

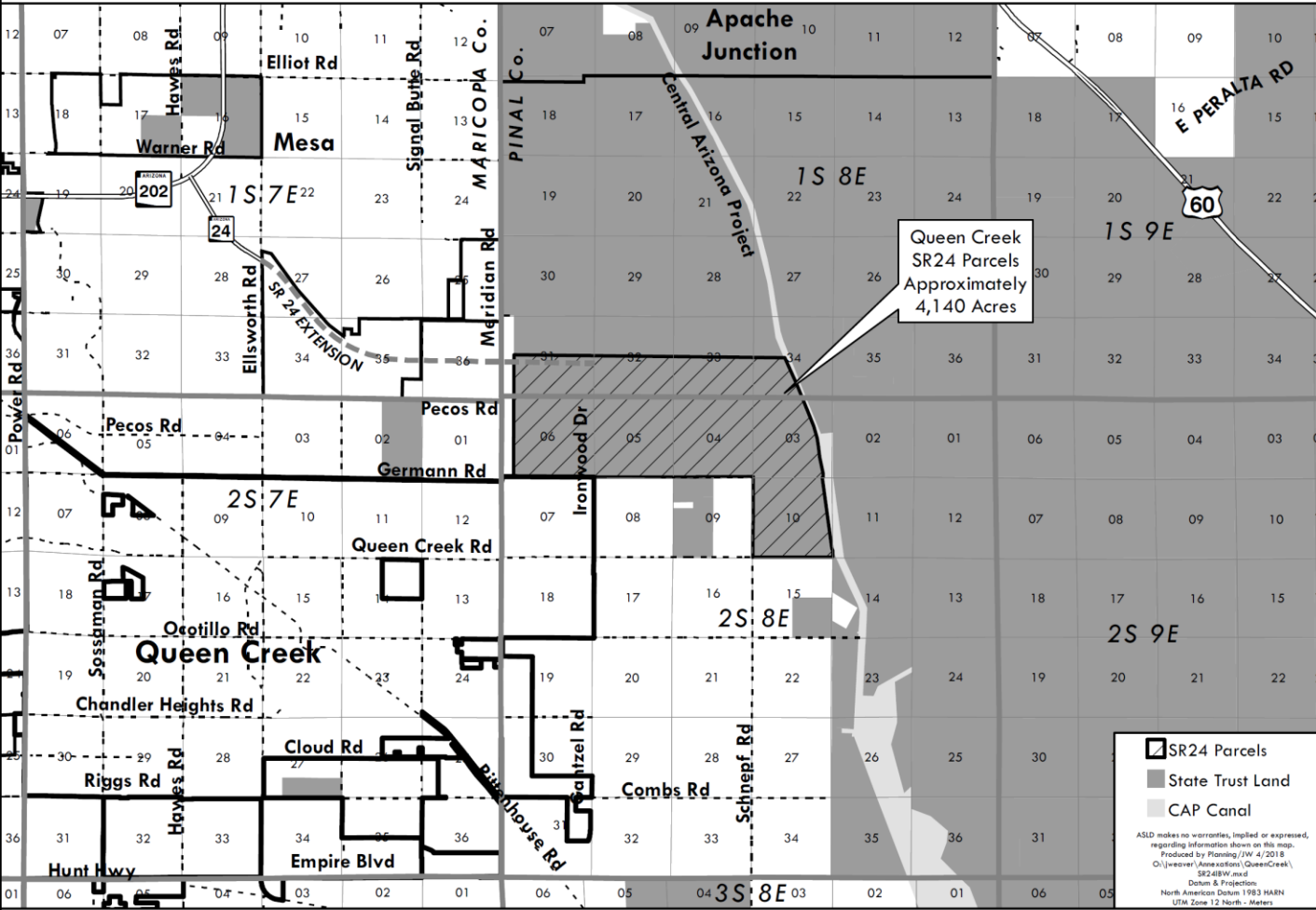


Arizona State Land Department Specific Plan (Case P19-0115)

Town Council
Aug. 7, 2019



PROPOSED ANNEXATION: Queen Creek SR24 Parcels



ARIZONA STATE SELECTION BOARD APPROVAL OF PROPOSED ANNEXATION

On this 11th day of June 2016 the Arizona State Selection Board has given due consideration and does hereby approve the proposed annexation of State lands, as described in Attachment A and depicted in Attachment B, into the incorporated boundaries of the Town of Queen Creek.

Douglas A. Ducey
DOUGLAS A. DUCEY
Governor, State of Arizona

MARK BRNOVICH
Attorney General, State of Arizona

Eileen Klein
EILEEN KLEIN
Treasurer, State of Arizona

Attest: *Michelle Reaser* 6/11/16
Secretary of State Date



- SR24 Parcels
- State Trust Land
- CAP Canal

ASLD makes no warranties, implied or expressed, regarding information shown on this map.
Produced by Planning/JW 4/2016
C:\jweaver\Annexation\QueenCreek\SR24SRV.mxd
Datum & Projection:
North American Datum 1983 NAD83
UTM Zone 12 North - Meters

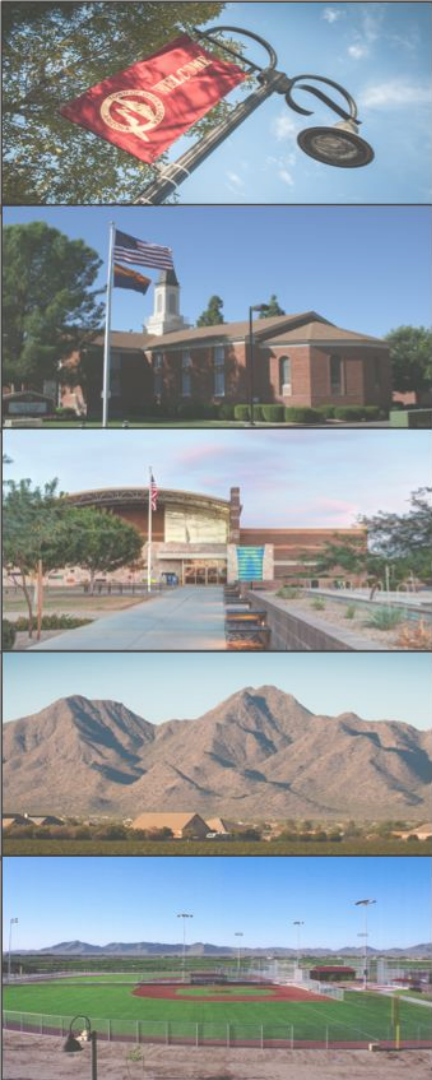
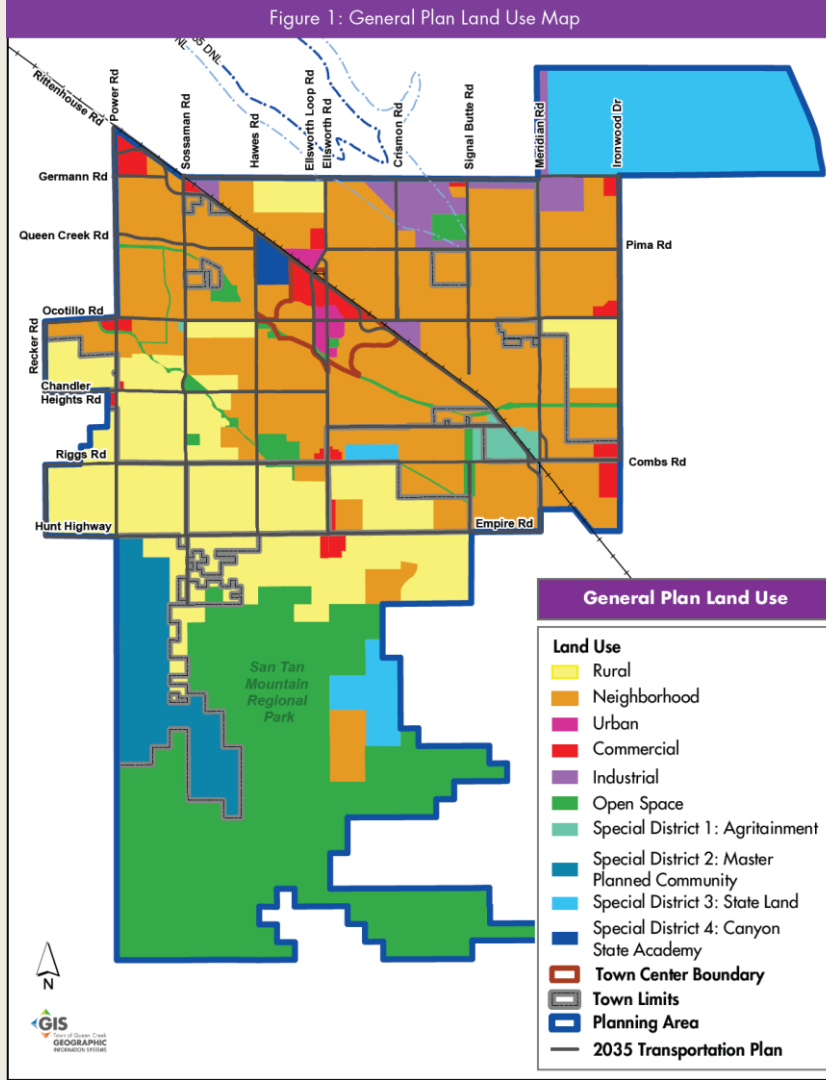
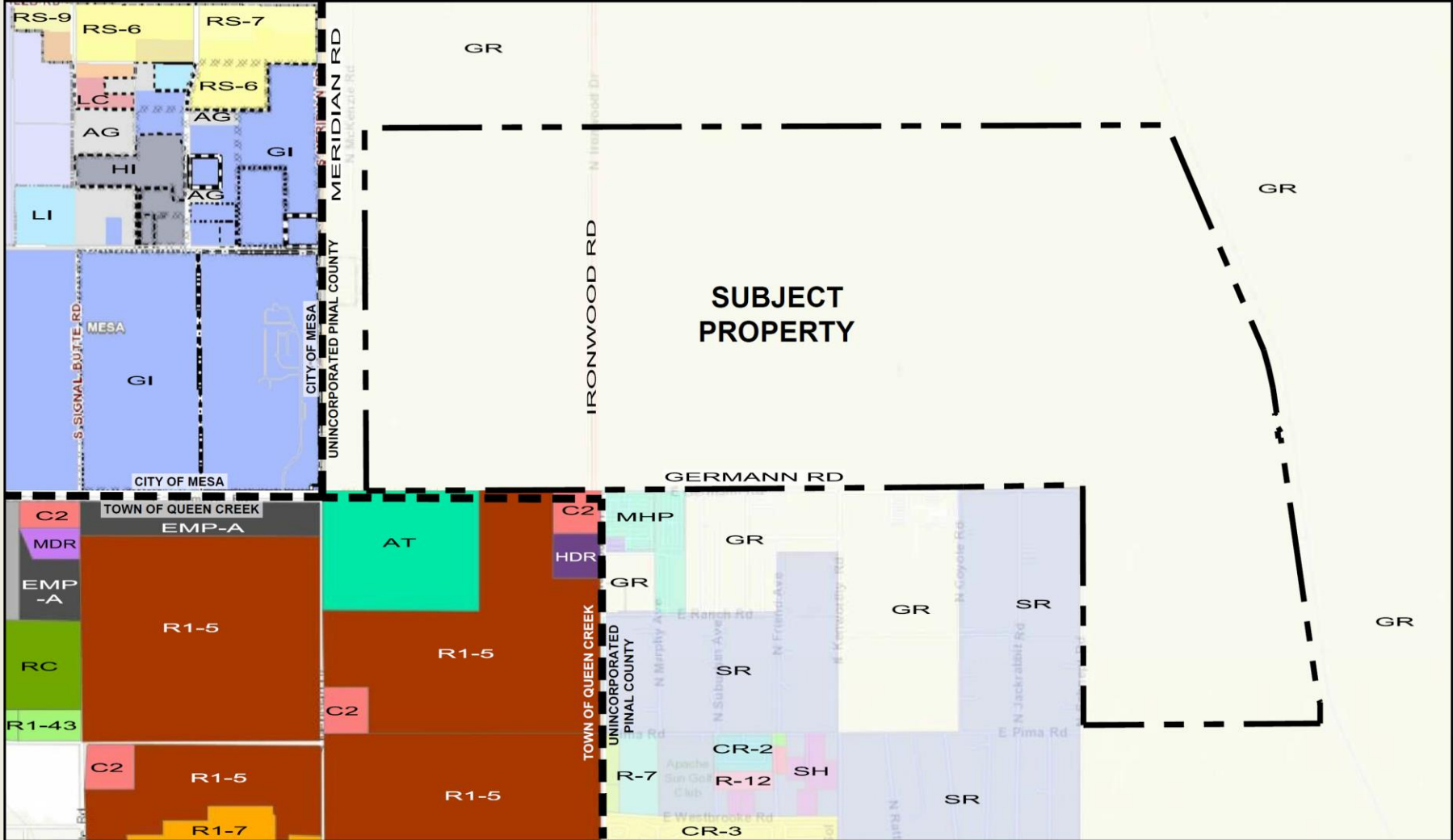


Figure 1: General Plan Land Use Map





**SUBJECT
PROPERTY**

Exhibit C: Existing Zoning



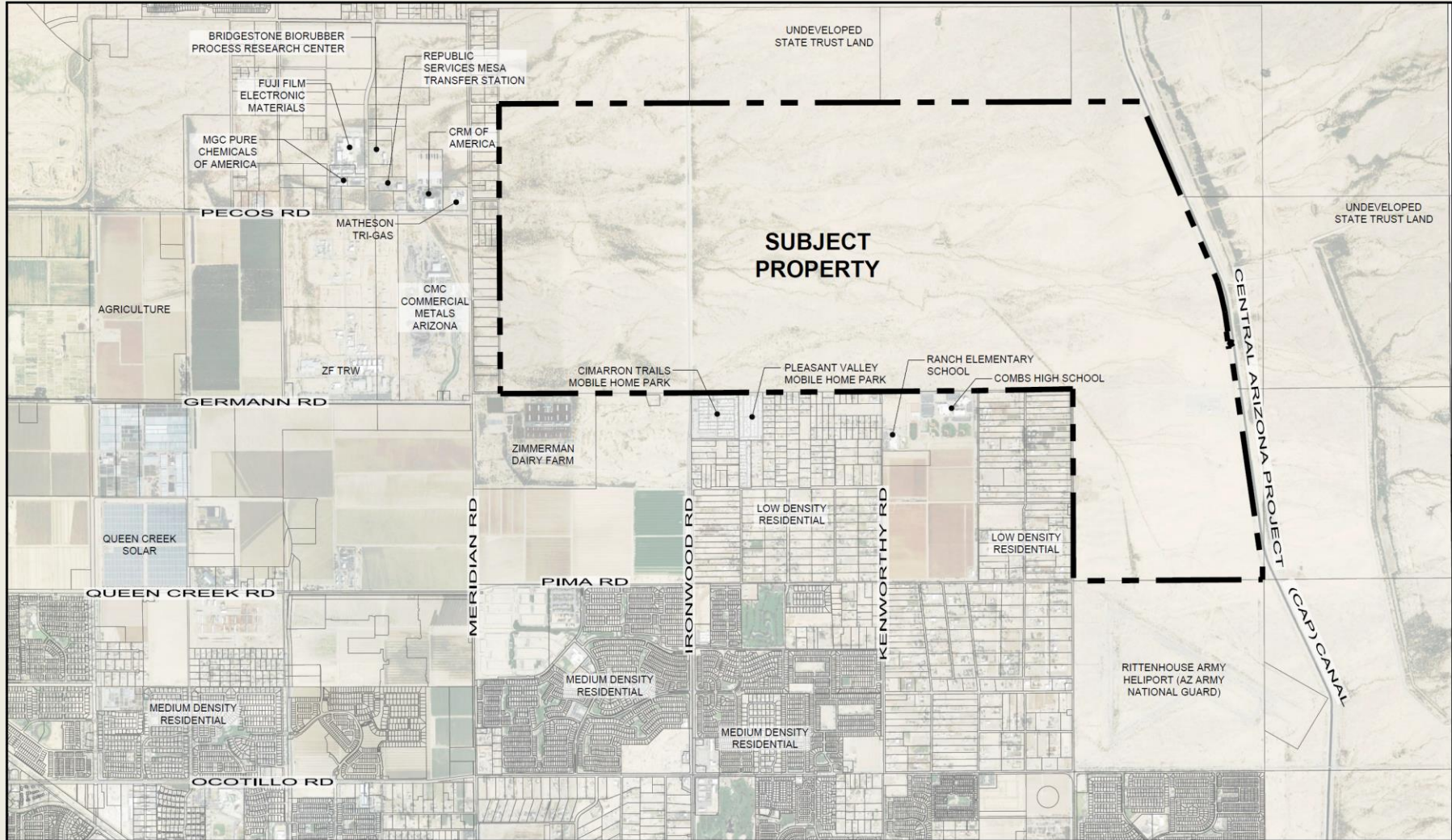
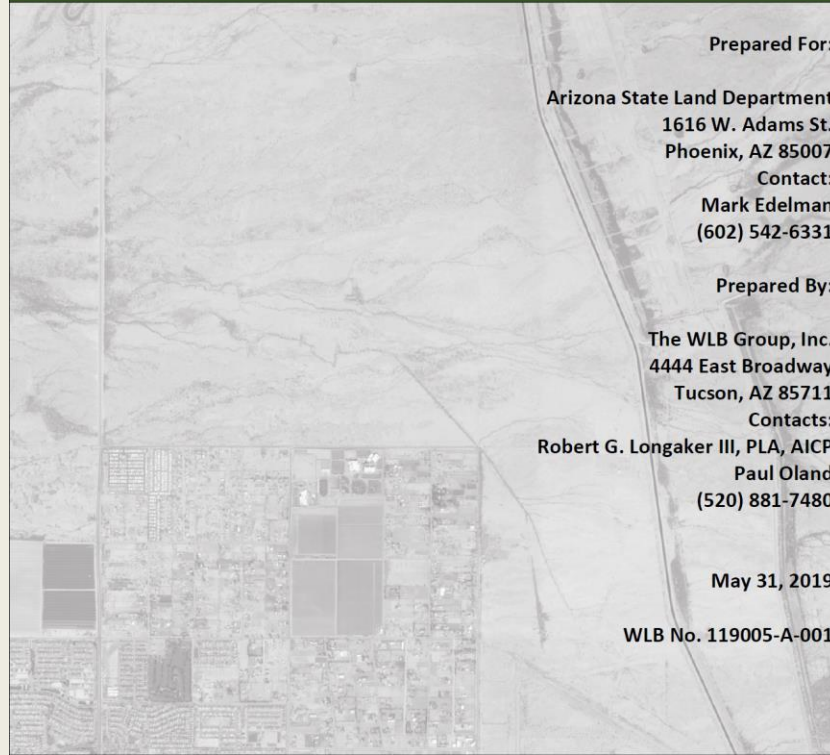


Exhibit E: Existing Land Uses



Arizona State Land Department Queen Creek Specific Plan Queen Creek, AZ



Prepared For:

Arizona State Land Department
1616 W. Adams St.
Phoenix, AZ 85007

Contact:
Mark Edelman
(602) 542-6331

Prepared By:

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4444 East Broadway
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Contacts:
Robert G. Longaker III, PLA, AICP
Paul Oland
(520) 881-7480

May 31, 2019

WLB No. 119005-A-001

Specific Plan

- Step #1 = Specific Plan
 - Planning Units/Zoning Districts
 - Densities/Development Standards
- Step #2 = Secondary Planning Stage
 - Preparation of detailed Master Plans



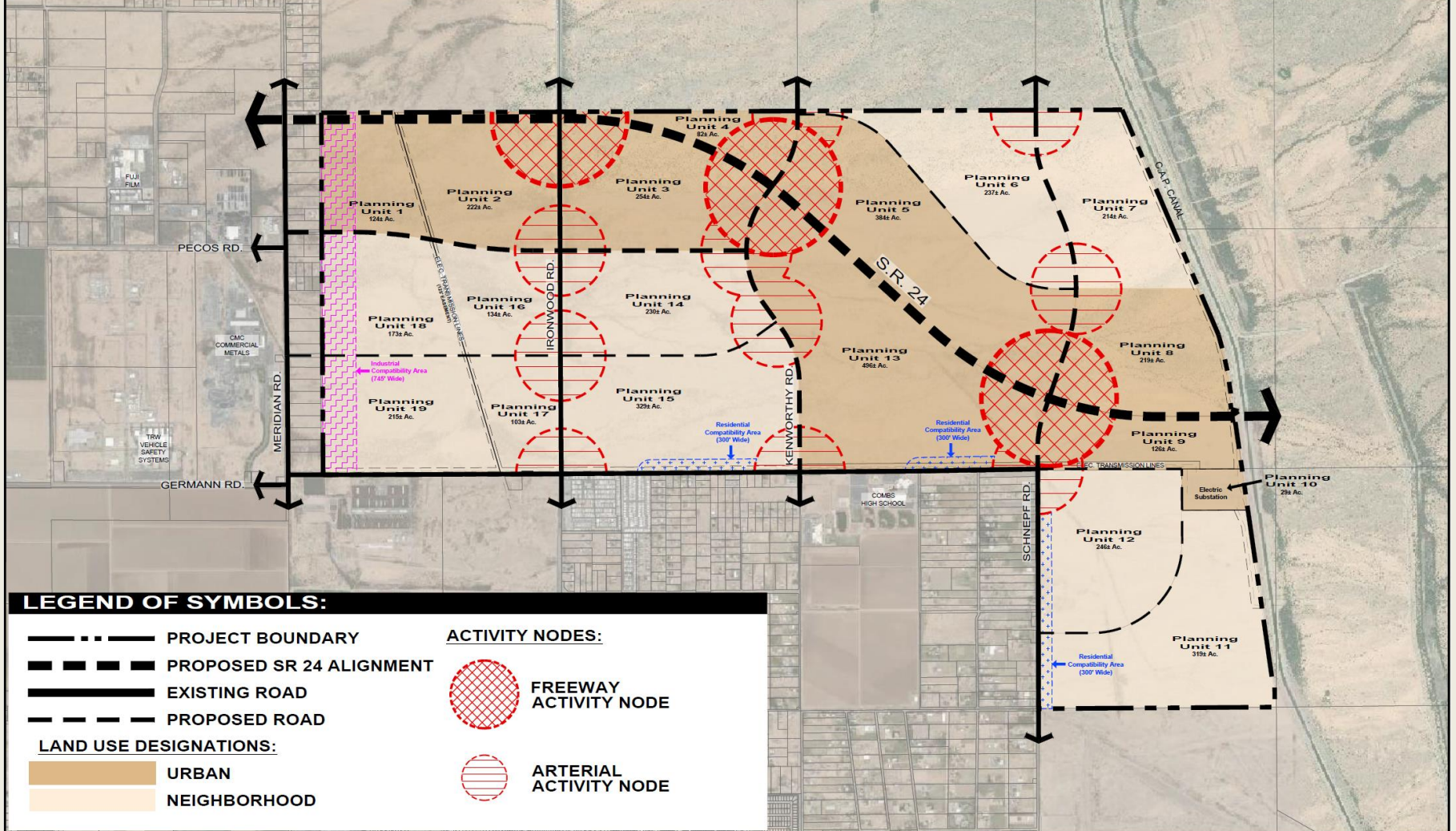


Exhibit L: Development Plan



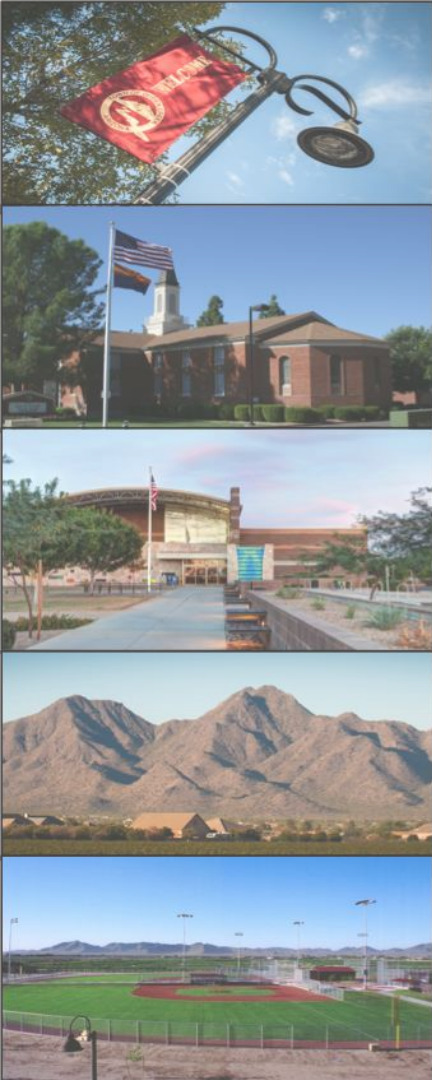
Urban

9 Planning Units (1,935 acres)

LAND USE DESIGNATIONS:

	URBAN
	NEIGHBORHOOD

- R1-5 Urban Residential
- R1-4 Urban Residential
- MDR Medium Density Residential
- HDR High Density Residential
- C-1 Light Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- NC Neighborhood Commercial / Office Mixed-Use
- MU Mixed-Use
- EMP-A Office / Industrial Park
- EMP-B Office/Industrial Park



Neighborhood

10 Planning Units (2,201 acres)

- R1-12 Suburban Residential
- R1-9 Urban Residential
- R1-7 Urban Residential
- R1-5 Urban Residential
- R1-4 Urban Residential
- MDR Medium Density Residential
- HDR High Density Residential
- C-1 Light Commercial
- C-2 General Commercial
- NC Neighborhood Commercial / Office Mixed-Use
- MU Mixed-Use

LAND USE DESIGNATIONS:

	URBAN
	NEIGHBORHOOD

Freeway Activity Node



- HDR (High Density Residential)
- C-2 (General Commercial)
- C-3 (Regional Commercial)
- MU (Mixed-Use)
- EMP-A (Office/Industrial Park)



Arterial Activity Node



- MDR (Medium Density Residential)
- HDR (High Density Residential)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- NC (Neighborhood Commercial/Office Mixed-Use)
- MU (Mixed-Use)



Land Use Budget

ESTABLISHES THE FOLLOWING STANDARDS:

- Zoning Districts for Planning Units
- Max. number of DU permitted



Neighborhood Meeting



- June 20
- 40 attendees



Planning Commission

- July 10, 2019
- Recommendation of APPROVAL