

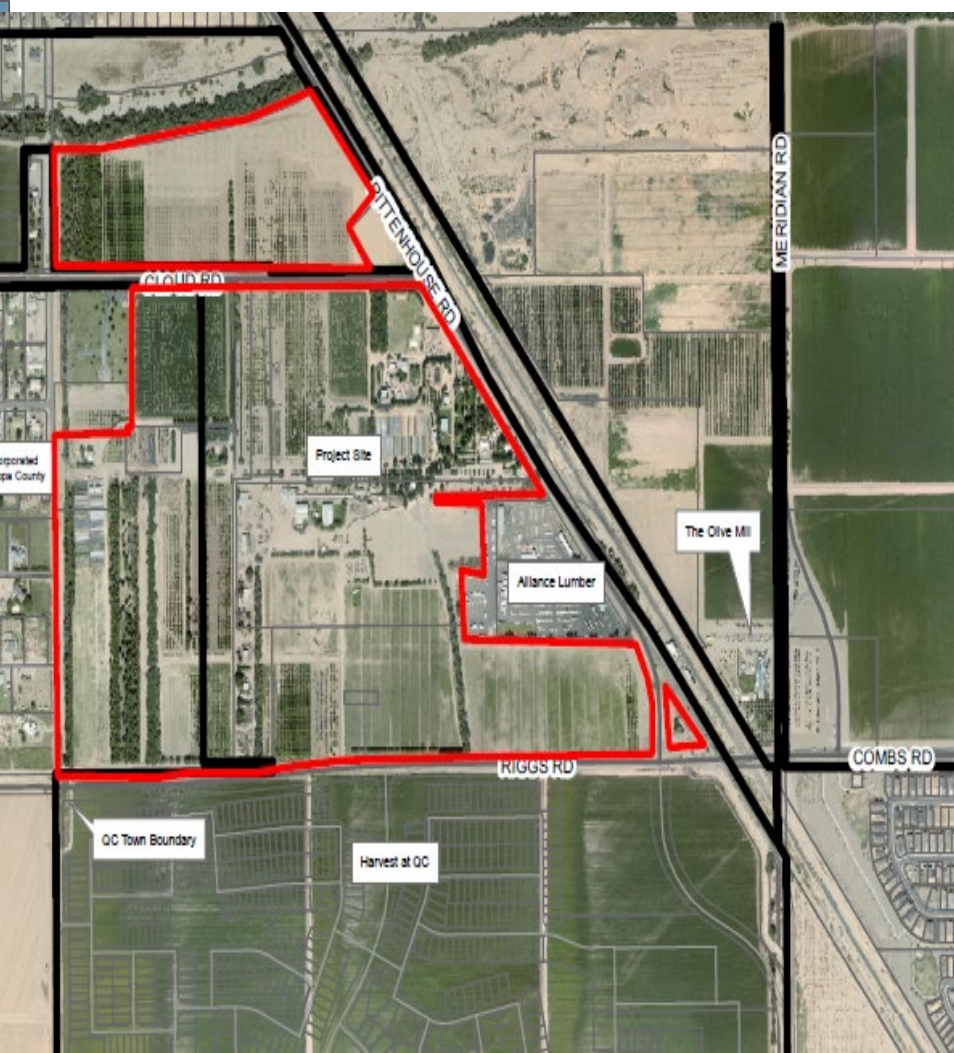
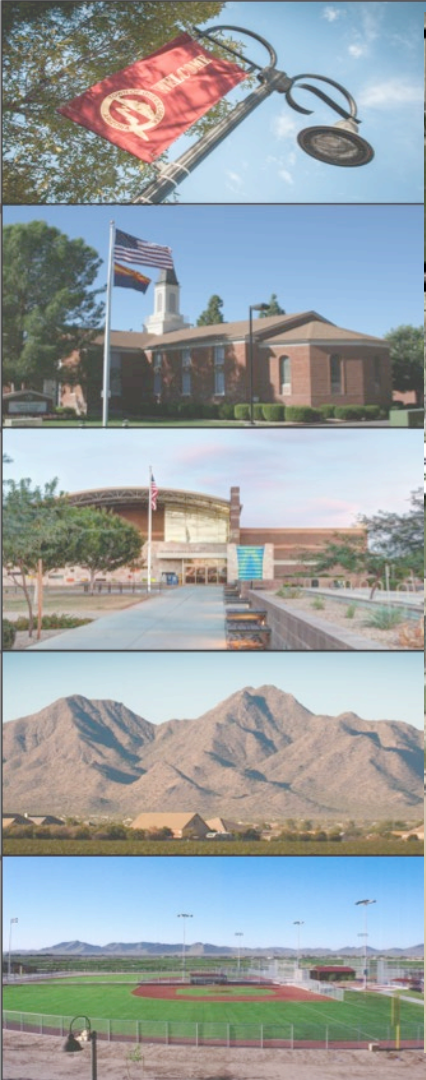


SCHNEPF FARMS PAD REZONE

Case P19-0032
Ordinance 728-20

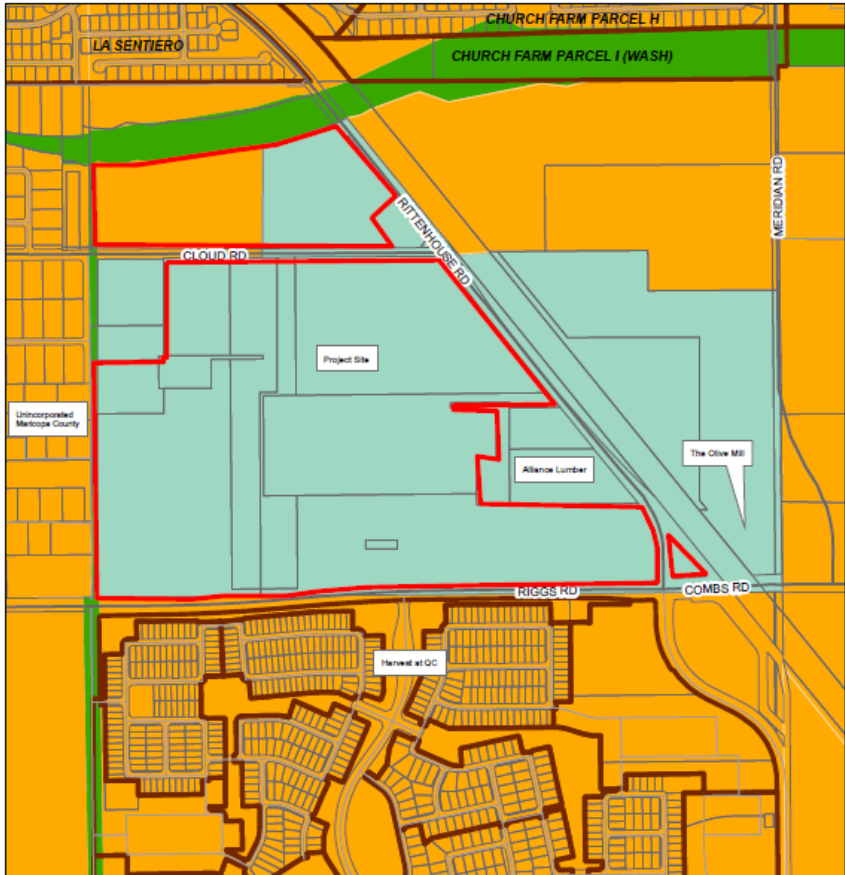
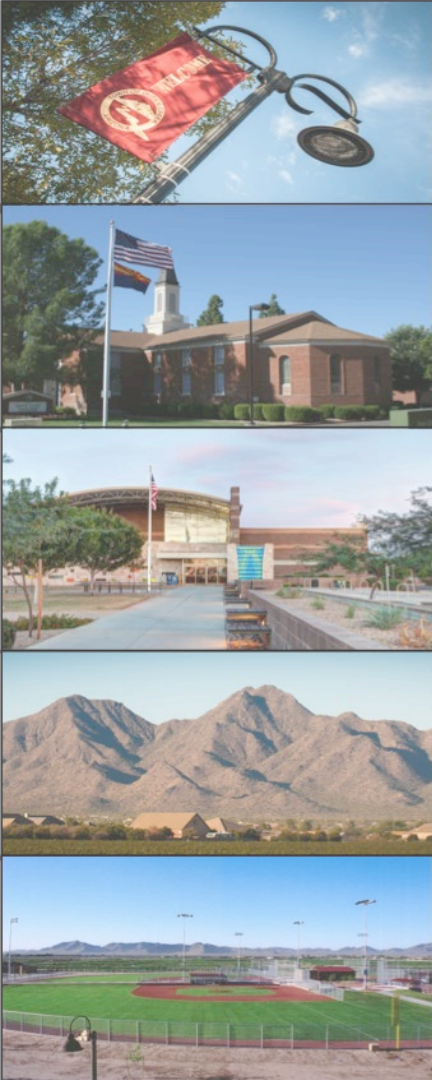
Town Council
May 20, 2020





Aerial Photo

- 225 acres

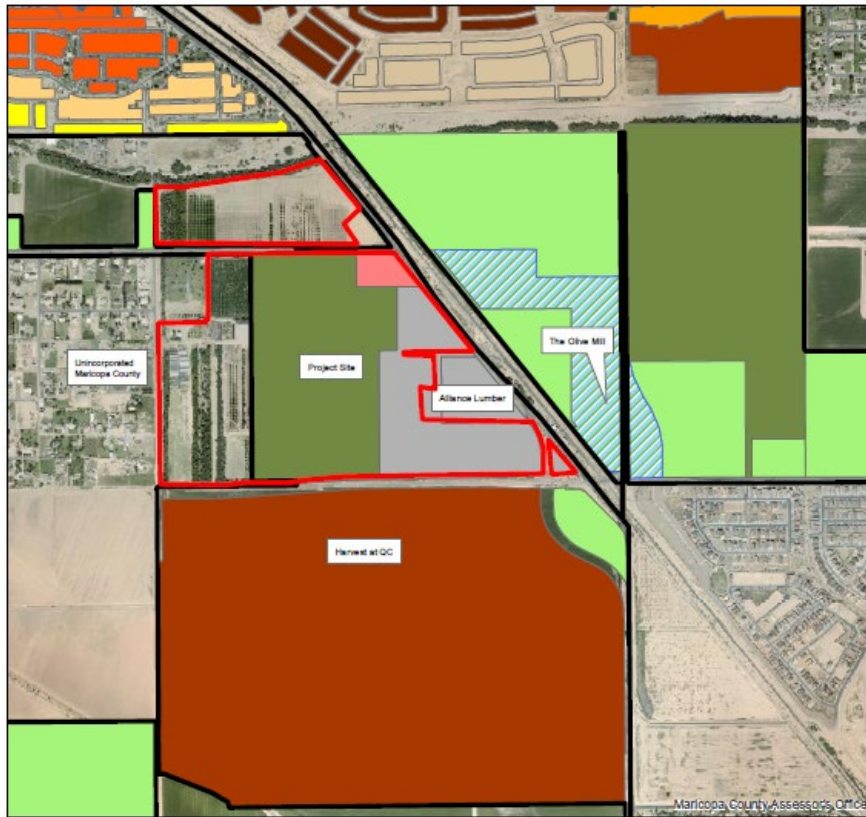


General Plan Land Use Map

- Special District 1: Agritainment
- Neighborhood
- South Specific Area Plan (SSAP) Agritainment

General Plan Land Use

Special District 1: Agritainment	Urban	Open Space	Special District 4
Rural	Commercial	Special District 2	
Neighborhood	Industrial	Special District 3	



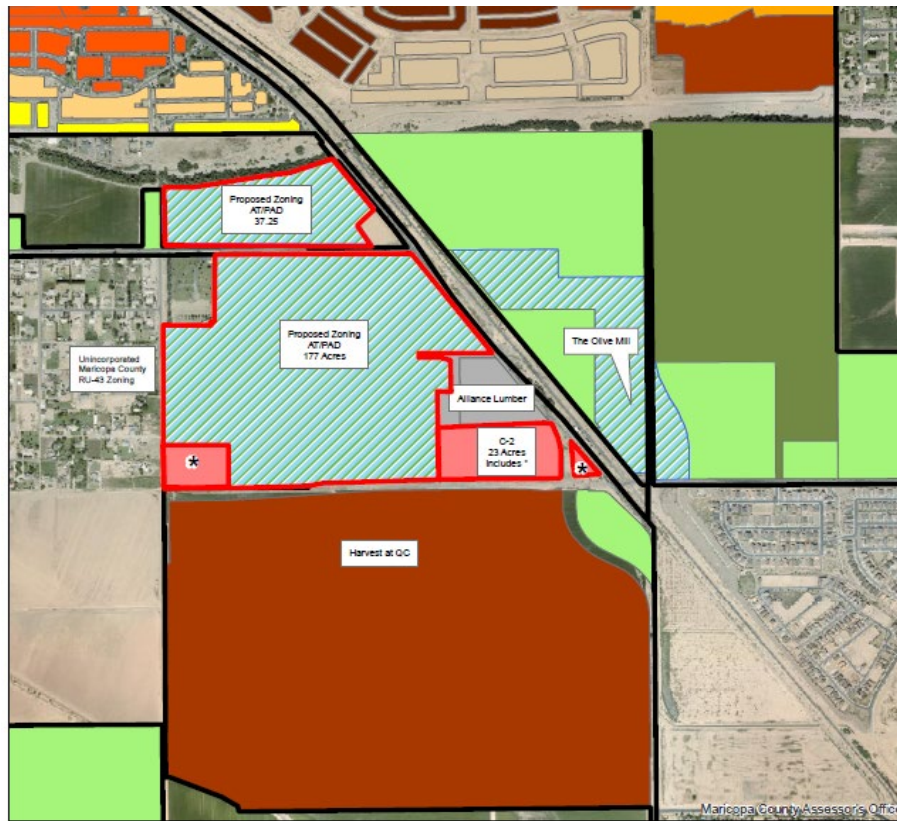
Existing Zoning Map

- R1-43
- R1-18
- EMP-A
- C-2



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
DC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMPA - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



Proposed Zoning Map

- AT/PAD
- C-2

Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
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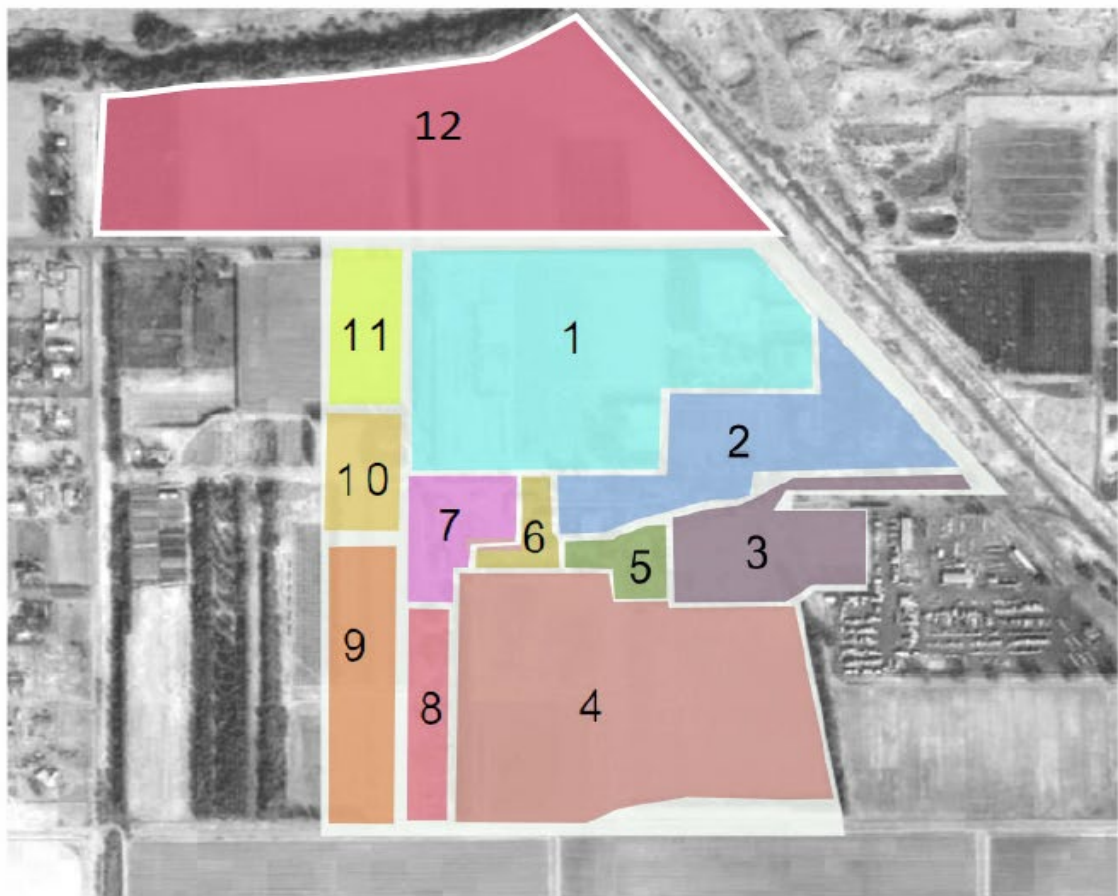


Rezoning Proposal

- Rezone approximately 225 acres from R1-43, R1-18, EMP-A, and C-2 to Agritainment (AT)/PAD and C-2 (General Commercial)
- Supported by the SSAP in 2015 and General Plan
- One of three areas to be designated as AT throughout Town
- The purpose of AT is to support unique agriculture and agriculture-oriented activities in the Town, while offering flexibility for similar entertainment type uses under one zoning designation.



Conceptual Master Plan



AT (PAD) Existing and Proposed Uses

1. Amusement Rides, corn maze, petting zoo, amphitheater venue, pumpkin patch, deer, train tracks, u pick orchards, wedding ceremony area, mini golf, educational tours, Dinners Down the Orchard, and Tractor pulls.
2. U pick gardens, train depot, specialty shops, museum, pavilion venue, country store, bakery, café, main stage, food service, corporate party areas, beer & wine gardens, restrooms, admission, guest services, garden center, ice skating, exit store, and educational tours.
3. Parking, Dry camping, and spillover area for vendors.
4. Multipurpose fields used for parking, camping, drive-in movies, events of all types, larger concerts, fireworks, beer & wine gardens, balloon launches.
5. RV camping, glamping, employee housing, restroom shower building.
6. Wedding Venue, corporate events, Red Barn venue hosting entertainment of many types.
7. Farm headquarters with office, shop, equipment yard, storage.
8. Employee housing, junkyard, storage area, hayride area.
9. U pick orchards, and hayride course.
10. The Farmhouse Venue used primarily for Weddings but all types of functions, Dinner Down the Orchard.
11. Corn Maze, parking, camping.
12. Single family, multiple family, bed & breakfast, resort cabins and lodges, cemeteries, and other AT uses listed in QC Zoning Ordinance Table 4.6-1.



Schnepf Farms

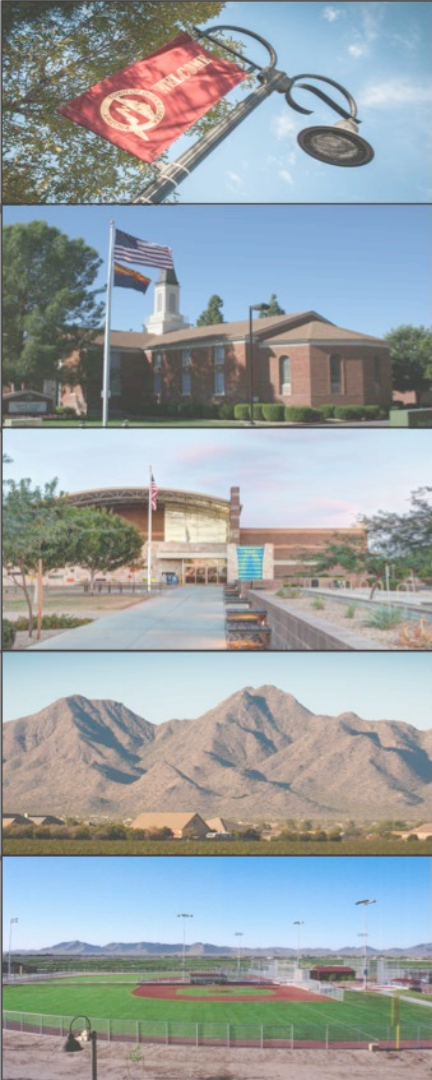
SOUTH SPECIFIC AREA PLAN

Public Participation

- 1st Neighborhood Meeting held on June 26, 2019 at Schnepf Farms
 - No attendees
- 2nd Neighborhood Meeting on December 19, 2019 with 18 residents in attendance
 - La Sentiero residents expressed concerns about the proposed residential area north of the wash near their community

As a result, the area north of the wash in question was removed from the rezoning and annexation application and will remain RU-43 in unincorporated Maricopa County





Planning Commission Recommendation

- The Planning Commission heard this item at their regularly scheduled meeting on May 13, 2020 and voted 7-0 recommending approval.
- There were no residents in attendance or letters of opposition/support



Thank you.