



**TO:** Planning and Zoning Commission

**THROUGH:** Brett Burningham, Interim Development Services Director

**FROM:** Sarah Clark, Senior Planner

**RE:** **Public Hearing and Possible Action on P18-0221 “Fire Station 4 Rezone”**, a request by the Town of Queen Creek for a Rezone from R1-5 (Urban Development District) to Public/Quasi Public (P/QP) to facilitate the development of a new 13,200 square foot fire station on a 5.7 acre site at the northeast corner of Queen Creek Road and the Signal Butte Road alignment.

**DATE:** January 9, 2019

**STAFF RECOMMENDATION**

Staff recommends approval of P18-0221, “Fire Station 4 Rezone”.

**PROPOSED MOTION**

Move to recommend approval of P18-0221, “Fire Station 4 Rezone”.

**RELEVANT COUNCIL GOAL(S)**



Safe Community

**SUMMARY**

This proposal consists of a request to Rezone a 5.7 acre site from R1-5 (Urban Development District) to Public/Quasi Public (P/QP) to facilitate the development of a new 13,200 square foot Town of Queen Fire Station. The subject property is located at the northeast corner of Queen Creek Road and the Signal Butte Road alignment.

## HISTORY

Sept. 16, 2015	Town Council approved the North Specific Area Plan.
Dec. 16, 2015	Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
Sept. 21, 2016	Town Council approved Case RZ16-043 “Barney Farms Planned Area Development Rezone (Ordinance 620-16)”.
May 2, 2018	Town Council approved Case P18-0011 “Fulton Homes at Barney Farms PAD Amendment (Ordinance 662-18)”.
June 13, 2018	Planning Commission approved Case P18-0181 “Fulton Homes at Barney Farms Preliminary Plat”.
Dec. 17, 2018:	The Town Council approved Resolution No. 1243-18 authorizing the acceptance of Real Property from Barney Farms I, LLC for the use and benefit to the Town for the Queen Creek and Signal Butte Intersection and Roadway Improvement project as well as Fire Station # 4 and Queen Creek Sports Complex.

## PROJECT INFORMATION

Project Name	Fire Station 4 Rezone
Site Location	Northeast corner of Queen Creek Road and Signal Butte Road
Current Zoning	R1-5 (Urban Development District)
Proposed Zoning	Public/Quasi Public (P/QP)
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	Open space tract R1-5 (Urban Development District)
South	Queen Creek Road C-2 (General Commercial)
East	R1-5 (Urban Development District)
West	Signal Butte Road Alignment RC (Recreation and Conservation) – Future East Park R1-43 (Rural Estate District)
Gross Acreage	5.7 acres

## DISCUSSION

This proposal consists of a request to Rezone a 5.7 acre site from R1-5 to P/QP to facilitate the development of a new 13,200 square foot Town of Queen Fire Station. The subject property is located at the northeast corner of Queen Creek Road and the Signal Butte Road alignment. Town Staff is requesting that the Planning Commission and Town Council consider a rezone of the site to P/QP to facilitate the development of a Fire Station, which is a permitted use in the P/QP zoning district.

The proposed site has been strategically located by the Fire Department to provide much needed fire, medical, and law enforcement services in the growing northeast area of Town. Town Staff is currently working with a consultant team to finalize the Site Plan for the Fire Station 4 site. The Site Plan application, which includes the Site Plan, Landscape Plan, and Building Elevations will be reviewed by the Town's Technical Review Committee and approved administratively.

The fire station will be located on the north half of the site and will include three apparatus bays, EMS storage, and ten dormitories. The station will also provide space for the Maricopa County Sherriff's Office (office space and a briefing and training room). An emergency signal is proposed at the fire station egress point for fire trucks and emergency vehicles.

Bisecting the 5.7 acre property will be a regional drainage channel, which takes water from the east, through the site, and into the East Park site located across Signal Butte Road. South of the drainage channel is a proposed small landscaped trail node and retention area; Town Staff is currently working with a landscape architect on the design of the node.

Surrounding the parking area for the fire station is a proposed 8-foot wall. The 8-foot wall was requested by both the Town Fire Department and Fulton Homes for security and screening purposes.

Construction is anticipated to begin in August 2019 and be completed in June 2020.

## GENERAL ANALYSIS

**General Plan Review:** The current General Plan designation of the site is Neighborhood. Civic uses, such as a fire station, are permitted in the Neighborhood Land Use Category. As such, the proposed request to rezone the site to Public Quasi/Public is in conformance with the General Plan Land Use Map and Land Use Requirements for the Neighborhood category.

**Zoning Review:** The Town is requesting to Rezone the 5.7 acre site from R1-5 (Urban Development District) to Public Quasi Public (PQ/P) to facilitate the development of a new fire station to serve the northeast area of the Town. Fire stations, considered a safety service use, are a permitted use in the P/QP Zoning District.

**Public Notification/Participation:** A neighborhood meeting was conducted by Town Staff on November 13, 2018. There was no one in attendance at the meeting and Staff has not received any comments from the public.

**Public Comments/Inquiries:** To date, staff has received no comments concerning this request.

## ATTACHMENTS

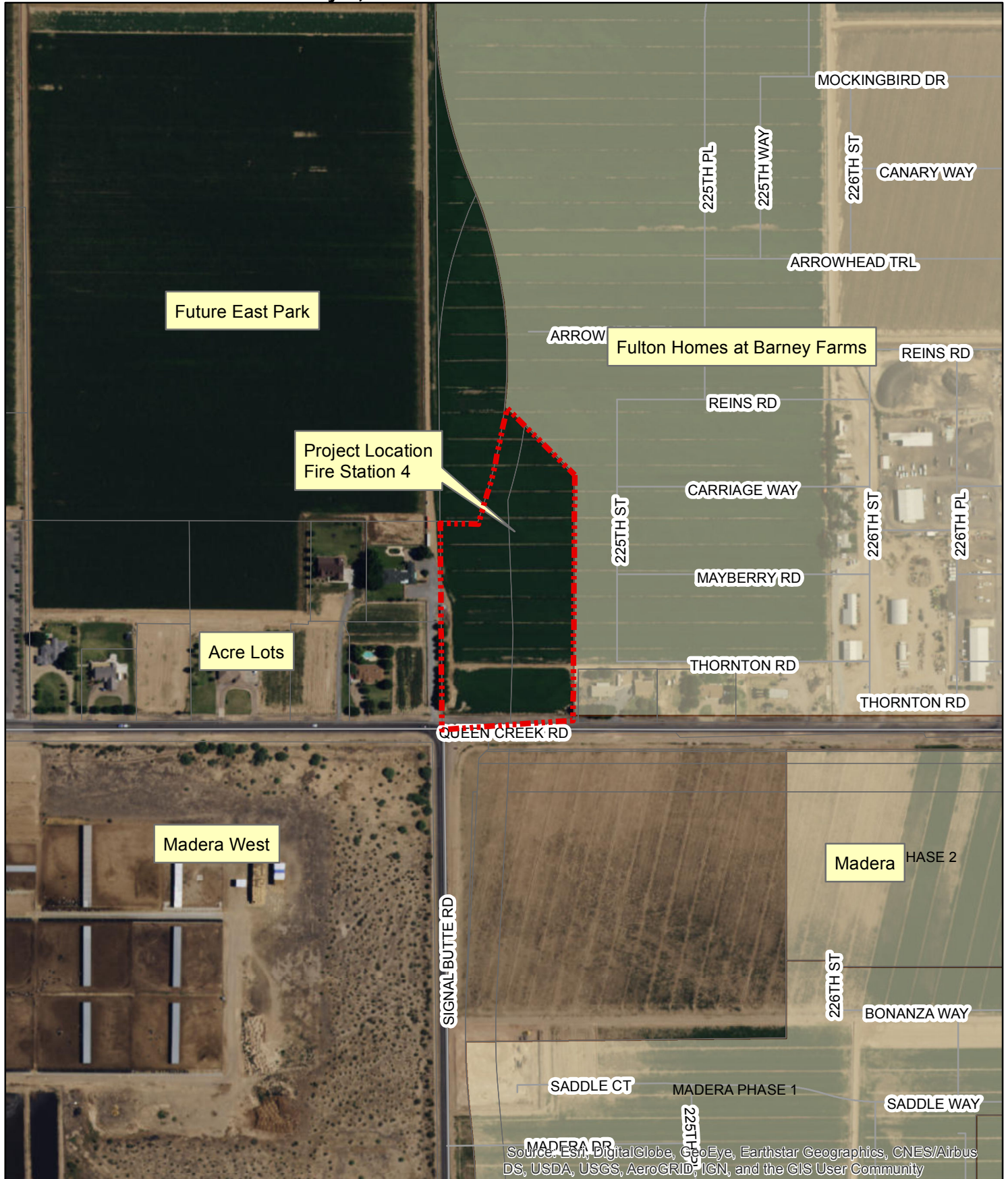
1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Proposed Zoning Exhibit

Project Name: Fire Station 4 Rezone Aerial Map

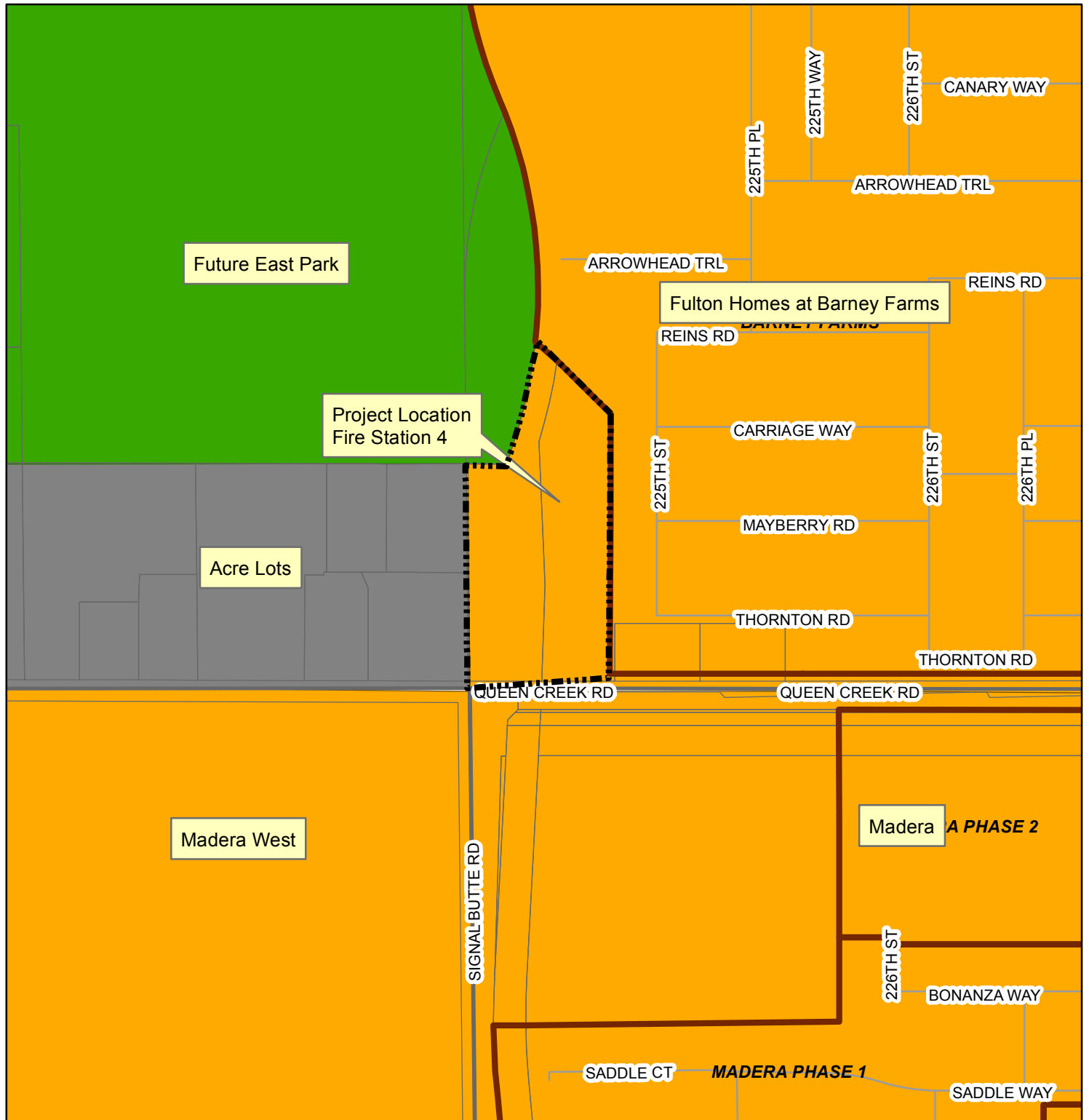
Case Number: (P18-0221)



Hearing: Planning Commission January 9, 2019  
Town Council February 6, 2019



**Project Name: Fire Station 4 General Plan Exhibit**  
**Case Number: P18-0221**  
**Hearing Date: January 9, 2019 Planning Commission**  
**February 6, 2019 Town Council**



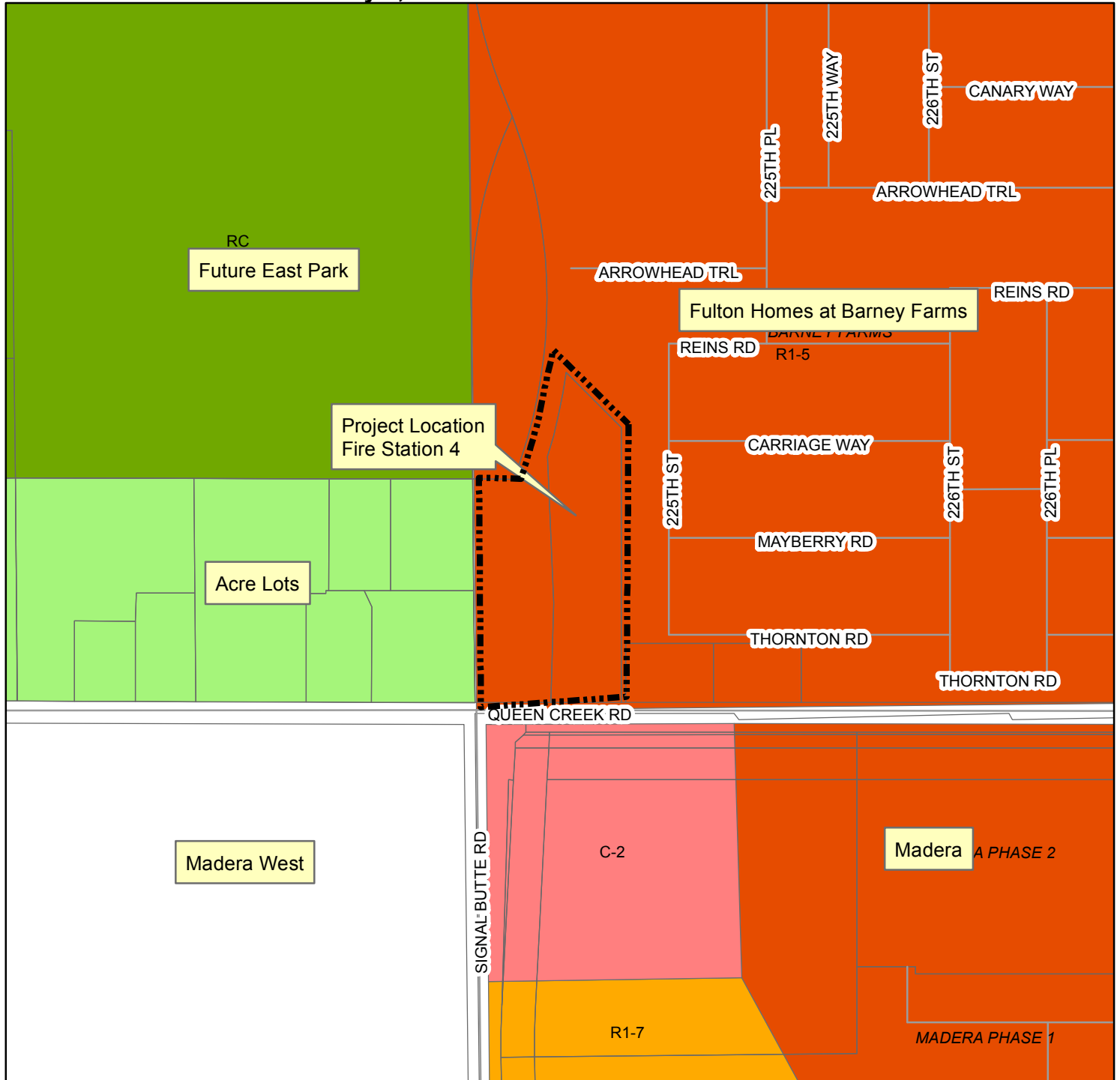
**General Plan Land Use**

- |              |            |                  |            |
|--------------|------------|------------------|------------|
| Rural        | Urban      | Industrial       | Open Space |
| Neighborhood | Commercial | Special District |            |

**Project Name: Fire Station 4 Rezone Current Zoning Exhibit**

**Case Number: P18-0221**

**Hearing: Planning Commission January 9, 2019  
Town Council February 6, 2019**



**Zoning Districts**

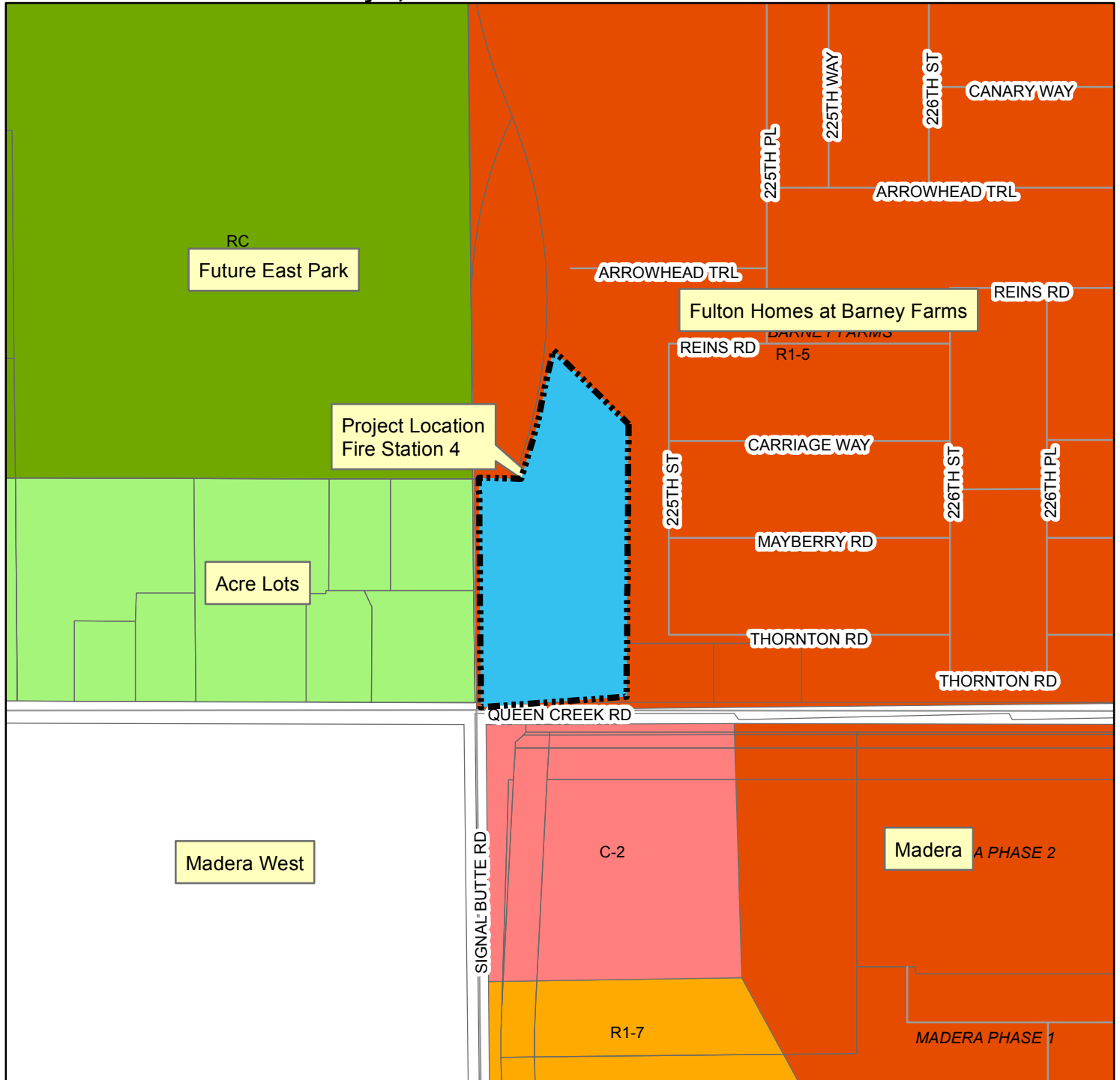
EMP A, Industrial	PQP, Public/Quasi-Public	R1-6, Residential	R1-12, Residential	R1-54, Residential
EMP B, Industrial	RC, Recreation/Conservation	R1-7, Residential	R1-15, Residential	R1-190, Residential
C-1, Commercial	MDR, Residential	R1-8, Residential	R1-18, Residential	
C-2, Commercial	R1-4, Residential	R1-9, Residential	R1-35, Residential	
TC, Commercial	R1-5, Residential	R1-10, Residential	R1-43, Residential	

**Project Name: Fire Station 4 Rezone Proposed Zoning Exhibit**

**Case Number: P18-0221**



**Hearing: Planning Commission January 9, 2019  
Town Council February 6, 2019**



**Zoning Districts**

EMP A, Industrial	PQP, Public/Quasi-Public	R1-6, Residential	R1-12, Residential	R1-54, Residential
EMP B, Industrial	RC, Recreation/Conservation	R1-7, Residential	R1-15, Residential	R1-190, Residential
C-1, Commercial	MDR, Residential	R1-8, Residential	R1-18, Residential	
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