



2013

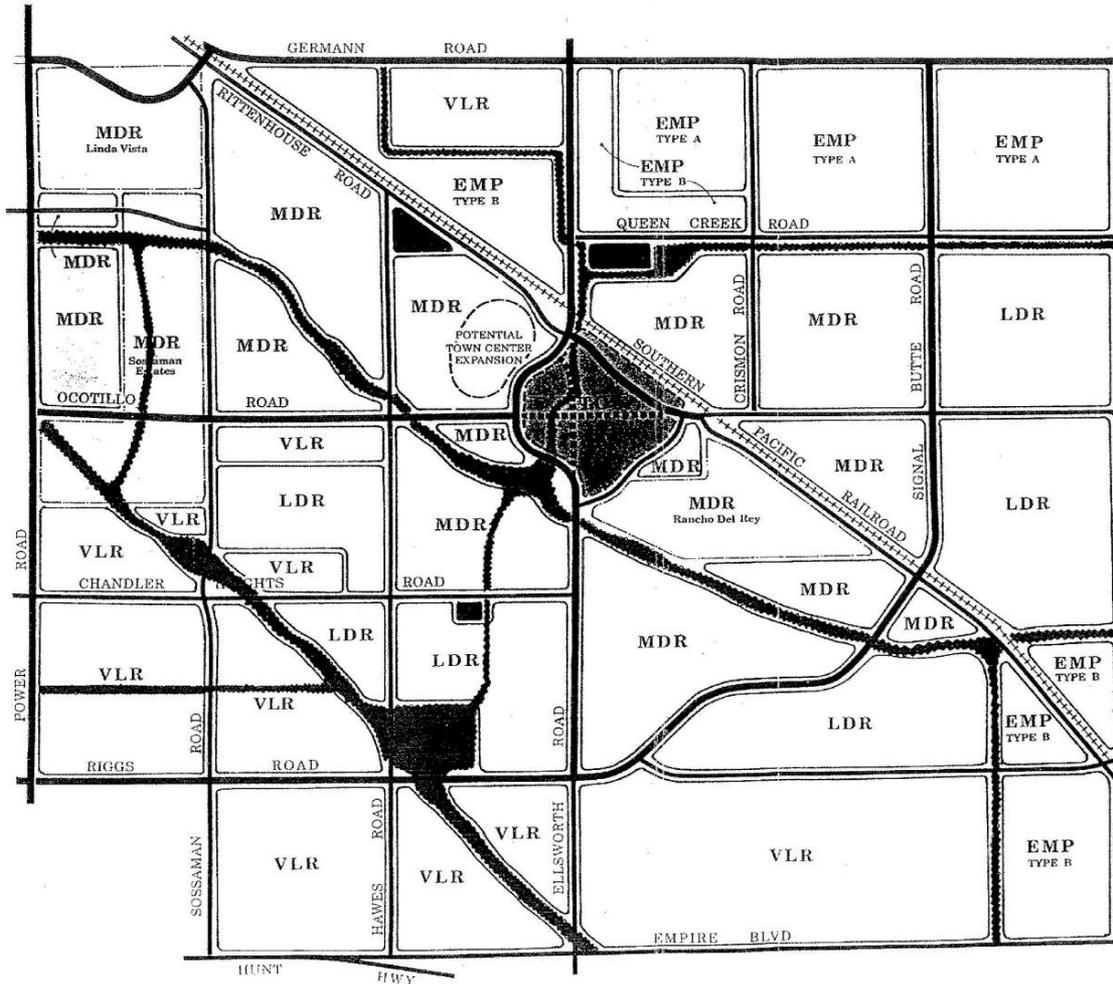
# Major General Plan Amendment Applications

Planning and Zoning Commission Meeting

December 5, 2013



# 1990 General Plan



## Land Use Plan

- VLR** Very Low Density Residential  
(0-1 Dwelling Units per acre)
- LDR** Low Density Residential  
(1-2 Dwelling Units per acre)
- MDR** Medium Density Residential  
(2-6 Dwelling Units per acre)
- EMP Type A** Employment - Type A  
Includes Manufacturing and Distribution
- EMP Type B** Employment - Type B  
Includes low profile Office, Light Industrial and Business Parks
- TC** Town Center  
Includes Municipal Buildings, Office, Commercial, and Higher Density Residential 16-18 Dwelling Units per acre.
- Open Space**  
Includes parks, major washes & additional corridors for trail system.
- Public/Quasi-Public**  
Includes Existing Schools and Actv. Boys Ranch.
- Major Arterial Roadway**
- Minor Arterial Roadway**
- Special Town Center Street**

town of  
**QUEEN CREEK**  
 general plan



0 1 2 Miles

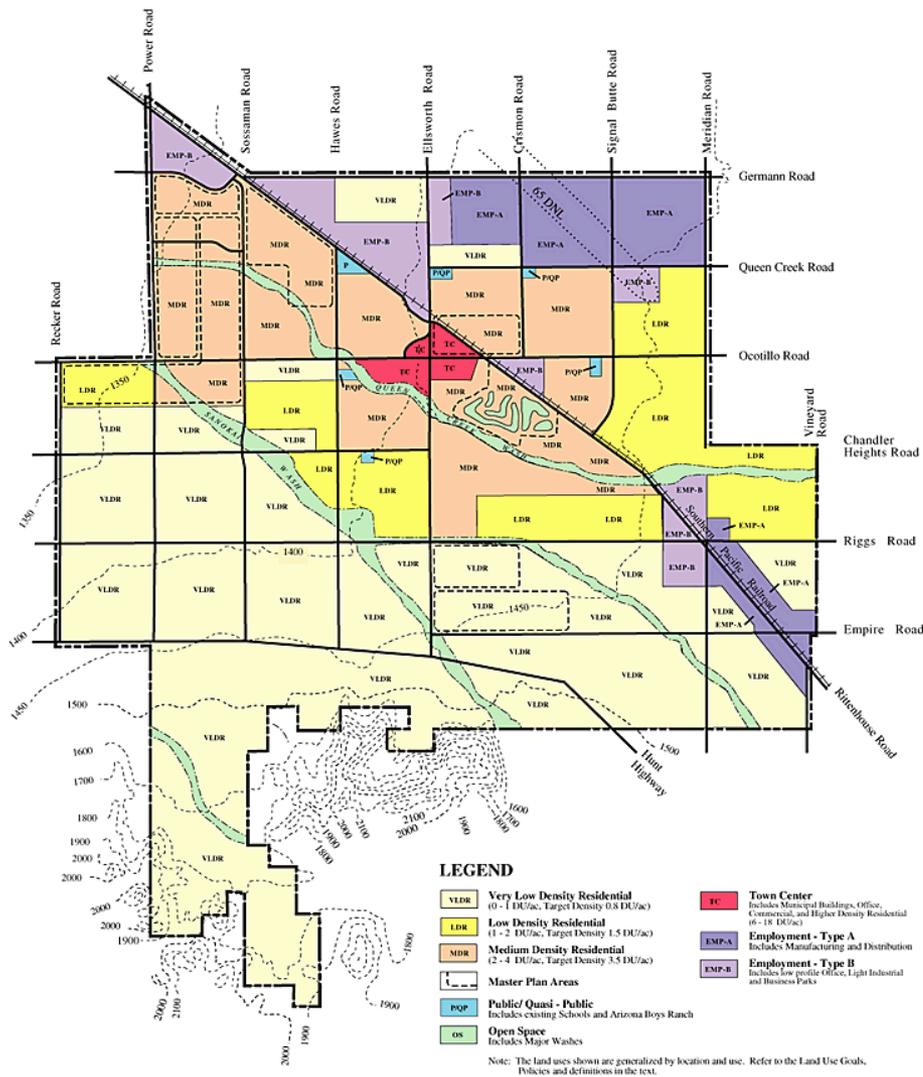
A WAYNE SMITH & ASSOCIATES  
 Subsidiary of  
 LINDA O'NEILL  
 HEDBERG  
 24751 1st  
 Street, N.E.  
 98045-1511

Size and location of open space as shown is conceptual and subject to change



CorneyerHedrick   
 2425 East Camelback Road  
 Suite 400  
 Phoenix, AZ 85016  
 602.361.4348

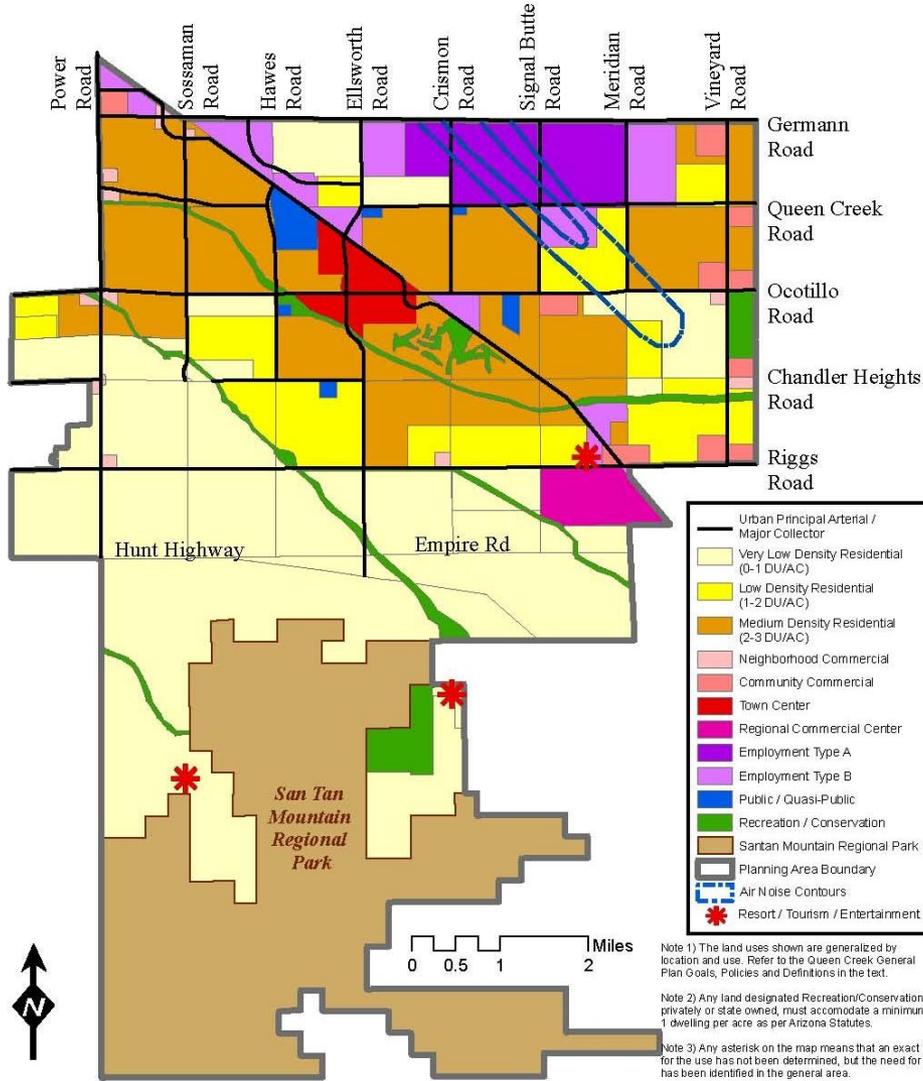
town of  
**QUEEN CREEK**  
 general plan



# 1996 General Plan



**QUEEN CREEK GENERAL PLAN - FUTURE LAND USE PLAN  
AMENDED DECEMBER 15, 2004**



Note 1) The land uses shown are generalized by location and use. Refer to the Queen Creek General Plan Goals, Policies and Definitions in the text.

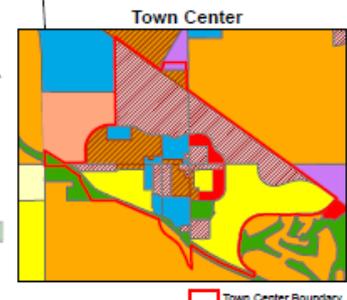
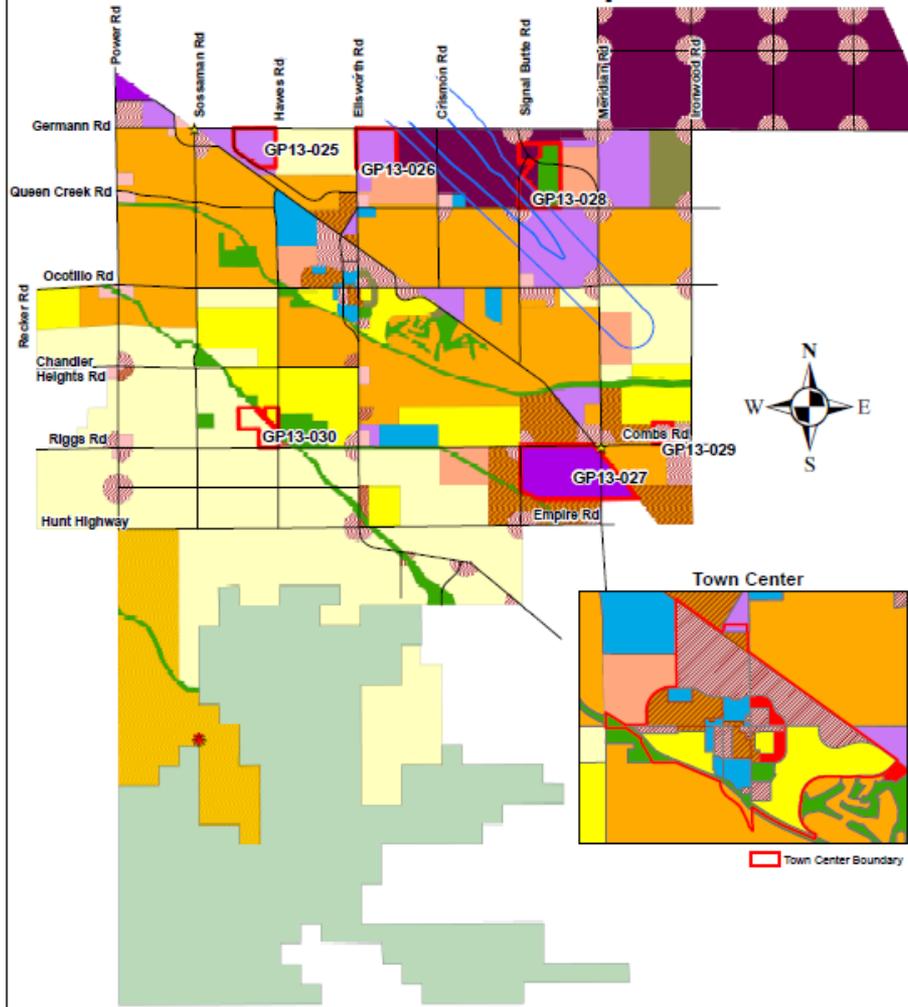
Note 2) Any land designated Recreation/Conservation, privately or state owned, must accommodate a minimum of 1 dwelling per acre as per Arizona Statutes.

Note 3) Any asterisk on the map means that an exact location for the use has not been determined, but the need for that use has been identified in the general area.

# 2002 General Plan



# Town of Queen Creek 2008 General Plan Map



**General Plan Land Use Legend**

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	General Plan Amendments 2013
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Medium High Density Residential Type B (0-8 DU/AC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
All information is believed to be accurate as the date of publication, however is not guaranteed.



# 2008 General Plan



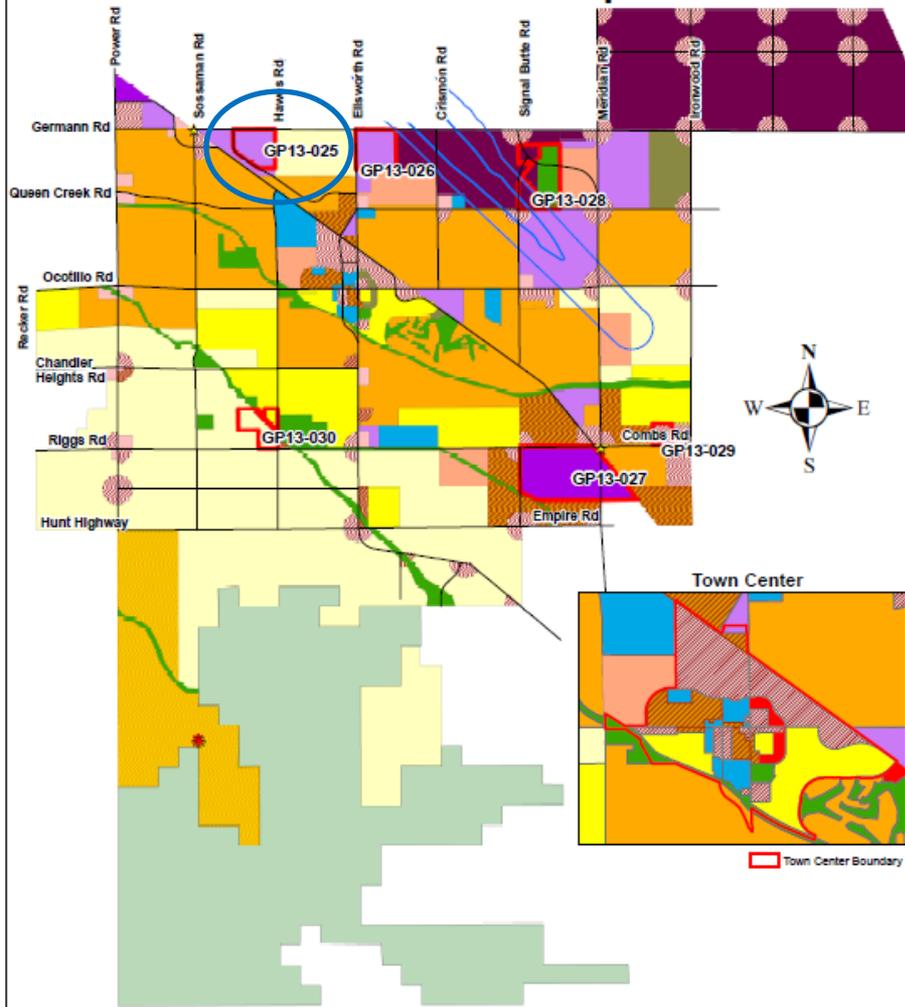
Keeping Queen Creek Unique



# QUEEN CREEK GENERAL PLAN



# Town of Queen Creek 2008 General Plan Map



Existing  
General Plan

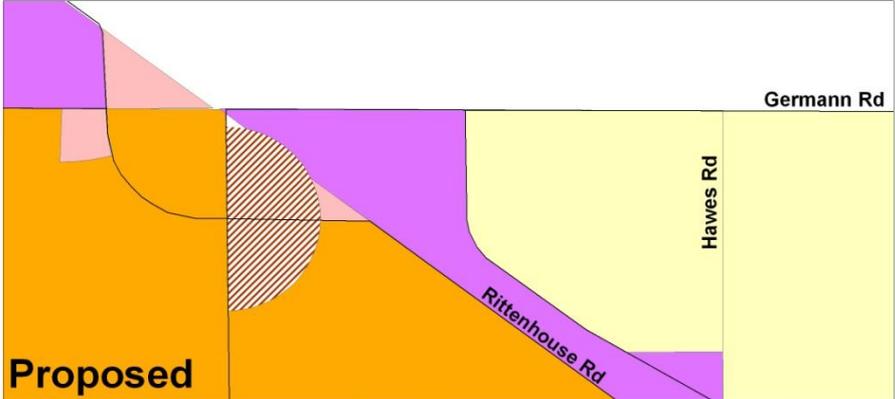
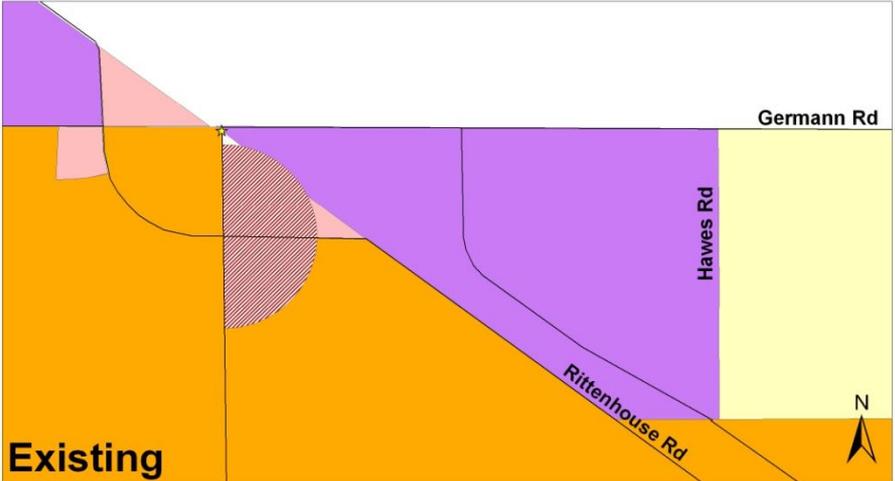
GP13-025  
La Jara Farms

**General Plan Land Use Legend**


Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
All information is believed to be accurate as the date of publication, however is not guaranteed.



# Town of Queen Creek 2013 General Plan Amendment GP13-025 La Jara Farms



**General Plan Land Use Legend**

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Multifamily	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
 All information is believed to be accurate as the date of publication, however is not guaranteed.  
 Created by Sidney Urias 480-358-3094





# Issues

- Acre lot residential subdivision for La Jara Farms approved in 2005
- Subdivision approved with underlying R1-43 zoning, which was different than the Employment Type A land use designation
- La Jara Farms is currently under construction using the R1-43 zoning
- A rezoning case has been filed to change a portion of the property to R1-18



# Staff Recommendation

- Staff recommends the change be approved as proposed



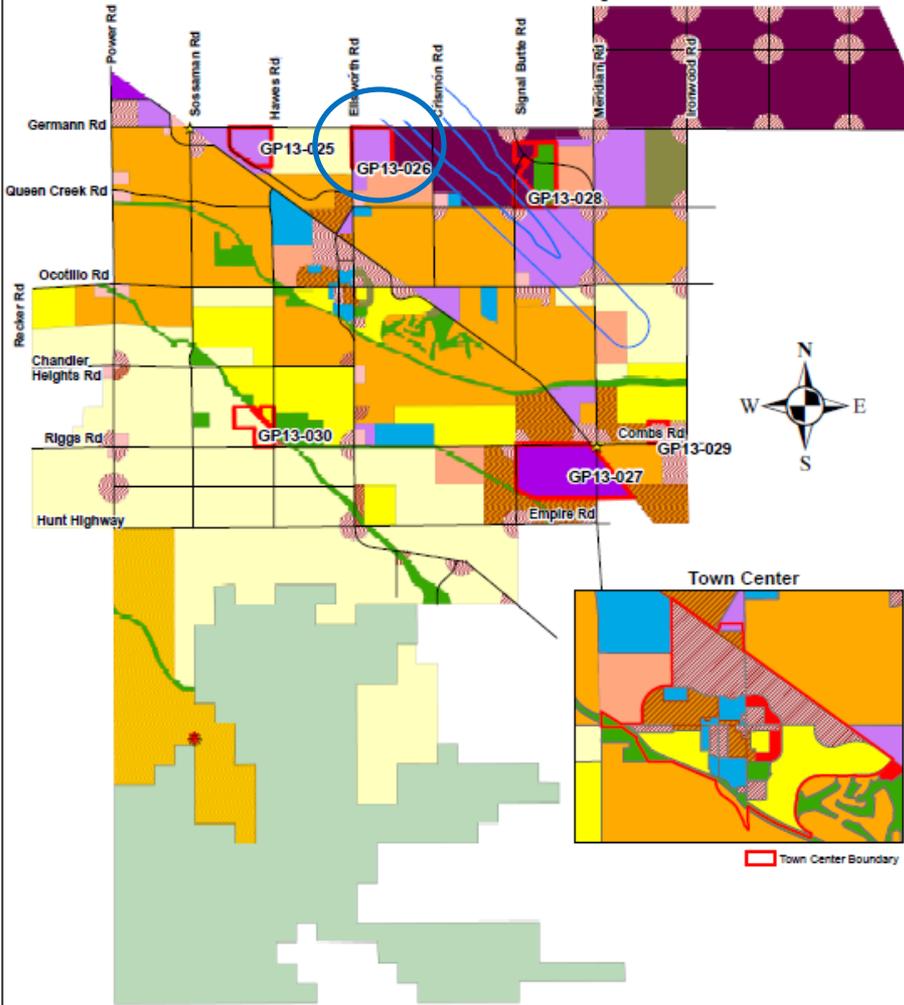
TOWN OF  
**QUEEN CREEK**  
ARIZONA

GP13-026  
The Estates at  
Queen Creek Station

Ralph Pew  
Applicant



# Town of Queen Creek 2008 General Plan Map



## Existing General Plan

## GP13-026 The Estates at Queen Creek Station

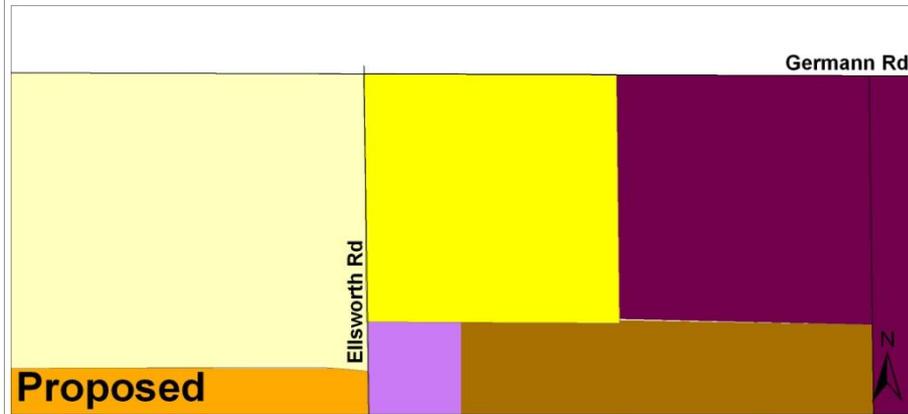
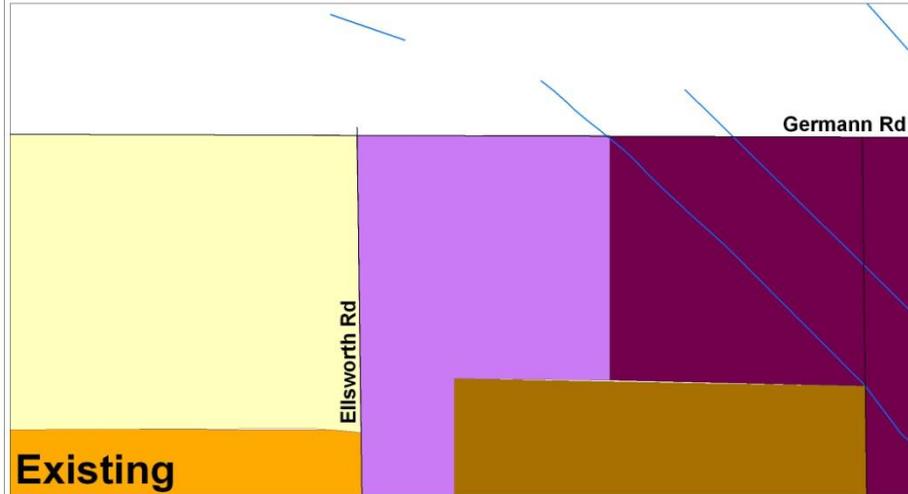
### General Plan Land Use Legend

Very Low Density Residential (D-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (D-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (D-3 DU/AC)	Community Commercial	Open Space	General Plan Amendments 2013
Master Planned Community (D-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (D-5 DU/AC)	Commercial	San Tan Regional Park	
Medium High Density Residential Type B (D-6 DU/AC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
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# Town of Queen Creek 2013 General Plan Amendment GP13-026 The Estates at Queen Creek Station



**General Plan Land Use Legend**

- |  |                         |                            |                                  |
|--|-------------------------|----------------------------|----------------------------------|
| Very Low Density Residential (0-1 DU/AC)           | Mixed Use               | Employment Type B          | Future Intersection Modification |
| Low Density Residential (0-2 DU/AC)                | Neighborhood Commercial | Public/Quasi-Public        | Resort / Tourism / Entertainment |
| Medium Density Residential (0-3 DU/AC)             | Community Commercial    | Open Space                 |                                  |
| Master Planned Community (0-1.8 DU/AC)             | Office/Services         | Regional Commercial Center |                                  |
| Medium High Density Residential Type A (0-5 DU/AC) | Commercial              | San Tan Regional Park      |                                  |
| Multifamily  | Employment Type A       | Noise Contours             |                                  |

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
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Created by Sidney Urias 480-358-3094



# Proposed Concept Plan GP13-026 The Estates at Queen Creek Station



# Issues

- Property Designated Employment Type A
  - Adjacent to Employment in Mesa
  - Nearest property to Phoenix-Mesa Gateway Airport and the State Route 24 Freeway
  - Area south of Germann - Ellsworth to Meridian designated as the Town's "employment corridor" in the General Plan
  - "Front door" to Town
- Able-Moody 230 Kv line will separate this property from the residential area to the south
- Property currently zoned R1-43



# Staff Recommendation

- Staff recommends the change be denied
- Staff also recommends the proposed change be proposed for consideration during the 2014 update to the General Plan



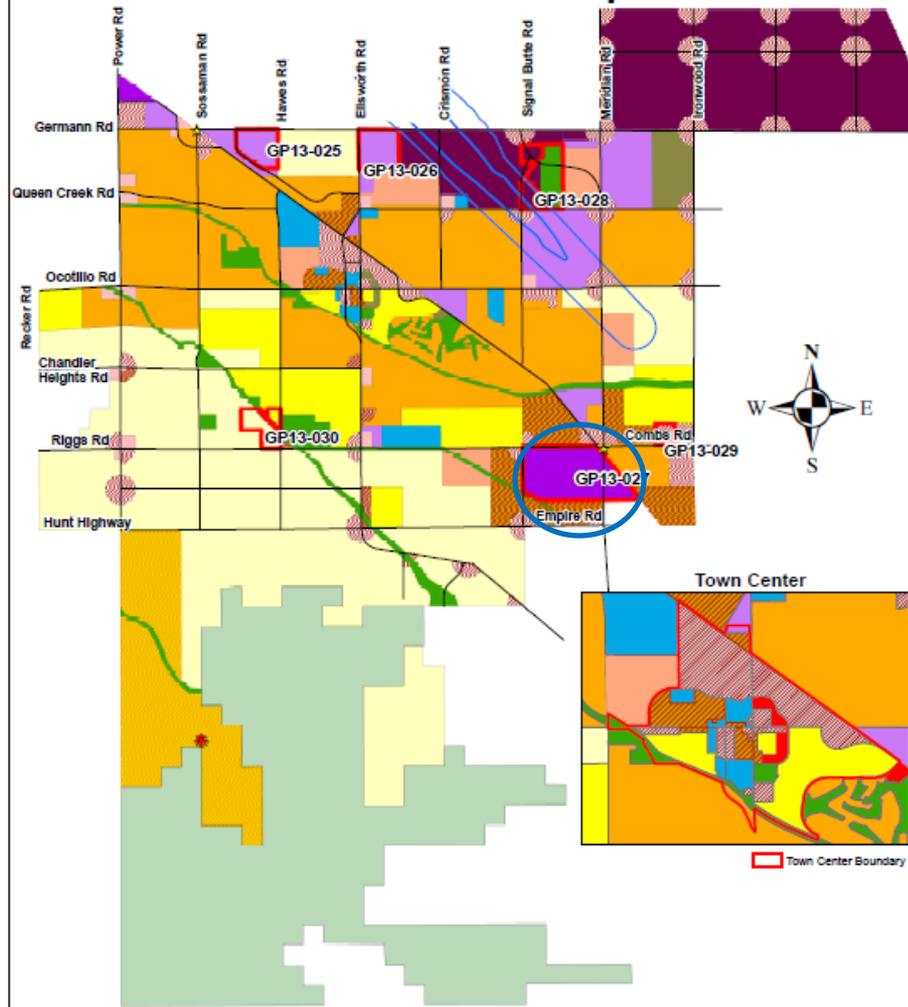
TOWN OF  
**QUEEN CREEK**  
ARIZONA

**GP13-027**  
**Meridian Crossing**

Mario Mangiamele  
Applicant



# Town of Queen Creek 2008 General Plan Map



## Existing General Plan

## GP13-027 Meridian Crossing

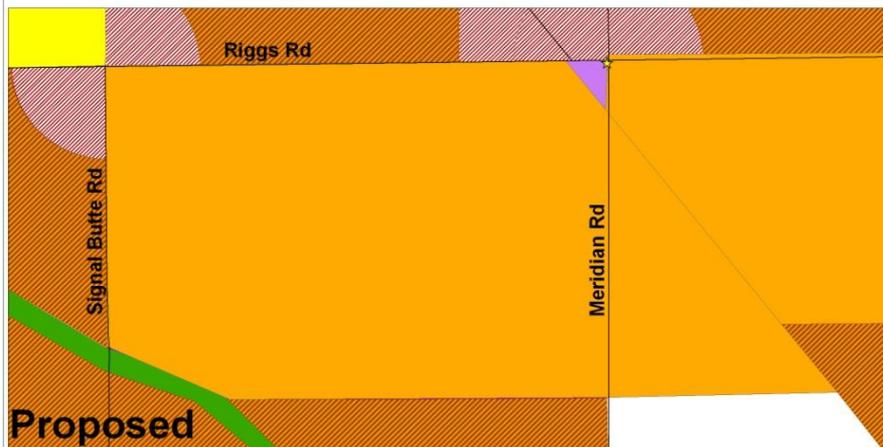
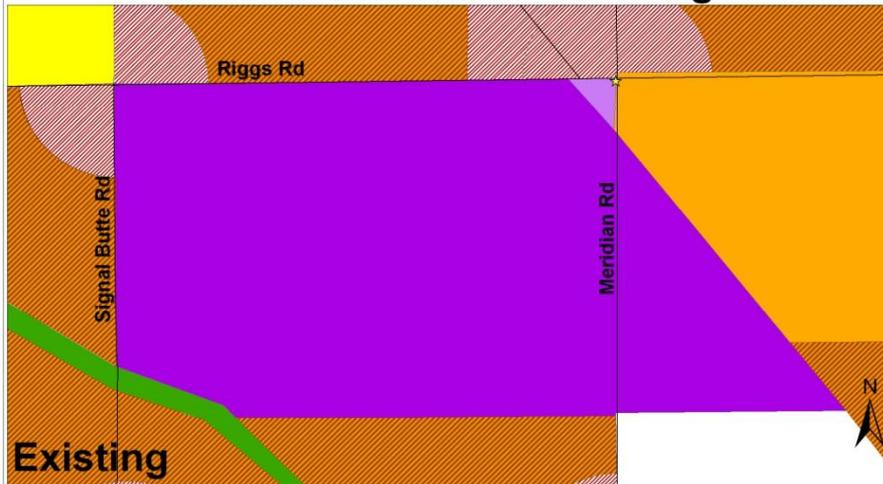
### General Plan Land Use Legend

Very Low Density Residential (D-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (D-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (D-3 DU/AC)	Community Commercial	Open Space	General Plan Amendments 2013
Master Planned Community (D-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (D-5 DU/AC)	Commercial	San Tan Regional Park	
Medium High Density Residential Type B (D-6 DU/AC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
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# Town of Queen Creek 2013 General Plan Amendment GP13-027 Meridian Crossings



### General Plan Land Use Legend


Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



Existing &  
Proposed  
General Plan

GP13-027  
Meridian  
Crossing



# Existing Plan

## GP13-027 Meridian Crossing



USE	ACREAGE	DU/AC	UNITS
VHDR	15.5	24	372
HDR	19.2	20	384
MHDR	36.9	16	590
MDR	106.8	8	854
MLDR	152.3	4	609
<b>*</b>	HIGH DENSITY / URBAN RESIDENTIAL ASSOCIATED WITH REGIONAL COMMERCIAL		300
<b>TOTAL</b>	<b>330.7</b>		<b>3109</b>
<hr/>			
HOSP	40		
MU	28.2		
COMM/MU	76.3		
PARKS/OS	15.4		
<b>TOTAL</b>	<b>267.1</b>		
<b>TOTAL</b>	<b>597.8</b>		<b>3109</b>



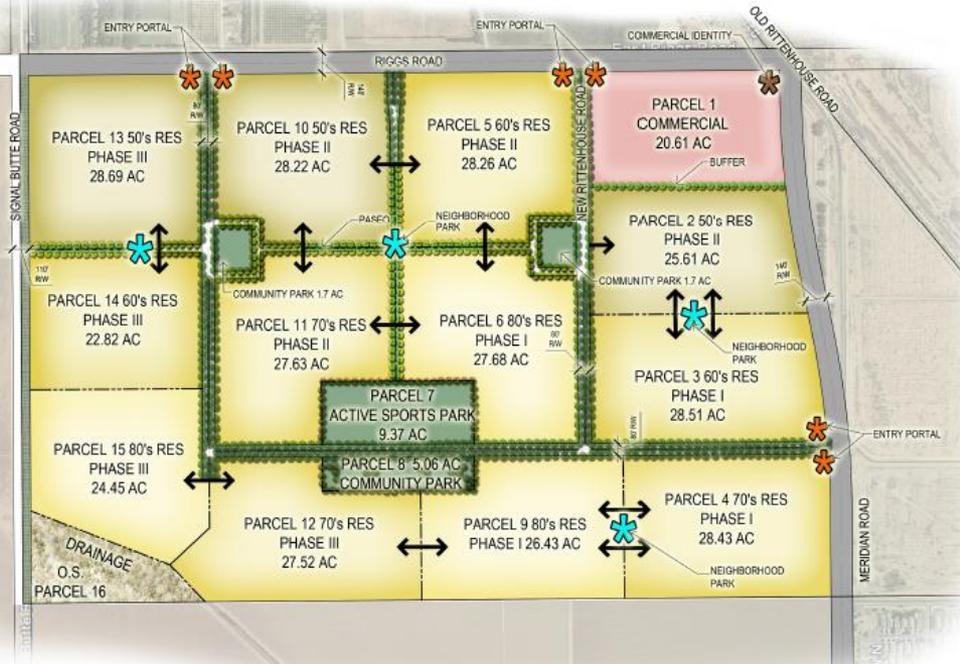
**MERIDIAN CROSSING**  
CONCEPTUAL LAND USE PLAN 'A'



# Proposed Concept Plan GP13-027 Meridian Crossing

The principle element in this concept is the integrated Park along the entries grand alley. The themed landscape boulevards have expanded parkways with ample shade canopy through a variety of tree species to provide seasonal appeal; all focused on providing for a direct access to the community parks. The community park is the identity of this community; front and center with ample offerings through programmed sport to a farmers market. Well planned and timelessly designed green spaces connect the walking trails to the parks through each neighborhood.

Site Data - Summary					
Description	Acres	Acres Mix	Quantity	DUI/AC	Lot Mix
Commercial	20.61	5%			
Park	8.51	2%			
Active OS	9.37	2%			
Open Space	3.90	1%			
Pavac	9.38	2%			
Residential					
50's Res	82.52	8%	355	Units	1.30
60's Res	79.59	9%	258	Units	3.75
70's Res	83.58	26%	267	Units	3.20
80's Res	78.56	24%	196	Units	2.50
Subtotal Res	324.25	86%	1,117	Units	3.45
<b>Total</b>	<b>378.02</b>	<b>100%</b>			



Parking at Park



Community Picnic/Farmer's Market



Park Portal



Multi-Functional Open Space

plan scale 1:300'  
date: 09.17.13

MERIDIAN CROSSING

CONCEPT 2



# Recommended Intersection Reconstruction



**ALTERNATIVE D**  
RIGGS ROAD/RITTENHOUSE ROAD/ MERIDIAN ROAD/COMBS ROAD/UPRR  
MCDOT PROJECT NO. TT275



**LEGEND**  
AT GRADE UPRR CROSSING

TYLIN INTERNATIONAL

SEPTEMBER 2012



# Issues

- Area to be annexed to receive utility service
- Funding and improvement timing and construction of Riggs Road and the new Riggs/Rittenhouse/Meridian/Combs/UPRR intersection
- Development options have been limited by lack of infrastructure
- Planned for employment center (hospital, office, retail) and higher density housing to serve the southeast area and Pinal County
- Concept plan reflects 3.45 du/ac – MDR allow up to 3 du/ac



# Staff Recommendation

- Staff recommends the change be denied
- Staff also recommends the proposed change be proposed for consideration during the 2014 update to the General Plan



TOWN OF  
**QUEEN CREEK**  
ARIZONA

**GP13-028**

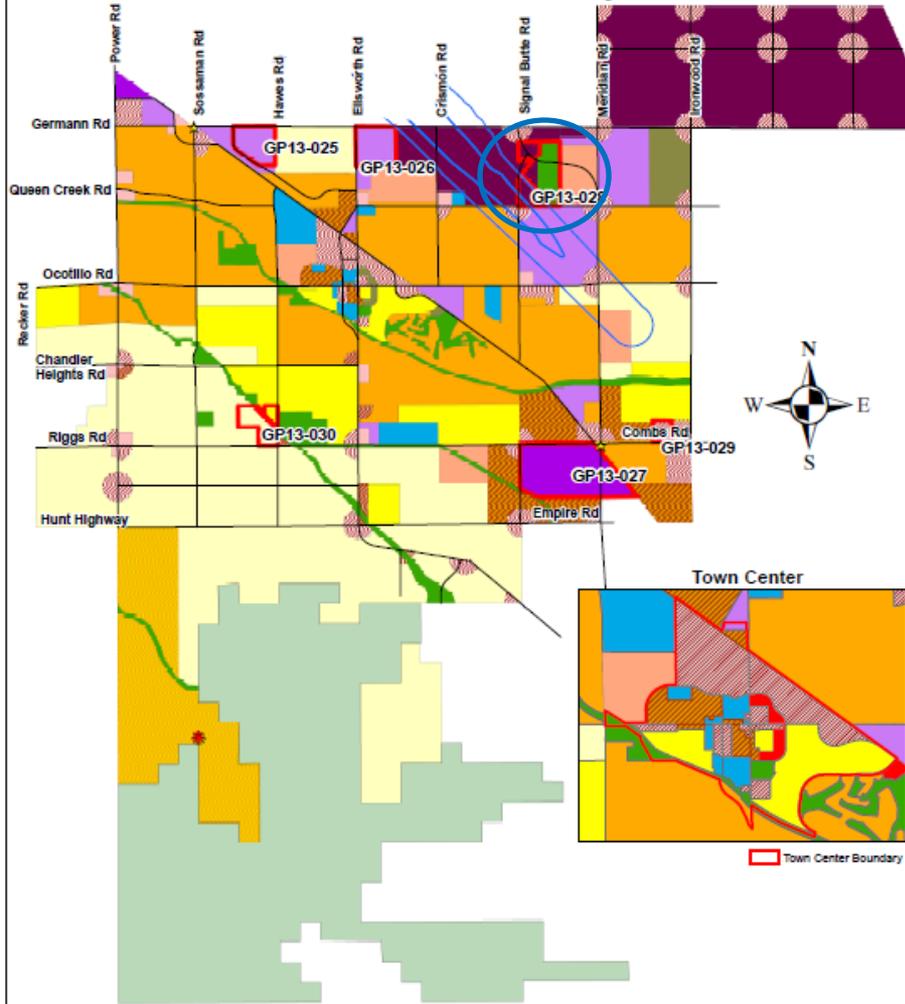
**Barney Farms**

Mario Mangiamele

Applicant



# Town of Queen Creek 2008 General Plan Map



Existing  
General Plan  
GP13-028  
Barney Farms

### General Plan Land Use Legend


Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
All information is believed to be accurate as the date of publication, however is not guaranteed.

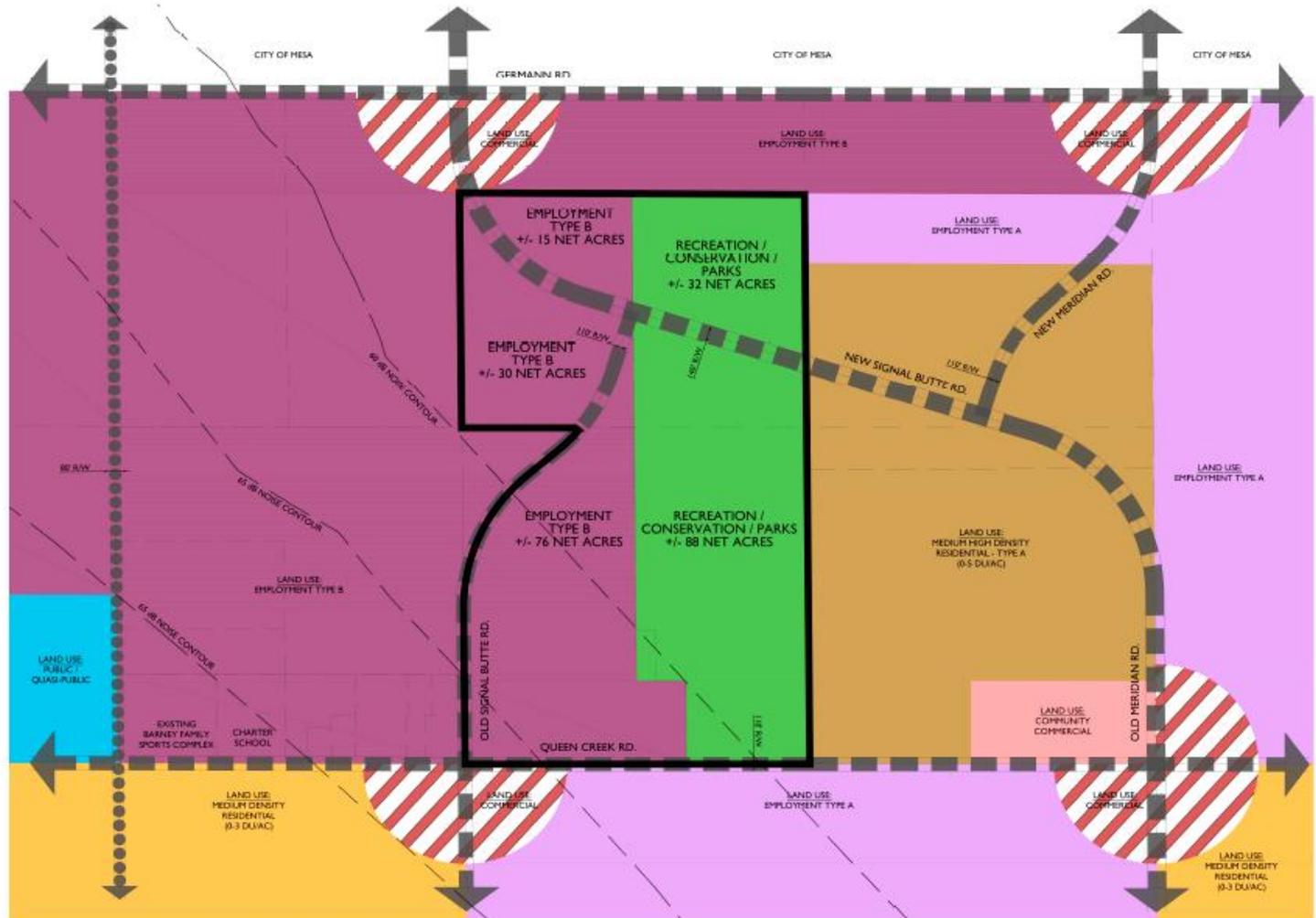


# Existing Plan

## GP13-028 Barney Farms

### GENERAL PLAN EXHIBIT FOR BARNEY FARMS

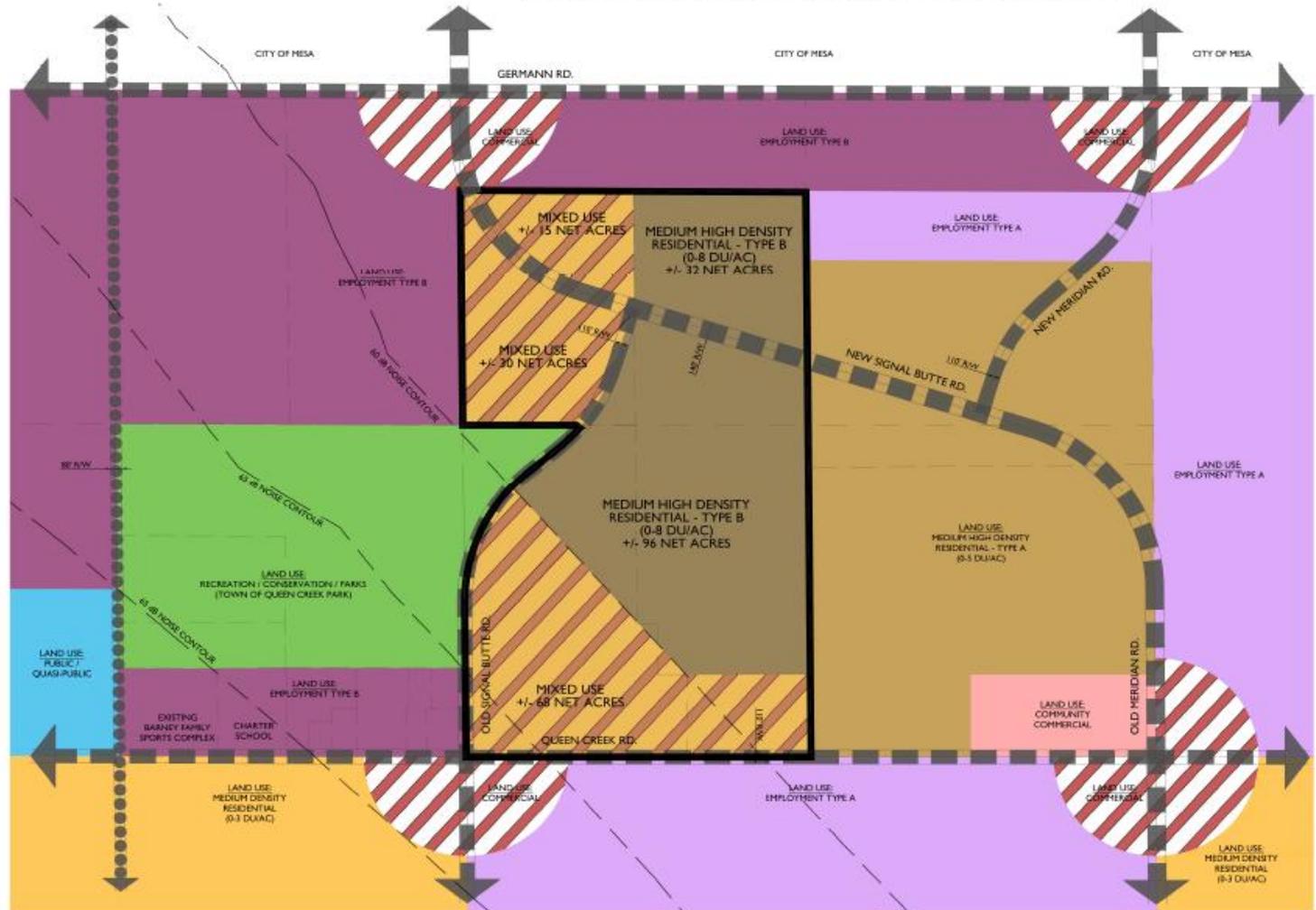
A PORTION OF THE WEST HALF OF SECTION 12 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



# Proposed Plan GP13-028 Barney Farms

## GENERAL PLAN EXHIBIT FOR BARNEY FARMS

A PORTION OF THE WEST HALF OF SECTION 12, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



# Proposed Concept Plan GP13-028 Barney Farms

## Heritage Concept Narrative

At the foundation of this concept lies the Community Pillar, a pivotal element which expresses the relevance of the place through historical reference, monumental scale and thoughtful gardens. The strong geometry links the extremities of the site together through timelessly designed green spaces. The multiple axes are focused on key project cornerstones, parks or plazas and other regionally relevant features which add to the significance of the place. At the core of the site lies the recreation center; a heavily programmed destination celebrating the legacy of those who built this community and provided for a lifestyle for the residents that live here today.



Themed Boulevard



Garden's/Parks



Community Pillar - Monument

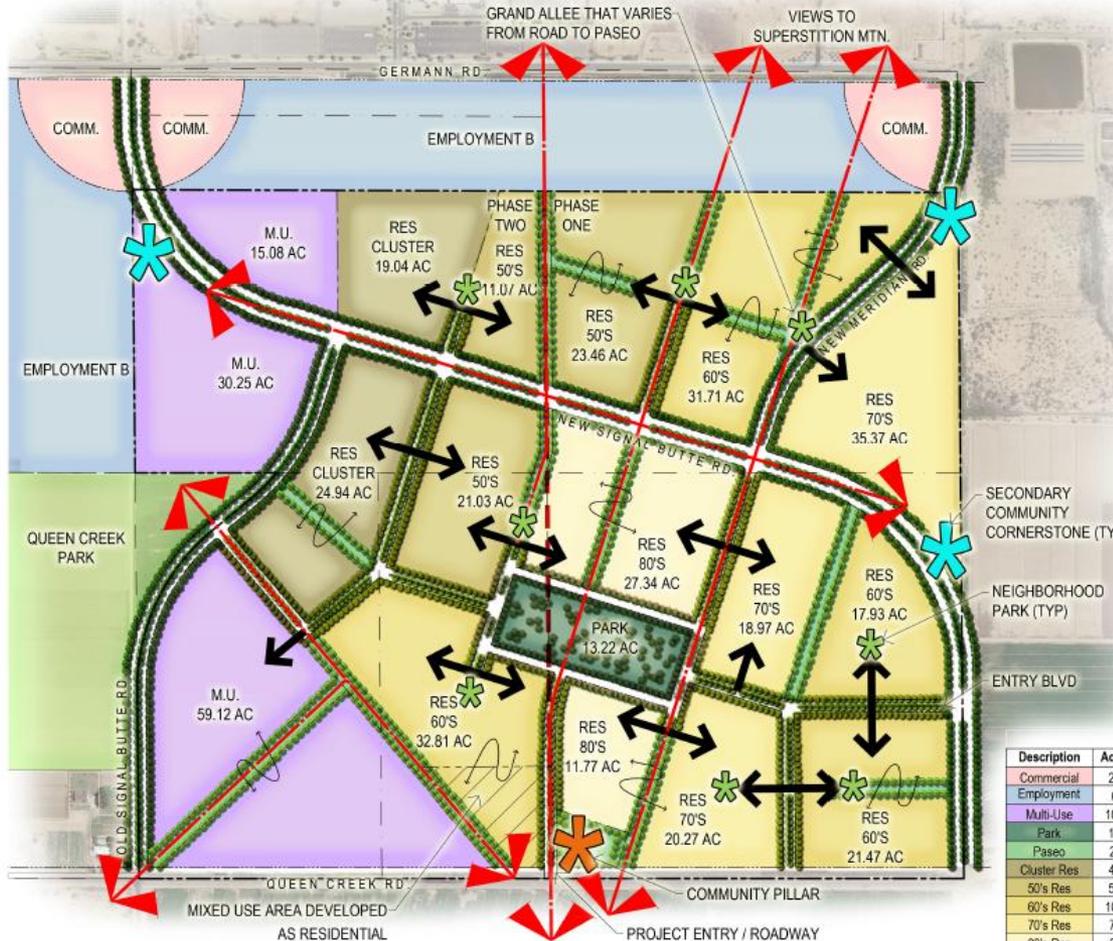


Local Allee



Grand Allee

plan scale 1:3000  
date: 08.06.13



Site Data - Summary					
Description	Acreage	Acreage Mix	Quantity	DUI/AC	Lot Mix
Commercial	24.88	5%			
Employment	0.00	0%			
Multi-Use	104.45	21%			
Park	13.22	3%			
Paseo	28.91	6%			
Cluster Res	43.98	14%	308	Units	7.00 25%
50's Res	55.56	18%	233	Units	4.20 19%
60's Res	103.92	33%	374	Units	3.60 30%
70's Res	74.61	24%	224	Units	3.00 18%
80's Res	39.11	12%	90	Units	2.30 7%
<b>Subtotal Res</b>	<b>317.18</b>	<b>65%</b>	<b>1,229</b>	<b>Units</b>	<b>3.88 100%</b>
<b>Total</b>	<b>488.64</b>	<b>100%</b>			

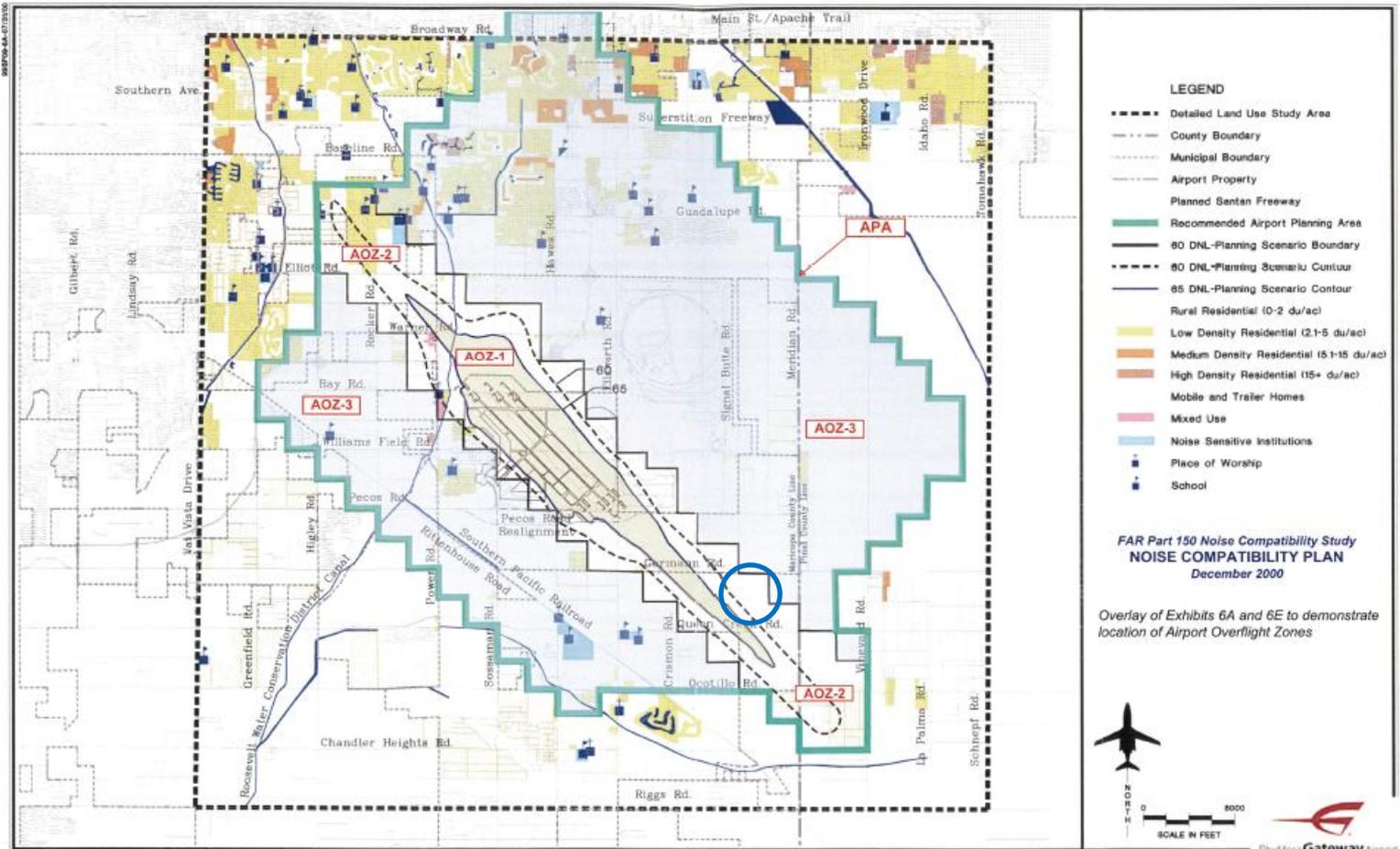
BARNEY FARMS

HERITAGE CONCEPT



andersonbarone  
plan design achieve  
32 • ROCKMOUNT BLVD., SUITE 100  
CHANDLER, ARIZONA 85226  
PH 480.889.7958 F 480.899.7588

# Phoenix-Mesa Gateway Aircraft Overflight Zones



# Issues

- Northern entry to Town designated for Employment uses
- Property located in AOZ I and AOZ II
  - Mixed Use (non-residential) in AOZ I with Mixed Use and Residential in AOZ II
  - Current I-2 zoning consistent with current Part 150 Study
  - PMGA strongly recommends no further residential in AOZ I or II and case be disapproved
  - Airport Part 150 Study should be updated
- Former Town property designated Open Space needs to be modified



# Staff Recommendation

- Staff recommends the change be denied
- Staff also recommends the proposed change be proposed for consideration during the 2014 update to the General Plan



TOWN OF  
**QUEEN CREEK**  
ARIZONA

GP13-029

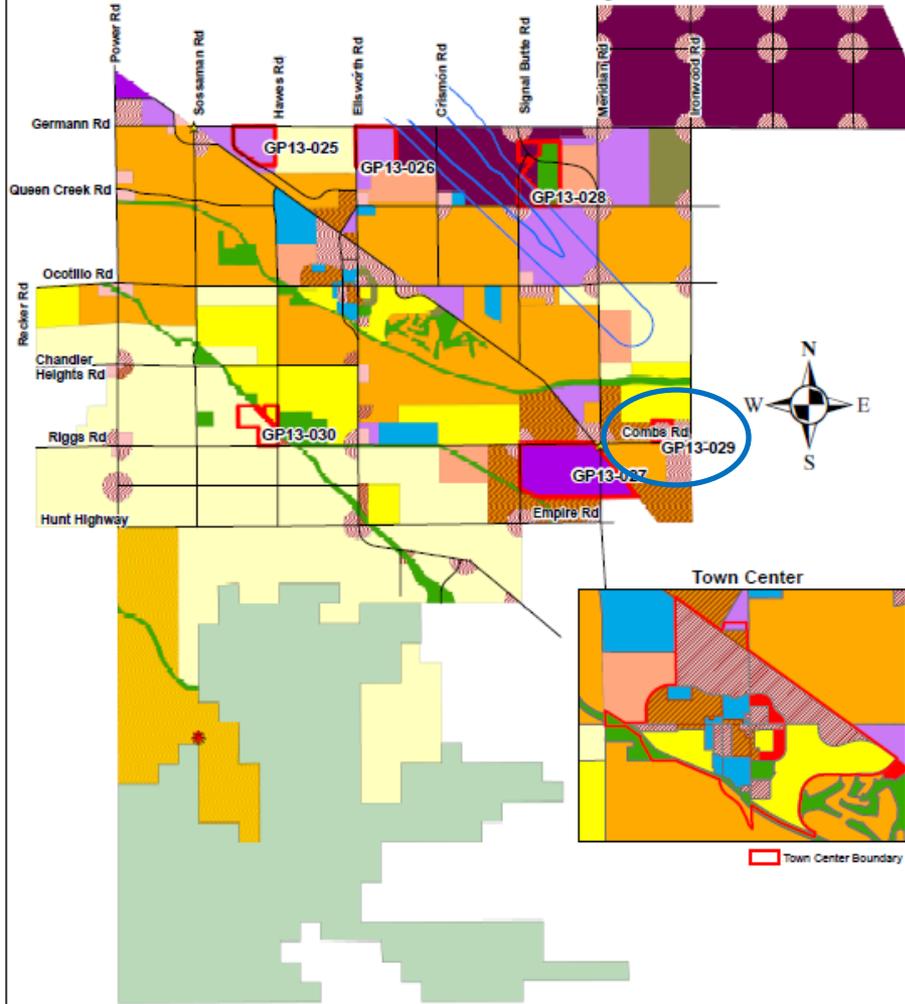
The Vineyards

Ralph Pew

Applicant



# Town of Queen Creek 2008 General Plan Map



Existing  
General Plan

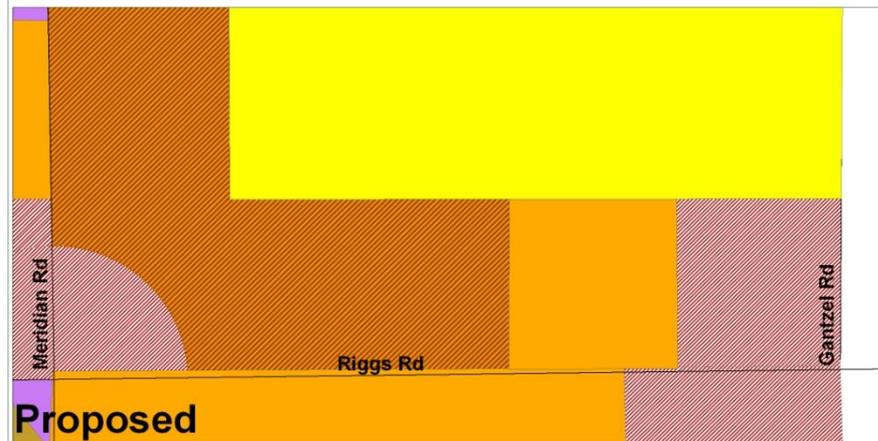
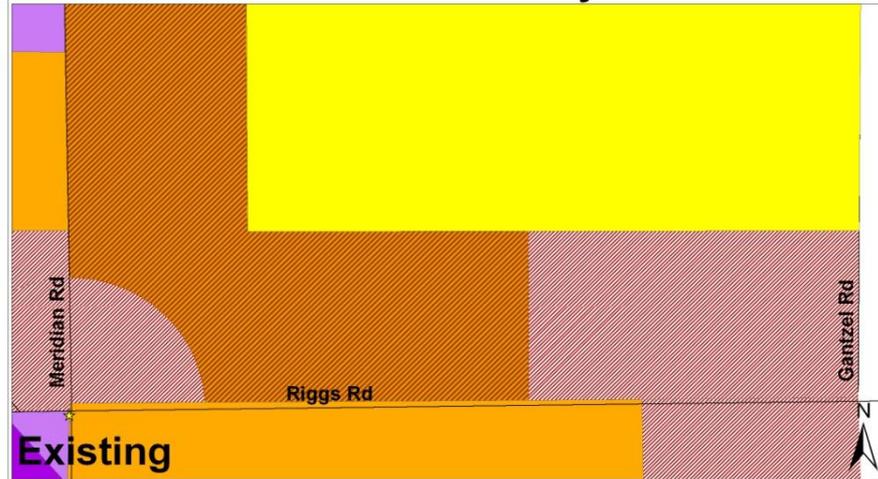
GP13-029  
The  
Vineyards

### General Plan Land Use Legend


Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
All information is believed to be accurate as the date of publication, however is not guaranteed.



# Town of Queen Creek 2013 General Plan Amendment GP13-029 The Vineyards



### General Plan Land Use Legend

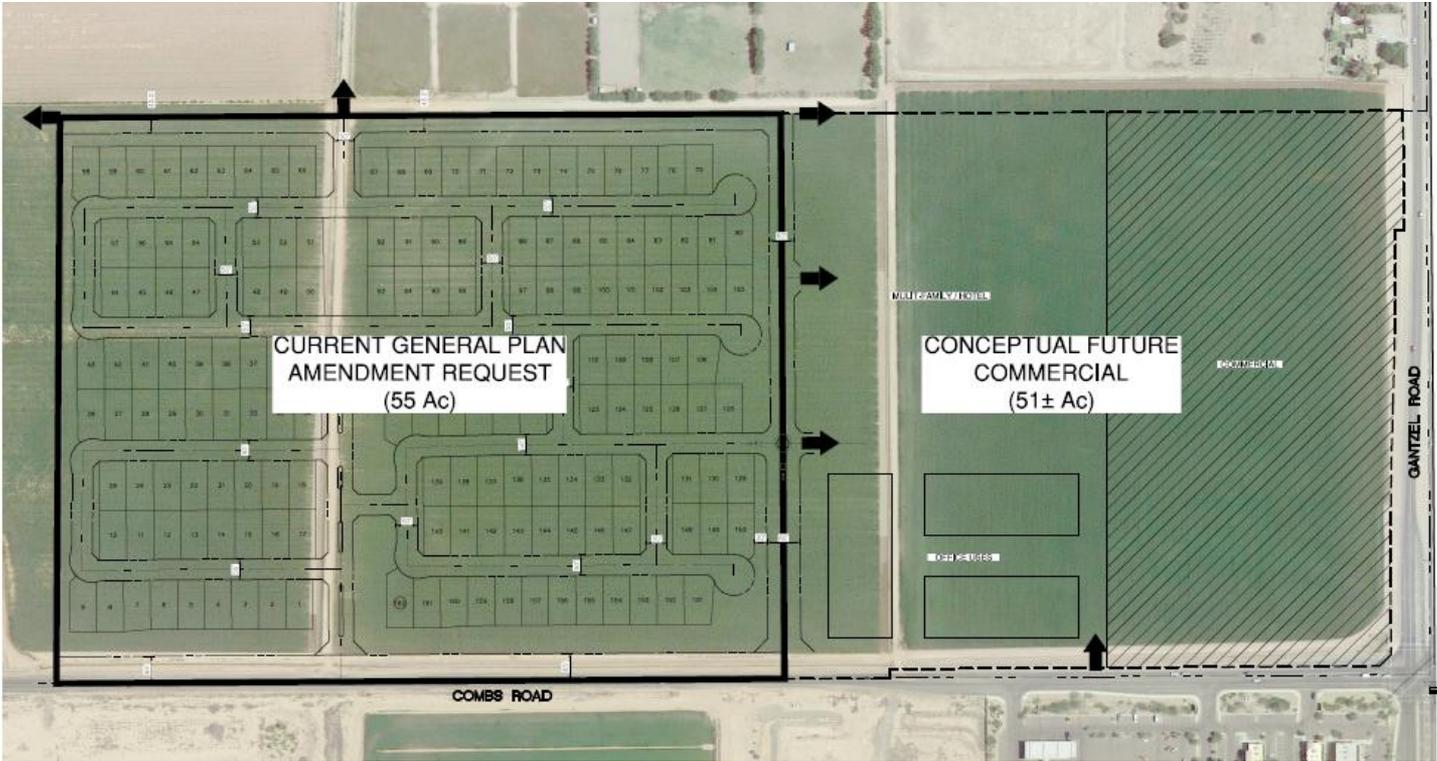
Very Low Density Residential (0-1 DU/AC)	Multifamily	Employment Type A	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Mixed Use	Employment Type B	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	
Master Planned Community (0-1.8 DU/AC)	Community Commercial	Open Space	
Medium High Density Residential Type A (0-5 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type B (0-8 DU/AC)	Commercial	San Tan Regional Park	
		Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



# Proposed Concept Plan GP13-029 The Vineyards



# Issues

- Designated for commercial use
- Eastern edge of community, area designated as commercial entry to Town
- A rezoning case has been filed to change the property to R1-7
- Medium density residential area surrounded by dissimilar uses – isolated property
- Current lack of services



# Staff Recommendation

- Staff recommends the change be denied
- Staff also recommends the proposed change be proposed for consideration during the 2014 update to the General Plan



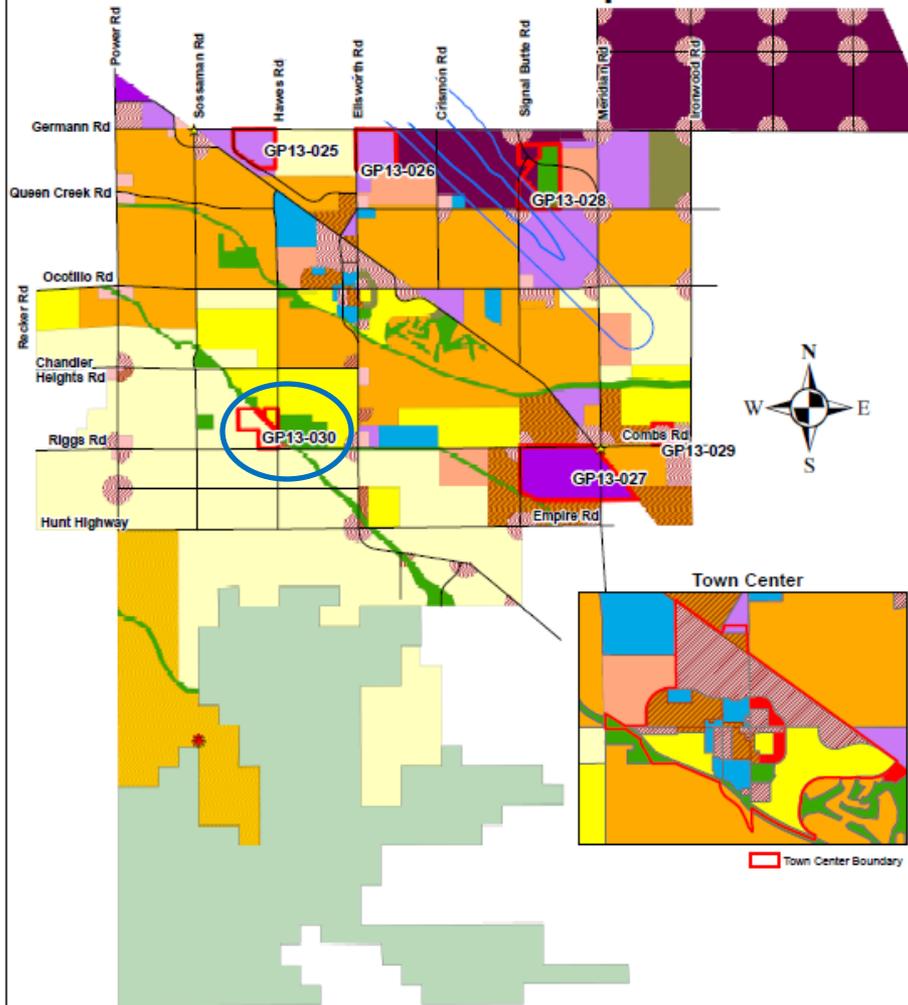
TOWN OF  
**QUEEN CREEK**  
ARIZONA

**GP13-030**  
**Sonoqui Creek Village**

Ralph Pew  
Applicant



# Town of Queen Creek 2008 General Plan Map



## Existing General Plan

### GP13-030 Sonoqui Creek Village

#### General Plan Land Use Legend

Very Low Density Residential (D-1 DUIAC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (D-2 DUIAC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (D-3 DUIAC)	Community Commercial	Open Space	General Plan Amendments 2013
Master Planned Community (D-1.8 DUIAC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (D-5 DUIAC)	Commercial	San Tan Regional Park	
Medium High Density Residential Type B (D-8 DUIAC)	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13  
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# Town of Queen Creek 2013 General Plan Amendment GP13-0230 Sonoqui Creek Village



**General Plan Land Use Legend**

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Employment Type B	Future Intersection Modification
Low Density Residential (0-2 DU/AC)	Neighborhood Commercial	Public/Quasi-Public	Resort / Tourism / Entertainment
Medium Density Residential (0-3 DU/AC)	Community Commercial	Open Space	
Master Planned Community (0-1.8 DU/AC)	Office/Services	Regional Commercial Center	
Medium High Density Residential Type A (0-5 DU/AC)	Commercial	San Tan Regional Park	
Multifamily	Employment Type A	Noise Contours	

Modified by Resolutions 813-09, 814-09, 824-10, 924-12 and 934-13

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Created by Sidney Urias 480-358-3094



# Existing Plan

## GP13-030 Sonoqui Creek Village

Proposal Consists of:

1. 93 lots on 121 acres  
(0.80 Density)
2. 25 acres Open Space  
and Connecting  
Trails
3. Plans Meet Town  
Standards (Pre-Plat,  
Landscape/Fencing)



# Proposed Concept Plan GP13-030 Sonoqui Creek Village



## LEGEND

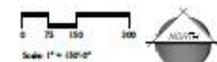
- ① MAIN ENTRY / ENTRY GROVE
- ② PRAIRIE PARK
- ③ OAK PARK
- ④ RANCH PARK
- ⑤ SONOQUI CREEK VILLAGE PARK
- ⑥ TRAIL ACCESS TO SONOQUI WASH
- ⑦ STRUCTURED PLAY AREA
- ⑧ ROUNDABOUT WITH SPECIMEN OAK TREES
- ⑨ DECORATIVE PAVING
- ⑩ SONOQUI CREEK VILLAGE TRAIL
- ⑪ RIGGS ROAD STREETSCAPE
- ⑫ HAWES ROAD STREETSCAPE
- ⑬ COMMUNITY STREETSCAPE
- ⑭ SECONDARY ENTRY
- ⑮ 95'-0" SETBACK
- ⑯ 75'-0" SETBACK
- ⑰ 55'-0" SETBACK
- \* SINGLE STORY HOMES ONLY

## PROJECT SITE DATA

DESCRIPTION	TOTALS
GROSS SITE AREA	107.44 AC
NET SITE AREA	103.11 AC
TOTAL LOTS	140
DENSITY (DU/NET AC)	1.36
SONOQUI WASH ACRES	17.53 ACRES
OPEN SPACE (NET)	26.22 ACRES

LOT TYPE	LOTS	% OF TOT
90 x 130 (11,700 SQ FT)	75	53 %
120 x 130 (15,600 SQ FT)	29	21 %
130 x 170 (22,100 SQ FT)	26	19 %
<b>TOTAL</b>	<b>140</b>	<b>100 %</b>



# Issues

- Property designated Very Low Density (up to 1 du/ac) since incorporation
- Significant neighborhood opposition
  - (102 signatures)
  - Emails and attachments
- Currently approved plan at 35k+ s.f. lots
- Surrounding properties south of Sonoqui all developed at 1 du/ac
- Lots north of Sonoqui 30K+ s.f. with street connection
- Sonoqui Wash area to be dedicated



# Staff Recommendation

- Staff recommends the change be denied
- Staff also recommends the proposed change be proposed for consideration during the 2014 update to the General Plan



TOWN OF  
**QUEEN CREEK**  
ARIZONA

Thank You

