



Requesting Department:

Development Services

**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

**FROM:** Erik Swanson, Planning Administrator  
Sarah Clark, Senior Planner/Project Manager

**RE:** **Public Hearing and Possible Action on Case P21-0133 Town Initiated Annual Update to the 2018 General Plan Update**, a staff initiated annual update to provide a brief list of updates to the document's maps to reflect changes since its approval and provide additional clarification.

**DATE:** August 11, 2021

#### STAFF RECOMMENDATION

Staff recommends approval of P21-0133 Town Initiated Annual Update to the 2018 General Plan Update.

#### PROPOSED MOTION

Move to recommend approval of P21-0133 Town Initiated Annual Update to the 2018 General Plan Update.

#### RELEVANT COUNCIL GOALS



Secure Future



Effective Government

#### SUMMARY

Each year, Staff conducts a review of the Town's General Plan to analyze the document to determine if updates are necessary to reflect changes since its adoption. As part of this year's annual review of the Plan, Town Staff has initiated an update to the document to provide a brief list of updates to the document's maps to reflect changes since its approval and to provide additional clarification. The updates are summarized as follows:

- Update all maps to reflect new growth to the Planning Area including the ASLD expansion, Fulton Homes Promenade and Encanterra and updates to the Town limits a result of recent annexations
- Clarify that Major General Plan Amendments to the General Plan follow the same public notice procedures as a rezone request
- Clarify that Special District Boundaries may be expanded through the rezoning process
- Update the Land Use Characteristics table to include new Downtown Core and Residential Commercial zoning districts

These updates are minor in nature and focused on ensuring the information in the document is easy to understand and up to date. No changes to the *Elements, Goals, Strategies, and Actions* sections of the General Plan are required or proposed at this time.”

This is the second of two public hearings held for the proposed update to the 2018 General Plan.

**HISTORY**

Sept. 20, 2017	Town Council accepted the 2018 General Plan Update
May 15, 2018	2018 General Plan Update was ratified by voters with an 84% approval.
July 14, 2021	Introductory hearing held with the Planning Commission on the proposed annual update
Aug. 4, 2021	Introductory hearing held with the Town Council on the proposed annual update

**DISCUSSION**

Town Staff has initiated an annual update to the document to provide a brief list of updates to the document’s maps to reflect changes since its approval and to provide additional clarification.

The proposed text updates are minor in nature and focused on ensuring the information in the document is easy to understand and up to date. No additional analysis has been conducted and no additional changes to the *Planning Considerations, and Goals, Strategies, and Actions* sections are proposed. The next large scale update to the General Plan document is anticipated to follow the 10-year update timeframe as required by State statute and is anticipated to begin in 2025 for a 2028 adoption.

**Major General Plan Amendment Notice Requirements:**

This update proposes to add the following statement to the Amendments Section of the Plan to clarify the Major GPA public notice requirements:

Section III: General Plan Administration - General Plan Amendments (Page 89)  
All Amendments to the General Plan must be approved by the Town Council. A Major General Plan Amendment can only be considered by the Council after public notice in accordance with ARS 9.461.5, posting on the Town website, and two Planning and Zoning Commission public hearings held in different locations in the Town. Major Amendments must follow the same public notice procedures as a rezone. Additional public outreach may be required. A Major Amendment request must be approved by an affirmative vote of at least two-thirds of the Town Council.

**Special District Amendments:**

This proposed update adds a bullet to the Special District Amendment Section, clarifying the amendment process for Special Districts:

Section III: General Plan Administration - General Plan Amendments (Page 90) –  
Add a bullet for “Special District boundaries may be expanded to accommodate extensions/modifications of its associated master plan or PAD through the rezoning process”.

**Zoning Updates and Updates to the Land Use Categories Tables**

- Corrected a scrivener’s error, allowing Agritainment Zoning districts in Rural, Neighborhood, and Commercial categories
- Updated the references to Town Center Mixed Use zoning district to the Downtown Core zoning district (The Town Center Mixed Use district was removed from the Zoning Ordinance and updated to the Downtown Core zoning district)
- Updated the references to Neighborhood Commercial zoning district to the Residential Commercial zoning district. (The Neighborhood Commercial district was removed from the Zoning Ordinance and updated to Residential Commercial zoning district)
- In the Types of Allowed Uses under the Neighborhood Category, clarified that office is a permitted employment use
- Corrected a scrivener’s error in the Land Use Categories Requirements Table to add an X for the Mixed Use Zoning Category in the Urban Land Use Category
- Corrected a scrivener’s error to allow community parks in all Land Use Categories

**Map Updates**

All maps were updated to reflect new growth to the Planning Area including the ASLD expansion, the Fulton Homes Promenade, and Encanterra communities and were updated to reflect changes to the Town limits as a result of approved annexations. All

maps in the document were updated which include maps for *Growth Areas, Transportation System, Parks and Trails, Water and Wastewater Service Areas, and Public Safety*. The proposed updated maps are provided as an attachment to this report.

## ATTACHMENTS

1. Proposed Revisions
2. Updated Maps

Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the Land Use Categories on the Plan Land Use Map.

Plan Land Use Map: Land Use Categories							
Land Use	Rural*	Neighborhood*	Urban*	Commercial*	Industrial*	Open Space*	Special District*
Types of Allowed Land Uses	<p><b>Residential:</b> very low-density single family (up to 1 dwelling unit per acre)</p> <p><b>Commercial:</b> agriculture related (farm stands)</p> <p><b>Employment:</b> agriculture and recreation-related; home office; garage industry</p> <p><b>Open Space:</b> trails, trailheads, open space (washes), community parks</p>	<p><b>Residential:</b> single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre.</p> <p><b>Commercial:</b> neighborhood retail and services with requirements</p> <p><b>Employment:</b> home office, limited live/work; office</p> <p><b>Public &amp; Quasi Public:</b> civic/institutional</p> <p><b>Open Space:</b> buildings, neighborhood/community parks, pocket parks, tot lot</p>	<p><b>Residential:</b> single family (above 6 dwelling units per acre), multifamily, patio homes</p> <p><b>Commercial:</b> commercial retail, office,</p> <p><b>Public &amp; Quasi Public:</b> civic/institutional buildings</p> <p><b>Open Space:</b> plazas, parks</p>	<p><b>Commercial:</b> Town-wide commercial center and other auto-oriented commercial centers</p> <p><b>Public &amp; Quasi Public:</b> civic/institutional buildings</p> <p><b>Open Space:</b> plazas, parks</p>	<p><b>Employment:</b> warehouse; manufacturing; office</p> <p><b>Open Space:</b> plazas, parks</p>	<p><b>Open Space:</b> park shelters, restroom facilities; community and Town-wide parks; conservation areas; Sonoqui &amp; Queen Creek washes, protected natural features</p>	<p><b>Economic:</b> Agritainment</p> <p><b>Residential:</b> Master planned community</p> <p><b>Other:</b> Arizona State Land Department managed land, Canyon State Academy property</p>
Land Use Character	<ul style="list-style-type: none"> <li>•Predominantly large lot single family residential up to 1 dwelling unit per acre.</li> <li>•Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.</li> <li>•A variety of deep setbacks from the road, creating an informal pattern.</li> <li>•Roadways without curb, gutter, or sidewalk.</li> <li>•Informal streetscapes and tree placement.</li> </ul>	<ul style="list-style-type: none"> <li>•Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements.</li> <li>•Adequate transitions and/or buffering abutting Rural or Urban areas will be required.</li> <li>•Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.</li> <li>•Densities above 8 dwelling units per acre require direct access to collector or arterial streets.</li> <li>•Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.</li> <li>•Buildings spaced to create separation while maintaining cohesive street wall.</li> <li>•Modest building setbacks, generally aligned with neighboring buildings.</li> <li>•Streets with curb, gutter, planter strips, and sidewalk.</li> </ul>	<ul style="list-style-type: none"> <li>•Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other.</li> <li>•Buildings close together with significant street frontage.</li> <li>•Building façades at or near sidewalk.</li> <li>•Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages.</li> <li>•Formalized streetscape with equally spaced street trees.</li> <li>•May include civic park/plaza/gathering space.</li> <li>•Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks.</li> <li>•On-street parking, especially along streets with retail</li> </ul>	<ul style="list-style-type: none"> <li>•Commercial development; accommodates existing conventional suburban shopping centers.</li> <li>•Flexible configuration of buildings; building facades and entries may be associated with site-internal circulation rather than street frontage.</li> <li>•Streets with curb and gutter, planters and sidewalks.</li> <li>•Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic.</li> <li>•Generally, auto-oriented development with safe and comfortable pedestrian routes and streetscape</li> </ul>	<ul style="list-style-type: none"> <li>•Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings.</li> <li>•Building siting accommodates truck access, loading and storage areas.</li> <li>•Roadways designed to accommodate larger vehicles while maintaining a safe, shaded, and comfortable sidewalk; natural</li> </ul>	<ul style="list-style-type: none"> <li>•Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks.</li> <li>•Development limited to use-specific structures and recreation facilities, including trails, picnic shelters, restroom facilities, and equestrian facilities.</li> </ul>	<ul style="list-style-type: none"> <li>•Set aside for development not appropriate for any of the other categories and requiring greater flexibility.</li> <li>•Development governed by Master Plan.</li> </ul>
Appropriate Zoning Districts	<p>Rural Development: R1-190</p> <p>General Rural Development: R1-54</p> <p>Rural Estate: R1-43</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Rural Estate: R1-43,</p> <p>Suburban Residential: R1-35, R1-18</p> <p>Suburban Development R1-15, R1-12</p> <p>Urban Development – Type A: R1-7, R1-9</p> <p>Urban Development Type B: MDR, HDR</p> <p>Urban Development: R1-4, R1-5</p> <p>Light Commercial: C-1</p> <p>General Commercial: C-2</p> <p>Public/Quasi Public: P/QP</p> <p>Residential Commercial: RC</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Urban Development: MDR, HDR, R1-4</p> <p>General Commercial: C-2</p> <p>Public/Quasi Public: P/QP</p> <p>Residential Commercial: RC</p> <p>Downtown Core: DC</p> <p>Mixed-use: MU</p> <p>Planned Area Development Overlay: PAD</p>	<p>General Commercial: C-2</p> <p>Regional Commercial Center: C-3</p> <p>Residential Commercial: RC</p> <p>Office/Industrial Park: EMPA</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Office/Industrial Park: EMP-A</p> <p>General Industrial: EMP-B</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p>	<p>Parks, Recreation, and Conservation: PRC</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p> <p>*Other types of open space can be included in all other zoning districts including parks, plazas, etc.</p>	<p>Agritainment: AT</p> <p>Planned Community: PCD</p> <p>Planned Area Development: PAD</p> <p>Non-Traditional Housing Product: N/A</p> <p>Public/Quasi Public: P/QP</p>

Clarified community parks were allowed types of open space in Rural and Neighborhood categories

Clarified office is an allowed employment type use in Neighborhood

Clarified Agritainment is an appropriate zoning district in Rural, Neighborhood, and Commercial categories

Revised references of Neighborhood Commercial to Residential Commercial and revised references of Town Center to Downtown Core to reflect the recent updates to the zoning districts

\*Transitions and other requirements provided in the Land Use Categories Requirements Table

Figure 3: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes	
District	Zoning									
Residential Districts	Rural Development	R1-190	X						<ul style="list-style-type: none"> <li>Appropriate in RURAL Land Use Category.</li> </ul>	
	General Rural Development	R1-54	X							
	Rural Estate	R1-43	X	X						
	Suburban Residential	Type A	R1-35		X				<ul style="list-style-type: none"> <li>Appropriate zoning adjacent to RURAL.</li> </ul>	
		Type B	R1-18		X					
	Suburban Development	Type B	R1-15		X				<ul style="list-style-type: none"> <li>May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.</li> <li>Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses</li> <li>Within URBAN Land Use Category: Minimum density of 6 du/ac required.</li> <li>May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.</li> </ul>	
		Type B	R1-12		X					
	Urban Development	Type A	R1-9		X					
		Type A	R1-7		X					
		-	R1-5		X					
-		R1-4		X						
Type B		MDR		X	X					
Type B		HDR		X	X					
Non-Residential Districts	Light Commercial	C-1		X				<ul style="list-style-type: none"> <li>Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.</li> </ul>		
	General Commercial	C-2		X	X	X		<ul style="list-style-type: none"> <li>Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.</li> <li>Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks.</li> <li>Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.</li> </ul>		
	Regional Commercial Center							<p style="color: red; text-align: center;"><b>Revised references of Neighborhood Commercial to Residential Commercial and revised references of Town Center to Downtown Core to reflect the recent updates to the zoning districts</b></p>		
	Office/Industrial Park									
	General/Industrial									
	Parks, Recreation, and Conservation Zone									
	Public/Quasi-Public									
	Residential Commercial	RC		X	X	X			<ul style="list-style-type: none"> <li>Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.</li> <li>Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks.</li> <li>Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.</li> </ul>	
	Downtown Core	DC			X				<p style="color: red; text-align: center;"><b>Corrected a Scrivener's Error and added an "X" for Mixed Use under the Urban Category</b></p>	
	Mixed-Use	MU			X			X		
Agritainment	AT	X	X		X			X	<p style="color: red; text-align: center;"><b>Clarified Agritainment is an appropriate zoning district in Rural, Neighborhood, and Commercial categories</b></p>	
Planned Community	PCD							X		
Planned Area Development Overlay	PAD	X	X	X	X	X	X	X		
Overlay Districts	Non-Traditional Housing Product	-							X	<ul style="list-style-type: none"> <li>through the rezoning process.</li> </ul>

# Development Patterns (Land Use Categories)

## RURAL



### LAND USE CHARACTER

- Predominantly large lot single family residential up to 1 dwelling unit per acre (du/ac).
- Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.
- A variety of deep setbacks from the road, creating an informal pattern.
- Roadways without curb, gutter, or sidewalk.
- Informal streetscapes and tree placement.

### LAND USE TYPES

- Residential: very low-density single family (up to 1 dwelling unit per acre)
- Commercial: agriculture related (farm stands)
- Employment: agriculture and recreation-related; home office; garage industry
- Public & Quasi Public: not permitted
- Open Space: trails, trailheads, open space (washes)

### APPROPRIATE ZONING DISTRICTS\*

- Rural Development: R1-190
- General Rural Development: R1-54
- Rural Estate: R1-43
- Public/Quasi Public: P/QP
- Planned Area Development Overlay: PAD
- Agritainment: AT

Clarified Agritainment is an appropriate zoning district in Rural, Neighborhood, and Commercial categories

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

# NEIGHBORHOOD



## LAND USE CHARACTER

- Predominantly residential with range of densities up to 20 dwelling units per acre allowed \*.
- Adequate transitions and/or buffering abutting Rural or Urban areas will be required.
- Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.
- Densities above 8 du/ac require direct access to collector or arterial streets.
- Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.
- Buildings spaced to create
- Modest building setbacks, generally aligned with neighboring buildings.
- Streets with curb,
- Semi-formal streets
- Diversity provided by a variety of building styles and sizes.
- Guest parking accommodated on-street.
- Materials and detailing should evoke residential

Clarified office was an allowed employment type use in Neighborhood

Revised references of Neighborhood Commercial to Residential Commercial to reflect the recent update to the zoning district

Clarified Agritainment is an appropriate zoning district in Rural, Neighborhood, and Commercial categories

## LAND USE TYPES

- Residential: single family, patio homes, and multifamily\* or other forms of residential uses up to 20 dwelling units per acre.
- Commercial: office, neighborhood office, retail and services \*
- Employment: home office; limited live/work; office
- Public & Quasi Public: civic/institutional
- Open Space: buildings, neighborhood parks, lot lots

## APPROPRIATE ZONING DISTRICTS\*

- Rural Estate: R1-43
- Suburban Residential: R1-35, R1-18
- Suburban Development R1-15, R1-12
- Urban Development- Type A: R1-7, R1-9
- Urban Development- Type B: MDR, HDR
- Urban Development: R1-4, R1-5,
- Light Commercial: C-1
- General Commercial: C2
- Public/Quasi Public: P/QP
- Residential Commercial: RC
- Planned Area Development Overlay: PAD
- Agritainment: AT

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

# URBAN



## LAND USE CHARACTER

- Walkable development pattern with a variety of residential uses above 6 dwelling units per acre and within 1/4 mile of mixed-use, commercial and civic/cultural uses.
- Buildings close together with significant street frontage.
- Building facades at or near sidewalk.
- Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context with greater sidewalk widths abutting retail frontages.
- Formalized streetscape with equally spaced street trees.
- May include civic park/plaza/gathering space.
- Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks.
- On-street parking, especially along streets with retail.
- Drive-thru commercial uses prohibited.
- Off street parking located behind buildings when possible and practical.
- Adequate transition to abutting areas (Neighborhood or Rural) required.

## LAND USE TYPES

- Residential: single family (above 6 dwelling units per acre), multifamily, patio homes
- Commercial: retail, office, employment, service buildings; live/work
- Public & Quasi Public: civic/institutional buildings
- Open Space: plazas, parks

Revised of Town Center to Downtown Core to reflect the recent update to the zoning district

## APPROPRIATE ZONING DISTRICTS\*

- Urban Development: MDR, HDR, R1-4
- General Commercial: C-2
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- **Downtown Core: DC**
- Mixed-use: MU
- Planned Area Development Overlay: PAD

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

# COMMERCIAL



## LAND USE CHARACTER

- Commercial development; accommodates existing conventional suburban shopping centers.
- Flexible configuration of buildings; building facades and entries may be associated with internal circulation rather than street frontage.
- Streets with curb and gutter, planters and sidewalks.
- Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic.
- Generally auto-oriented development with safe and comfortable pedestrian routes and streetscapes.
- Adequate transition to abutting areas (Neighborhood or Rural) required.

## LAND USE TYPES

- Residential: not permitted
- Commercial: auto-oriented commercial centers and existing office buildings
- Public & Quasi Public: civic and institutional buildings
- Open Space: plazas, parks

Revised references of Neighborhood Commercial to Residential Commercial to reflect the recent updates to the zoning district

## APPROPRIATE ZONING DISTRICTS\*

- General Commercial: C-2
- Regional Commercial Center: C-3
- Public/Quasi Public: P/QP
- Residential Commercial: RC
- Planned Area Development Overlay: PAD
- Agritainment: AT

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

# GENERAL PLAN AMENDMENTS

The General Plan provides a framework for Town staff and elected and appointed officials as they make decisions to guide future growth and development. Over time, unanticipated or unforeseen changes in technology, economy, environment, population growth and demographics, transportation systems, and other factors may occur and require Major or Minor Amendments to this General Plan. This section of the Plan defines Major and Minor General Plan Amendments and the General Plan Major and Minor Amendment process.

## Who Can Request a General Plan Amendment?

Amendments to the General Plan may be initiated by the Town or requested by landowners or their designated representatives, residents, or the owners of businesses located within the Town.

## Who Can Approve a General Plan Amendment?

All Amendments to the General Plan can only be considered by the Council. Major General Plan Amendments must follow the same public notice procedures as a rezone. Additional public outreach may be required. A Major Amendment request must be approved by an affirmative vote of at least two-thirds of the Town Council.

Clarified that Major General Plan Amendments to the General Plan follow the same public notice procedures as a rezone request

## Major General Plan Amendment Process?

Major General Plan Amendment 9.461.5, posting on the Town website, and two Planning and Zoning Commission public hearings held in different locations in the Town.

A Minor General Plan Amendment shall be noticed according to the same procedure as a rezone, and shall be recommended for approval, denial, or continuance at a public hearing by Planning and Zoning Commission, and can be approved, denied, or continued to a date certain by the Town Council at a public hearing.

## MAJOR AMENDMENTS

Major Amendments to the General Plan may be considered annually by the Town. Major Amendment applications may be submitted annually, and will be considered within the same calendar year they are submitted.

### What Constitutes a Major General Plan Amendment?

State law requires that zoning conform to the General Plan and the General Plan Land Use Categories and Map. This General Plan's Land Use Categories define the permitted zoning for each General Plan Land Use Category, and lists additional conditions to ensure that zoning is compatible within each Land Use Category. This General Plan Land Use Map and Land Use Categories provide a flexible framework that promote high quality design and development. The Land Use Map and Land Use Categories provide wide latitude that provide and enable landowners a variety of development options that can be used to help the Town achieve the General Plan goals, which are ratified by voters. Because the General Plan offers flexible options, it is not anticipated that Major Amendments to the General Plan will be requested every year. Should a Major Amendment to the General Plan be necessary, one or more of the following would need to be true:

#### Rural Land-Use Category & General Plan Map

- Rezoning request for 10 or more acres of land that is not in conformance with the Land Use Character, Land Use Types, Appropriate Zoning Districts, or the Land Use Categories Requirements Table.
- A rezoning request that would create 10 or more contiguous acres of zoning not in conformance with the General Plan.

#### Neighborhood Land-Use Category & General Plan Map

- Rezoning request for 5 or more acres of land that is not in conformance with the Land Use Character, Land Use Types, Appropriate Zoning Districts, or the Land Use Categories Requirements Table.
- A rezoning request that would create 5 or more contiguous acres of zoning not in conformance with the General Plan.

## Urban Land-Use Category & General Plan Map

- Rezoning request for land greater than one acre that is not in conformance with the Land Use Character, Land Use Type, Appropriate Zoning Districts, or the Land Use Categories Requirements Table.
- Any rezoning request for a 5-acre area.
- Any rezoning request that creates a contiguous 5-acre area not in conformance with the General Plan.

Clarify that Special District Boundaries may be expanded through the rezoning process

## Commercial and Industrial Land-Use Categories & General Plan Map

- Rezoning request for land greater than 20 acres that is not in conformance with the Land Use Character, Land Use Type, Appropriate Zoning Districts, or the Land Use Categories Requirements Table.
- A rezoning request that would create 20 or more contiguous acres of zoning not in conformance with the General Plan.

## Special District, Open Space, or Agritainment Categories & General Plan Map

- Any rezoning request not in conformance in the Special District, Open Space, or Agritainment Land Use Categories.
- Special District boundaries may be expanded to accommodate extensions/modifications of its associated master plan or PAD through the rezoning process.

## Text Changes

- Changes to the text of the Land Use Categories, Land Use Categories Additional Requirements table, descriptions on the Land Use legend, or the elimination or substantial modification of any goals or strategies to the General Plan.

**Any rezoning request that is less than the size limit established in the above sections may be approved through the rezoning process and will not require a Major General Plan Amendment. During the rezone review request, consideration will be given to maintain a compatible transition between adjacent properties.**

## MINOR AMENDMENTS

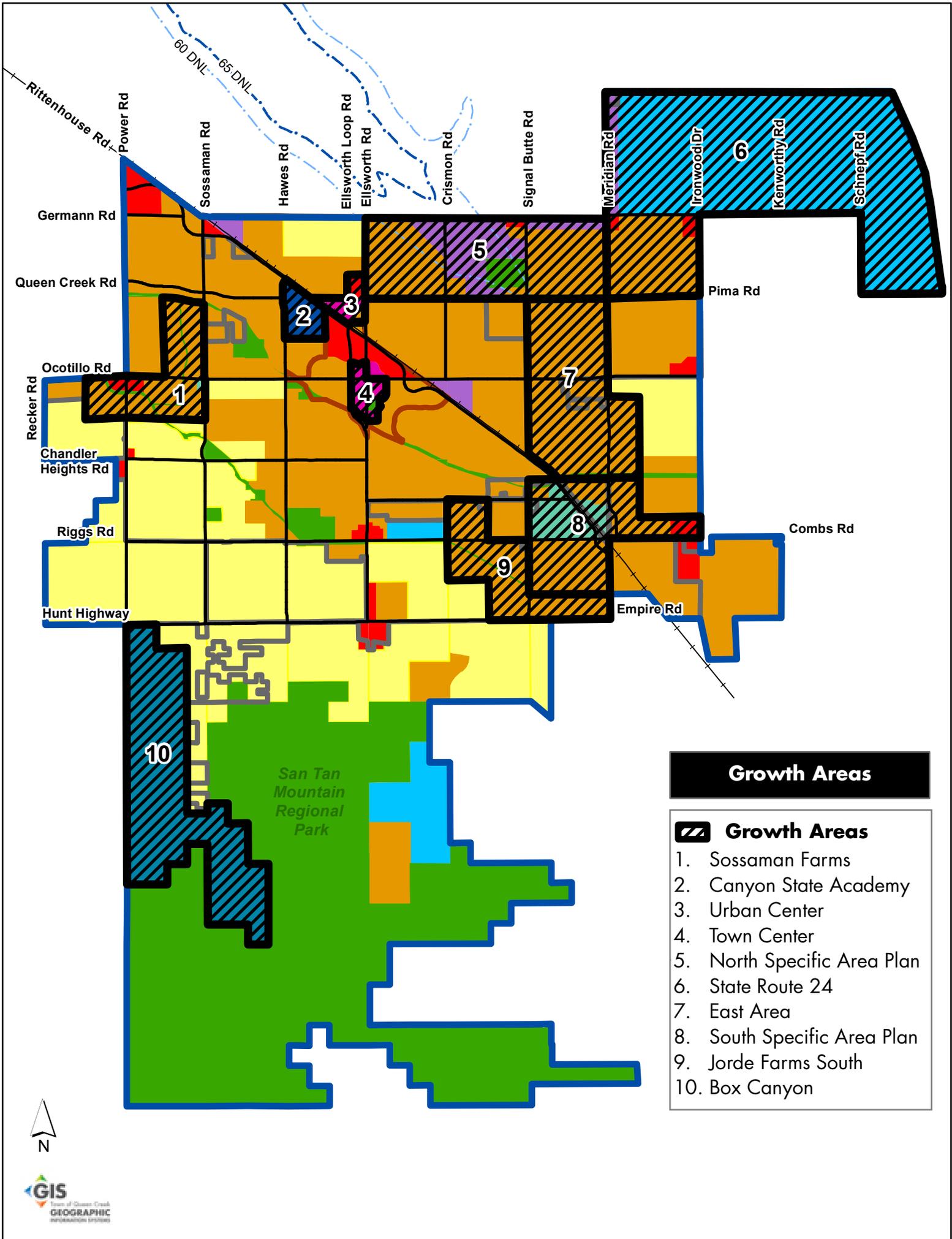
Minor Amendments include text amendments, such as updates to goals and strategies which do not change their meaning or intent, to demographic or statistical information, and updates or modifications to actions. Updates to maps included in this General Plan (excluding the Land Use Map) may be done through a Minor General Plan Amendment request. Requests for Minor Amendments would be recommended by the Planning and Zoning Commission to the Town Council. Minor Amendment requests can be considered at any Planning and Zoning Commission and Town Council public meeting.

**Any rezoning request that is less than the size limit established in the above sections may be approved through the rezoning process and will not require a Minor General Plan Amendment. During the rezone review request, consideration will be given to maintain a compatible transition between adjacent properties.**

## FINDINGS OF FACT

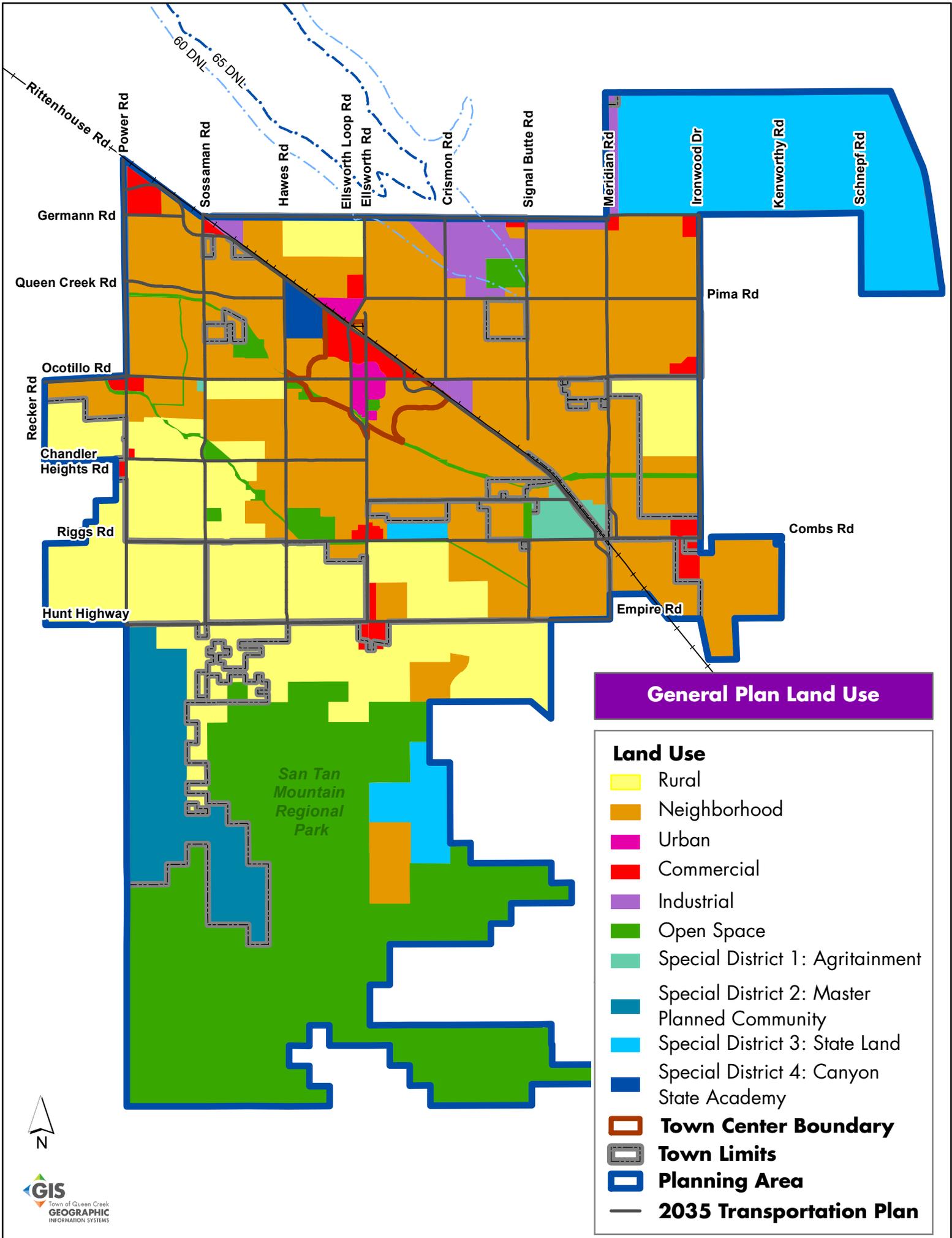
In determining whether the proposed amendment should be approved, the Commission and Town Council shall consider the following factors:

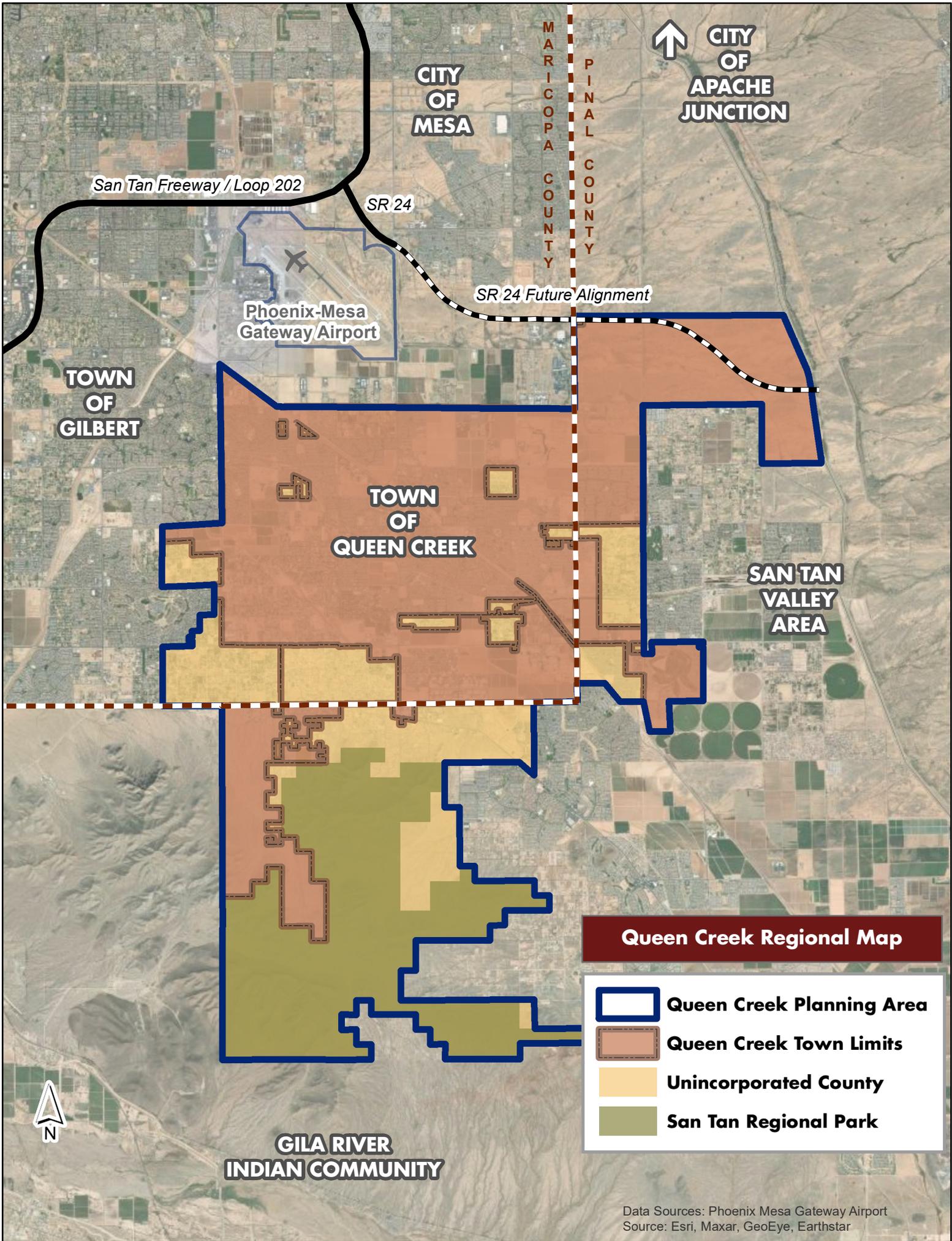
1. Whether this change in the General Plan land use map will result in a shortage of land for other planned uses (for example and not limited to, will this change result in a substantial and undesirable reduction in the amount of available land for employment or higher density housing development?)
2. Does the proposed amendment constitute an overall improvement to the Queen Creek General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
  - a. Significantly altering acceptable existing land use patterns in a way that is contrary to the goals, strategies and actions identified in the adopted General Plan.
  - b. Affecting the livability of the surrounding area or the health and safety of present or future residents.



### Growth Areas

- Legend:** [Hatched Box] Growth Areas
1. Sossaman Farms
  2. Canyon State Academy
  3. Urban Center
  4. Town Center
  5. North Specific Area Plan
  6. State Route 24
  7. East Area
  8. South Specific Area Plan
  9. Jorde Farms South
  10. Box Canyon





**CITY OF MESA**

**CITY OF APACHE JUNCTION**

San Tan Freeway / Loop 202

SR 24

MARICOPA COUNTY  
PINAL COUNTY

SR 24 Future Alignment

Phoenix-Mesa Gateway Airport

**TOWN OF GILBERT**

**TOWN OF QUEEN CREEK**

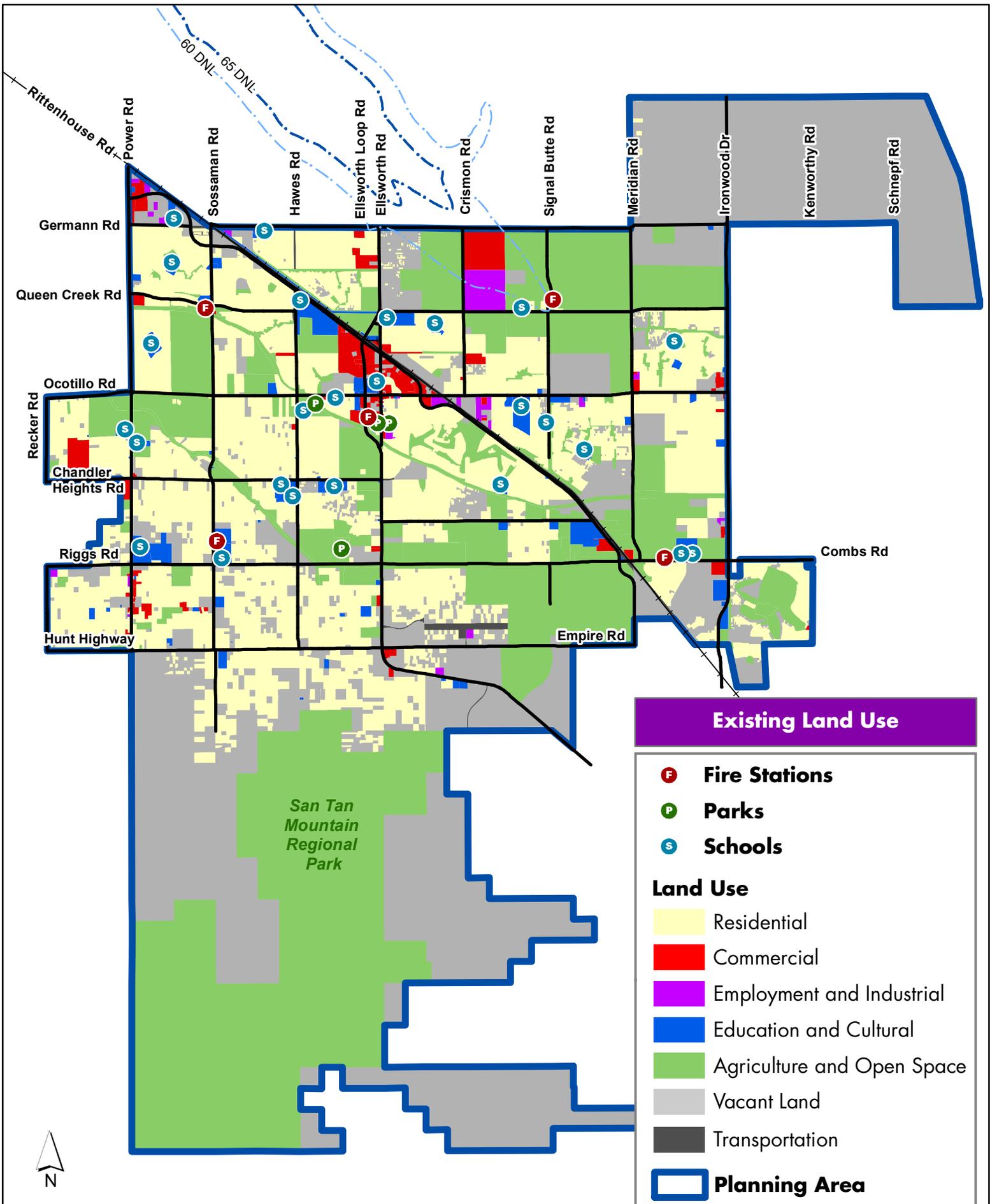
**SAN TAN VALLEY AREA**

**GILA RIVER INDIAN COMMUNITY**

**Queen Creek Regional Map**

-  **Queen Creek Planning Area**
-  **Queen Creek Town Limits**
-  **Unincorporated County**
-  **San Tan Regional Park**

Data Sources: Phoenix Mesa Gateway Airport  
Source: Esri, Maxar, GeoEye, Earthstar



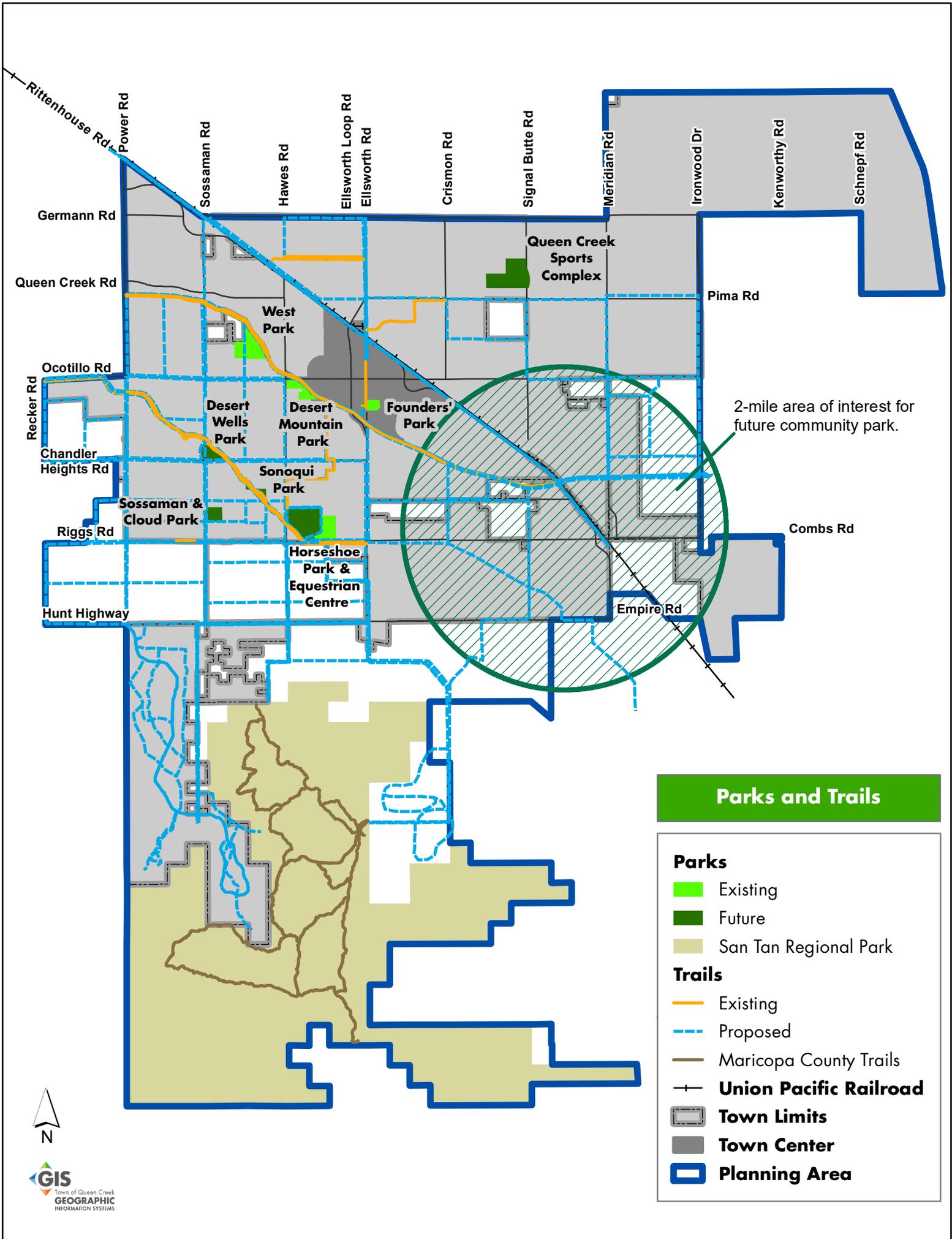
**Existing Land Use**

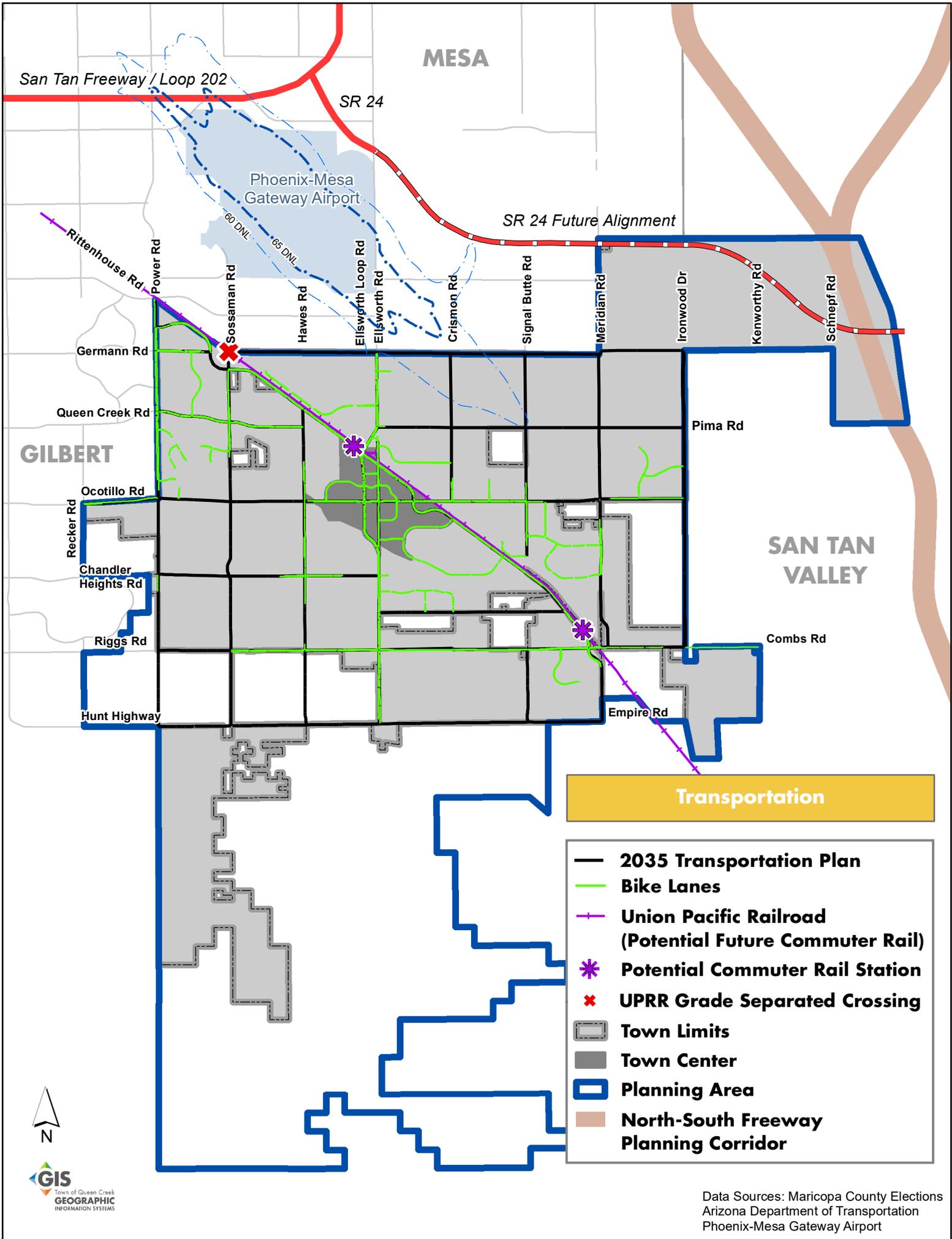
- F** Fire Stations
- P** Parks
- S** Schools

**Land Use**

- Residential
- Commercial
- Employment and Industrial
- Education and Cultural
- Agriculture and Open Space
- Vacant Land
- Transportation

**Planning Area**





MESA

San Tan Freeway / Loop 202

SR 24

Phoenix-Mesa Gateway Airport

SR 24 Future Alignment

Rittenhouse Rd  
Power Rd

Sossaman Rd

Hawes Rd

Ellsworth Loop Rd

Ellsworth Rd

Crismon Rd

Signal Butte Rd

Meridian Rd

Ironwood Dr

Kenworthy Rd

Schnepf Rd

Germann Rd

Queen Creek Rd

Pima Rd

GILBERT

SAN TAN VALLEY

Ocotillo Rd

Recker Rd

Chandler Heights Rd

Riggs Rd

Combs Rd

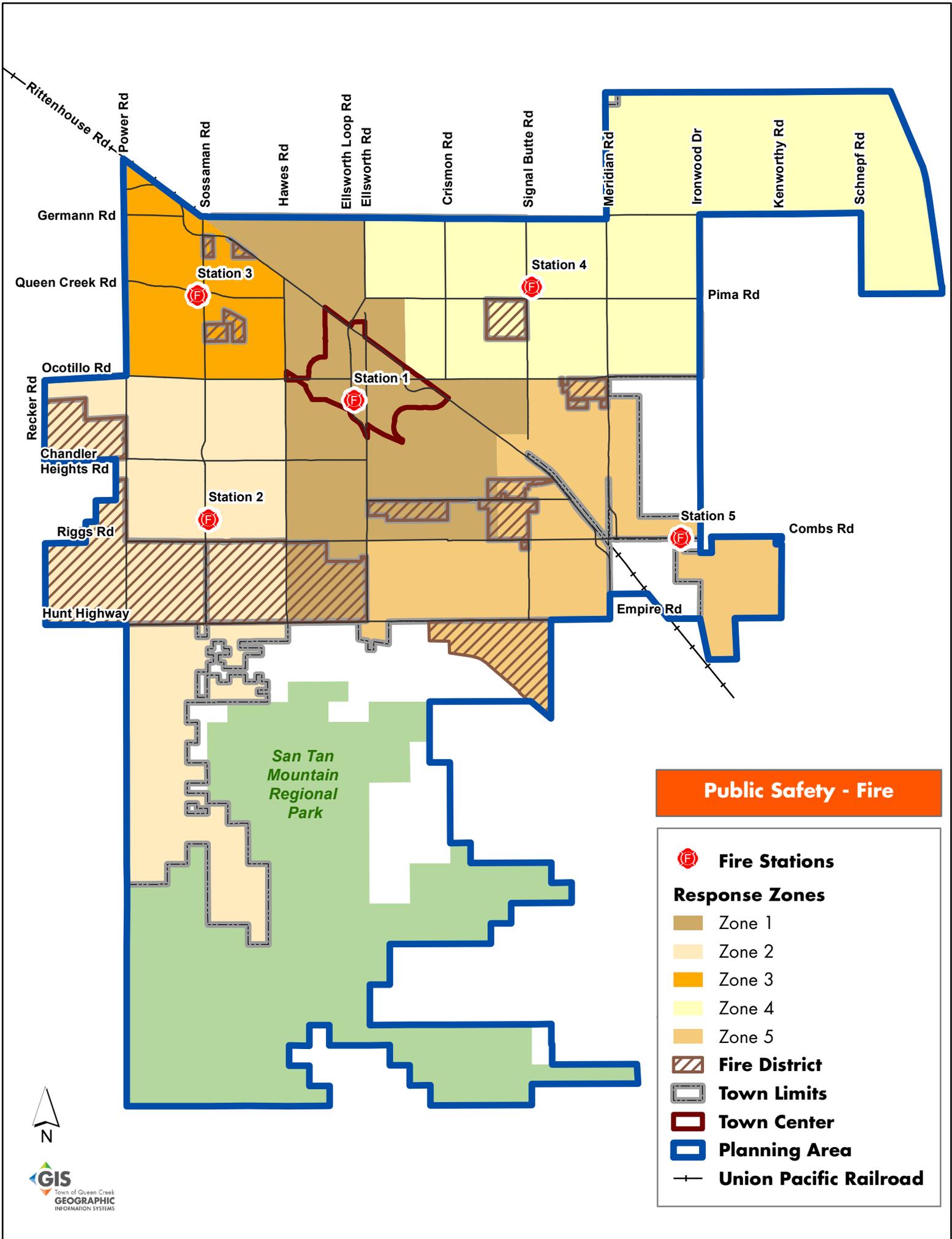
Hunt Highway

Empire Rd

**Transportation**

-  **2035 Transportation Plan**
-  **Bike Lanes**
-  **Union Pacific Railroad (Potential Future Commuter Rail)**
-  **Potential Commuter Rail Station**
-  **UPRR Grade Separated Crossing**
-  **Town Limits**
-  **Town Center**
-  **Planning Area**
-  **North-South Freeway Planning Corridor**





**Public Safety - Fire**

**Fire Stations**

**Response Zones**

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5

**Fire District**

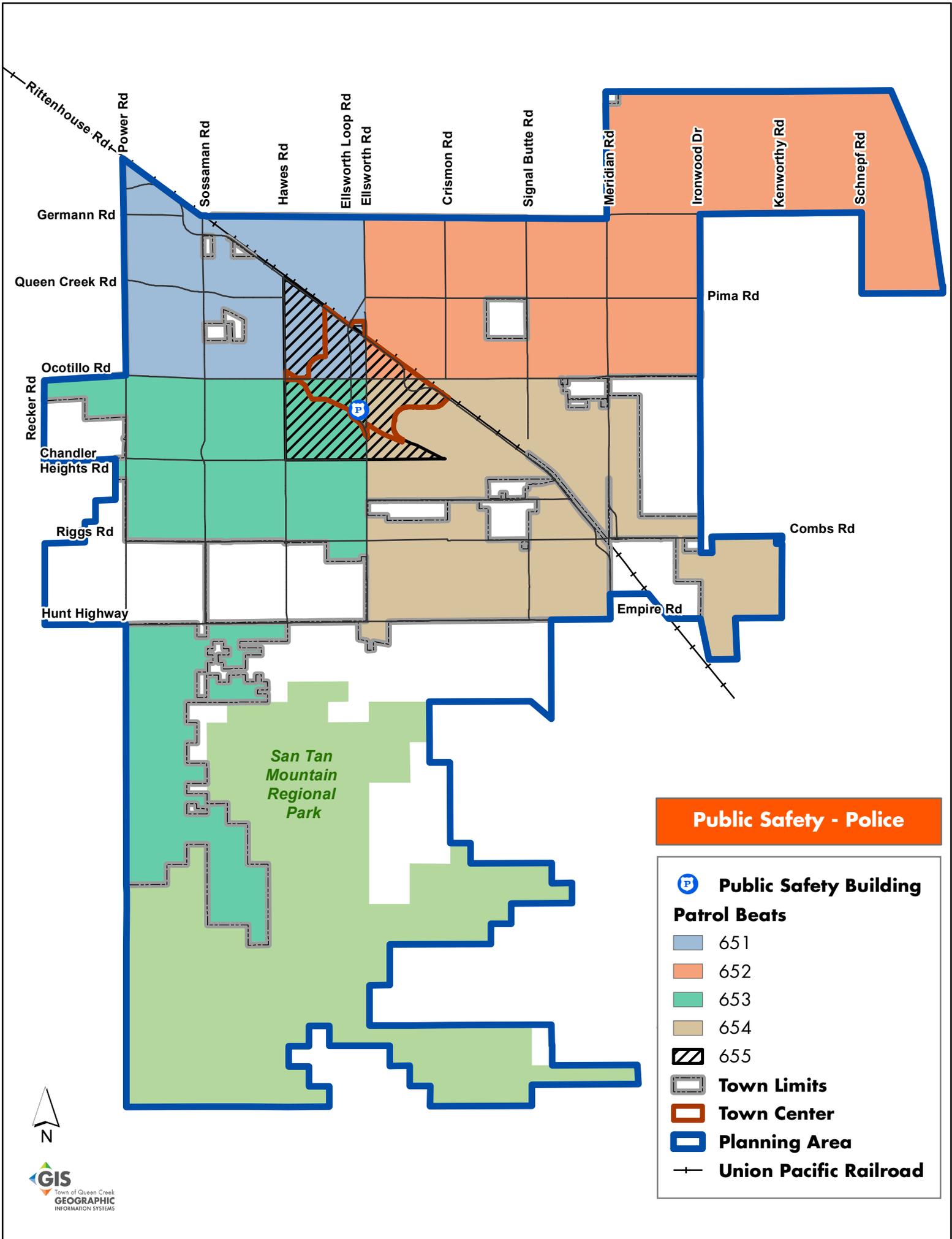
**Town Limits**

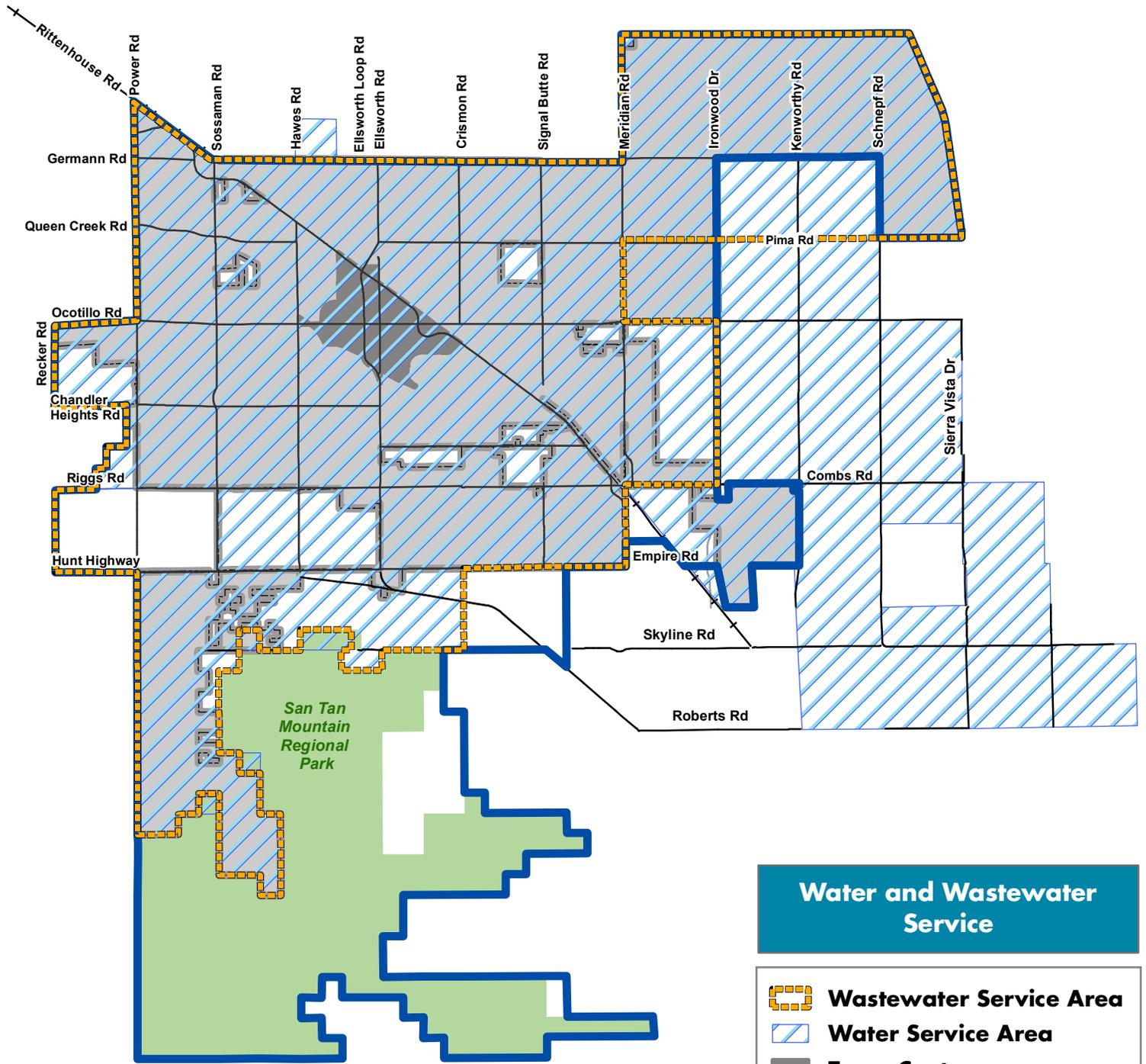
**Town Center**

**Planning Area**

**Union Pacific Railroad**







## Water and Wastewater Service

- Wastewater Service Area**
- Water Service Area**
- Town Center**
- Town Limits**
- Planning Area**
- Union Pacific Railroad**

