



Requesting Department:
Development Services

TO: Planning and Zoning Commission

FROM: Brett Burningham, Interim Development Services Director;
Steven Ester, Planner I

RE: **Public Hearing and Possible Action on P18-0095 “Town Property Rezone (North of Post Office)”**, a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

DATE: September 12, 2018

STAFF RECOMMENDATION

Staff recommends approval of P18-0095 “Town Property Rezone (North of Post Office)”.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

The proposal consists of a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) for future office and commercial development. The properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

HISTORY

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43.

December 5, 2001: The Town Council approved Ordinance 212-01, Case RZ02-01 rezoning 4.79 acres from R1-43 (Rural Estate) to C-1 (Light Commercial).

DISCUSSION

This is a staff-initiated request to rezone three (3) Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial). The Town's vision for the properties include future office and commercial development. These properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the United States Post Office.

Previously, the Town Council identified these three (3) vacant parcels of land as a potential site for the Town to foster office and commercial use. However, two of the parcels are currently zoned R1-43 (Rural Estate District) and one is zoned C-1 (Light Commercial). In order to develop with respect to Town Council's direction, the C-2 (General Commercial) zoning designation is needed.

If the rezoning request is approved, the Town's Economic Development Department will prepare an RFP to attract potential developers and ultimately stimulate the beginning of the site's development process. This rezoning request is intended to unify and update all three of the parcels' zoning to C-2 to allow such proceedings to occur.

At this time, there are no site plans proposed or in review for the properties. Any future development will be subject to the Town's review process.

This case will be scheduled for the October 17, 2018 Town Council Meeting.

ANALYSIS

General Plan Review: The project is located within the Neighborhood designation on the General Plan Land Use Map. This project is consistent with the goals and policies set forth in the General Plan.

Zoning Review: The zoning designations of the properties are currently R1-43 (Rural Estate District) and C-1 (Light Commercial). The applicant is seeking to rezone the properties to C-2 (General Commercial), which is compatible with the surrounding properties. The Queen Creek Post Office and Our Lady of Guadalupe church are zoned R1-43 (Rural Estate District), while the Will Rodgers Equestrian Ranch Tract A is zoned RC (Recreation and Conservation). To the north, both the Joyride Carwash and Popeyes restaurant are zoned C-2 as part of the commercial corner.

PUBLIC COMMENTS

Staff held a neighborhood meeting on August 7, 2018 at the Queen Creek Community Chambers for residents within 900 feet of the property. Two residents attended and expressed general interest. They were curious if the Town had any specific plans for development in review yet, and what was expected to be built following the rezone. After outlining the rezone and RFP process, both residents seemed satisfied and commented on potential office space as a fitting use of the property.

Staff has received no other public input to date.

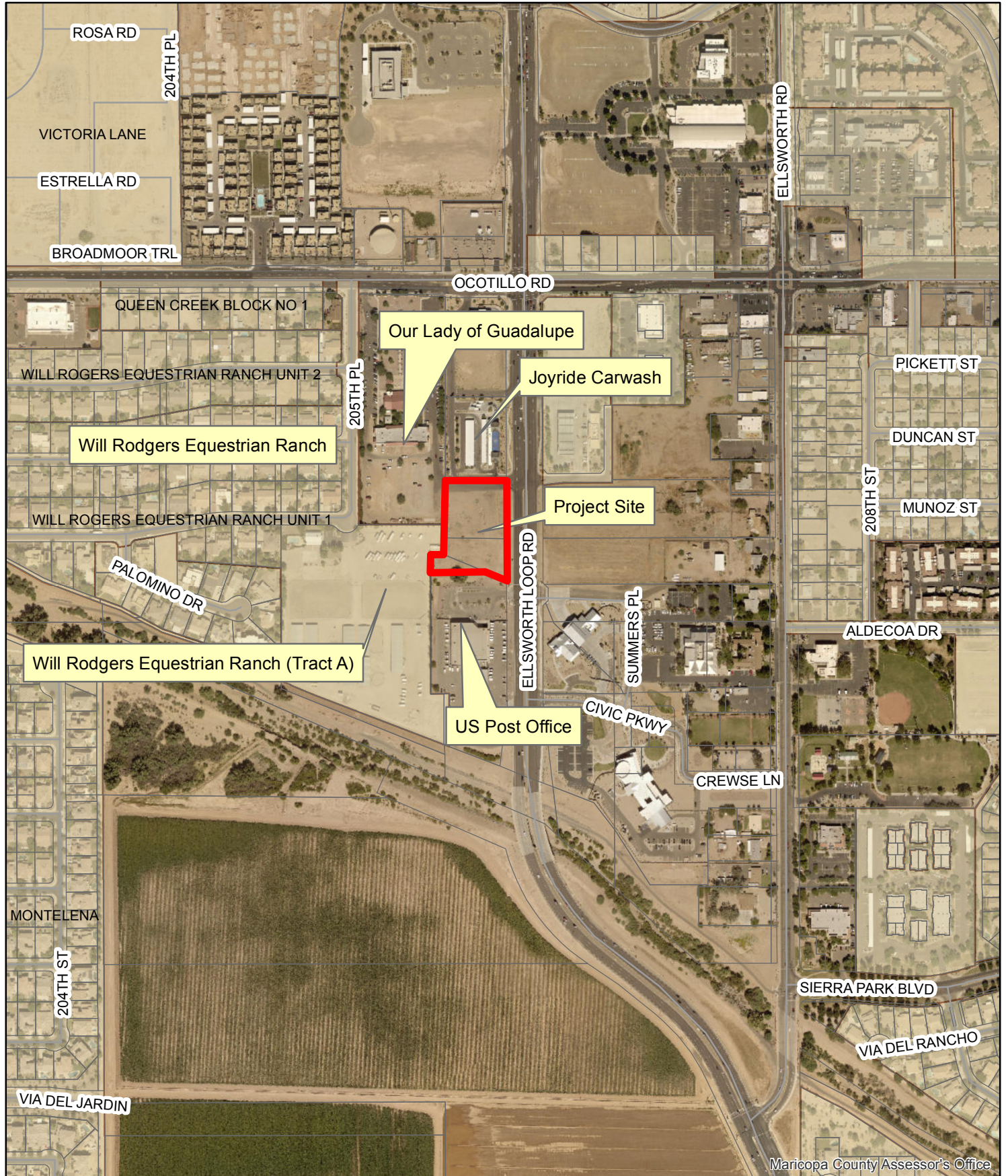
ATTACHMENTS

1. Aerial Photo
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Neighborhood Meeting Minutes

Project Name: Town Property Rezone (North of Post Office)

Case Numbers: P18-0095

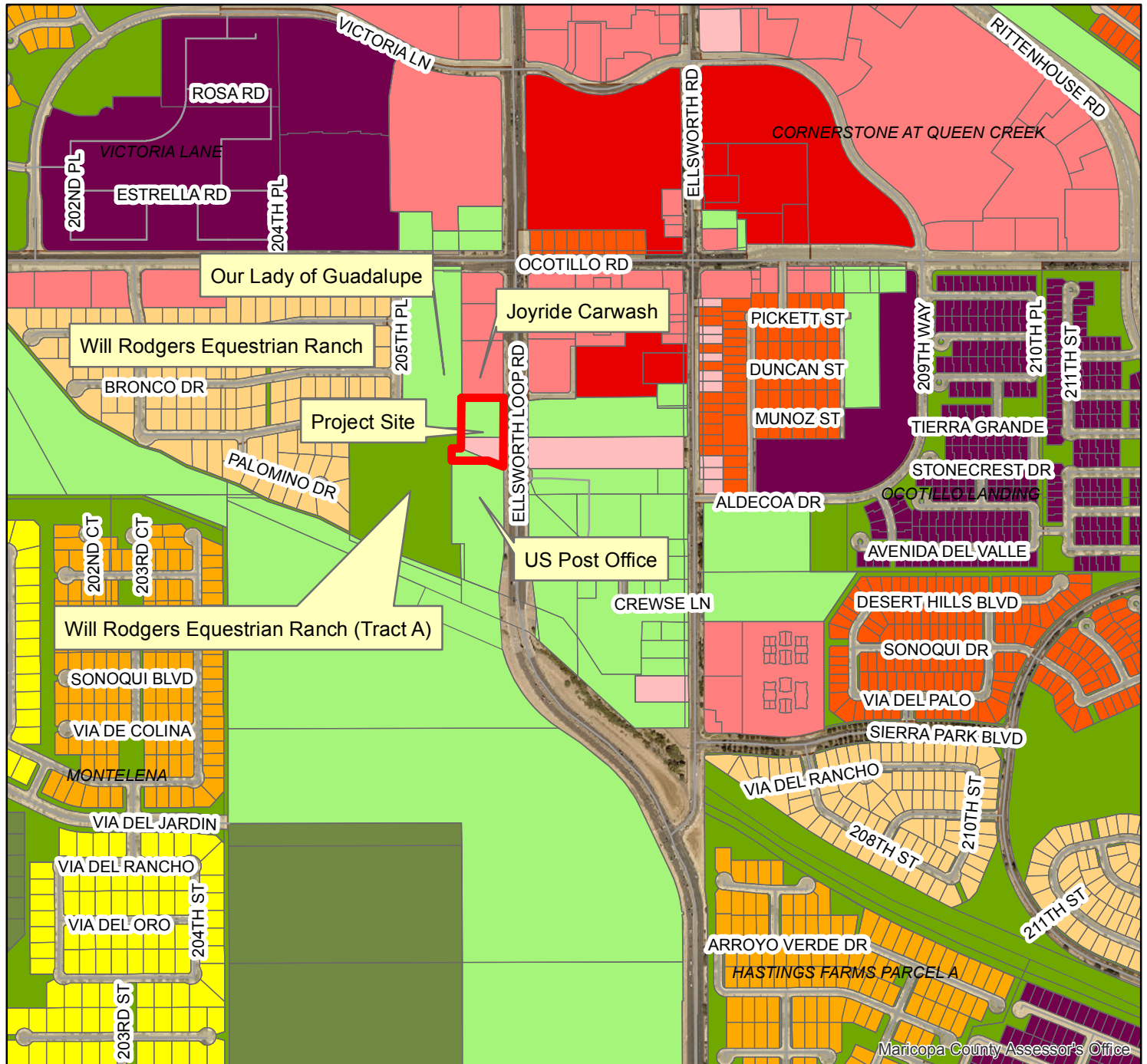
Hearing Date: September 12, 2018 (Planning Commission)



Project Name: Town Property Rezone Zoning Exhibit

Case Number: P18-0095

Hearing Date: September 12, 2018 (Planning Commission)



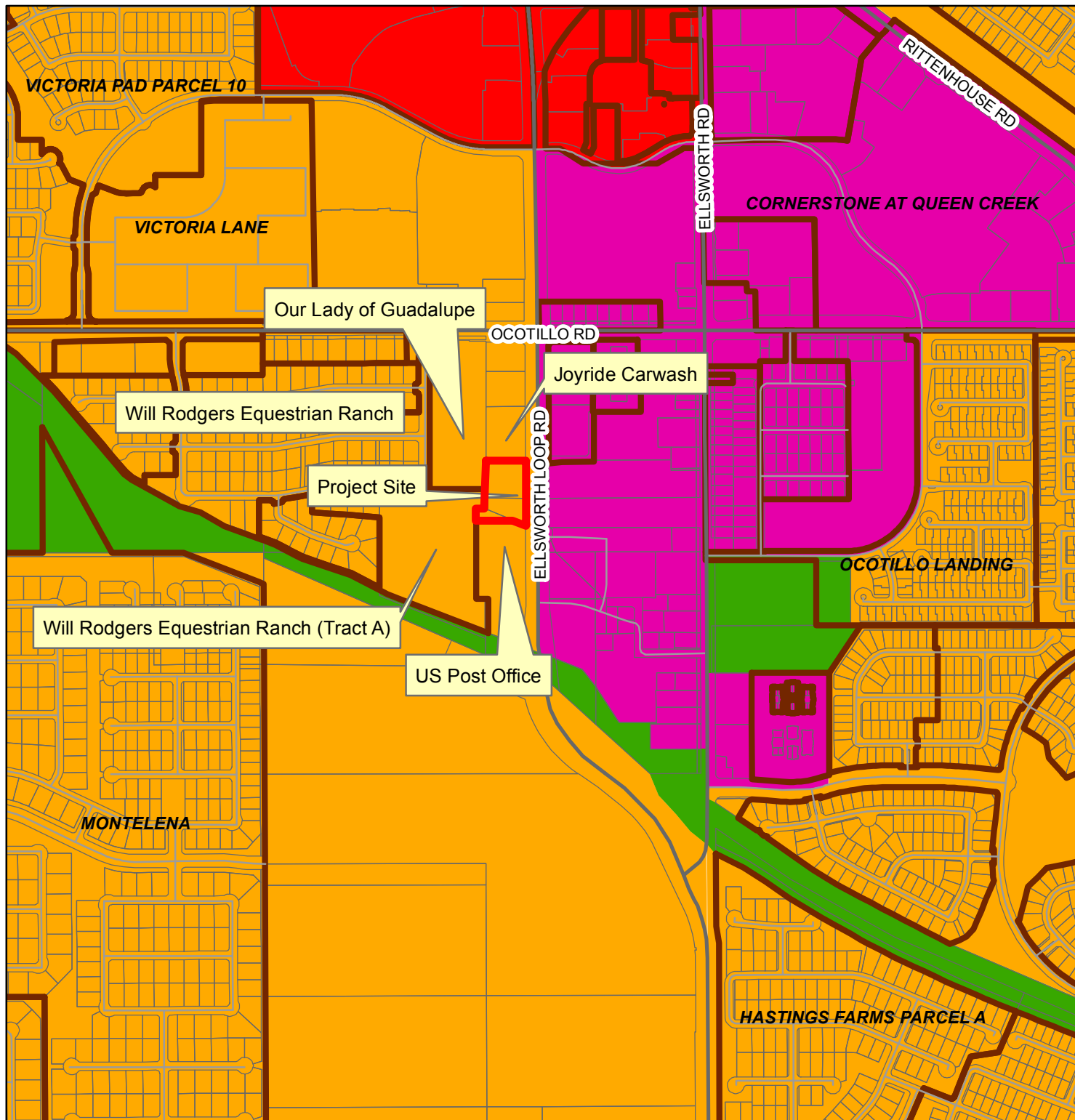
Zoning Districts

| | | | |
|--------------------------------|------------------------------|---------------------|-------------------------|
| 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 |

Project Name: Town Property Rezone General Plan Exhibit

Case Number: P18-0095

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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 | |

Neighborhood Meeting Minutes: Town Property Rezone (North of Post Office), August 7, 2018 @ 6:00 PM in the QC Community Chambers

Case No. P18-0095

The neighborhood meeting commenced at approximately 6:05 PM with 2 residents in attendance. They had both arrived shortly before, and were able to chat with staff prior to the formal presentation. The project Planner, Steven Ester, began a slideshow detailing the request that was being proposed. A slide depicting the parcels being discussed was shown to orient the residents, followed by another exhibit showing the current zoning on site. One of the attendees clarified the location to confirm the parcels were on the west side of Ellsworth Loop Road, not the east side. As the presentation continued, Marissa Garnett and Doreen Cott with the Town's Economic Development Department framed the process that would ensue if the rezoning was approved. They explained to the residents that this request is for Town-owned parcels, so an RFP would be opened after the zoning change to attract potential development to the site. Staff detailed how this is a Town-initiated case focused on bringing office and commercial uses to the currently vacant parcels. Steven made it clear that the Town has no site plans or renderings in review at this time. Further, Marissa touched on the history of the request by discussing how Town Council had previously given staff direction to work on this project.

At the conclusion of the presentation around 6:35 PM, both residents told staff members how they were glad the Town is working to bring needed uses into the area. The meeting adjourned at approximately 6:40 PM. No other feedback via phone or email was provided by neighbors.