



TO: PLANNING AND ZONING COMMISSION

**FROM: BRETT BURNINGHAM, INTERIM DEVELOPMENT SERVICES
DIRECTOR; KYLE BARICHELLO, PLANNER I**

RE: Public Hearing and Possible Action on Case P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.

DATE: September 12, 2018

STAFF RECOMMENDATION

Staff recommends approval of P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P18-0133 “Germann 516 (AKA LDS Church Property) Rezone” subject to the Conditions of Approval outlined in this report

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

On February 7, 2018 a Pre-Annexation and Development Agreement (PADA) between the Town and the property owners was approved by Town Council. This agreement

included a number of recitals relating to the annexation of Ironwood Crossing property and the subject property as part of the annexation application. The agreement also established that the Town would initiate a rezoning process for the approximately 516 acres (the subject property) as concurrently as possible with the adoption of the 2018 Town of Queen Creek General Plan to change the initial zoning designated by the annexation.

This proposal consists of a request to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial) and HDR (High Density Residential). The property is located on the west side of Ironwood Drive between Germann Road, Pima Road, and Meridian Road alignment. The rezone request was initiated by the Town of Queen Creek as agreed upon by the Ironwood Crossing PADA.

There have been minor differences in acreages beginning with the pre-annexation and development agreement up to this point but the parcel reflects the future development. The original legal description as part of the PADA was 516 acres. The updated legal descriptions account for dedicated future ROW and amount to 504 acres.

In summary, the Town of Queen Creek, in cooperation with the applicants, is proposing the following:

- 20 acres of C-2 (General Commercial) at the northeast corner of Ironwood and Germann Road
- 20 acres of C-2 (General Commercial) at the southwest corner of Pima Road and the future Meridian Road alignment
- 20 acres of HDR (High Density Residential) at the northeast corner of Ironwood and Germann Road (south of the proposed commercial)
- 476 acres of R1-5 (Urban Development District) on the remainder of the property

The proposal contains no modifications to the development standards of the proposed zoning districts. All future development will be subject to the provisions of the Zoning Ordinance and Design Standards and Town approval processes.

HISTORY

- | | |
|-------------------|---|
| February 7, 2018: | A Pre-Annexation and Development Agreement approved as part of the Ironwood Crossings Annexation (Case P17-0144). |
| March 7, 2018: | The Town Council approves the Ironwood Crossing Annexation of approximately 1,485 acres (Case P17-0144). |
| May 15, 2018: | The 2018 Town of Queen Creek General Plan approved by voters. |

July 15, 2018:

Staff initiates the rezoning process per the Pre-Annexation and Development Agreement.

PROJECT INFORMATION

Germann 516 (AKA LDS Church Property) Rezone	
Project Name	Germann 516 (AKA LDS Church Property) Rezone
Site Location	On the west side of Ironwood Drive between Germann Road and Pima Rd
Current Zoning	R1-54 (General Rural Development District)
Proposed Zoning	R1-5, C-2, and HDR
General Plan Designation	Neighborhood (476 acres) and Commercial (40 acres)
Surrounding Zoning Designations:	
North	GR - State Land (Pinal County)
South	R1-5 (Ironwood Crossings)
East	Residential (Pinal County)
West	R1-5 (Barney Farms) and Agri-tainment (Zimmerman Dairy Farm)
Gross Acreage	516 Acres
Total Lots/Units	NA
Proposed Density	NA
Open Space Acreage:	
Provided	NA
Required	NA

DISCUSSION

This proposal consists of a request to rezone approximately 516 acres from R1-54 to R1-5, C-2, and HDR. The property is located on the west side of Ironwood Drive between Germann Road and Pima Road.

On February 7, 2018 a PADA between the Town and the property owners was approved by Town Council. This agreement included a number of recitals relating to the Annexation of Ironwood Crossing property and the subject property as part of this application. The agreement also established that the Town would initiate a rezoning process for the approximately 516 acres (the subject property) as concurrently as possible with the adoption of the 2018 Town of Queen Creek General Plan to change the initial zoning designated by the annexation.

On May 15, 2018 the General Plan was adopted which prompted the requirement for the Town to begin the rezoning process for the subject property. The proposed zones of R1-

5 and C-2 seen within this proposal are consistent with the PADA. The zoning exhibit shows 40 acres of commercial on the northeast corner of the site at Ironwood Road and Germann Road. This 40 acres was designated as Commercial in the 2018 General Plan Land Use Map.

Staff has worked closely with the owners of the property to include additional requests outside of the PADA were discussed as part of this rezoning process. Through these discussions, the property owner, in cooperation with the Town, has proposed 20 acres of HDR along Ironwood Road in place of 20 acres of commercial as designated in the pre-annexation agreement. Twenty (20) acres of commercial on the northeast corner of the property will remain and the 20 acres of commercial directly south of the northeast commercial designation will be replaced by the HDR district. The 20 acres of commercial property that is being replaced by the HDR district will move to the southwest corner of the property at the intersection of Pima Road and Meridian.

In total, the 40 acres of C-2 (General Commercial) originally designated by the pre-annexation agreement remains and an additional 20 acres of HDR has been added. The remaining approximately 456 gross acres of land of the subject parcel is designated as R1-5, which is consistent with the pre-annexation and development agreement.

Staff is supportive of the requested modifications to the zoning outlined in the PADA as detailed above. See attached zoning exhibit.

The current General Plan designation for this property is Neighborhood and Commercial. Approximately 40 acres located at the northeast corner of Ironwood Road and Germann Road is designated as Commercial by the 2018 General Plan. The remainder of the property is designated as Neighborhood which allows for a range of densities up to 20 dwelling units per acre and supports up to 20 acres of commercial along arterial and collector roadways. See attached General Plan Map.

As stated previously, no deviations from the development standards in the Zoning Ordinance have been proposed for either the residential or commercial portions of the property.

The Town in cooperation with the Applicants held one (1) Neighborhood Meeting on August 13, 2018 and it was attended by 7 people. The people in attendance resided in Pinal County and the recently annexed Ironwood Crossing subdivision. Residents in attendance had questions and concerns about the following:

- What commercial is planned
- How many homes are being proposed and who the builder is
- What the timing of the development is
- Will property taxes go up
- Concerns about water usage

Overall, the audience seemed curious about the proposal and future development but had no serious objections, with the exception of one resident who was sincerely concerned about water and any future development. Staff received one informal email from a concerned resident but no formal letter stating name, address, and parcel number have been submitted to staff.

GENERAL ANALYSIS

General Plan Review: The current residential General Plan designation for this Property is Neighborhood and Commercial. The proposed rezoning request is in conformance with the Neighborhood and Commercial General Plan Land Use Designations.

Zoning Review: The current zoning designation of the property is R1-54 (General Rural District). The Town, in cooperation with the applicants, are requesting to rezone the property to R1-5 (Urban Development District), C-2 (General Commercial) and HDR (High Density Residential). No deviations to the development standards have been proposed.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Town will review the potential impact on public facilities with all future development.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. No Conditions of Approval have been added.

Landscape / Open Space Review: All landscape and open space requirements remain subject to the Zoning Ordinance. At the time of development, the Town will ensure all Zoning Ordinance requirements have been met.

Public Notification/Participation: The Applicant held one (1) Neighborhood meeting on August 13, 2018 and it was attended by 7 people. Overall, the audience seemed curious about the proposal and future development but had no serious objections, with the exception of one resident who was sincerely concerned about water and any future development. Staff received one informal email from a concerned resident but no formal letter stating name, address, and parcel number have been submitted to staff.

CONDITIONS OF APPROVAL

1. All future development shall be in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.

ATTACHMENTS

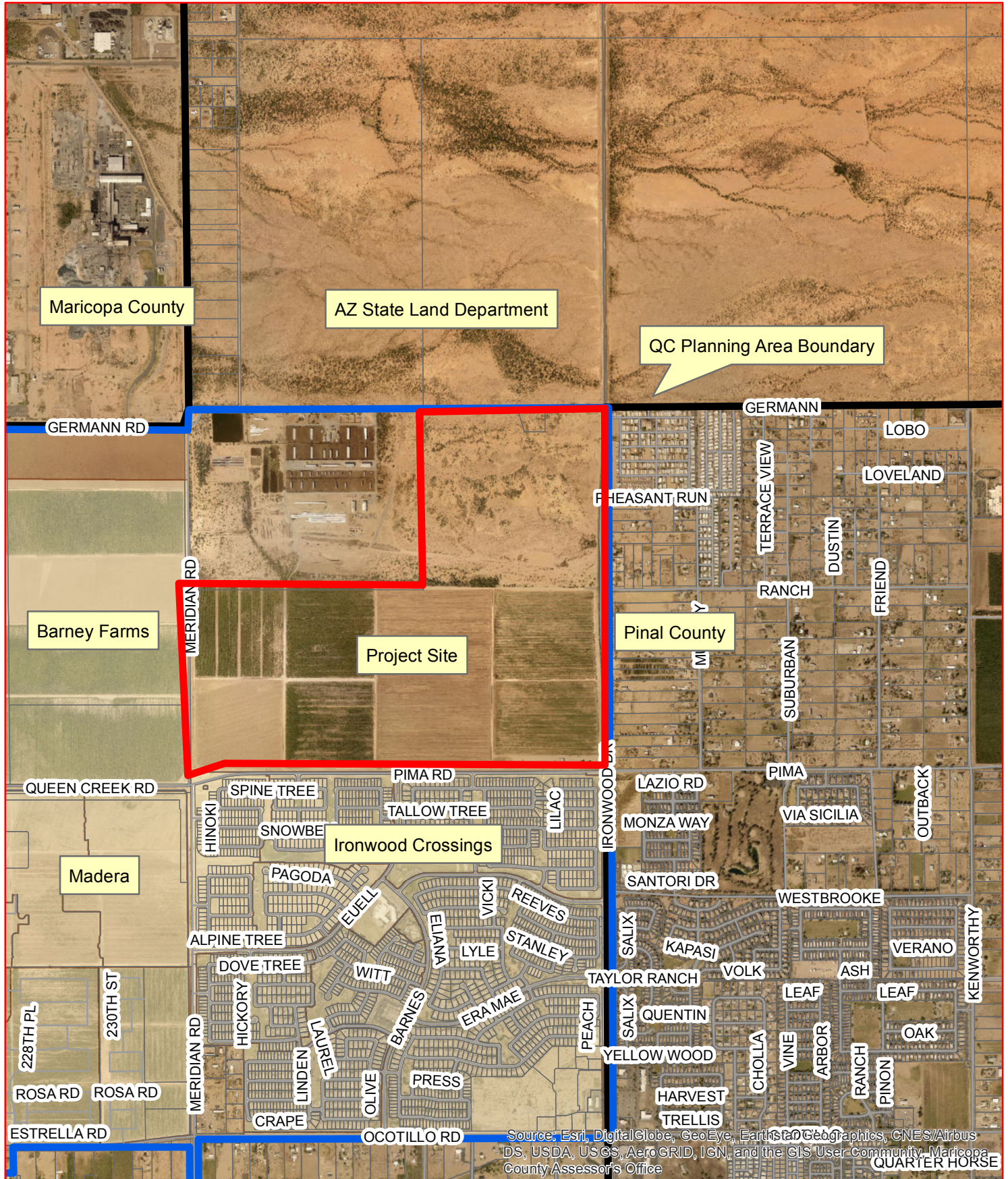
1. Property Aerial
2. Existing General Plan Exhibit

3. Existing Zoning Map Exhibit
4. Staff Narrative
5. Proposed Zoning Exhibits
6. Neighborhood Meeting Minutes

Project Name: LDS Church Rezone

Case Number: P18-0133

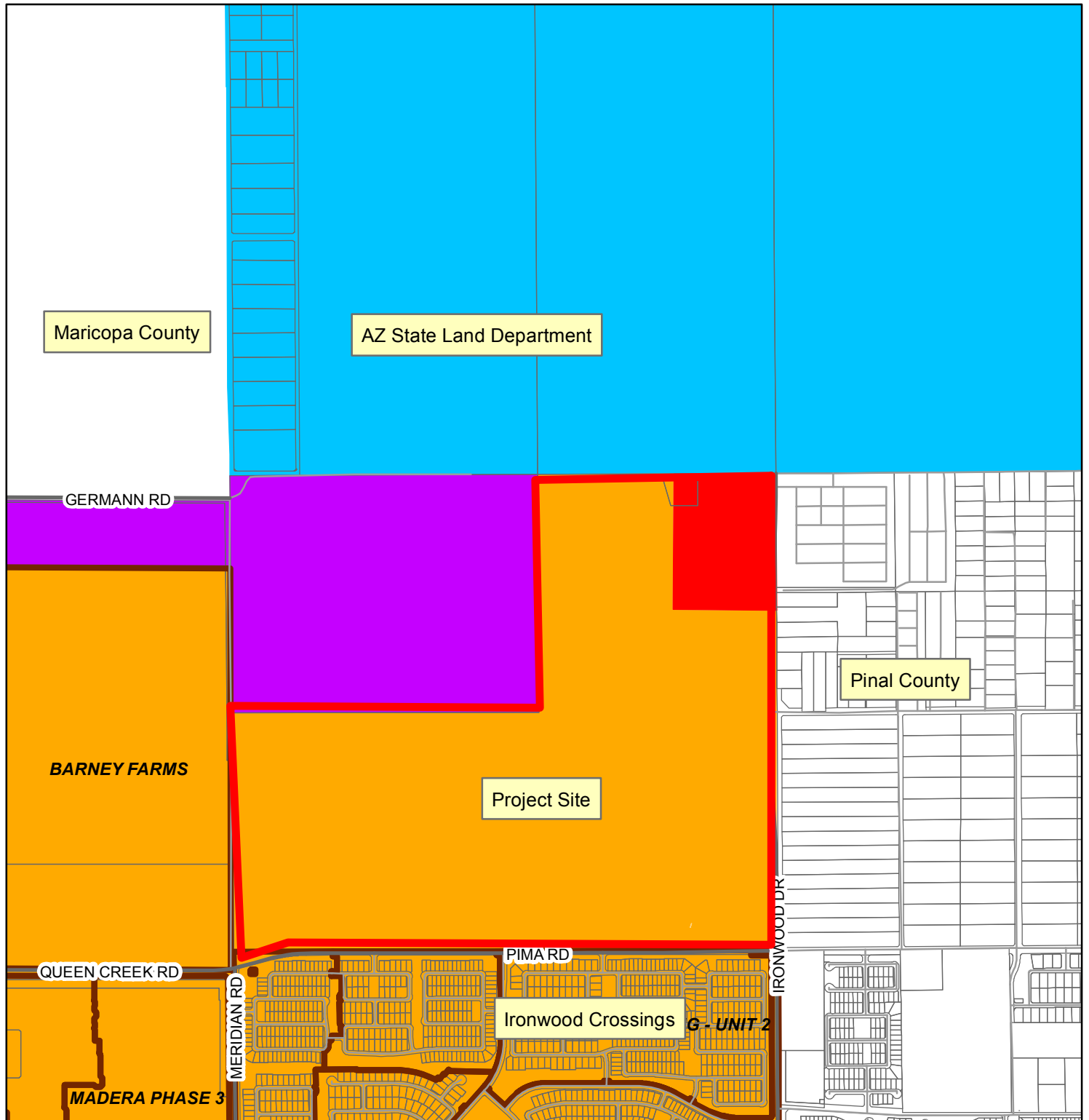
Hearing Date: September 12, 2018 (Planning and Zoning Commission)



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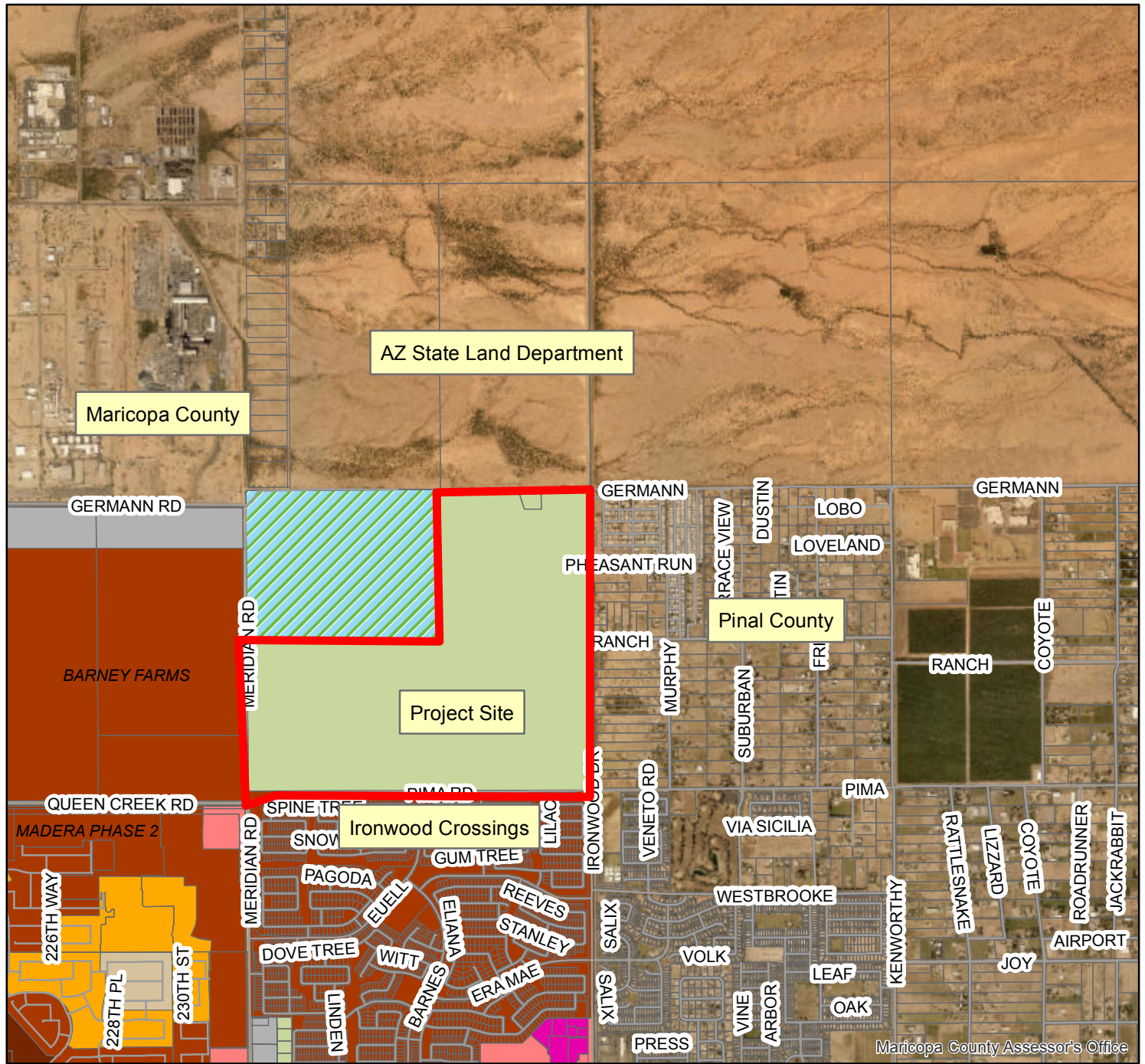
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |



















Project Name: LDS Church Zoning Exhibit

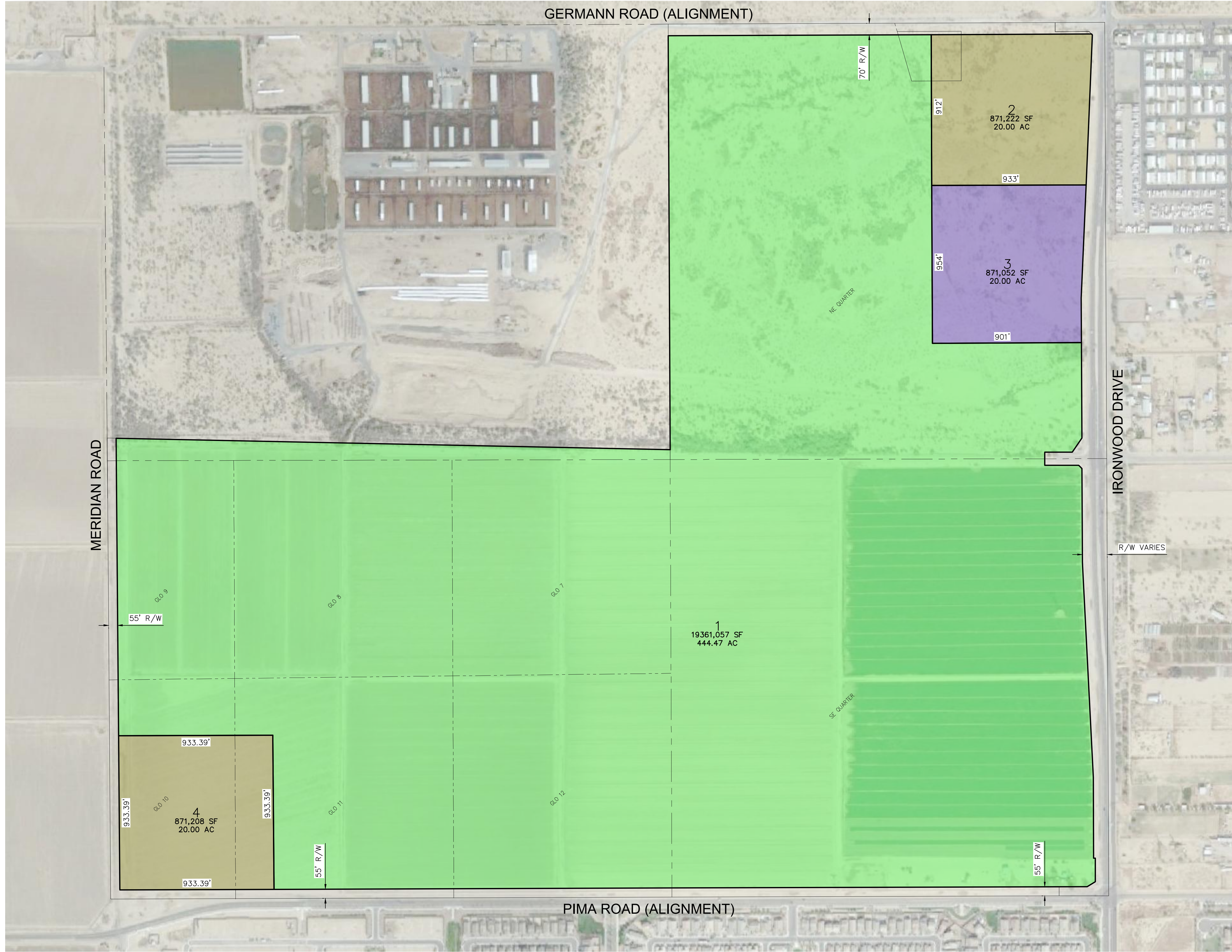
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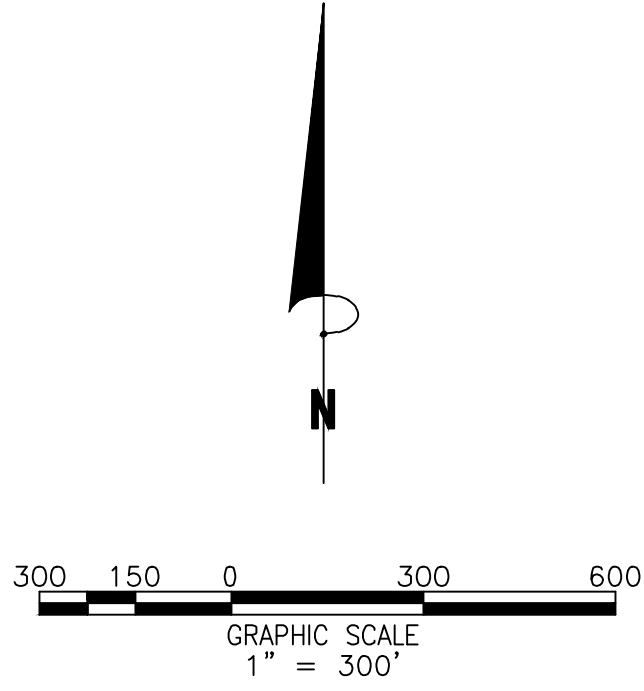


Zoning Districts

 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-7 - Residential	 R1-35 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-8 - Residential	 R1-43 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-9 - Residential	 R1-54 - Residential
 TC - Commercial	 R1-4 - Residential	 R1-12 - Residential	 R1-190 - Residential
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-15 - Residential	 PCD - Planned Community
 EMP B - General Industrial	 R1-6 - Residential	 R1-18 - Residential	 AT - Agritainment



- R1-5 - RESIDENTIAL
- HDR - MULTI FAMILY
- C-2 - COMMERCIAL



PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
DD	DD	TP
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 300"	
	V:	
JOB No.	050387	
DATE :	8/3/18	

LDS Church Property Rezone AKA Germann 516 Narrative

Applicant: Town of Queen Creek

Co-applicant: Pew and Lake, PLC

Permit No.: P18-0133

Date: July 19, 2018

Summary

The LDS Church Property AKA Germann 516 is a 516 acre parcel that was annexed into the Town of Queen Creek as part of the Ironwood Crossing Annexation approved on March 7, 2018. This annexation included the subject parcel (APN 104-22-001C) to the north of the Ironwood Crossing Planned Area Development (PAD). The subject parcel is located on the west side of Ironwood Road between Pima Road and Germann Road.

Per the pre-annexation development agreement, the subject parcels initial zoning became R1-54, General Rural Development District. Additionally, the pre-annexation agreement stated that at the time of approval of the Town's 2018 General Plan, the Town of Queen Creek would initiate the zoning process to change the property's initial zoning from R1-54 to R1-5 (residential) and C-2 (commercial) which would be consistent with the 2018 General Plan.

After the adoption of the Town's General Plan in May of 2018, the Town worked with the applicant to discuss future development and rezoning plans for the site. At this time, the property owner provided a zoning exhibit to the Town which shows the location and size of residential and commercial zoning areas. Once the exhibit was submitted, the Town began the rezoning process.

The zoning exhibit provided the following zoning designations:

R1-5 (Single Family Residential) – 456 acres

C-2 (General Commercial) – 40 acres, located at the NE and SW corner of the parcel

HDR (High Density Residential) – 20 acres, located at the NE corner along Ironwood Road directly south of the commercial acreage

General Plan

The development is consistent with the 2018 General Plan and is designated as Neighborhood and Commercial. No amendments are necessary at this time.

Surrounding Zoning

West – R1-5, Residential

North – NA, State Land Parcel

East – Residential, Pinal County Zoning

South – R1-5, Residential

LDS Church Property AKA Germann 516

Neighborhood Meeting Minutes

Queen Creek Community Chambers – August 13, 2018

Attendees:

Applicant: Town of Queen Creek, Kyle Barichello

Co-Applicant: Pew and Lake, PLC, Ralph Pew

Property Owner Representative: PRI Reserve, Jace McQuivey,

Meeting start at 6:03 PM

Kyle Barichello, on behalf of the Town of Queen Creek, began with introductions and welcomed everyone to the meeting. A point was made that the meeting was to be informal and a chance to ask questions and have a conversation about the proposed rezoning. Mr. Barichello gave a presentation and fielded questions throughout the presentation. The presentation included a brief summary, the zoning exhibit, an aerial, the future timeline, and how residents can participate. There were 7 people in attendance.

A list of the questions asked and the answers given are as follows.

Q: How many homes are proposed for this project?

A: No exact number of homes has been decided at this point. However, the residential designation R1-5 and zoning ordinance allows for up to 5 dwelling units per acre. Thus, the maximum density would be 5 times the total acres dedicated to residential (477).

Q: Who is the applicant?

A: Per the pre-annexation agreement of Ironwood Crossings, it was stated that the Town would initiate the rezoning once the general plan was approved. The Town is the applicant in cooperation with the property owner. Ralph Pew spoke a little bit more about who they are and how this annexation and future development proposal came to fruition.

Q: What commercial is planned at the corners?

A: While there are no defined users or uses at this point, it was explained that C-2 allows for general commercial such as the commercial uses found in the shopping centers throughout Queen Creek. Staff listed a number of uses that might be found in the commercial sections.

Q: We are concerned about future big box retail. Is there any planned for this corner?

A: While it is unknown at this time, the 20 acre commercial designation may not be a typical location for a big box retail user. However, it is an unknown at this time.

Q: What is the timing of the development? Is there a builder picked out?

A: There is no defined development schedule and the market will drive the development. Ralph Pew weighed in that it is likely that the development to the west of the site will be developed before this property begins developing. No builders have been identified at this time.

Q: Questions about the road network and capacity.

A: Staff explained the future extension of SR 24 to Ironwood and the future capital improvement projects. Germann will be extended as development begins. Meridian will be improved in the near future to connect to SR 24. A traffic impact analysis will be required to define any road improvements that need to be made with development.

Q: What about property taxes. Will they go up?

A: It is unsure at this time when and by how much they will go up. However, this question may be better addressed by the County Assessor.

Q: What happens at the PZ meeting and the Council meeting?

A: Staff explained the procedure at the meetings and when they will be held. All comments received will be included in the discussion and consideration for the commission and council.

Q: Concerns about water usage. Can this site be served by water?

A: Staff and Ralph Pew explained the procedure to obtaining assured water supply. Staff also made the comment that this was part of the evaluation of the annexation. The Town's water department is tasked with determining how much and if the Town has the ability to serve the full build out scenario.

Overall, the audience seemed curious about the development but had no serious objections with the exception of one resident. She was particularly upset about water and the possibility of future homes and commercial development. No concern was expressed in regards to the 20 acre multi-family parcel.

Meeting adjourned at 6:28 pm