



TOWN CENTER REZONE

P18-0135 – Rezone and Text Amendments

Town Council

November 7, 2018



Visual Changes in Downtown Queen Creek



Past



Present

Master Plan Perspective



San Tan Mountains

S Elsworth Road

South Town
Core Entrance

Queen Creek Wash

Family Entertainment Barn

Dog Park

Public Safety Building

US Post Service

Bike Lanes along wash

Will Rogers Equestrian Ranch

Village Office Suite
Construction

Open Space For
Public Events And
Activities

Municipal Services

Active Recreation

Fire Station #1

Yellowhorn Road

Community Plaza

Warehouses

Public Parking

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Community Center

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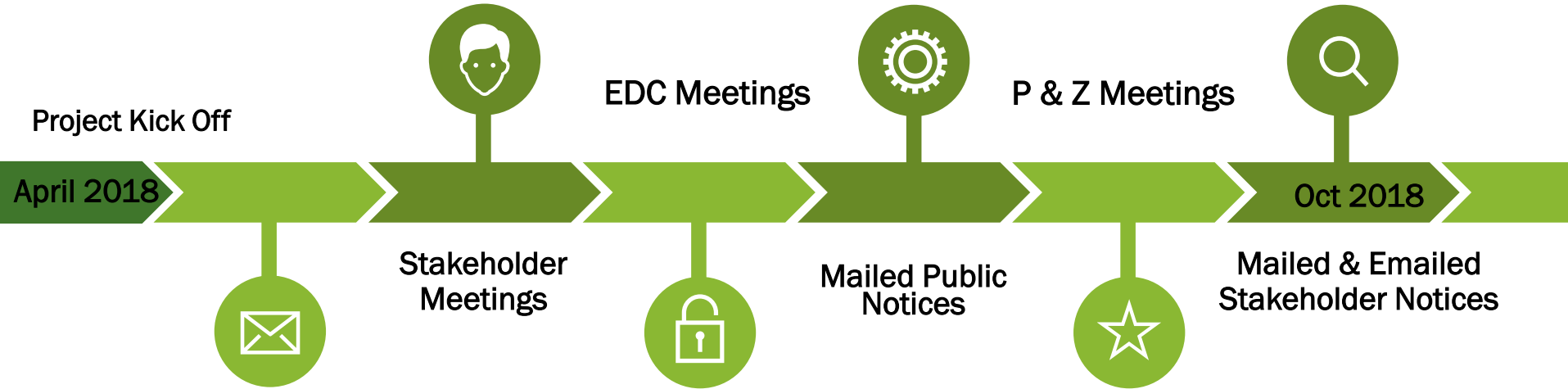
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Downtown Core Design Guidelines & Zoning Update

Project Timeline

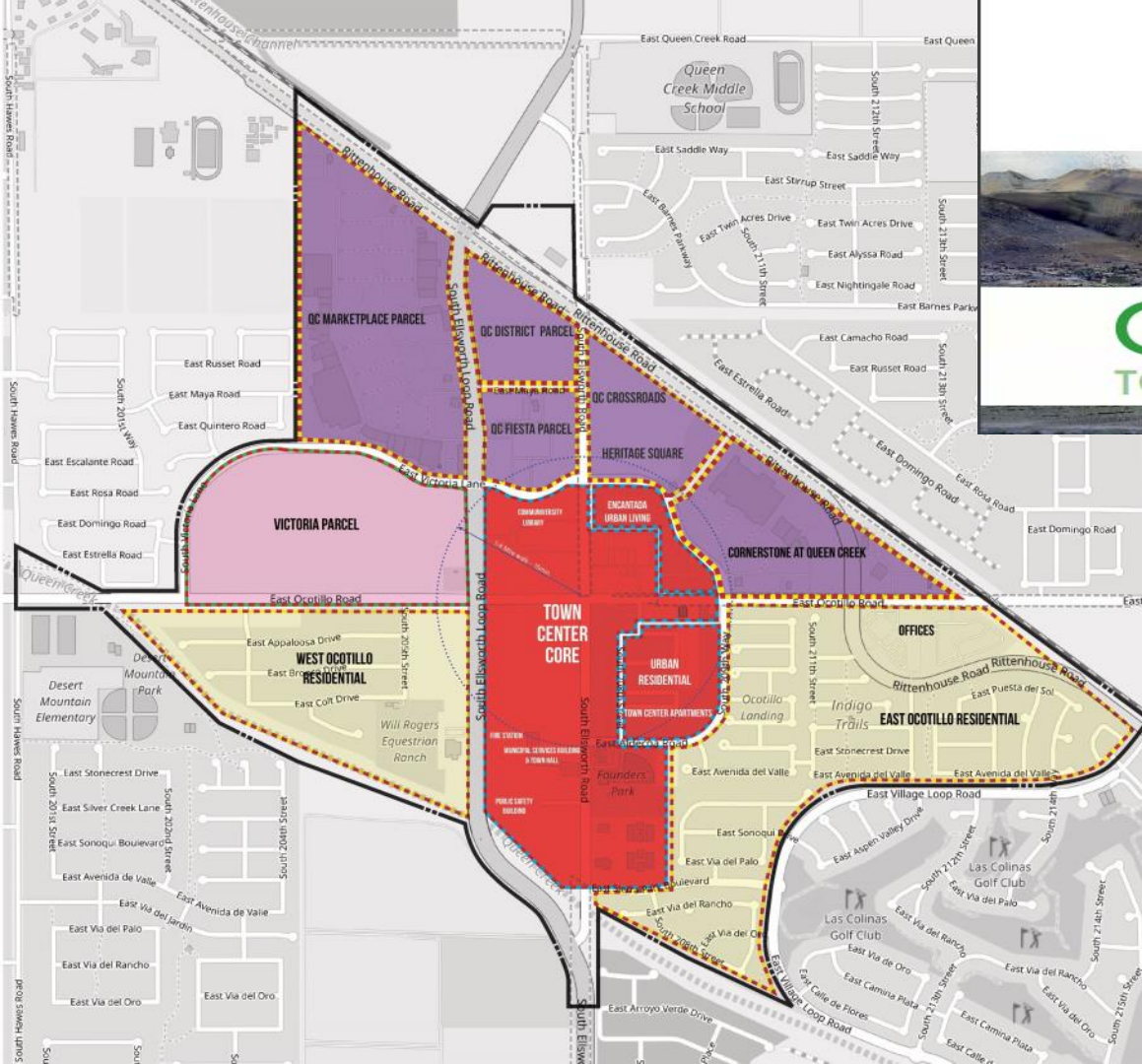




September 2017

QUEEN CREEK

TOWN CENTER PLAN UPDATE



- Identified a “Town Center Core”
- “Vision based” plan
- Introduced future development strategy
- Place making and public outreach



DESIGN GUIDELINES

FINAL DRAFT AUGUST 2018

TOWN OF QUEEN CREEK DOWNTOWN CORE

DESIGN GUIDELINES + EXECUTIVE SUMMARY



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3B. BUILDING FAÇADES & ENTRANCES

OVERVIEW

Main Façades:

- All elevations visible from public view should reflect the overall design, colors and textures used on the front façade.
- Building entries should be spaced to provide visual continuity along a street.
- Building entrances provide a key visual connection between the public and private realm. All main entrances shall face pedestrian areas.
- A door should be easily recognizable and should provide a strong visual and physical connection.
- Recessed entries are encouraged with window display areas.
- Interior spaces should extend to the outdoor areas physically and visually when appropriate. Large glass areas and open windows will link the inside with the outside.
- Corner buildings should be designed with angled entrances at the corner.

Primary Façades:

- For buildings that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building and provide one public entrance.
- For buildings butting two public streets, a total of 2 entrances may exist (minimum one on each façade).



KEY CONSIDERATIONS:

1. Building entrances should be highlighted with special signage, awnings, and other design features that bring attention to the doorway.
2. Building entrances at or near corners should be designed with greater height and mass.
3. Outdoor dining should be "separated" from the public sidewalks with an ornamental fence, gate or other method that properly encloses the dining area (alcohol related sales per Town, County and State licenses and associated requirements).
4. Building design materials and features should be carefully integrated with the building's signage, awnings, furnishings, etc.
5. Building façades will likely have one of three typical conditions:
 - Vertical floor to floor directly along the build-to-line
 - Vertical with set backs and balconies
 - Vertical with a ground floor recessed to incorporate an arcade (covered ground level walkway).
6. Window patterns along the streets should include the repetition of evenly spaced, similarly sized, upper story windows.
7. Awnings may be used for signage.



Doors should be easily readable and recognizable, but not overly large. Use vertically oriented doors and architectural elements to enhance the entry and provide consistent horizontal spacing between windows.



Corner entrances should be designed in a way that the entrance is enhanced from the rest of the building mass.



Restaurants and bars open to sidewalks should utilize the "build-to-line" creating the perfect combination for private and public areas activities.

3B. BUILDING FAÇADES & ENTRANCES

REQUISITES:

- A** Blade signs shall be the preferred sign type along building entrances.
- B** Glass store fronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- C** Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.
- D** Each principal building shall include at least 3 of the following features at the entrances:
 - Canopies or porticos;
 - Overhead or awnings;
 - Outdoor patios;
 - Display windows;
 - Raised parapets over entrance doors;
 - Architectural details such as tile work and/or moldings;
 - Integral planter or seating areas;
 - Other features as approved by the Planning Administrator



NOT THIS



Dark ground floor windows with no special features, landscape and signage discourage connections 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 disjointed and piecemeal looking.



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



Corner buildings located on primary and secondary roads should be open and accessible from sidewalks. A 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.



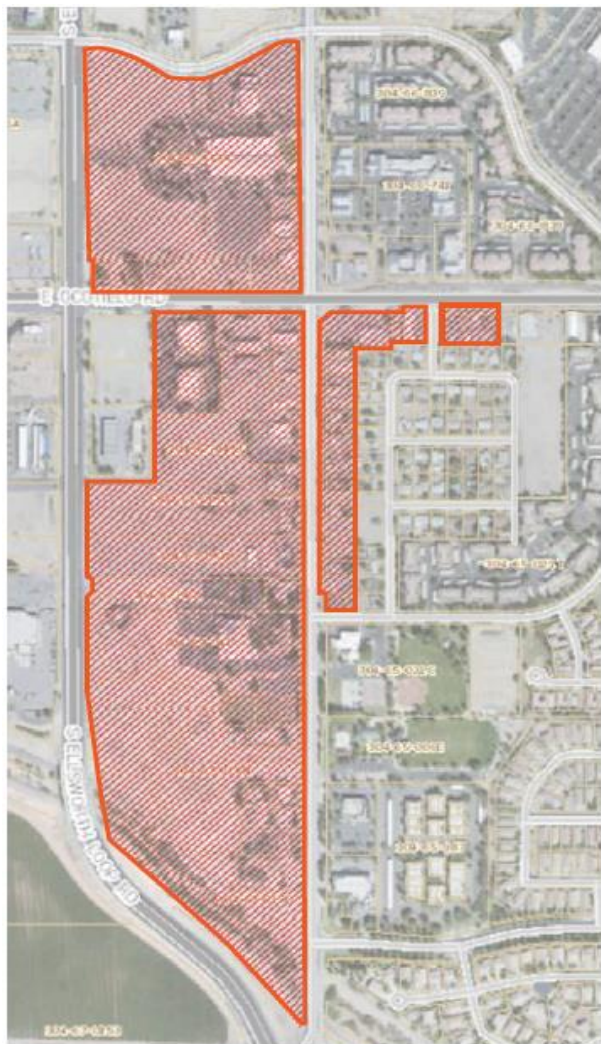
TWO MOTIONS – ONE CASE

- 1. Text Amendments:** Zoning Ordinance/Design Standards updates “Town Center Rezone” (Case P18-0135) (6 Ordinances)
- 2. Zoning Map Update:** Ordinance 689-18, “Town Center Rezone” (Case P18-0135)

ZONING TEXT AMENDMENTS UPDATE

1. Add new definitions to Zoning Ordinance
2. Clarify, adjust, add, strike language throughout the Zoning Ordinance
3. Update Permitted Use Table to reflect new DC District
4. Update “Article 5: Site Improvement Standards”
 1. Fencing/walls, landscaping, lighting, parking, etc.
5. Revise and add language in “Article 7: Sign Regulations”
6. Add “Chapter 7: Downtown Core (DC) District” to the Design Standards





DC:

Downtown Core

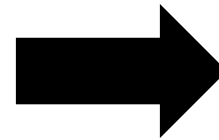
Specialty retail, hotels, commercial office, open space, residential and event uses, all organized in a unique pedestrian-oriented setting and environment that reinforces the authentic character and quality of Downtown Queen Creek.

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

DOWNTOWN CORE (DC) DISTRICT ZONING BOUNDARY

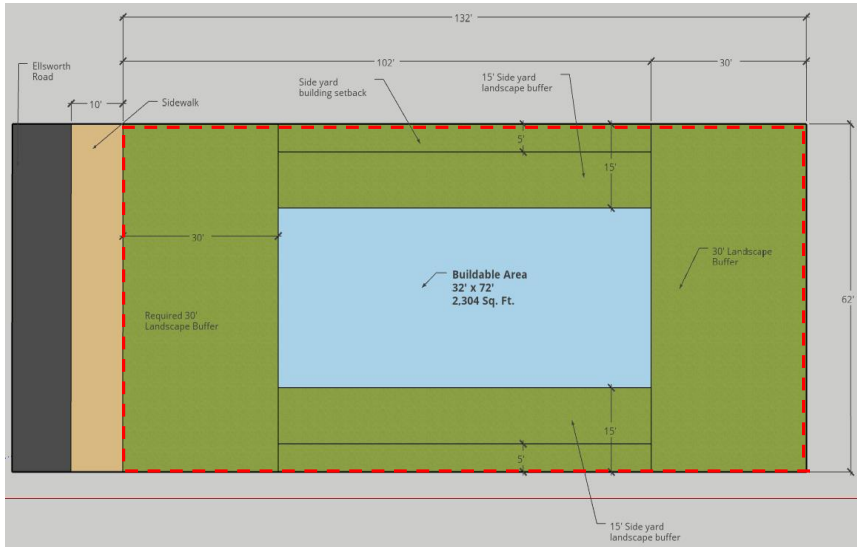
Existing Zoning

C-1 (Light Commercial)
TC (Town Center)
R1-43 (Rural Residential)
C-2 (General Commercial)



Proposed Zoning

Downtown Core
(DC)



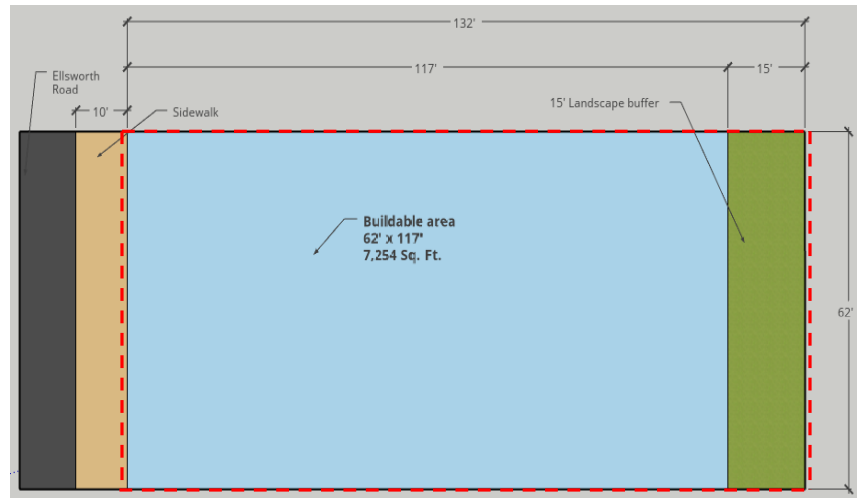
Notes: 8,000 Sq. Ft. Lot Size

Applies to properties adjacent to Residential

 Property lines

Current Zoning Standards

- 2,304 Sq. Ft. Buildable Area



Proposed Zoning Standards

- 7,254 Sq. Ft. Buildable Area

PROPOSED ZONING UPDATES

- No rezoning cost or process
- Reduced time for final approval (Site Plan)
- 100% lot coverage maximum (vs. 60%)
- Smaller landscape buffer requirement (15' rear only)
- No side yard setbacks
- Reduced parking standards – Increased opportunities for shared parking
- Drainage design relief - offsite
- Design flexibility and greater buildable area
- Appropriate land uses
- Current uses can remain





EDC AND P&Z RECOMMENDATIONS

- EDC Meeting – Sep. 26
 - **Motion**
 - “Strongly Support”
 - Emphasized the Town must commit to this plan

- Planning Commission Public Hearing – Oct. 10
 - **Recommend Approval – 5-0**