



TOWN OF
QUEEN CREEK
ARIZONA

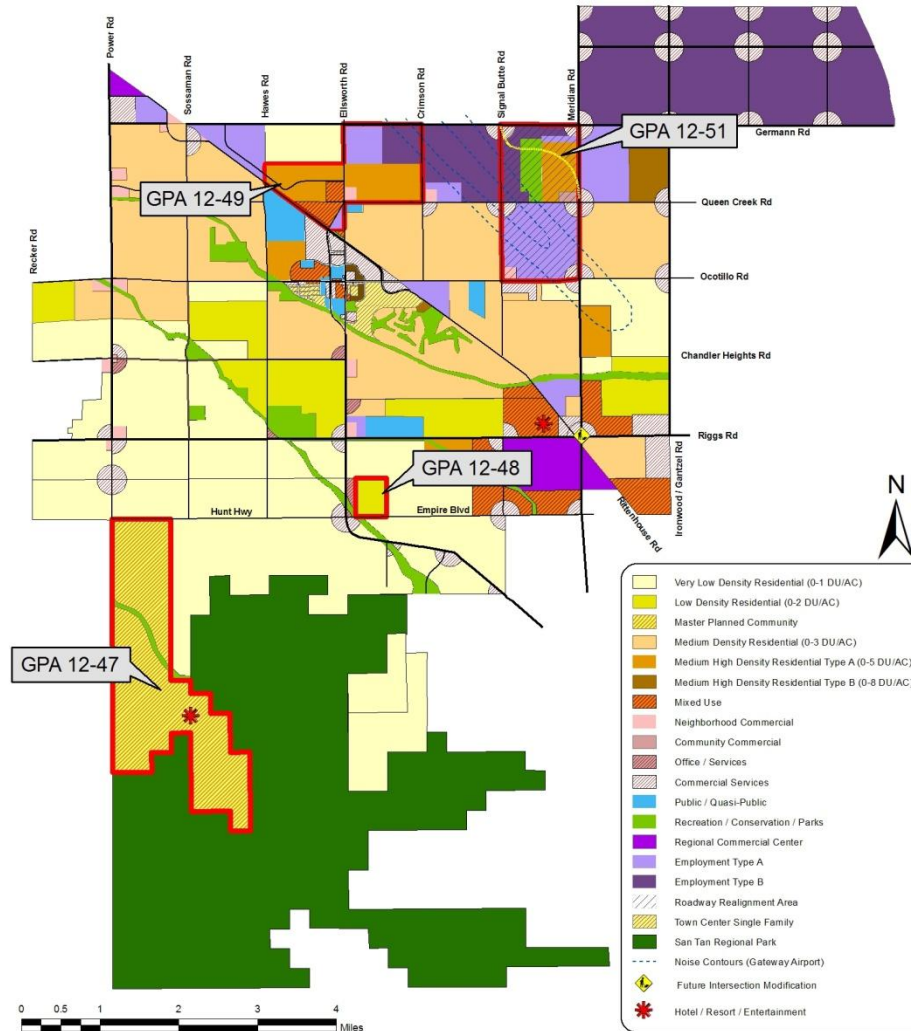
2012
Proposed
Major General Plan Amendments

Town Council
December 5, 2012

Wayne Balmer, AICP
Planning Administrator



Proposed General Plan Amendments



General Plan Amendment Schedule

- July 18 – Council approved proceeding
- July 30 – Begin 60 day review
- August 29 – First Open House
- October 11 – Second Open House
- November 5 – Special Planning Commission Hearing (unadvertised)
- November 8 – Transportation Advisory Committee
- November 21 – Town Council introduction
- November 28 – Economic Development Commission
- **December 5** – Town Council presentation
- December 12 – Town Center Committee
- December 13 – Planning and Zoning Commission (discussion)
 - Zane Grey Room, 7:00 p.m.
- December 17 – Planning and Zoning Commission (action)
 - Town Council Chambers, 7:00 p.m.
- **December 19** – Town Council Action



Web Site



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Quick Links

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Proposed 2012 Major General Plan Amendments
What do you think?
60 day public comment now through Sept 28

? QC Connection e Sign-up for eNews \$ Pay Online  Traffic Alerts

 Queen Creek Video TourBook

MEETINGS & EVENTS

- ▶ [Transportation Advisory Committee](#)
8/2/2012 6:30 p.m. - 7:30 p.m.
- ▶ [Free child identification clinic](#)
8/4/2012 8 a.m. - 12 p.m.
- ▶ [Toastmasters Club Meeting](#)
8/7/2012 11:30 a.m. - 12:30 p.m.
- ▶ [Planning and Zoning Commission - Work Study](#)
8/8/2012 6 p.m.

COMMUNITY NEWS

[Dust Control Week encourages commitment to cleaner air](#)
As one of several measures to control particulate matter emissions in the Valley, the Town of Queen Creek has proclaimed August 6-12 as Dust Awareness Week. Ground level ozone pollution is a direct ... [More »](#)

[Traffic Alerts Map August 2-9](#)
LOCAL TRAFFIC RESTRICTIONS: 1. Rittenhouse Rd. & 198th St. Crews continue to work to widen the intersection at this location. Drivers are requested to

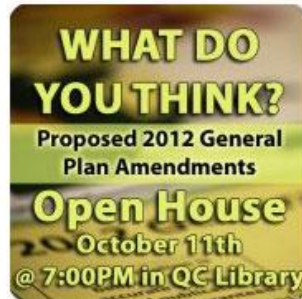
Welcome

Real Estate and Relocation

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facebook

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Major General Plan Amendment Open House

Public Event · By Town of Queen Creek (Official)

Today 7:00pm until 9:00pm

- During its July 18 meeting, the Queen Creek Town Council authorized the start of the Town's major General Plan amendment process for 2012. This year, six amendments are being presented for consideration. The first public open house was held on Aug. 29 to gather feedback from residents, with an additional open house scheduled for 7 p.m. on Thursday, Oct. 11 in the Queen Creek Branch Library Zane Grey Room, 21802 S. Ellsworth Road. Detailed information may be found on the Town's website at QueenCreek.org.

See More



Town of Queen Creek (Official) changed the location to Queen Creek Library.

Like · Comment · Follow Post · October 1 at 1:05pm



Town of Queen Creek (Official) created the event.

Like · Comment · Follow Post · September 10 at 2:46pm



Public Outreach

- Press Releases
- Newspaper stories
- Letter to neighbors within 1,200'
- Question of the Month
- Neighborhood meetings
- Applicant neighborhood meetings for Queen Creek Station and Bellerro
- Town webpage and Facebook



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- Town webpage and Facebook
- *Signs on properties and newspaper advertisement*
- *Two Planning Commission meetings*





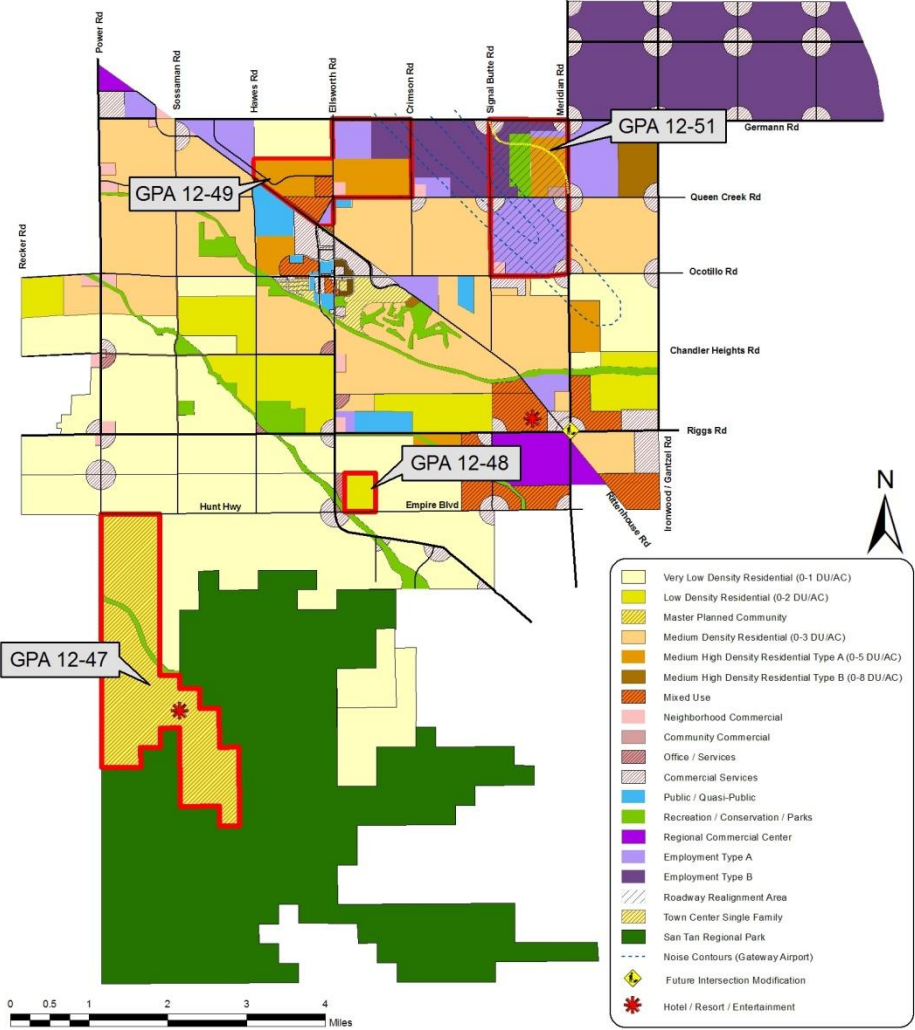
GPA12-047

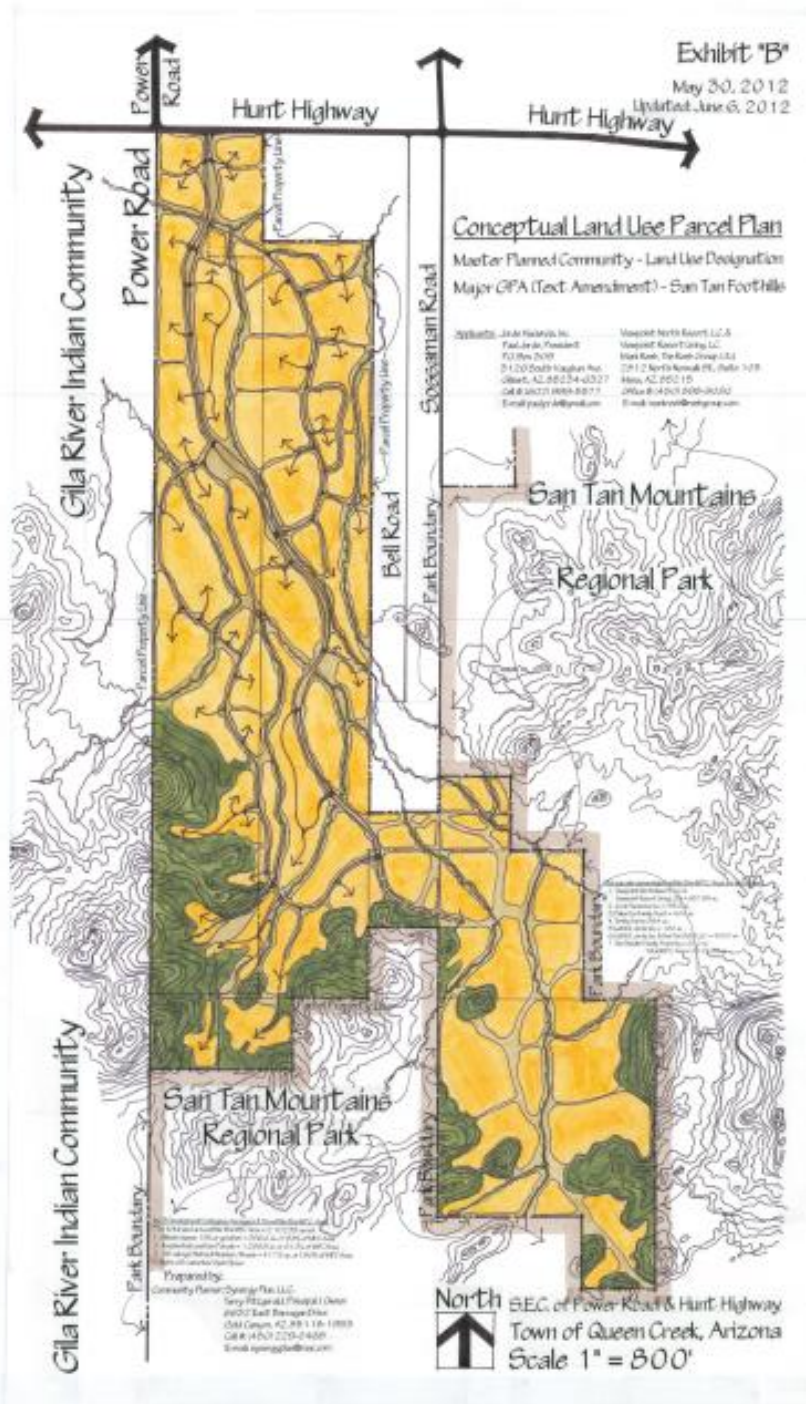
Master Planned Community
Text Modification

Modification of the
Land Use Element of the General Plan



“Master Planned Community”





Box Canyon

10 Property Owners

2,090 acres

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



San Tan Foothills Element

New Goal 6

GOAL 6: Master Planned Community Design Standards

- **Policy 6a:** Use of the Master Planned Community concept is intended for use by large scale projects which incorporate the San Tan Foothills development goals and policies, as well as those described in the Environmental Planning Element.
- **Policy 6b:** Projects must demonstrate an environmental design theme which unifies all natural and man-made elements of the project.
- **Policy 6c:** Development should provide opportunities to accentuate and highlight the native environment through re-contouring and revegetation to address prior actions and existing conditions and optimize the Sonoran character of the completed environment.
- **Policy 6d:** Projects must demonstrate design sensitivity in infrastructure design and construction and provide a system that meets the future needs of the project in a manner that complements the natural environment.
- **Policy 6e:** Open space networks should be created using washes, linkages and other elements to create an attractive and useful pedestrian and bike trail system which links the various elements of the project with each other, the adjacent properties and the open spaces within the project.
- **Policy 6f:** Projects should employ development density transfers through a Planned Area Development to preserve significant open spaces and environmental features while allowing higher density development in areas where environmental issues can be addressed.
- **Policy 6g:** Non-single family residential features such as a resort hotel, offices, condominiums and limited commercial uses could be considered for inclusion in a Master Planned Community Planned Area Development.



Issues

- San Tan Foothills Specific Area Plan describes environmental concerns and sensitivities for the entire area
- None dealing with “Master Planned Communities”
- Currently shown as 0-1 du/ac on the General Plan
- Development will require significant and expensive improvements
- Additional density may be required to amortize costs



Opportunities

- Property has significant opportunities
 - Unified development goal
 - Total acreage available – 2,000 acres
 - Natural Sonoran desert environment
 - Washes, vegetation, topography, wildlife, views
 - Adjacent to San Tan Mountain Regional Park and Gila River Indian community
 - Surrounded by open space and natural area
 - Largest parcel in Southeast Valley with natural desert development potential



Challenges

- The property also has significant challenges:
 - The large size of the project
 - Storm drainage, washes and flooding
 - Steep topography
 - Lack of water and wastewater systems
 - Areas to be retained as open space
 - Desert environmental preservation
 - Long and narrow shape to be served
 - Limited street frontage and the need to acquire more
 - Access and traffic generation



Recommendations

- Staff Recommendation - Approval as proposed – provided:
 - The drainage, water, wastewater, traffic, environmental and other issues are addressed as part of any rezoning request for a land use change
 - The property is planned and developed as a unified project with a coordinated development concept
- Transportation Advisory Committee Recommendation – Approval as proposed
- Planning and Zoning Commission Recommendation – December 17
- E-mails from santansam and Cyndi Ruehl



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Questions?



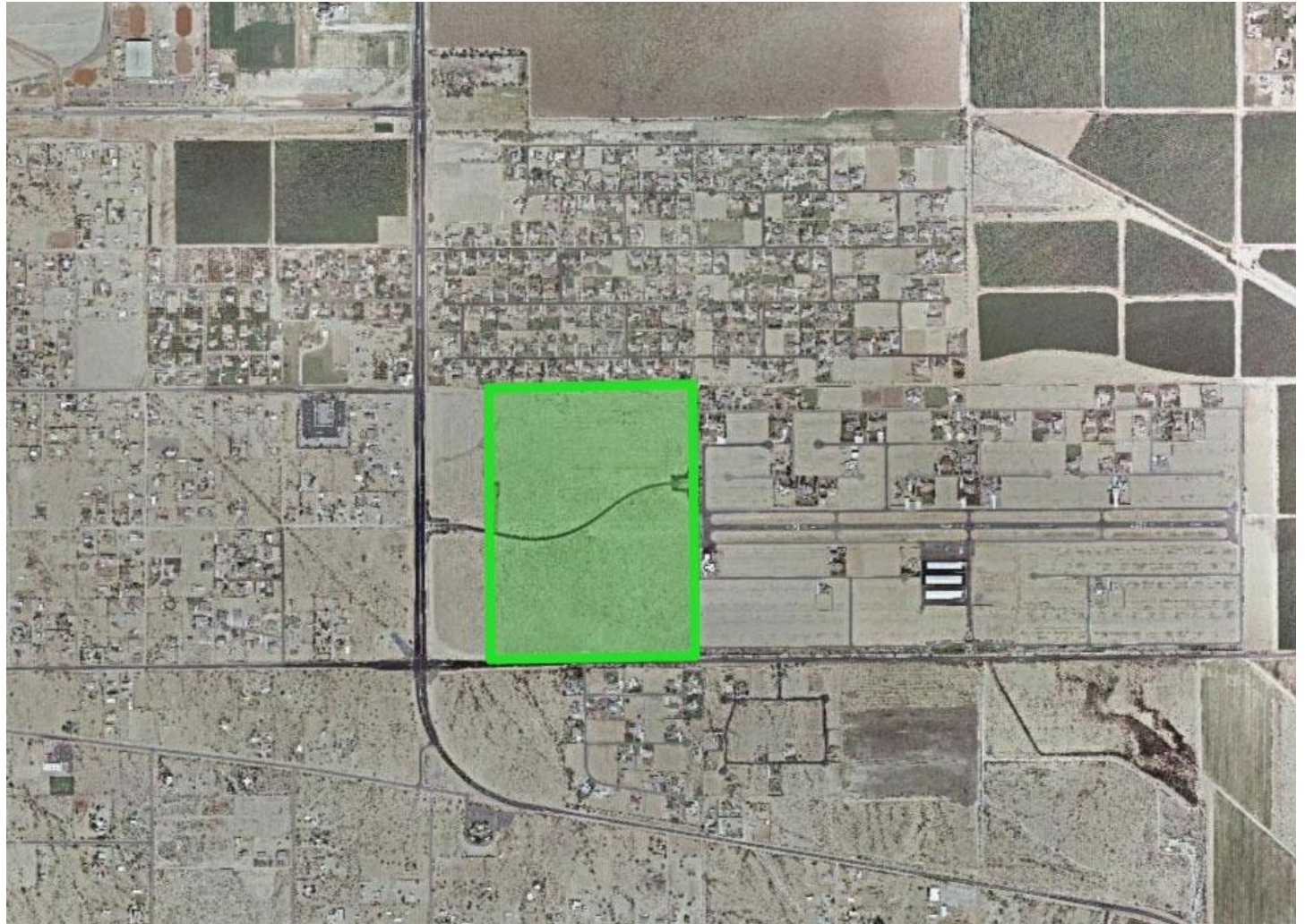
TOWN OF
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GPA12-048
Bellerio

Modification of the Land Use Plan

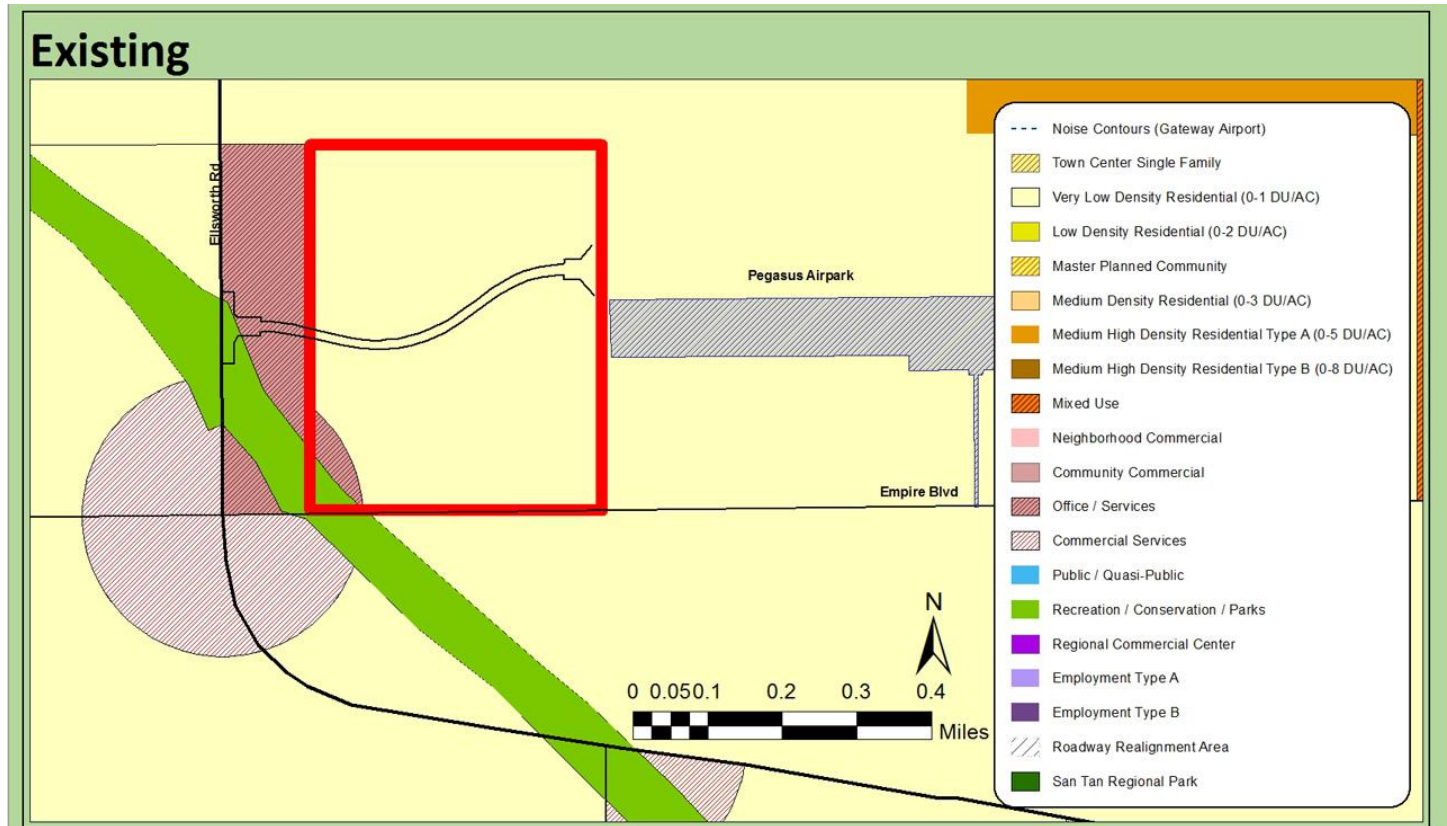


Bellero



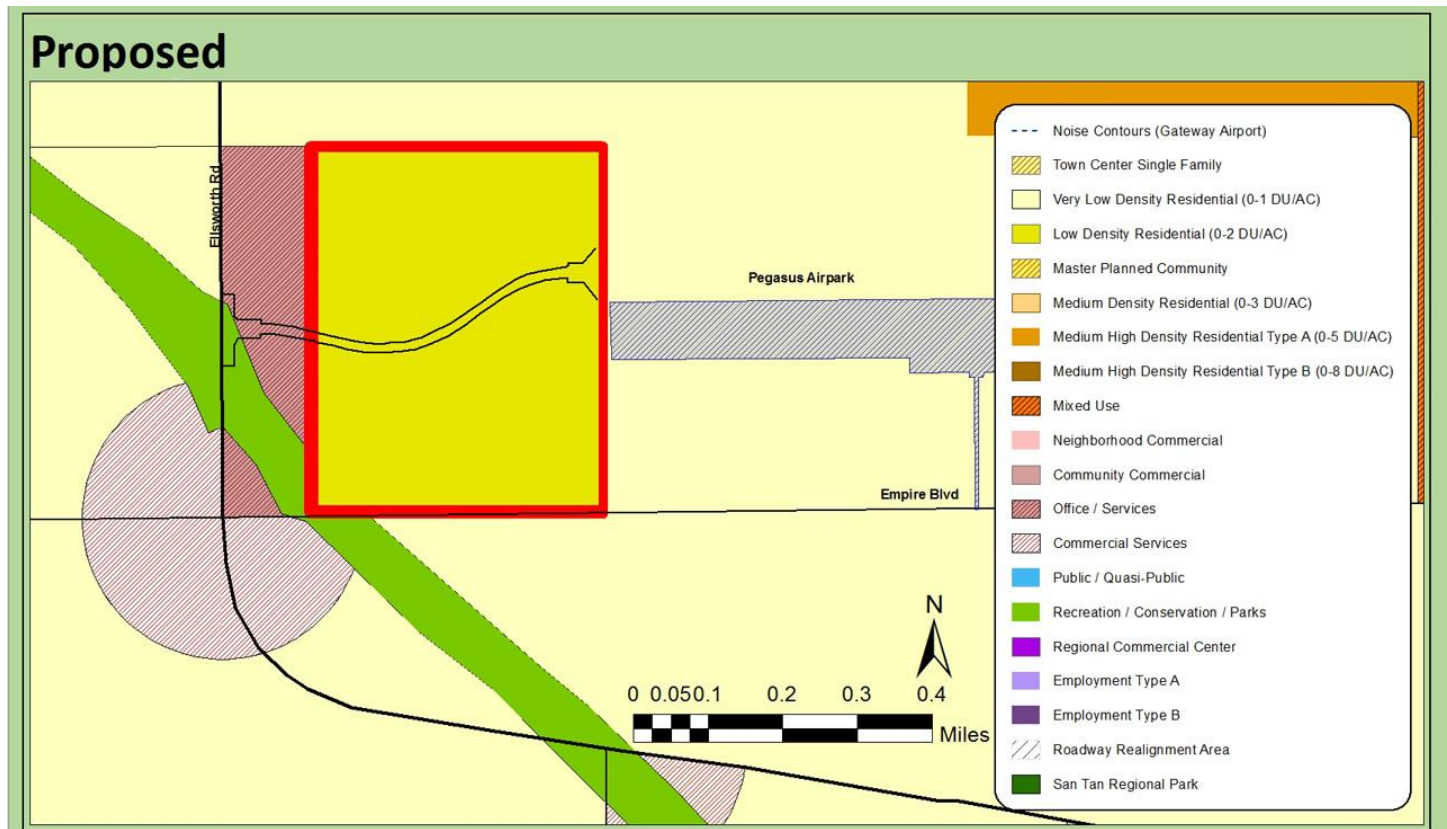
Existing Land Use

Very Low Density (0-1 DU/AC)



Proposed Land Use

Low Density Residential (0-2 DU/AC)



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 has been submitted to rezone the property (if the General Plan amendment is approved)
- The proposed plan shows 182 lots, with larger lots on the perimeter and smaller lots in the interior of the project



Issues

- Low density (0-1 du/ac) area of the community
- Last undeveloped property in area
- Significant inventory of 1 acre lots
- Currently approved as 35,000 s.f. lots
- Proximity to Pegasus Airpark runway
- Transition to existing neighborhoods
- Changing economy



Issues

- How low is “low density?”
- Can a project with a range of lot sizes be compatible with the area?
- How should the project be designed to project a low density character and accommodate an upper range of home sizes?



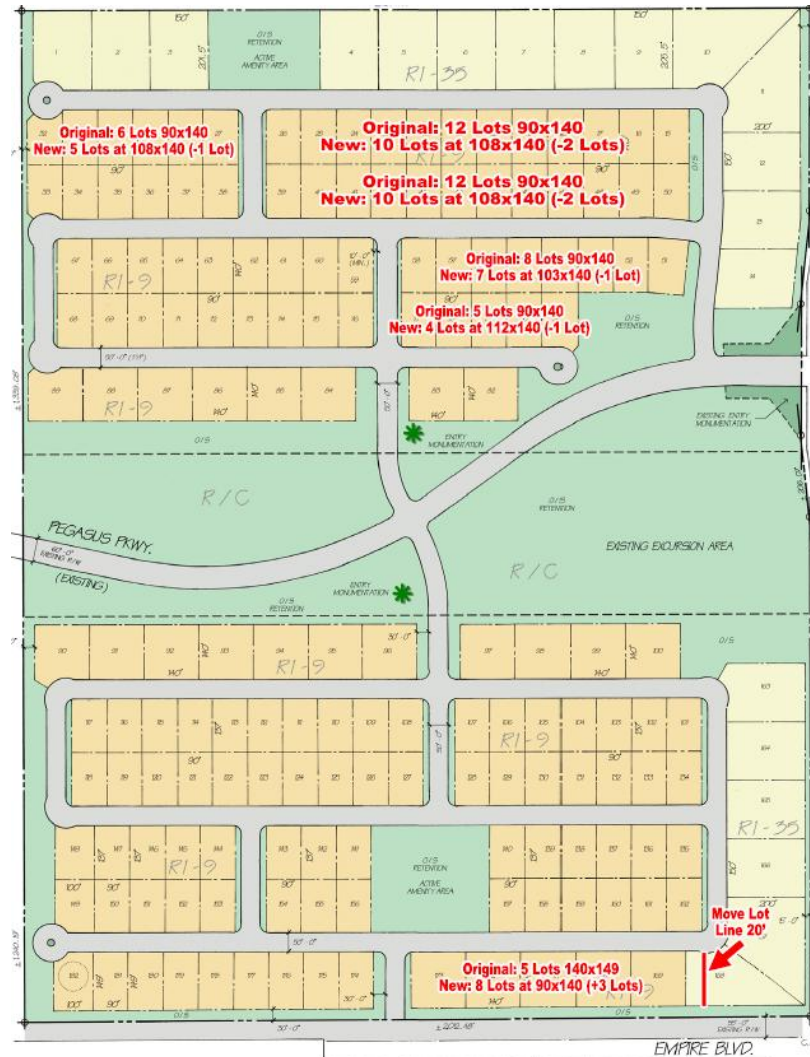
Issues

- Transportation and circulation
 - Can be accommodated by existing streets
 - Southbound turns from Pegasus Parkway will be a problem at rush hour
- Economic
 - Project will generate \$298,836 in revenues and require \$304,902 in services
 - Including sales taxes the project will generate \$66,043 in revenues
- Utilities
 - Can be accommodated by the Town's systems



Revised Concept Plan

178 lots



Recommendations

- Staff Recommendation – Approval, with a proposed density of 1.5 dwellings per gross acre as reflected on the concept plan
- Transportation Advisory Committee Recommendation – Approval of transportation change
- Planning and Zoning Commission Recommendation – December 17
- E-mail from Jon Wooten



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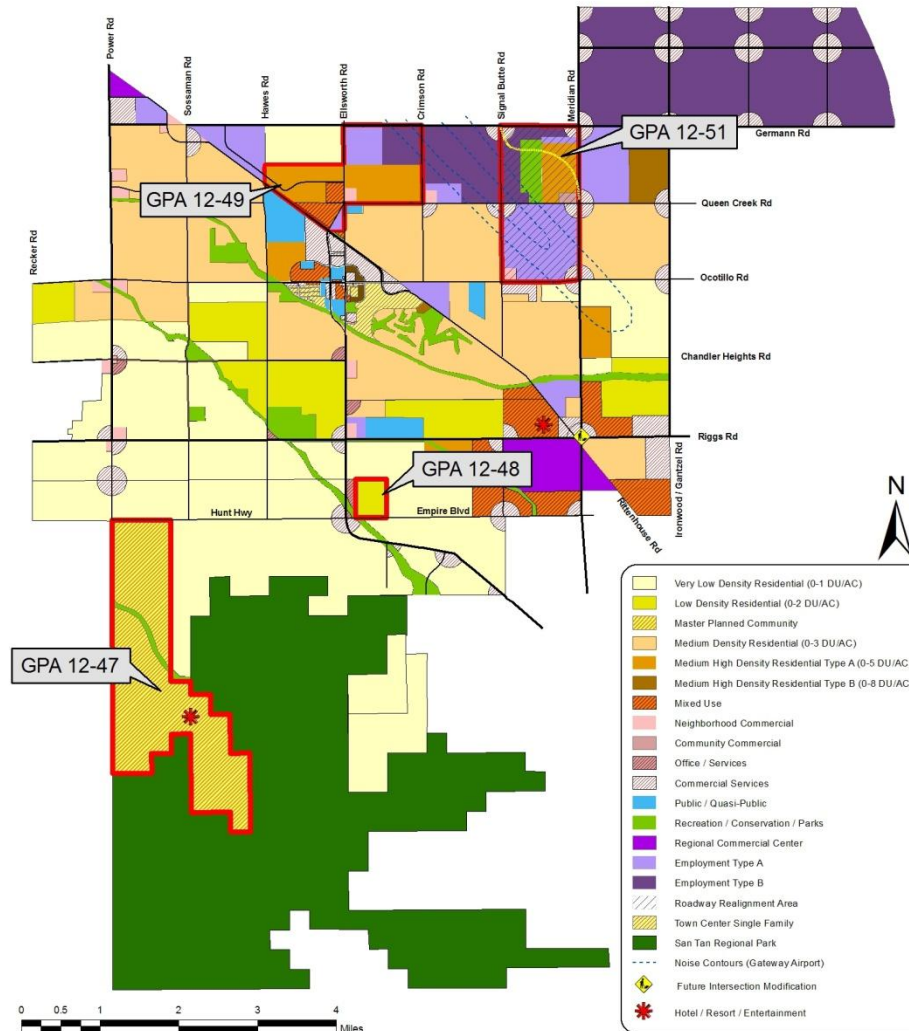
GPA 12-049

Fulton Homes/Queen Creek Station

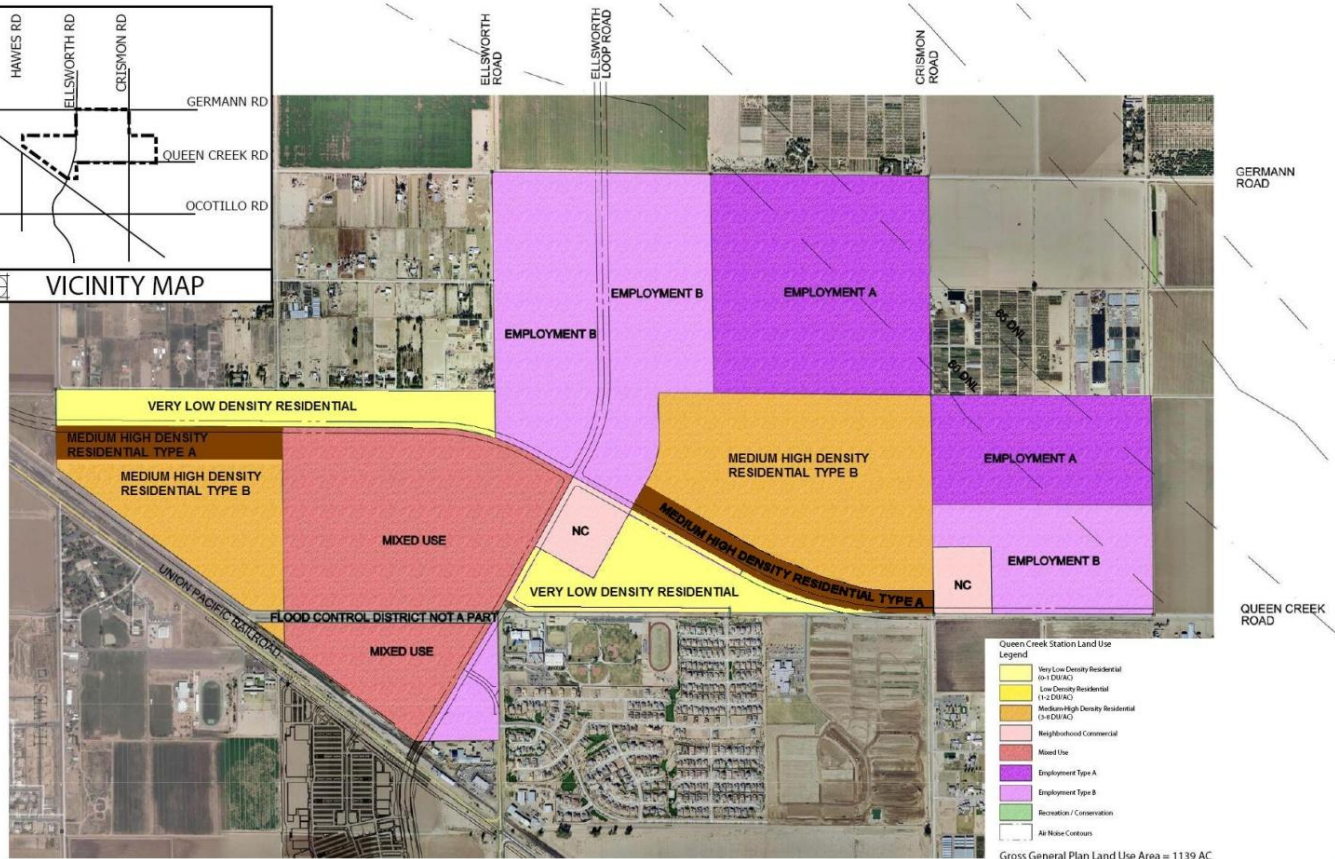
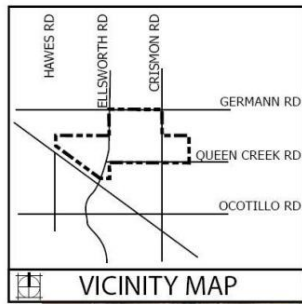
Modification of the Land Use Plan
and Transportation and Circulation
Element



Proposed General Plan Amendments



Approved General Plan



QUEEN CREEK GENERAL PLAN LAND USE PLAN AMENDMENT
Queen Creek Station
 QUEEN CREEK, ARIZONA



12/11/11
Date: 10-04-2007
10/10/11



Approved Concept Plan



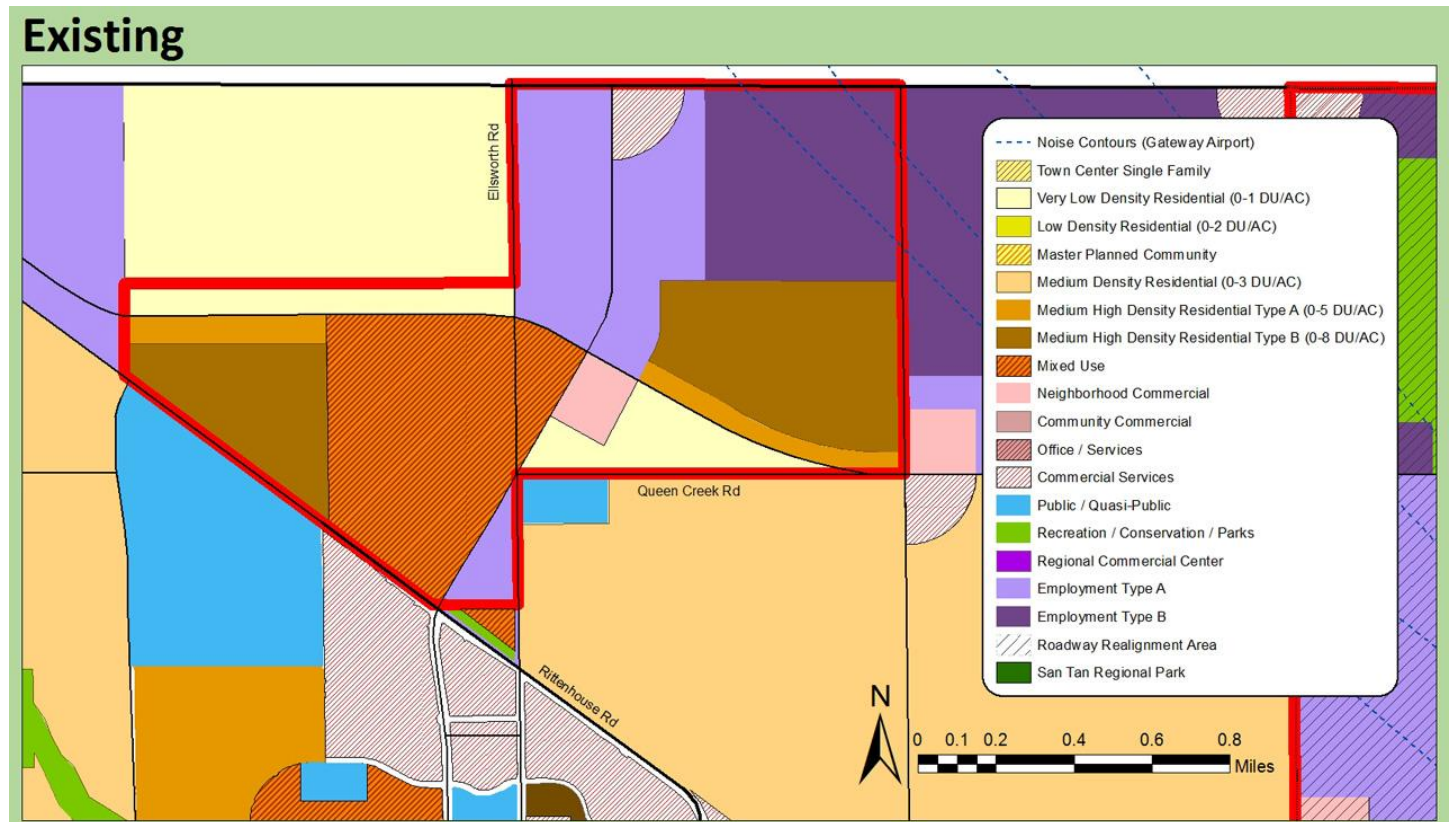
Changes

- Seven 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 (up to 5 dwellings per acre)
 - Lower density residential buffers to be reduced or deleted

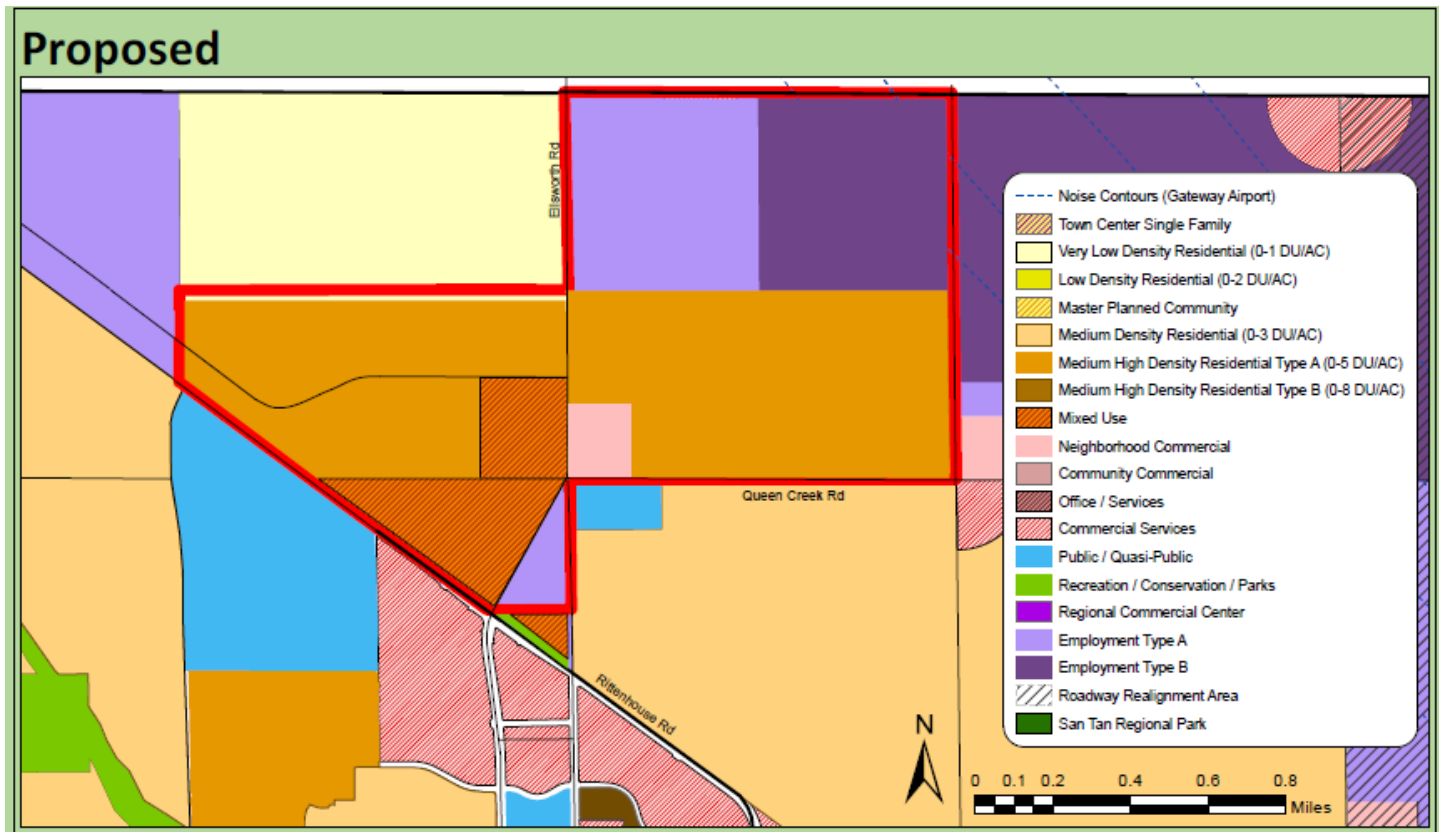


Queen Creek Station

Existing Planned Land Use



Queen Creek Station Initial Applicant Request



Fulton Homes Concept Plan



Illustrative SITE PLAN

ISSUE 14-061-0012

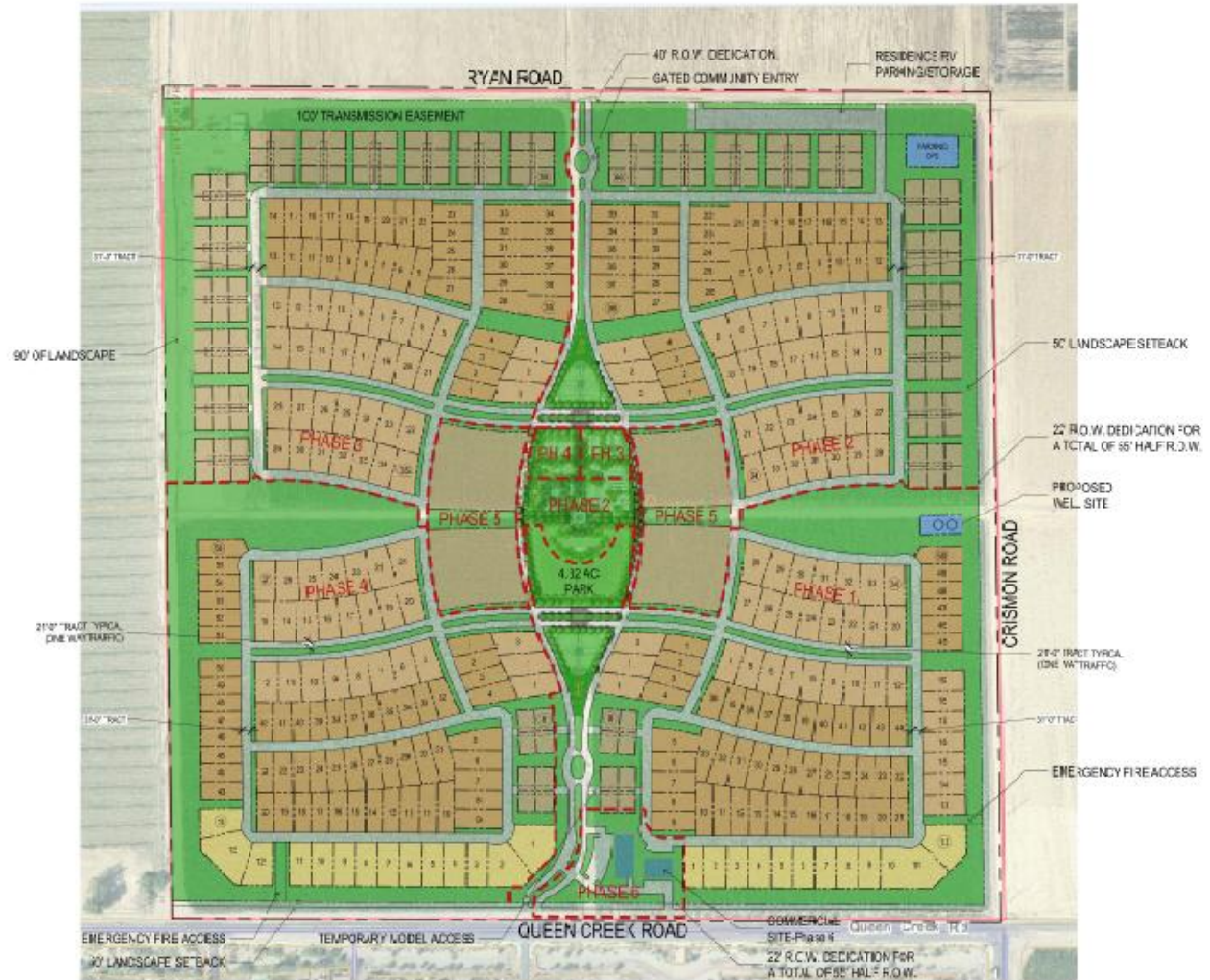


Fulton Homes at **Queen Creek Station**

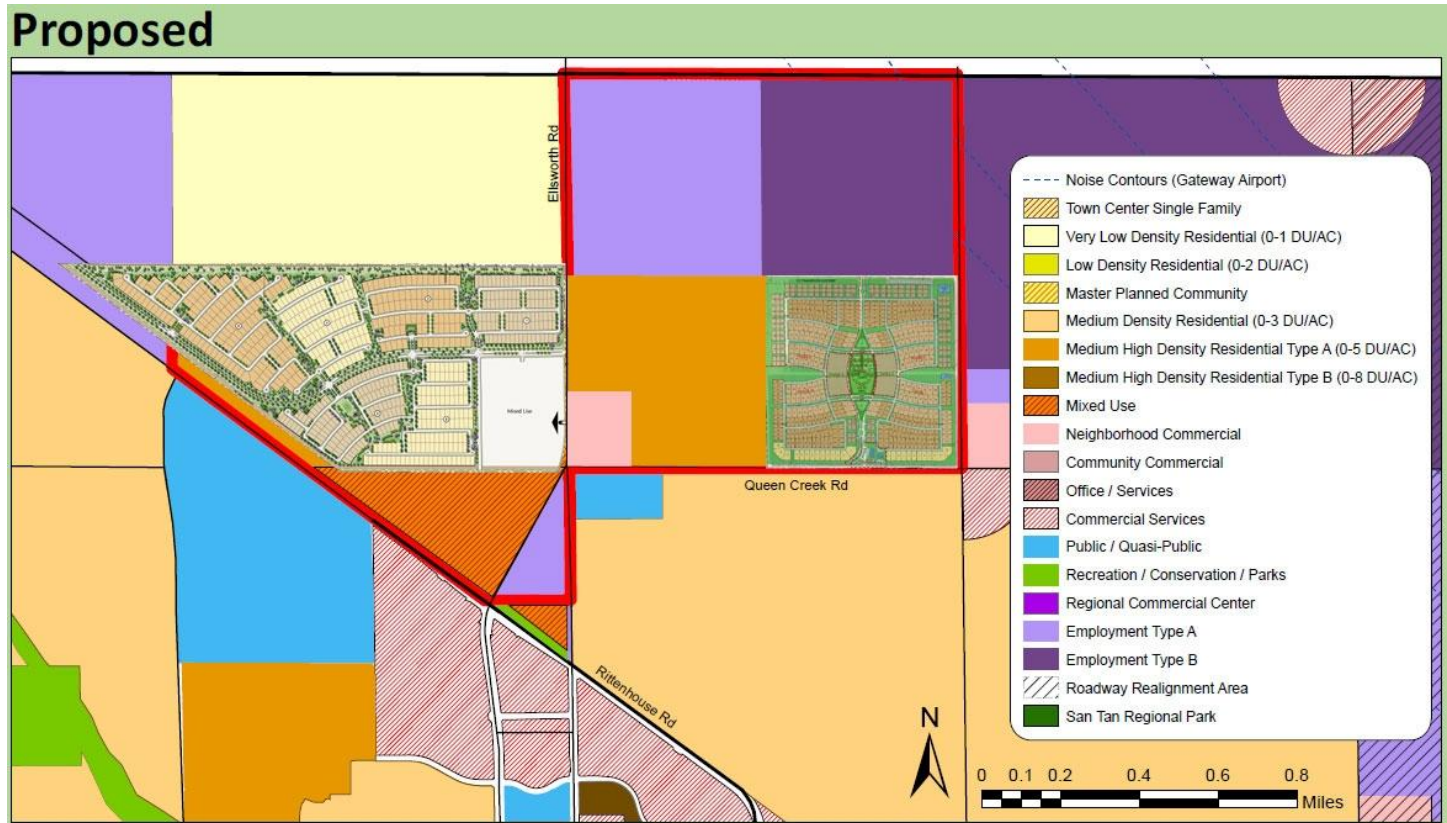
Queen Creek, Arizona



San Tan Settings Concept Plan



Proposed Projects



Issues

- Change to the Circulation and Transportation Element
 - Retaining Ellsworth and Queen Creek Roads in their current alignments
 - Does Queen Creek Road need to connect east and west of Ellsworth?
- Reduction in the amount of Mixed Use and Employment areas proposed



Issues

- Elimination of the Medium-High Density Residential B (up to 8 du/ac) and converting balance to Medium-High Density Residential A (up to 5 du/ac)
- Reduction in low density residential transition areas adjacent to existing residential areas
- Deletion of the “Master Planned” project concept and dealing with individual property owners



Staff Recommendation

- Modification to the Transportation and Circulation Element be approved as proposed
 - Queen Creek Parkway will be developed as a collector both east and west of Ellsworth Road as development occurs, assuming the Parkway will end at Pecos and Crismon
 - If Queen Creek Road is realigned north as an arterial street, east of Ellsworth Road, it would need to continue west as an arterial street
 - Traffic studies reflect the change may not be significant, since Ellsworth Road will be the primary arterial street serving the area

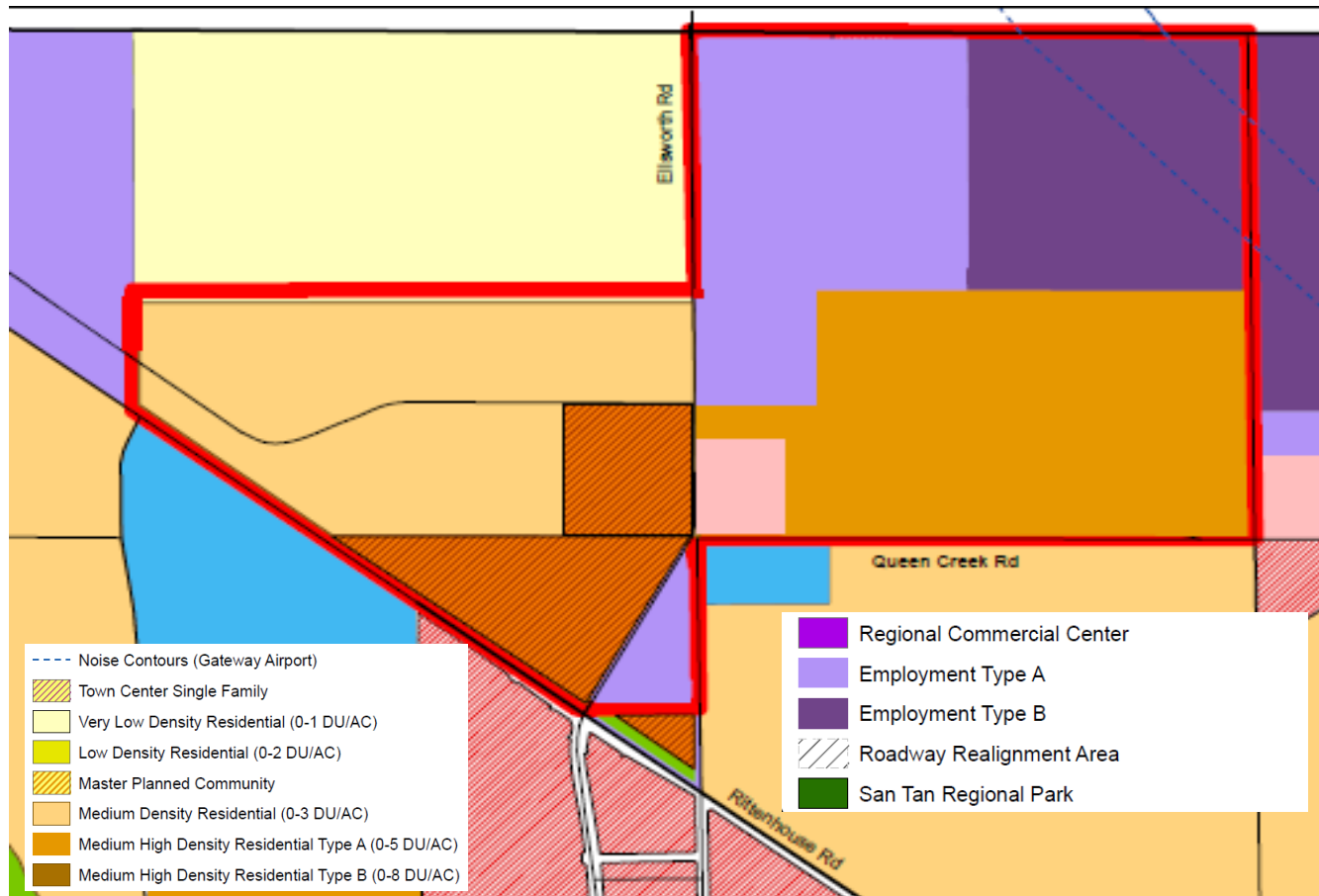


Staff Recommendation

- Modification of the Land Use Element be approved with the following exceptions:
 - The residential density be changed to the Medium Density Residential (up to 3 dwellings per acre) west of Ellsworth Road
 - The Employment A classification be reconfigured and 30 acres retained on the northeast corner of the new Queen Creek Parkway and Ellsworth Road



Staff Recommendation to the Planning Commission

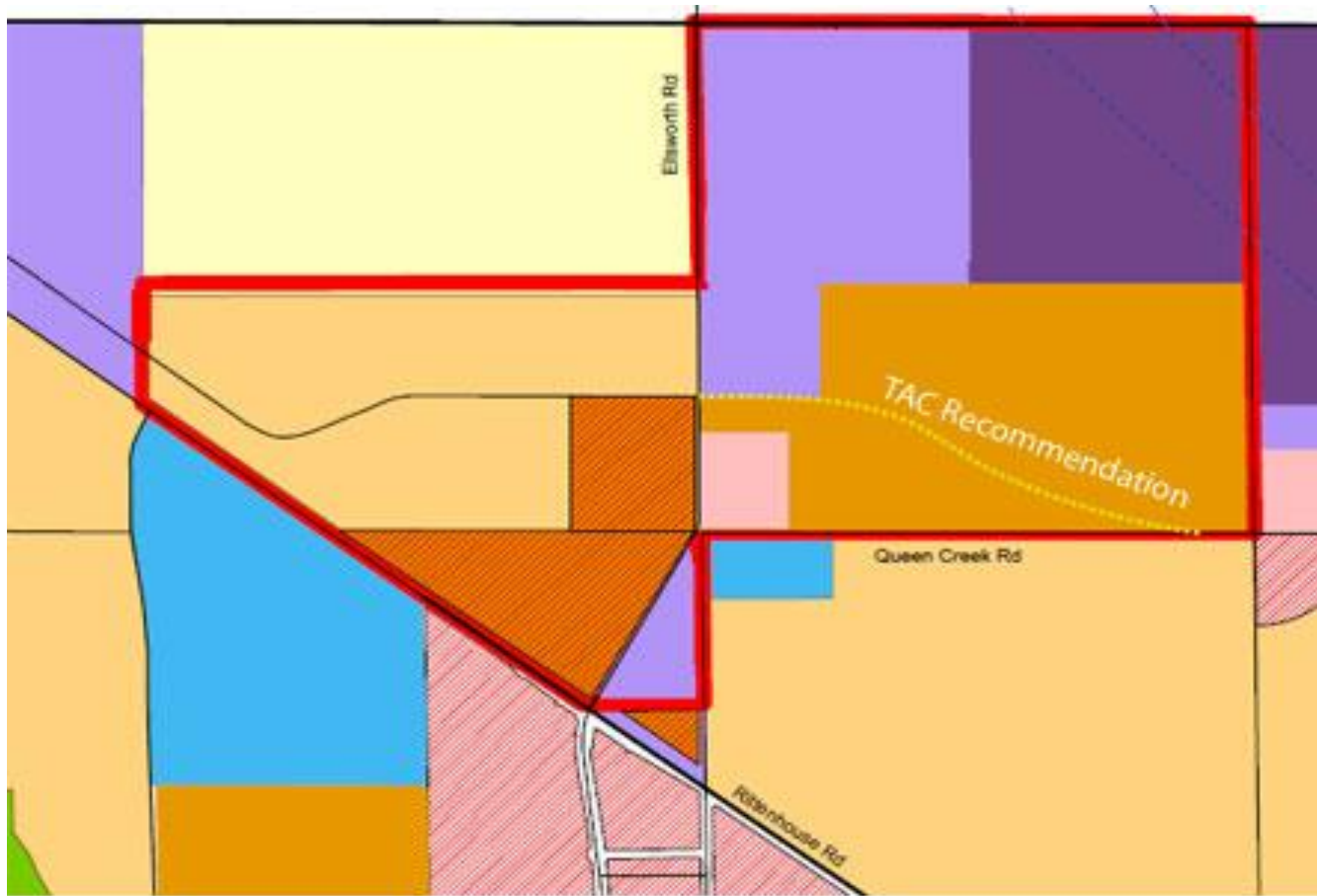


Transportation Advisory Committee Recommendation

- Approval of the proposed modification to the Transportation and Circulation Element to retain Ellsworth Road on its current alignment – but relocation of Queen Creek Road east of Ellsworth Road to align with the proposed Queen Creek Parkway



Transportation Advisory Committee Recommendation

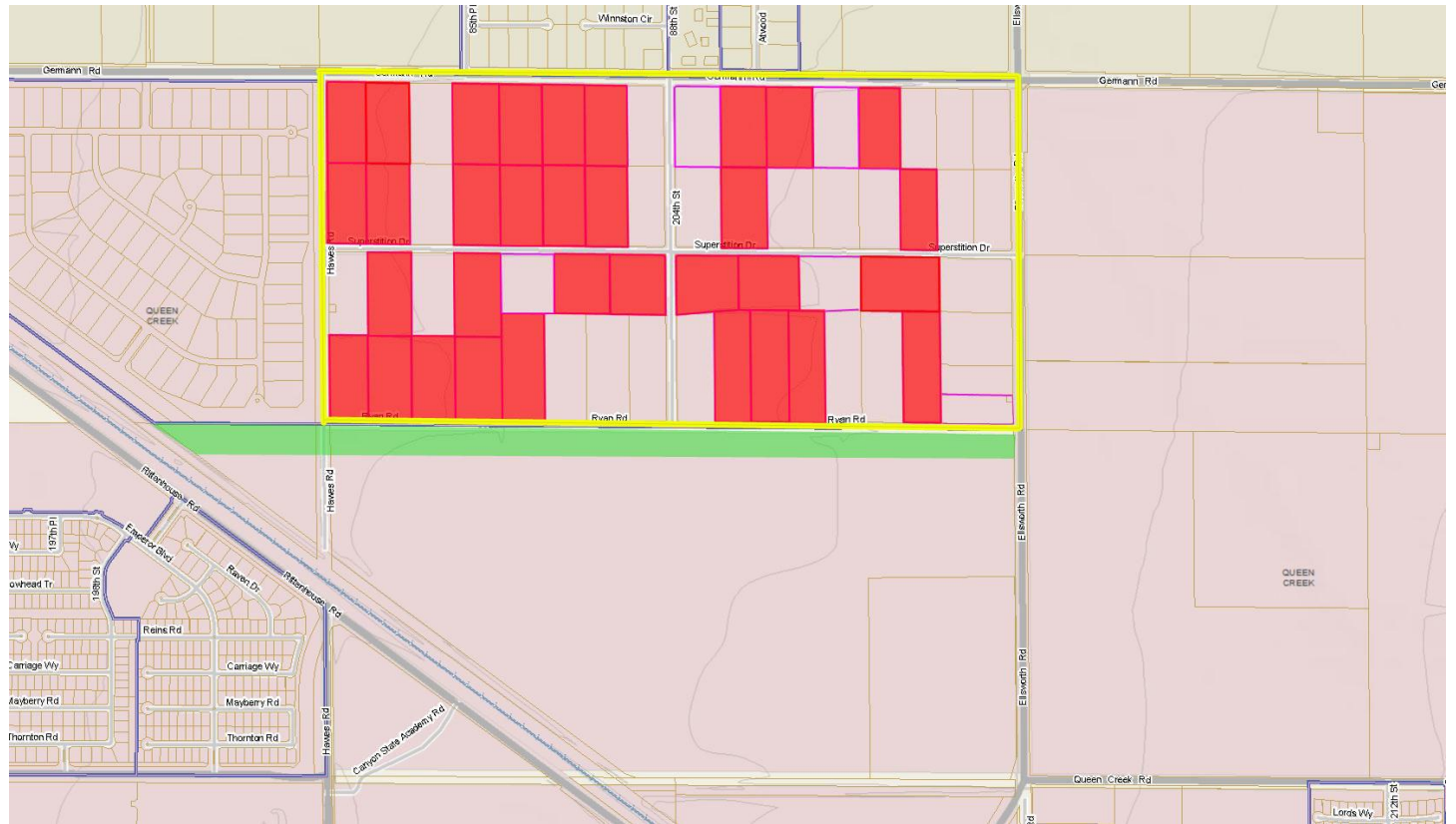


Recent Materials

- Additional emails and letters
- Land Use cost/benefit analysis
- Email from Jordan Rose with attachments
- Response from Paul Basha on realignment issue
- Letter/petition from Ellsworth Mini-farms residents



Mini-farms Letter Signatures



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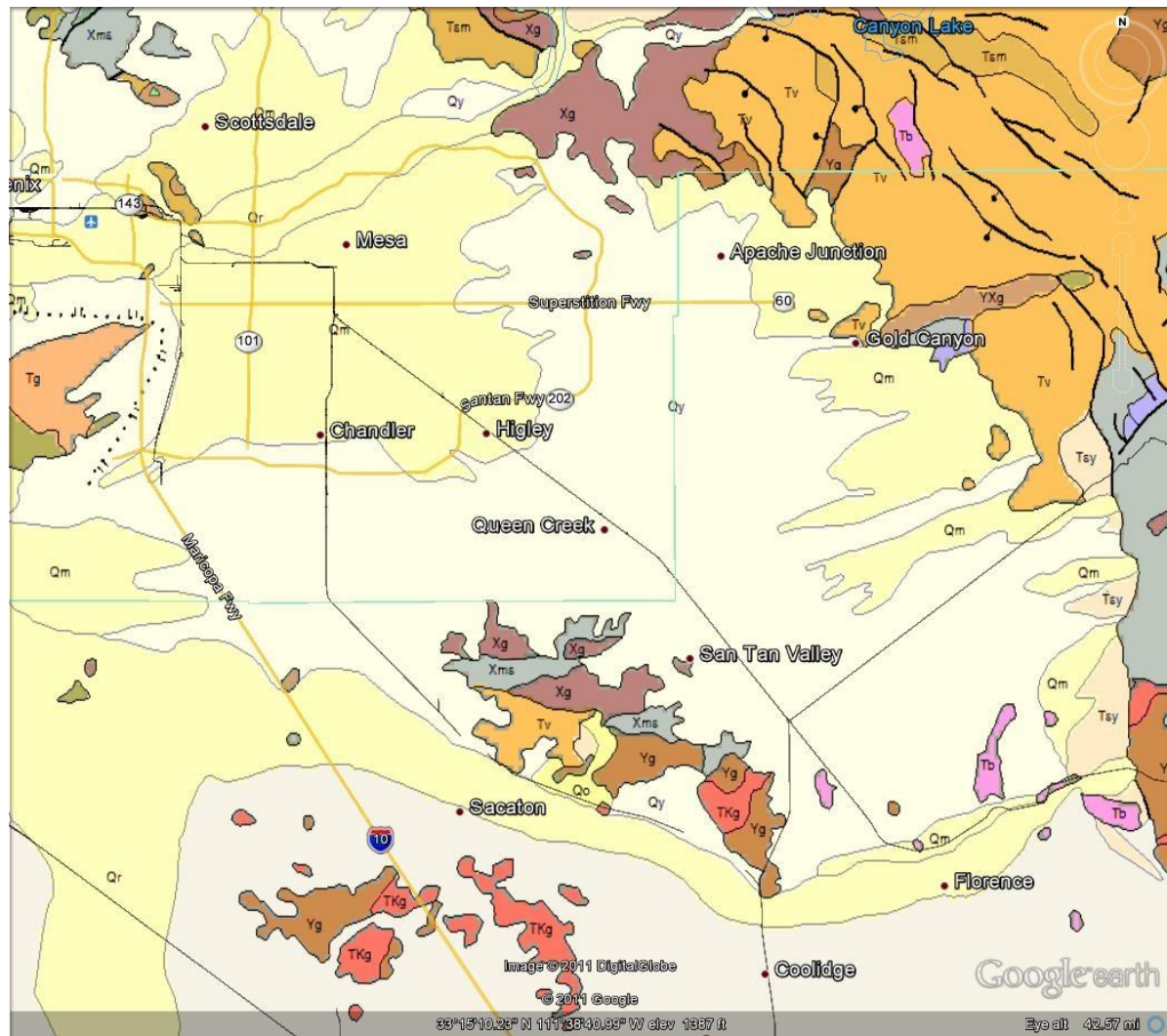
GPA12-050

Aggregate Resources

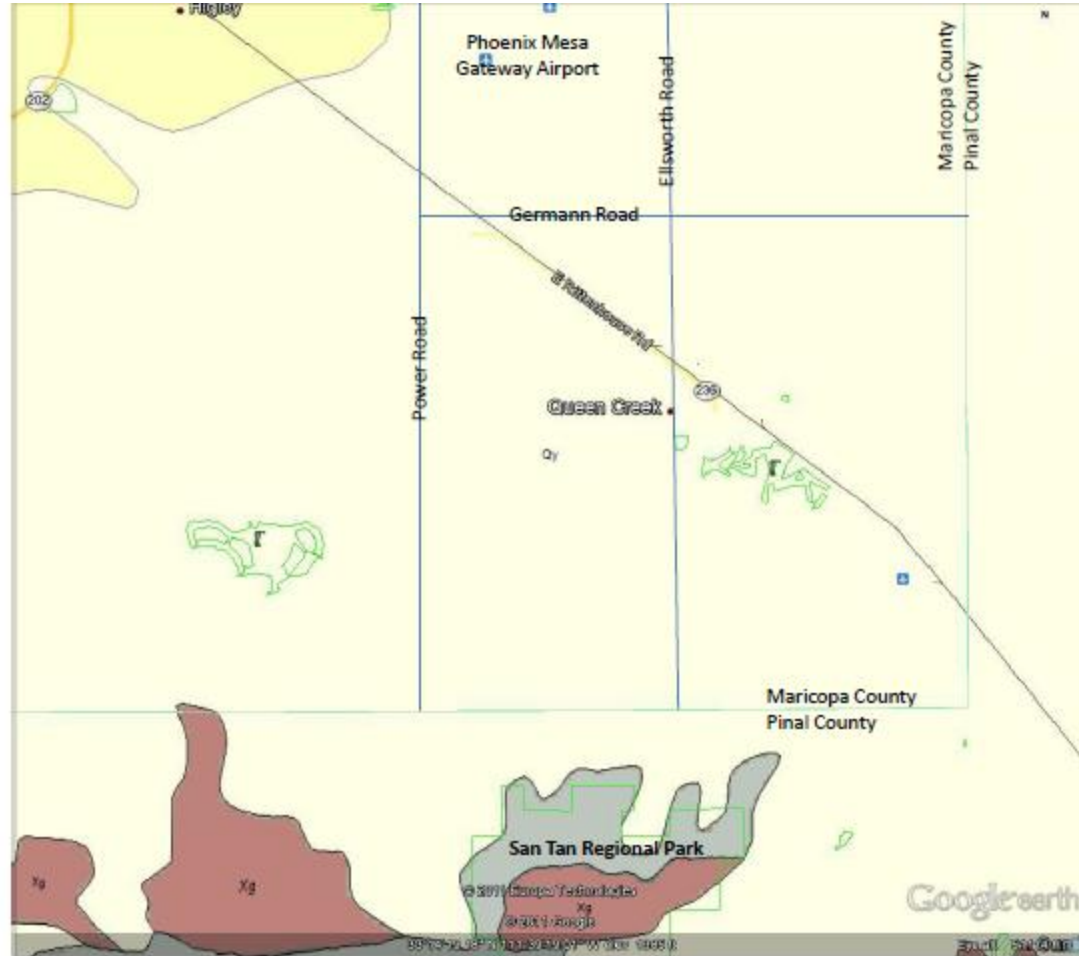
Modification of the Land Use Element



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



Recommendations

- Staff Recommendation - Approval as proposed
- Planning and Zoning Commission Recommendation – December 17



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GPA12-051

Signal Butte and Meridian Road Realignments

Modification of the
Transportation and Circulation Element



Alignment of SR 24

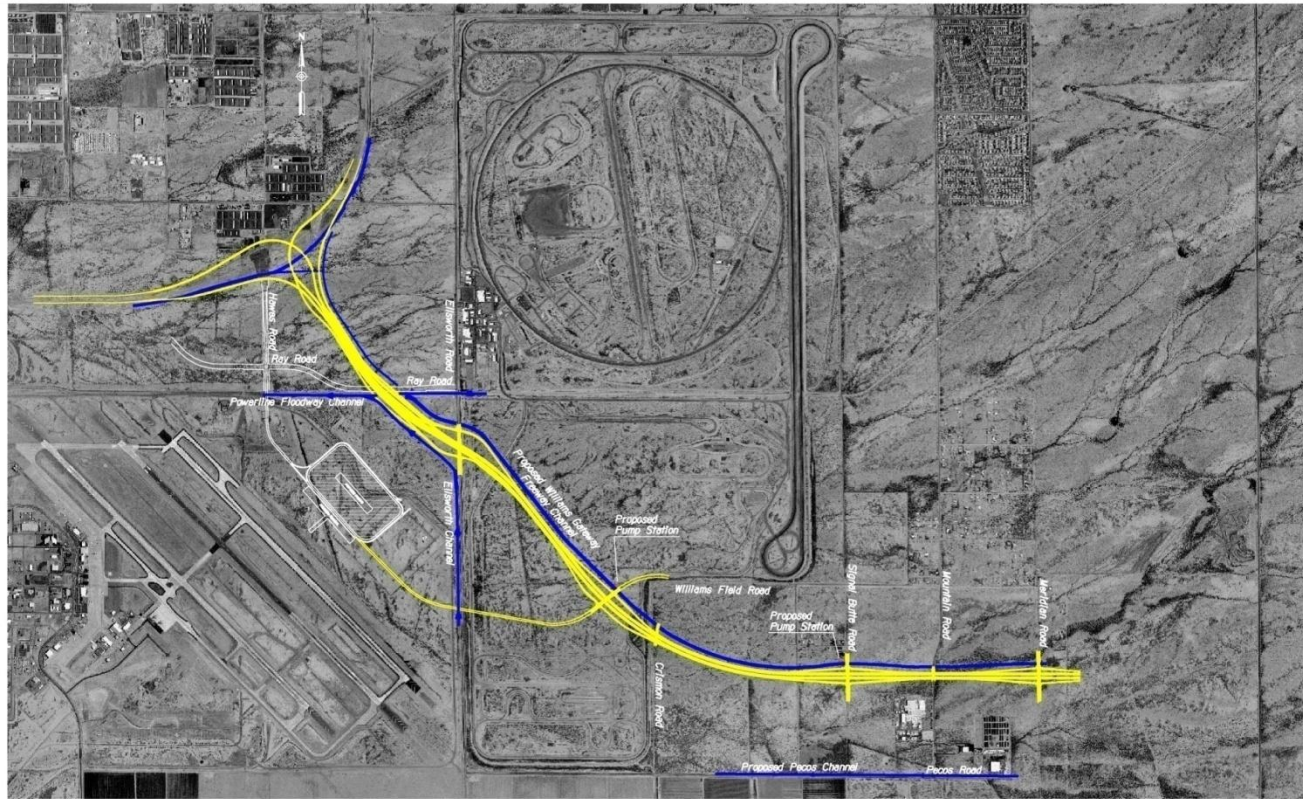


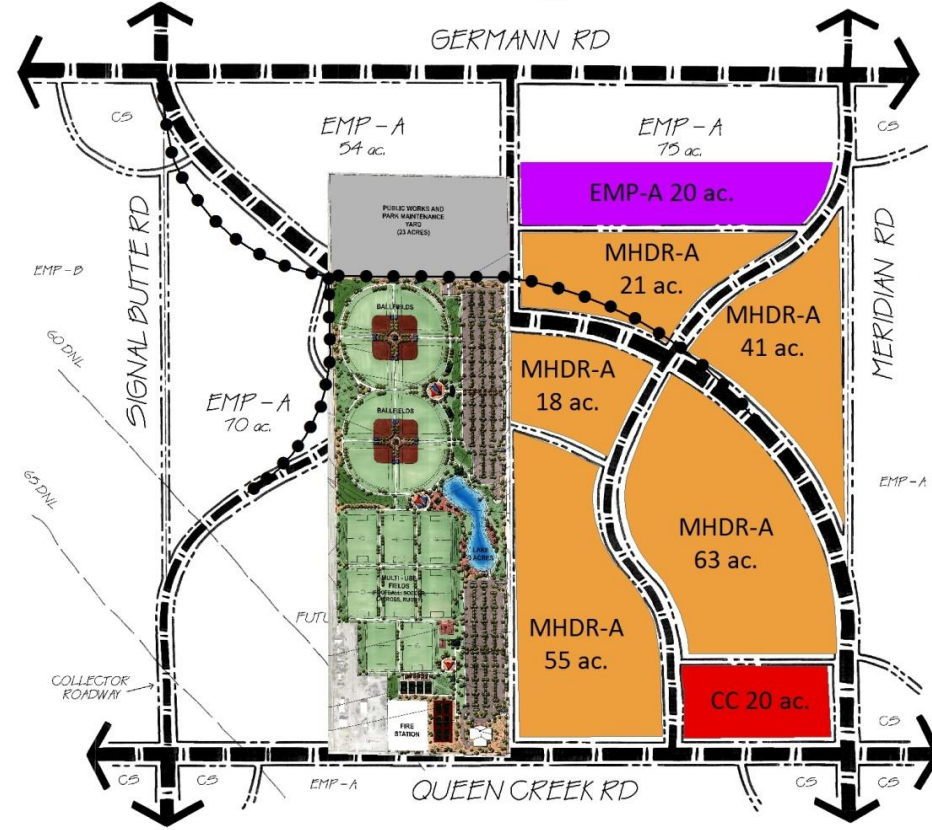
FIGURE 3
CONCEPTUAL ALIGNMENT PLAN

WILLIAMS GATEWAY FREEWAY ALIGNMENT AND ENVIRONMENTAL OVERVIEW STUDY

DMJM HARRIS | AECOM
2777 E. CAMELBACK RD
SUITE 200
PHOENIX, AZ, 85016-4302
1602 331-2777

GP09-58 April 21, 2010

Staff Alternative Road Design and Land Use Plan



LEGEND

- MHDR - A: Medium High Density Residential (0 - 5 DU/AC)
- MHDR - B: Medium High Density Residential (0 - 8 DU/AC)
- MU: Mixed-Use
- CC: Community Commercial
- CS: Commercial Services
- EMP - A: Employment Type A
- EMP - B: Employment Type B
- R/C/P: Recreation - Conservation - Parks

LAND USE DATA

Land Use	Acreage (Gross) (Approx)
MHDR - A	148
MHDR - B	99
MU	12
CC	20
EMP - A	199
R/C/P	130
PARK EXPANSION	6
Total	614



BARNEY FARMS AREA PLAN

SIGNAL BUTTE - MERIDIAN REALIGNMENT CONCEPT PLAN QUEEN CREEK, ARIZONA



Signal Butte & Meridian Road Realignment



Recommendations

- Staff Recommendation - Approval as proposed
- Transportation Advisory Committee Recommendation – Approval as proposed
- Planning and Zoning Commission Recommendation – Dec. 17



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GPA12-052

Transit Oriented Design

Modification of the Town Center and
Transportation and Circulation Elements



Transit Oriented Design

- Both the 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



Transit Oriented Design

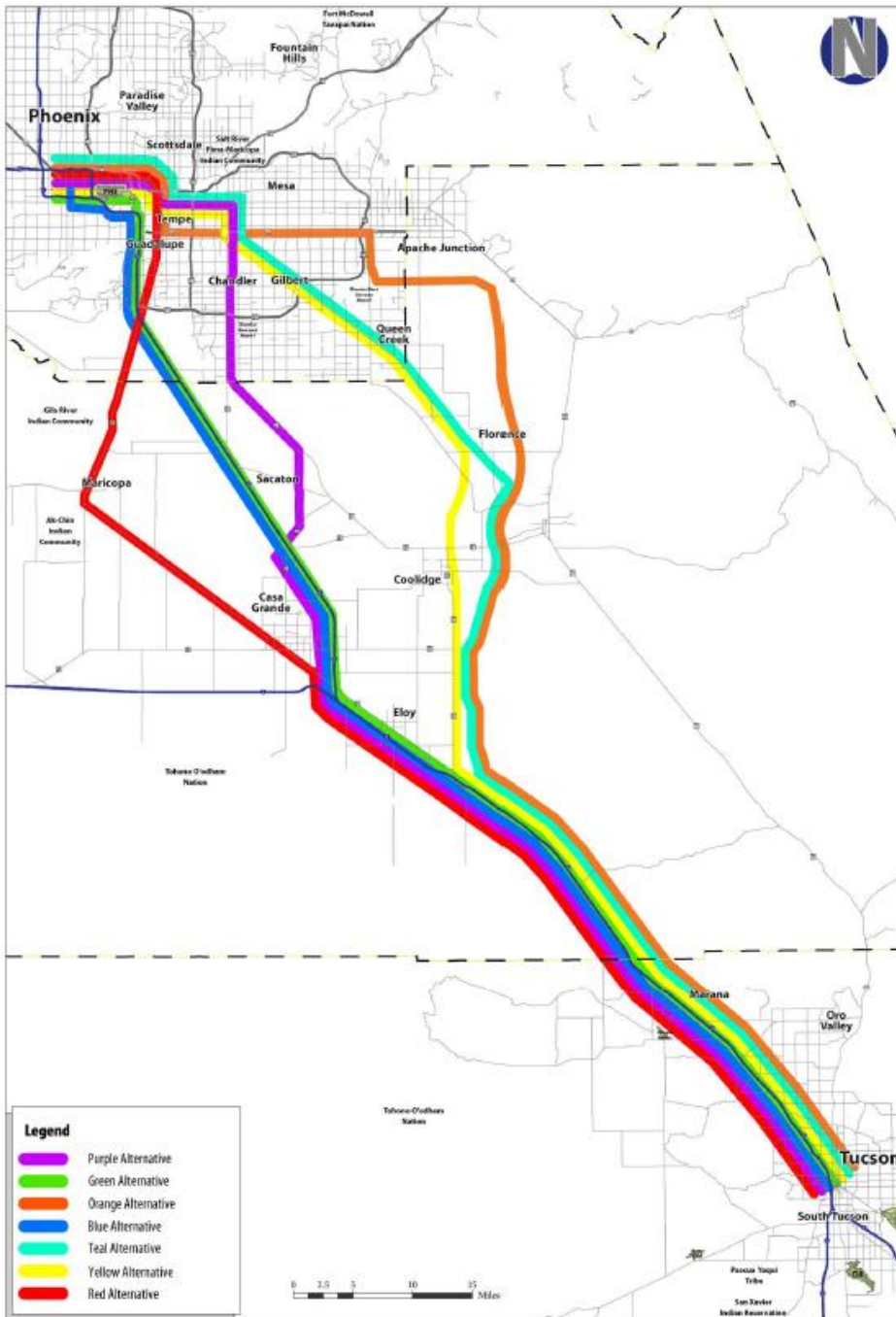
- Encourage and promote Transit Oriented Design
 - Encourage and incorporate bus pullout and bus stop locations in high density areas
 - Possible modifications to our street system
 - Reduction in travel lanes
 - Pedestrian amenities – shade, street furniture, wider sidewalks, etc.
 - Bicycle facilities, bike lanes, bike racks, etc.
 - Traffic calming options



Transit Oriented Design

- Coordination of street design to provide access for future passenger/commuter rail terminal locations in the Town Center
- Encouraging higher density in the Town Center – especially at locations where future transit and rail facilities are proposed adjacent to the railroad





Seven Initial Alternatives

Recommendations

- Staff Recommendation - Approval as proposed, and continue to pursue a passenger rail option that would provide service to the Town Center
- Transportation Advisory Committee recommendation – Approval as proposed
- Planning and Zoning Commission – December 17



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Thank You

