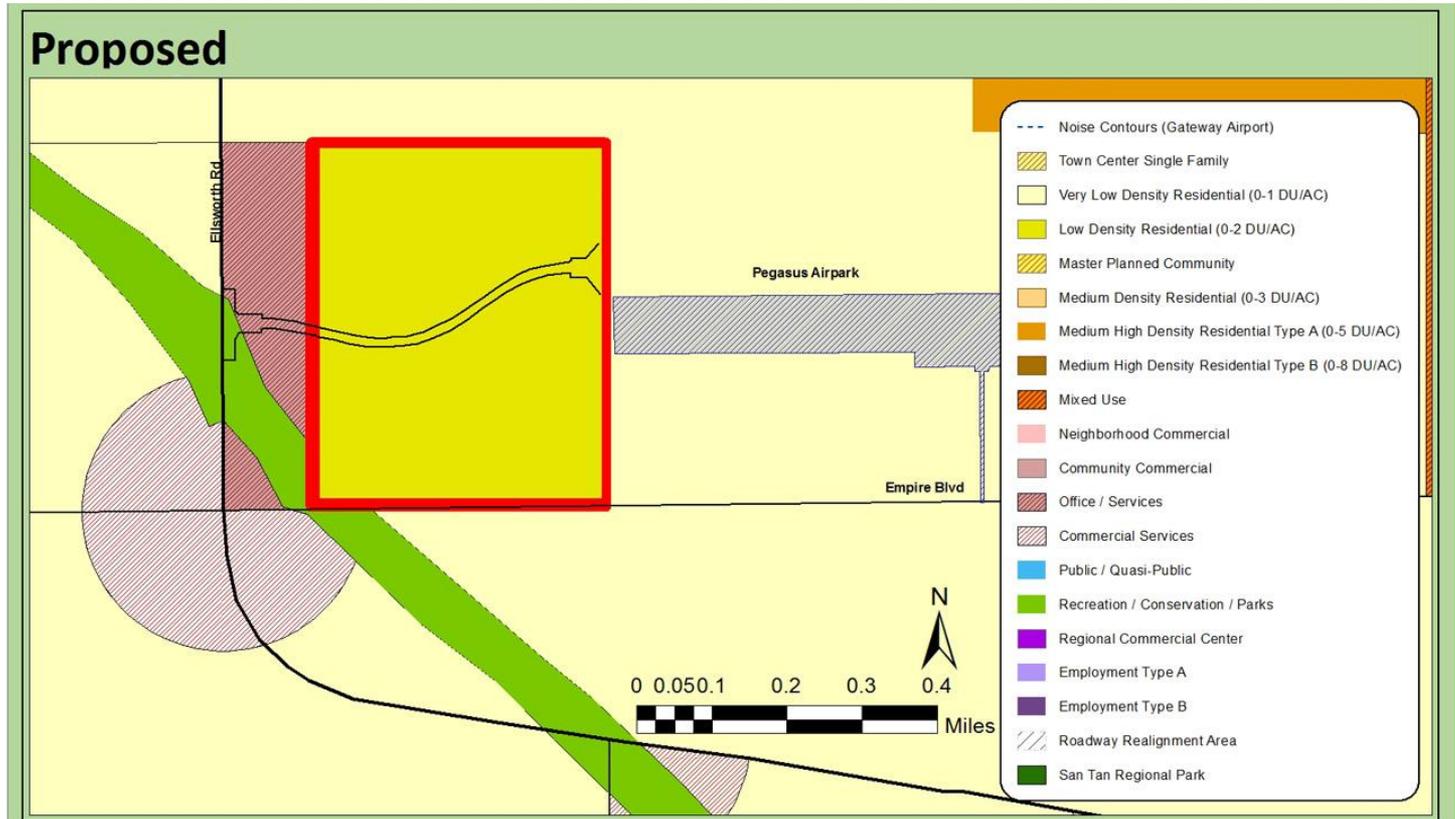


Incorporated  
 811 West Street, Suite 202  
 Tempe, Arizona 85283  
 Phone: (480) 937-6675  
 Fax: (480) 937-6036  
 Internet: PEGASUS@OTAK.COM

11/8/09  
 Project No. **P2-2**  
 Sheet No. \_\_\_\_\_  
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# Proposed Land Use

## Low Density Residential (0-2 DU/AC)



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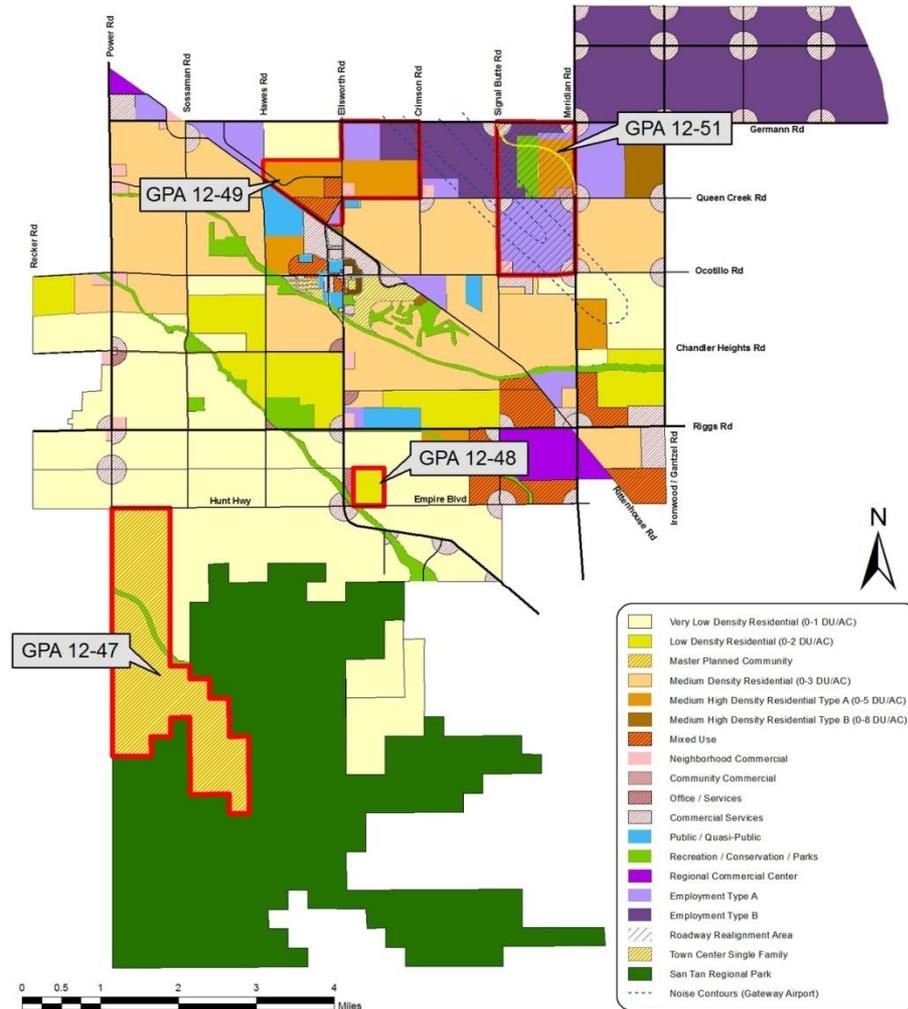
GPA 12-049

**Fulton Homes/Queen Creek Station**

Modification of the Land Use Plan  
and Transportation and Circulation  
Element



# Proposed General Plan Amendments



# Original Plan

- Original Queen Creek Station plan was approved in 2007
  - Ellsworth and Queen Creek Roads to be realigned
  - Substantial commercial and mixed use areas
  - Higher density single family residential – up to 8 dwellings per acre
  - Two new land use categories were developed:
    - MHDR-A = Medium High Density Residential Type A (3 to 5 dwellings per acre)
    - MHDR-B = Medium High Density Residential Type B (5 to 8 dwellings per acre)
  - Lower density residential buffer areas next to existing neighborhoods
- Multiple property owners working as a group

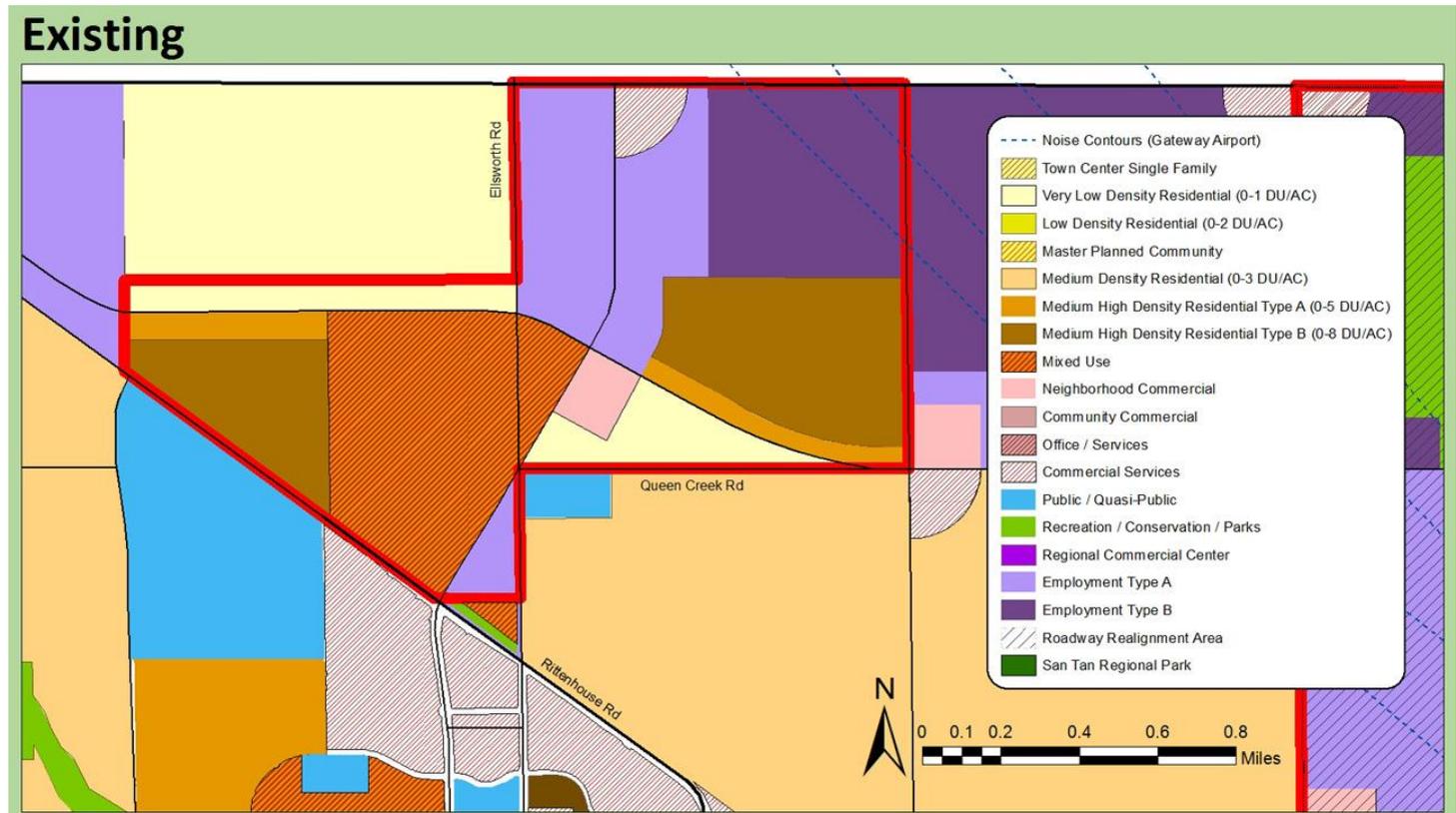


# Changes

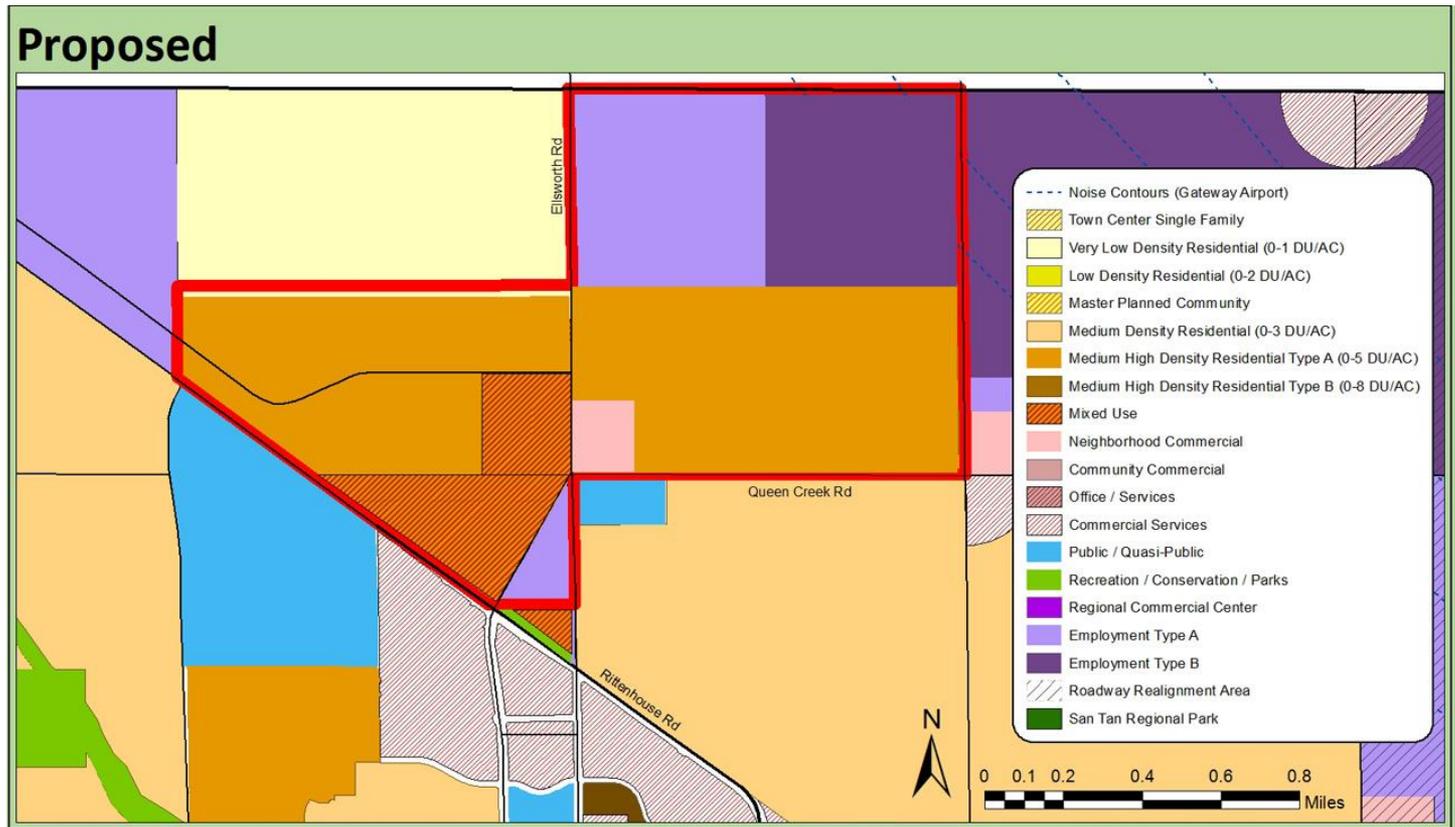
- Six new owners with separate interests –  
Fulton acting as applicant for the group
- Changes are proposed to the original plan
  - Ellsworth and Queen Creek roads to remain in their current alignments
  - Commercial and mixed use areas to be reduced in acreage and intensity
  - Most of residential area to be designated MHDR-A (3 to 5 dwellings per acre)
  - Lower density residential buffers to be reduced or deleted



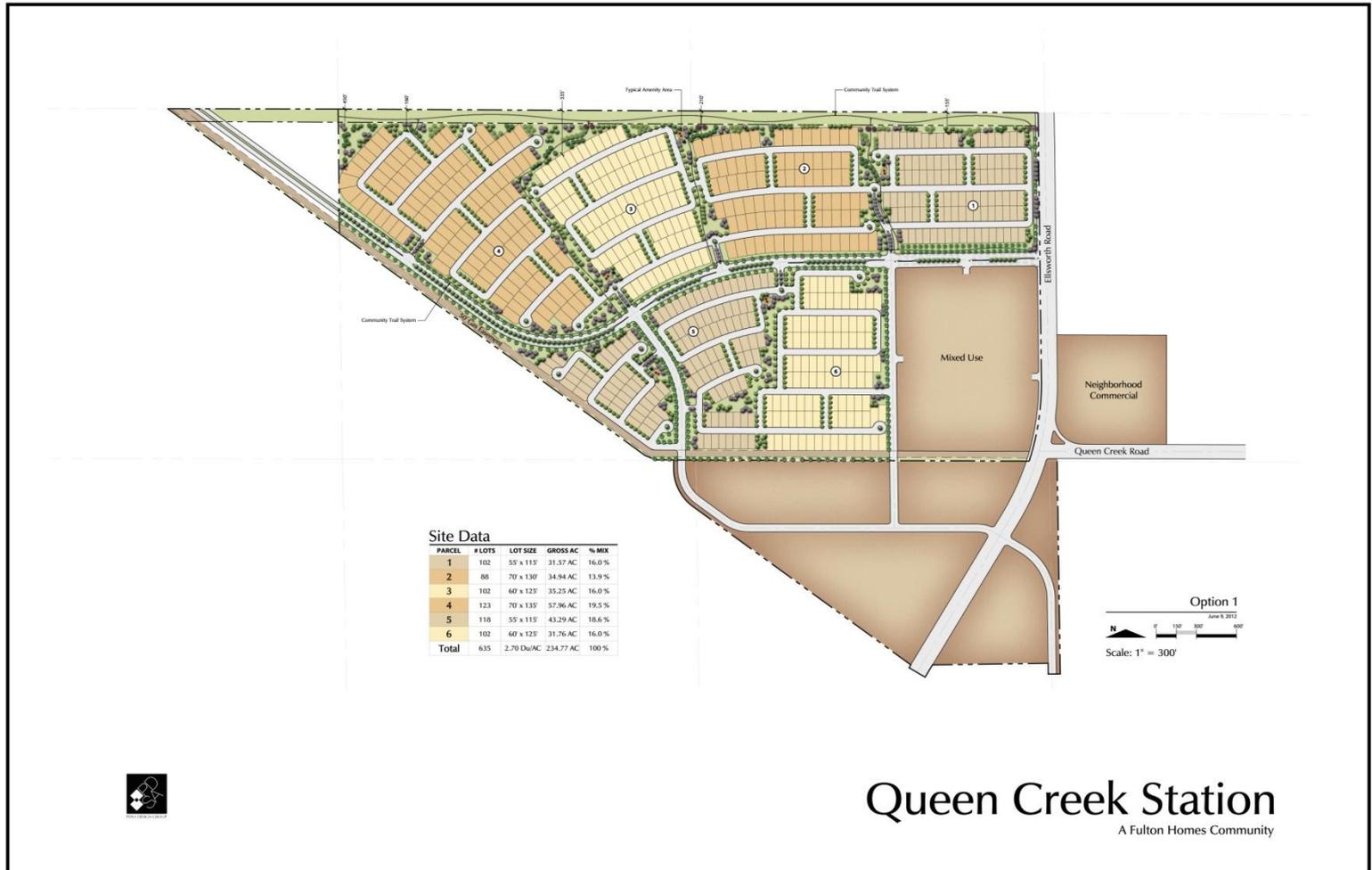
# Queen Creek Station Existing Planned Land Use



# Queen Creek Station Proposed Land Use



# Fulton Homes Concept Plan



Queen Creek Station

A Fulton Homes Community



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GPA12-050

Aggregate Resources

Modification of the Land Use Element



# Identification and Preservation of Aggregate Resources

- Approval of SB1598 as a modification of A.R.S. 9-461 requires all Arizona communities to identify and designate in their General Plans locations of currently identified aggregate materials (i.e. sand, gravel, rock, etc.) and to develop plans to protect these areas from the potentially incompatible adjacent development



# Identification and Preservation of Aggregate Resources

- Arizona State Geologic Service has developed The Geologic Map of Arizona and indicated the Qr Alluvium Soil Classification as being the primary location of identified aggregate deposits
- There are no areas within the Queen Creek Planning Area with the Qr Alluvium Soil Classification



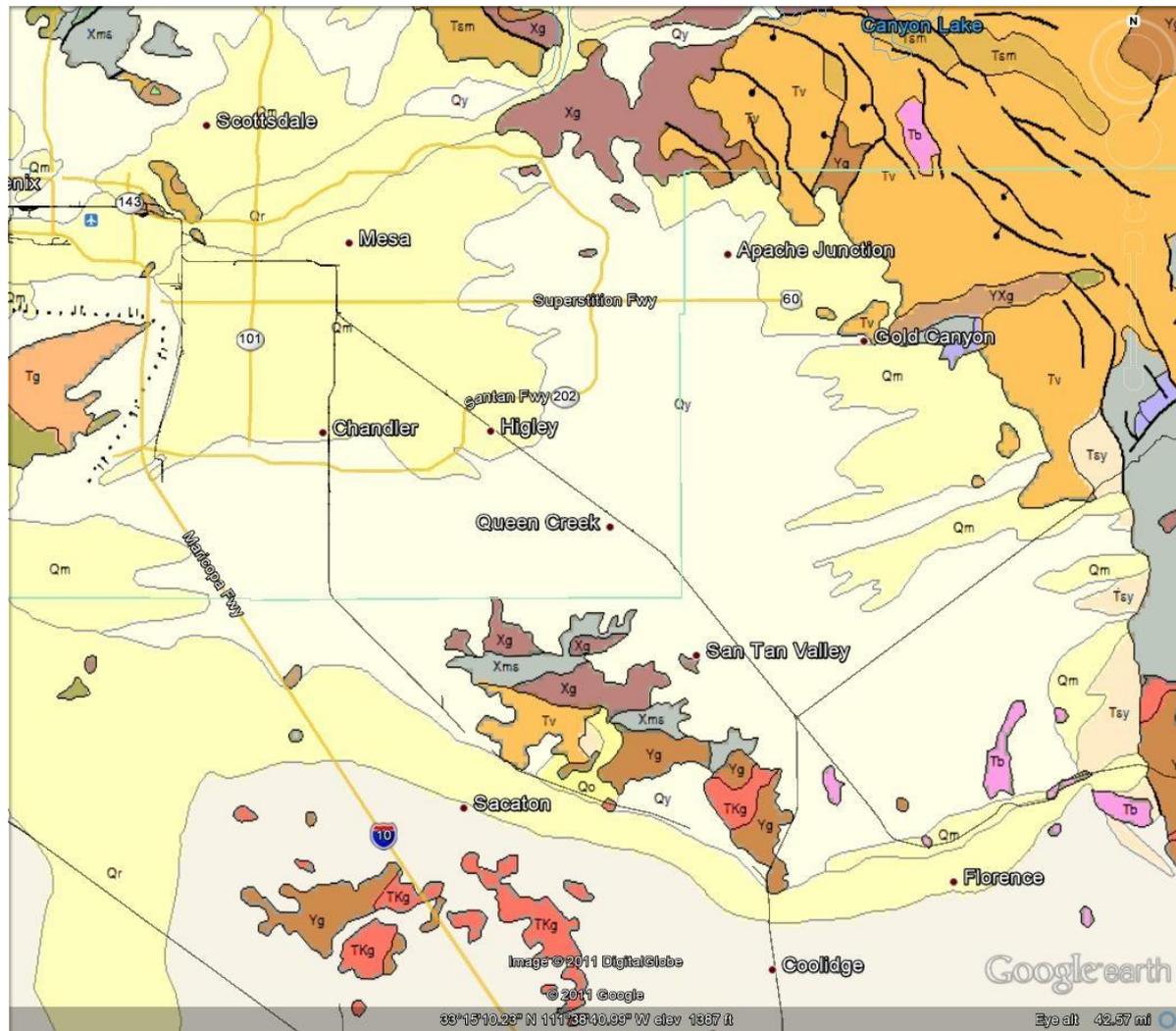
# Arizona Geologic Service

## Soil Classifications

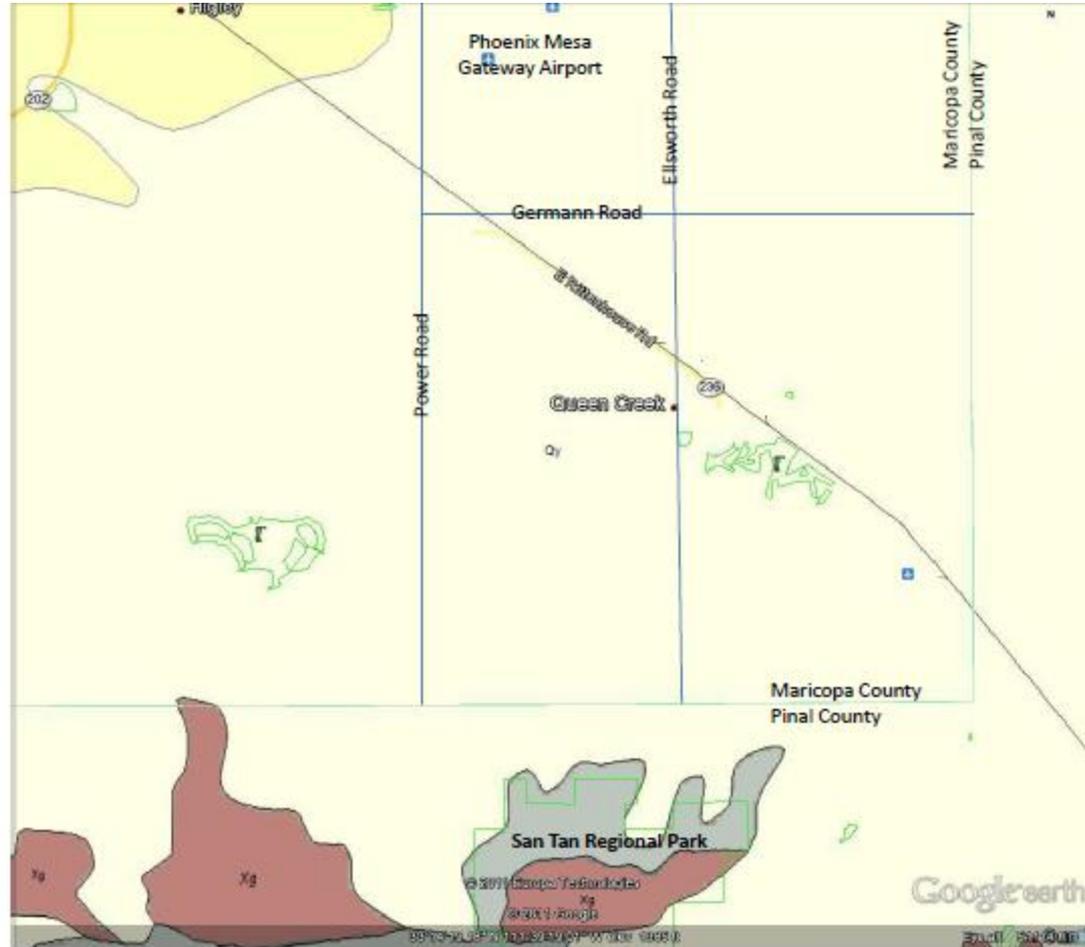
- **Quaternary Surficial deposits, undivided (0-2 Ma)**
  - Unconsolidated to strongly consolidated alluvial and eolian deposits. This unit includes: coarse, poorly sorted alluvial fan and terrace deposits on middle and upper piedmonts and along large drainages; sand, silt and clay on alluvial plains and playas; and wind-blown sand deposits.
- **Qr**
  - **Holocene River Alluvium (0-10 ka)**  
**Unconsolidated to weakly consolidated sand and gravel in river channels** and sand, silt, and clay on floodplains. Also includes young terrace deposits fringing floodplains.
- **Qy**
  - **Holocene Surficial Deposits (0-10 ka)**  
Unconsolidated deposits associated with modern fluvial systems. This unit consists primarily of fine-grained, well-sorted sediment on alluvial plains, but also includes gravelly channel, terrace, and alluvial fan deposits on middle and upper piedmonts.



# East Valley Soils



# Queen Creek Soils



# Identification and Preservation of Aggregate Resources

- Staff has developed a new Goal 6 to be added to the Environmental Planning Element to establish Goals and Policies for the identification and preservation of aggregate resources – should resources be identified in the future





# GPA12-051

## Signal Butte and Meridian Road Realignments

Modification of the  
Transportation and Circulation Element



# Background

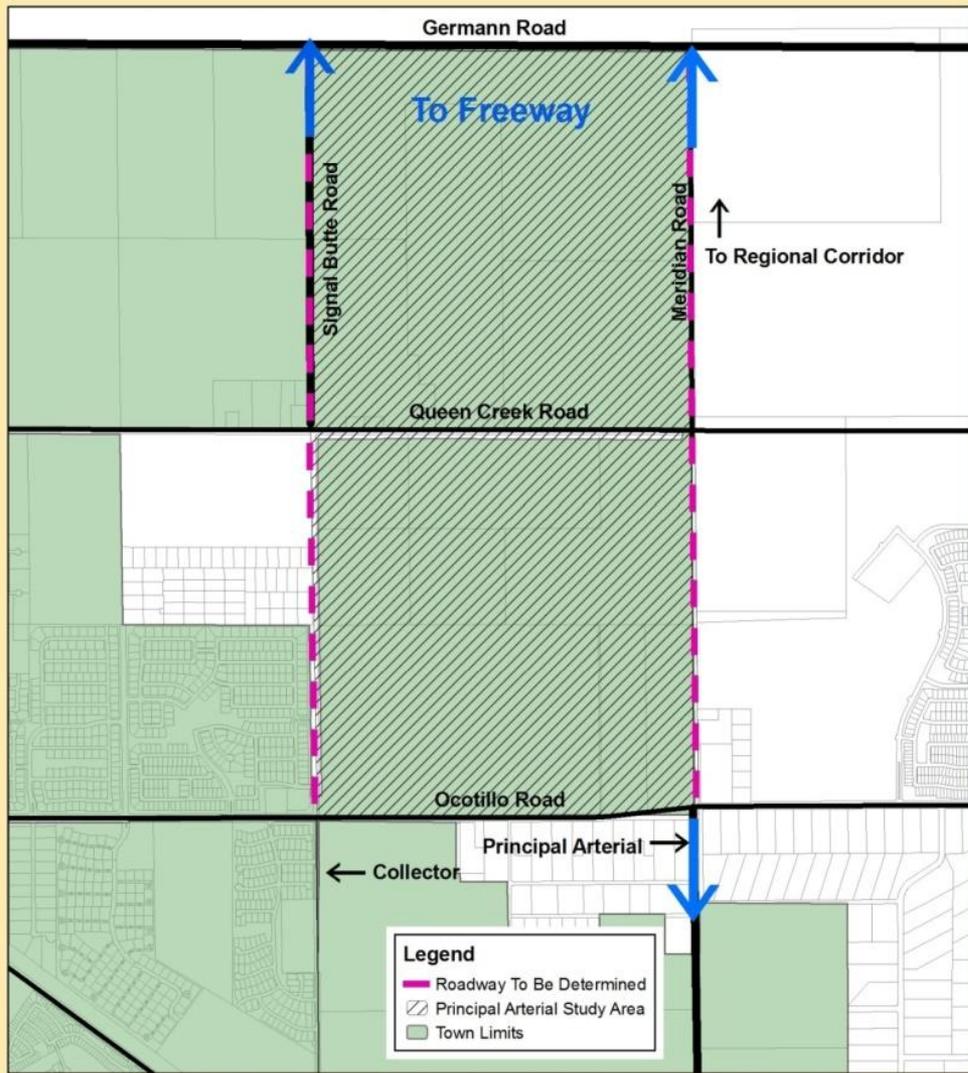
- Resolution 780-09 amended the Transportation and Circulation Element to designate an area for the realignment of Signal Butte to Meridian between Germann and Ocotillo roads
- April 2010 Council approved GPA09-58 (Barney Farms) showing a proposed realignment of Signal Butte Road between Germann and Queen Creek roads
- Traffic studies with MCDOT and ADOT on both Signal Butte and Meridian Roads are nearing completion



# Proposed Change

- Modify the Transportation and Circulation Element of the General Plan to reflect location of Signal Butte as approved by Resolution 814-09 for GPA09-58 (Barney Farms) as being “official” location of the propose realignment
- Delete the “Roadway Realignment Area” from the General Plan Land Use map





# Resolution 780-09

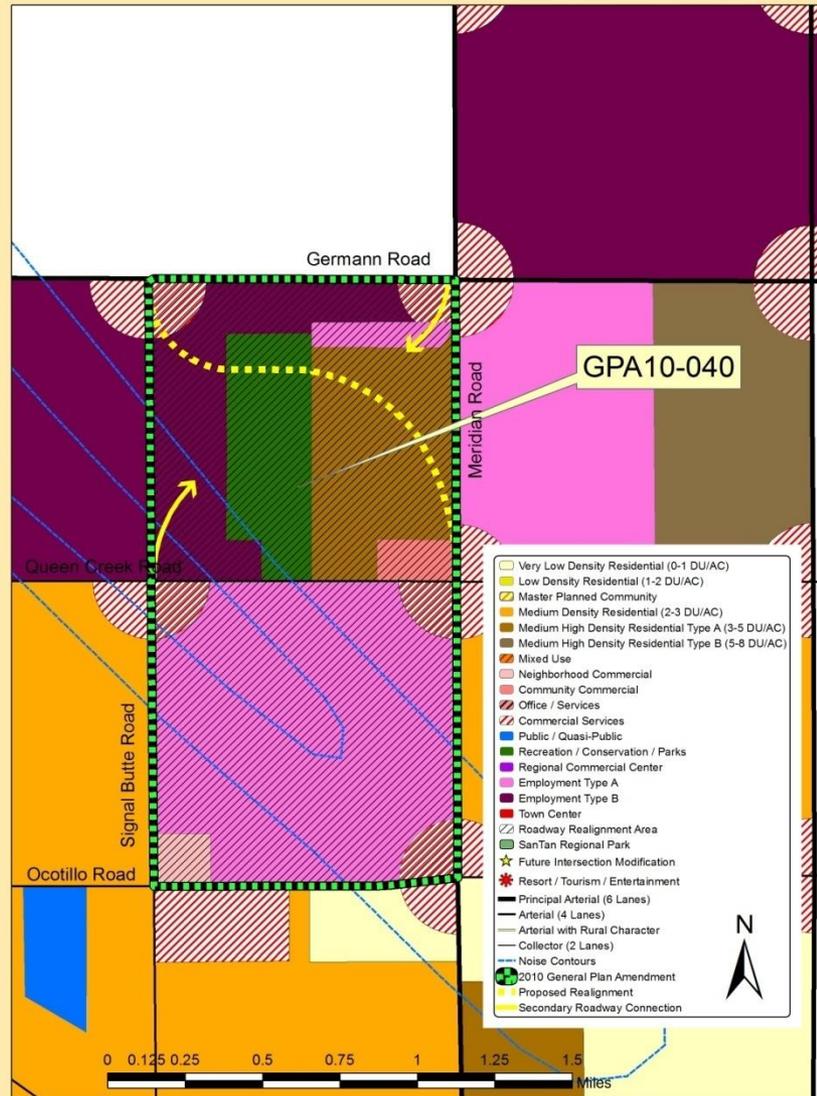
# Exhibit A

Created by: Dave Williams  
Town of Queen Creek  
Planning / GIS  
480-358-3089  
  
Filename: alternative 3  
Date Created: 3/30/2009

GP09-015  
Proposed Minor General Plan Amendment  
"Attachment A"  
Alternative 3



All information is believed to be accurate on the date of publication, but is not guaranteed.



## General Plan Amendment GPA10-040

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

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



# Proposed Signal Butte Realignment **Dashed**

# Possible Alignments for Meridian and Signal Butte intererties **Arrows**

(Approved by  
Resolution 814-09)

# Signal Butte & Meridian Road Realignment



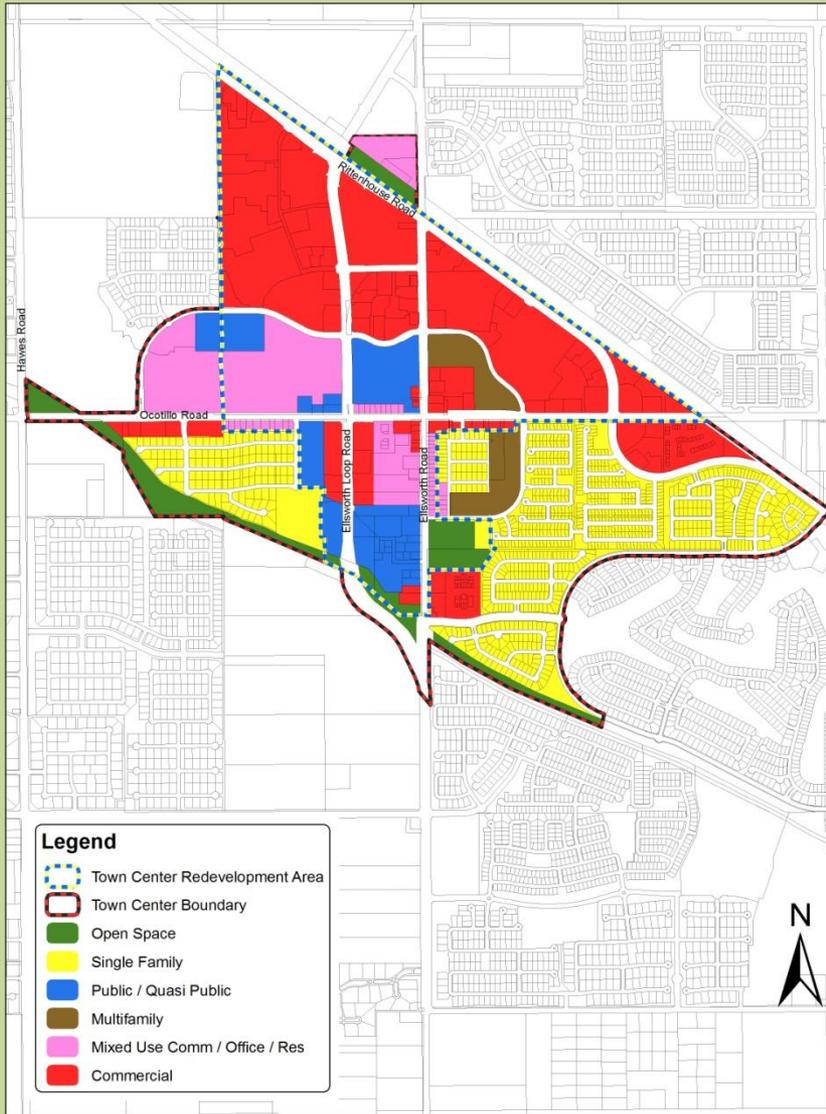


# GPA12-052

## Transit Oriented Design

Modification of the Town Center and  
Transportation and Circulation Elements





**Legend**

- Town Center Redevelopment Area
- Town Center Boundary
- Open Space
- Single Family
- Public / Quasi Public
- Multifamily
- Mixed Use Comm / Office / Res
- Commercial

All information is believed to be accurate on the date of publication, but is not guaranteed.  
Published: 6/21/10

**Town Center  
Land Use Plan  
With Redevelopment Area**

Approved by Town Council on 4/7/2010  
Resolution 834-10

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



# Updated Town Center Plan

Adopted  
April 7, 2010

Resolution  
834-10

# Transit Oriented Design

- Both the recently completed ULI Advisory Panel and the ASU Capstone Report recommended the Town take additional steps to encourage transit oriented design for new projects in the Town Center
- Staff has developed the following new Goals to incorporate transit oriented design considerations in key projects:
  - Transportation and Circulation Element Goal 7
  - Town Center Element Goals 7 and 8



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Thank You

Questions?

Comments?

