



Town Center Update

Planning and Zoning Commission

July 11, 2018





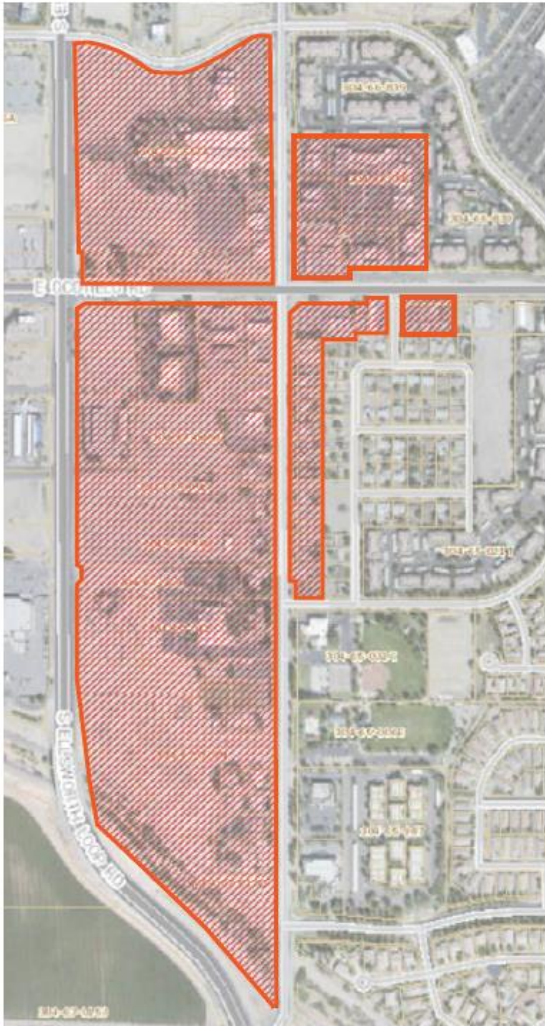
OVERVIEW

- Timeline
- Define Town Center boundaries
- Creation of a new zoning district
 - Reclassification of Town Center (TC) to Downtown Core (DC)
 - Define allowed and prohibited uses
 - Amend the Zoning Ordinance and applicable standards
- Development of Design Guidelines

TC ZONING ORDINANCE TEXT AMENDMENT TIMELINE

- July 9th
 - Receive of 1st draft of Design Guidelines
- Aug. 8th
 - Joint work session between P&Z and the EDC
- Mid-Aug.
 - Neighborhood meeting
- Sep. 12th
 - P&Z Public Hearing for TC rezone and text amendment
- Oct. 17th
 - Town Council Public Hearing





DC:



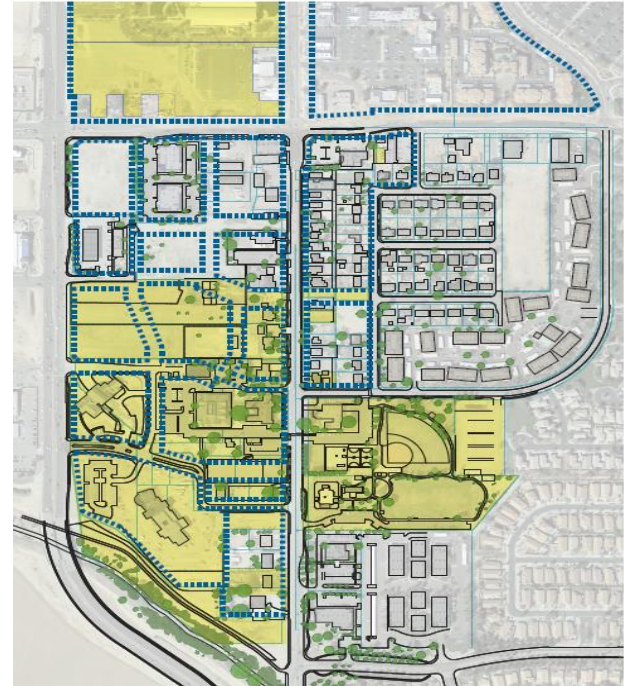
Downtown Core

Specialty Retail, Hotels, Commercial Office, Open Space, Residential, Event Uses, all organized in a unique pedestrian oriented setting and environment that reinforces the authentic character and quality of Downtown Queen Creek.

Shops and stores are encouraged to be front facing on or near the sidewalks with parking conveniently located on-street and behind building masses.

TOWN CENTER ZONING BOUNDARIES

TOWN OWNED PROPERTIES



ARTICLE 4 – PERMITTED USE TABLE

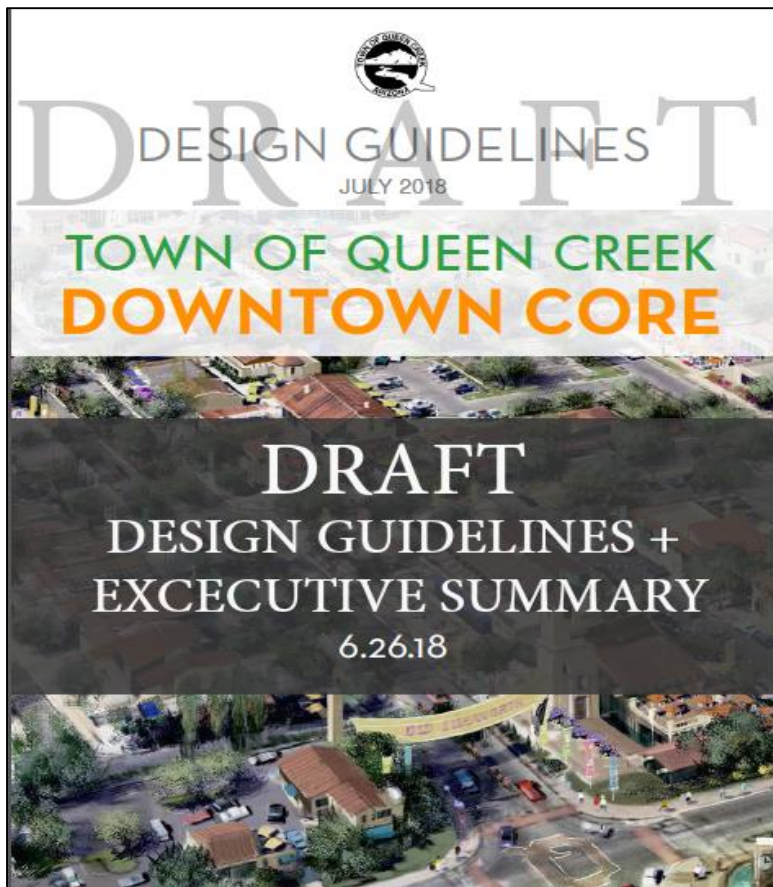
Table 4.6-1 Permitted Uses

Use Category	Specific Use Type	Non-Residential Zoning Districts												
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	TC	MU	C-1	C-2		
Dwelling Units	*Accessory Uses	A	A	--	--	--	--	--	--	--	--	--	--	--
	Live / Work	--	--	--	--	--	--	P	P	P	--	--	C	C
	*Accessory Dwelling Unit	A	A	A	A	--	--	P	--	--	--	--	--	--
	Single-Family, Detached	P	P	P	P	P	P	C	P	--	--	--	--	--
	Single-Family, Attached	--	--	--	--	P	P	C	P	--	--	--	--	--
	Modular Home	P	P	P	P	P	--	--	--	--	--	--	--	--
	Manufactured Housing (Permitted in MHR Overlay only)	P	P	P	P	P	--	--	--	--	--	--	--	--
	Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--
	Duplex / Triplex / Townhouse	--	--	--	--	P	--	--	--	--	--	--	--	--
	Multiple Dwelling (See Section 4.6.D.8)	--	--	--	--	P	P	P	P	--	W	W	--	--
Group Living	Boarding House or Rooming House	--	--	--	--	C	--	P	C	--	C	--	--	--
	All Other Household Living	--	--	--	--	C	--	C	C	--	C	C	--	--
	Assisted Living Facility	C	C	--	--	P	--	P	C	--	C	P	--	--
	*Group Residential Facility (Group Home)	P	P	P	P	P	--	--	--	--	--	--	--	--
Lodging	Treatment Facility	--	--	--	--	--	--	C	C	--	C	C	--	--
	Hotels, Motels, Bed & Breakfast Inns (See 4.6.D.1)	--	--	--	--	--	--	P	P	--	P	P	--	--
Institutional & Civic														
Community Service	Museums, Art Galleries, Opera Houses, and Libraries (See Section 4.6.D.6)	W	W	W	W	W	W	W	W	W	W	W	W	W
	Community Building (See Section 4.6.D.6)	W	W	W	W	W	W	W	W	W	W	W	W	W
	All Other Community Service (See Section 4.6.D.6)	W	W	W	W	W	W	W	W	W	W	W	W	W
Day Care	Home-Based Day Care (1-6 children plus 2 children after school) (See Section 4.6.D.7)	W	W	W	W	W	--	--	--	--	--	--	--	--
	Limited Day Care (6-12 children) (See Section 4.6.D.7)	C	C	C	C	C	--	W	W	W	W	W	W	W

TOWN CENTER REZONING STRATEGY

- Reclassification of Town Center (TC) to Downtown Core (DC)
- Define allowed and prohibited uses within the new DC core
- Add any unique uses not listed under the “Specific Use Type” column

DESIGN GUIDELINES



Key components

- Design Principles and Objectives
- Definition of Goals and Themes
- Distinction and examples between public and private improvement areas
- Thoughts on “Aspirational” vs. Prescriptive

3B. BUILDING FACADES AND ENTRANCES

REQUISITES:

- A** Awnings shall not be used for signage.
- B** Blade signs shall be the preferred sign type along building entrances.
- C** Glass storefronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- D** Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.
- E** A single storefront design treatment shall not be more than 60' in length.



NOT THIS



Dark ground floor windows with no special features, landscape and signage, discourage conversations and charm.

THIS



Restaurants and retail with windows and doors invite visitors to come inside, stay longer, and enjoy the urban setting.



Building entrances and signage should be harmoniously designed instead of disorganized and piecemeal looking.



Building entrances should be highlighted with special signage, awnings, landscaping, lighting features and outdoor seating areas.



Corner buildings located on primary and secondary roads should be open and accessible from sidewalks. 90 degree corner wall can only occur when adjacent to an open space or outdoor activity.



At all main corners, create attractive outdoor spaces and/or architectural elements well suited to the uses.



DESIGN GUIDELINES AMENDMENT

DS.0 Design Standards

<i>Section</i>	<i>Content</i>	<i>Page</i>
DS.1	Introduction	1
DS.2	Architectural Styles	2
DS.3	General Design Concepts	3
DS.4	Single-Family Residential Standards	4
DS.5	Multi-Family Residential Standards	12
DS.6	Non-Residential Standards	15

- Add section to the QC Design Standards Manual, DS.8 “Downtown Core”



Thank you!