



TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Development Services Director

FROM: Sarah Clark, Senior Planner/Project Manager

RE: Public Hearing and Possible Action on Case P19-0210 “Expanding General Plan Planning Area Boundary”, a request by Fulton Homes to expand the Town’s General Plan Planning Boundary for approximately 180 acres of land located approximately 3,860 feet west of the southwest corner of Gary Road and Empire Boulevard, immediately adjacent to the existing Morning Sun Farms community.

DATE: November 13, 2019

STAFF RECOMMENDATION

Staff recommends approval of Case P19-0210 “Expanding General Plan Planning Area Boundary”.

PROPOSED MOTION

Move to recommend approval of Case P19-0210 “Expanding General Plan Planning Area Boundary”.

RELEVANT COUNCIL GOALS



Effective Government

SUMMARY

This is a request by Fulton Homes to expand the Town’s General Plan Planning Boundary for approximately 180 acres of land located approximately 3,860 feet west of the southwest corner of Gary Road and Empire Boulevard, immediately adjacent to the existing Morning Sun Farms community. This request would increase the Town’s General Plan Planning Area Boundary to include approximately 180 acres of land that is currently outside the current Planning Area Boundary and apply the land use category of Rural to continue the properties existing General Plan Land Use designation. The General Plan Land Use Designation may be corrected to Neighborhood to reflect the properties’ existing condition at a later date. The subject site is not located within an adjacent jurisdiction’s Planning Area.

The Town provides fire services to areas within the Town's General Plan Planning Area. The Town's Fire District Map defines the areas in which the Town provides fire service to areas that lie within the Planning Area but outside of the Town's municipal boundaries (see attachment). The Town is in the process of expanding its Fire District Service Area to include the future developments located south of Empire Boulevard in an effort to provide better fire service coverage to these areas within the Town's Planning Area.

During this process of extending the fire district service area, it was identified that the General Plan Planning Area bisects a residential development that is currently under construction. This development (Fulton Homes Promenade) is located approximately 3,860 feet west of the southwest corner of Gary Road and Empire Boulevard, immediately adjacent to the existing Morning Sun Farms community.

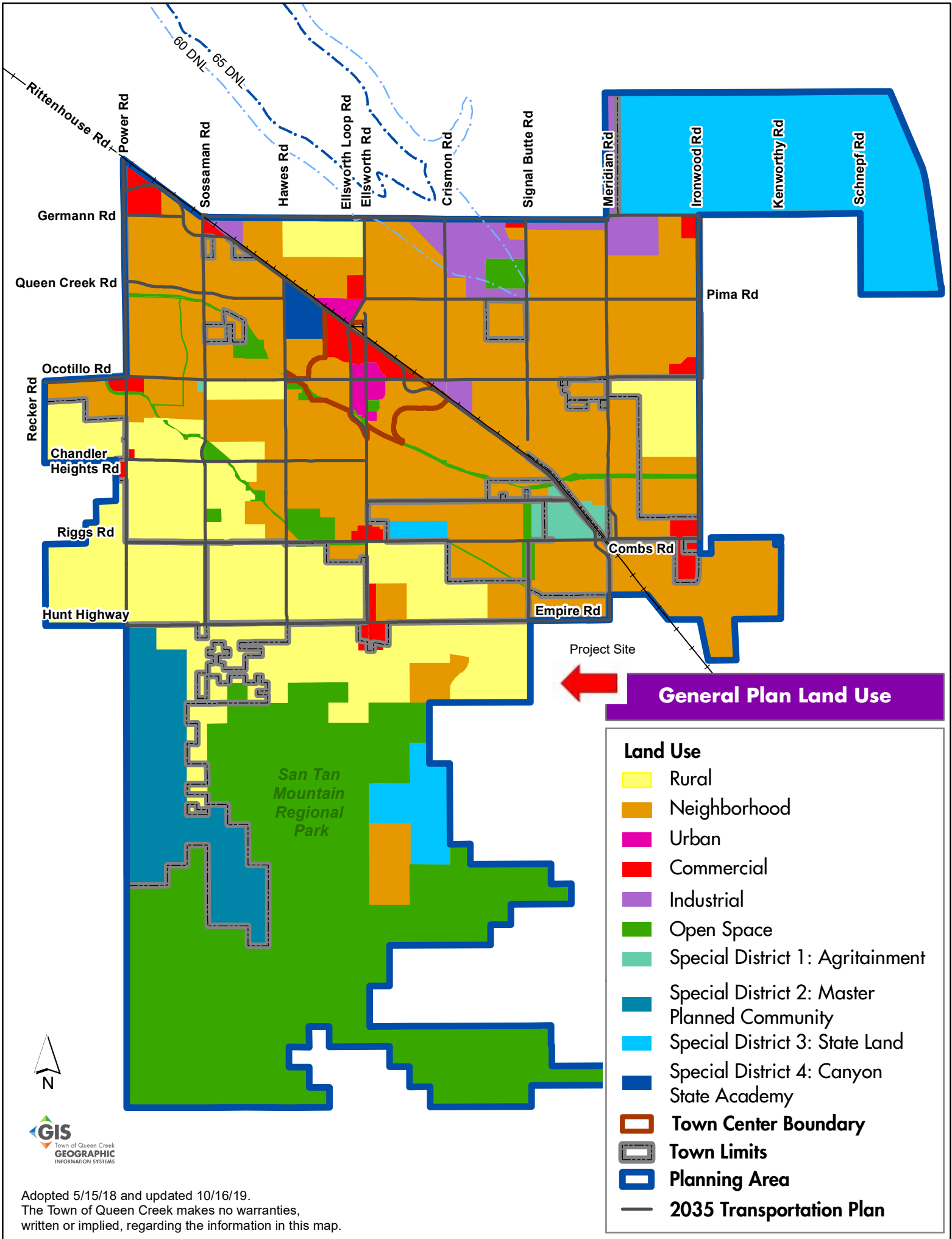
In order to include this development in the Town's Fire District Service Area, the General Plan Planning Area must be expanded to include the entire Promenade development.

This is a request to expand the General Plan Planning Area boundary to encompass the entire Fulton Homes Promenade development as well as a vacant site owned by the Florence Unified School District located along Empire Boulevard. Both Fulton Homes and the school district have expressed their support for the extension of the Planning Area.

This request does not include an associated request to annex the development into the Town. The purpose of the extension is only to allow for the expansion of the fire service area.

ATTACHMENTS

1. Aerial Map
2. Existing General Plan Land Use Map
3. Proposed General Plan Land Use Map
4. Proposed Fire District Service Area Map

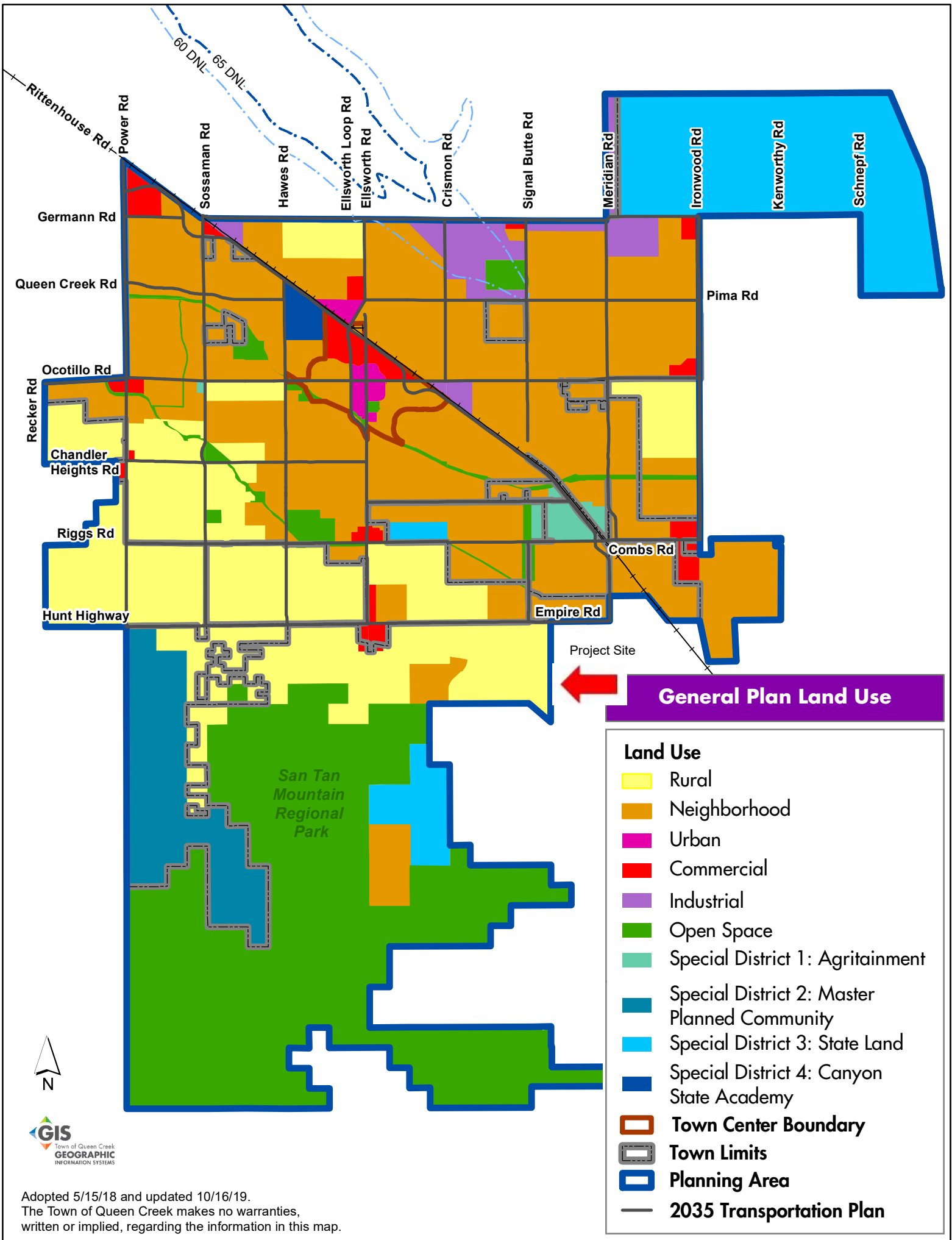


General Plan Land Use

- Land Use**
- Rural
 - Neighborhood
 - Urban
 - Commercial
 - Industrial
 - Open Space
 - Special District 1: Agritainment
 - Special District 2: Master Planned Community
 - Special District 3: State Land
 - Special District 4: Canyon State Academy
 - Town Center Boundary**
 - Town Limits**
 - Planning Area**
 - 2035 Transportation Plan**



Adopted 5/15/18 and updated 10/16/19.
 The Town of Queen Creek makes no warranties,
 written or implied, regarding the information in this map.










General Plan Land Use

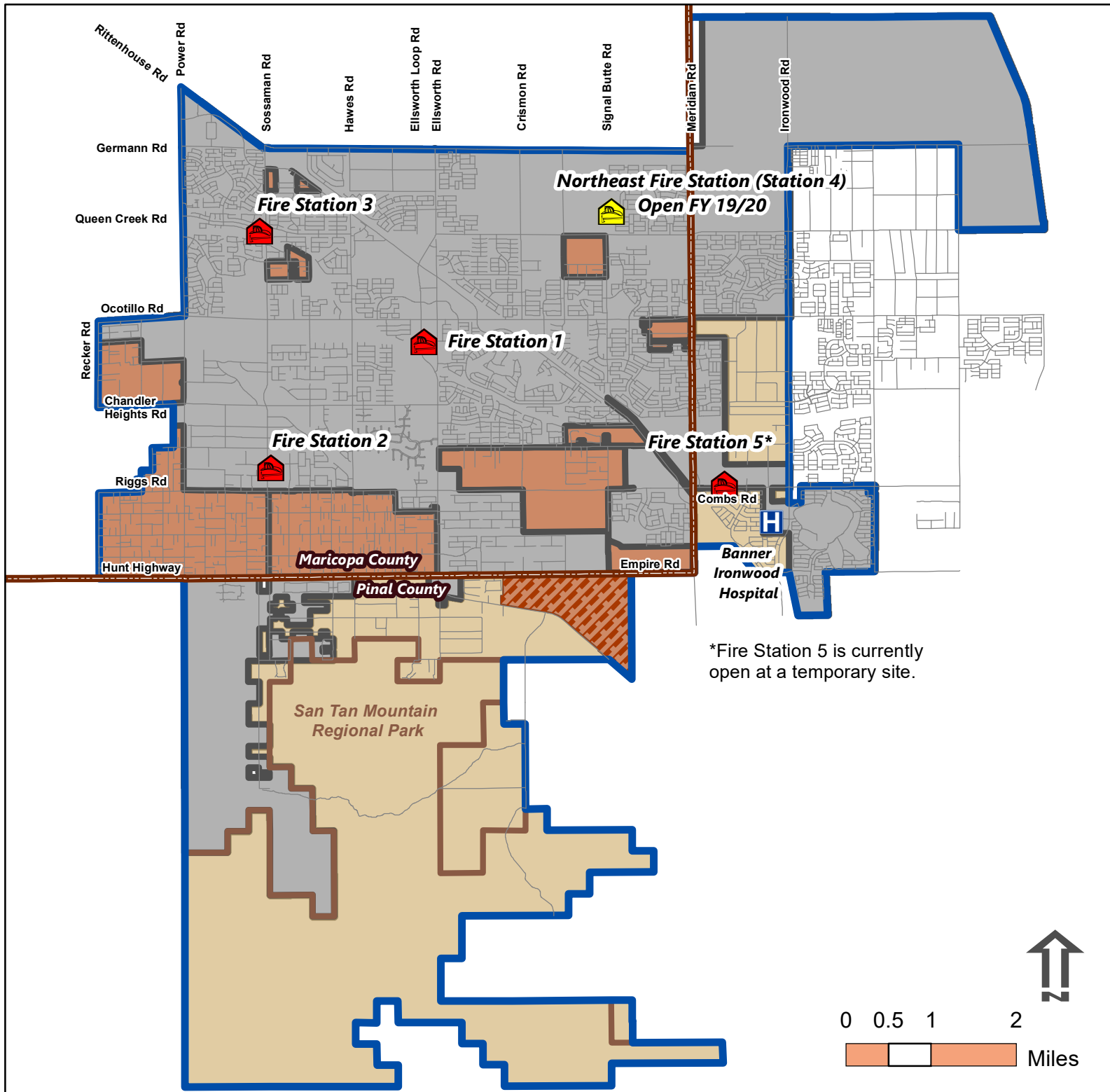
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Town of Queen Creek Fire and Medical

-  Existing Stations
-  Future Stations
-  Town Boundary
-  Planning Area Boundary
-  Existing Fire District Maricopa County
-  Fire District Expansion Into Pinal County
-  Pinal County



*Fire Station 5 is currently open at a temporary site.

