



Requesting Department:
Development Services

TO: Planning And Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator

RE: Public Hearing and Possible Action on P21-0192 Arizona State Land Department Specific Plan Supplement 2, a request from Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC, to Request for Rezoning for an Amendment of approximately 600 +/- acres to the State Land Specific Plan by amending the zoning designations for Planning Units 14 and 15 from Neighborhoods and Urban to Urban Employment.

DATE: November 10, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0192, Arizona State Land Department Specific Plan Supplement 2, subject to the Conditions of Approval outlined in the staff report.

PROPOSED MOTION

Move to recommend approval of P21-0192 Arizona State Land Department Specific Plan Supplement 2, subject to the Conditions of Approval outlined in the staff report.

RELEVANT COUNCIL GOALS

 Effective Government

 Secure Future

SUMMARY

The request is for an amendment to the previously approved ASLD Specific Plan rezoning approximately 600 acres of State Trust Land from the Neighborhood and Urban category to Urban Employment. The subject site is generally bounded by Germann Road to the south, Ironwood Road along the western boundary, the future alignment of Kenworthy Road along the east, and approximately ½ mile south of the future SR 24 alignment.

HISTORY

- Sept., 2008:** Queen Creek General Plan, which expanded the Town's Planning area to include the subject property, was approved by Town of Queen Creek voters.
- May 15, 2018** The 2018 Queen Creek General Plan Update was ratified by voters. The 2018 General Plan designated the subject property as "Special District". The "Special District" land use is set aside for development that requires greater flexibility and must be governed by a Master Plan.
- April 17, 2019** The Town Council approved the Pre-Annexation Development Agreement.
- Aug. 7, 2019** The Town Council approved Ordinance No. 705-19, P19-0101 ASLD Specific Area Plan.
- April 7, 2021** The Town Council approved Ordinance No. 750-21, P21-0047, Rezoning approximately 950 acres from the Urban and Neighborhood categories to Urban Employment.

DISCUSSION

Background

With the establishment of the ASLD Specific Plan in 2019, it was anticipated that the approximate 4,100-acre area would develop over many decades based on market demand. As was anticipated with the initial zoning, it was expected that modifications would be sought as market demands change throughout the years. Language was provided in the original development plan that granted administrative authority for minor modifications to the plan, lying with the responsibility of the Planning Administrator. For changes that exceed the qualification of a minor amendment, requests would be required to go through the public hearing process.

The approximate 4,100-acre ASLD property was approved with two zoning designations, Urban and Neighborhood, encompassing 19 development areas termed

as Planning Units. The Urban category established land-uses accommodating all types of zoning districts with a focus on development patterns with greater intensity including all commercial zoning districts, Employment A and B districts, High-Density and Medium-Density Residential, and the R1-5 and R1-4 single-family residential districts. The location and focus of the Urban category generally flanks the future SR 24 freeway extending approximately one-half mile from the future freeway and establishes a development pattern that includes freeway and arterial roadway interchanges providing for development that produces greater development density. The Neighborhood category occupies the remaining area of the ASLD property and provides for development opportunities that are less intense than the Urban category. Zoning districts within the Neighborhood category includes the C-1, C-2, and Mixed-Use zoning districts, both HDR and MDR districts, and the R1-4, R1-5, R1-7, R1-9, and R1-12 single-family residential districts. In April of this year a third designation, Urban Employment, allowing for all Commercial and Employment zoning districts and prohibiting all residential categories, was approved. The initial Urban Employment area that was approved earlier this year occupies the state land area bounded by Ironwood Road on the east, Germann Road on the south, the SR 24 alignment along the northern boundary, and extends approximately 750 east of Meridian Road, encompassing Planning Units 1, 2, 16, 17, 18, and 19. The focus of the Urban Employment category was to create a designation that excluded any type of residential development focusing on employment uses with ancillary commercial opportunities given the increased interest in the employment sector on the ASLD property.

Request

As previously noted, development of the ASLD Specific Plan is anticipated to take many years, however due to the construction of the SR 24 with an anticipated completion date to Ironwood Road in August of 2022, the State Land Department is receiving heightened interest in the subject area for development of employment uses prompting the State Land Department to seek a second rezoning to position additional property for development. Please note that the 960 acres that were rezoned earlier this year continues to receive interest and the current request is sought given additional interest in the area.

Similar to prior rezoning, the ASLD is proposing along with the rezoning, development standards for future employment uses. The proposed development standards maintain general consistency with the Town's current development standards with some exceptions relating to *Performance Criteria* where limitations are placed on manufacturing and office activities occupying percentages of buildings, all activity being conducted within enclosed buildings, and vehicular access being restricted to a primary driveway. In short, the established *Performance Criteria* were developed for smaller business/industrial parks, and not large-scale employment users. All design standards outlined within the Zoning Ordinance relating to setbacks, site improvement standards, parking and loading, and lighting remain. It is important to note that with the design criteria proposed for this request includes additional building heights for both occupied and unoccupied structures. Occupied structures can achieve a height of 90-feet (a 10-foot increase from the prior request) and may include varying stories. Unoccupied

structures are intended to be cooling towers or similar appurtenances and may achieve a height of 185-feet. The applicant and State Land Department has worked with the Arizona Commerce Authority to better understand the needs of large-scale employment users thus prompting the additional building heights. Staff has discussed the potential for increased building heights with the Phoenix Mesa Gateway Airport and has received a response of no concern with the additional heights. It is important to note that with this application, the design team is proposing a Residential Compatibility Area with a depth of 300' along the Germann Road frontage that prohibits the construction of any occupiable buildings or associated structures to ensure sufficient separation between the existing residents south of Germann Road. The compatibility buffer will allow elements such as landscaping, signage, interior roadways, retention areas, and similar design elements.

Lastly, with the approval of the initial Specific Plan, residential units were established with a maximum number of residential units allowed within the entire Specific Plan area at 17,083 units, incorporating both multi-family and single-family residential development. With the proposed request removing the residential land use from Planning Units 14 and 15 and the previous change to Planning Units 1, 2, 16, 17, 18, and 19, the maximum number of units has again been reduced to approximately 10,600 residential units for the remaining Specific Plan area. Below is a table outlining the three zoning designations.

Land Use Designation Summary			
Land Use Designation	Urban	Neighborhood	Urban Employment (UE)
Total Planning Units	6	4	8
Total Area	1,532 acres (appx.)	1,000 acres (appx.)	1,571 acres (appx.)
General Location	Urban Planning Units are generally located within one-half mile of the expected SR 24 extension	Neighborhood Planning Units are generally located at least one-half mile from the expected SR 24 extension	UE Planning Units are bounded by the SR 24, Germann Road, appx. 750-foot east of Meridian Road, and Kenworthy Road
Zoning Districts Permitted	R1-5 Urban Residential R1-4 Urban Residential MDR Medium Density Residential HDR High Density Residential	R1-12 Suburban Residential R1-9 Urban Residential R1-7 Urban Residential R1-5 Urban Residential R1-4 Urban Residential MDR Medium Density	EMP-A Office / Industrial Park EMP-B Office / Industrial Park C-1 Light Commercial C-2 General Commercial

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

ANALYSIS

General Plan Review: The General Plan Land Use designation for this project is Special District, a land use designation that applies to areas to be governed by a Master Plan requiring greater flexibility. The Amendment to the Specific Plan is in conformance with its General Plan designation and it furthers the goals, policies, and action items detailed in the 2018 General Plan.

Zoning Review: The Amendment to the Specific Plan further refines the Planning Units and Specific Plan zoning districts and densities and intensities of land use of the subject property. The proposed Amendment complies with the General Plan Land Use designation of Special District.

Engineering, Utilities, and Traffic Review: The Engineering Division, Traffic Division, and Utilities Department have been involved throughout the development and review of the Amendment to the Specific Plan. All Divisions will continue to be involved in the review of the Master Plans required as part of Secondary Planning Phase and in subsequent development applications.

PUBLIC NOTIFICATION/PARTICIPATION

A neighborhood meeting was conducted as part of the review process on September 27, 2021 in the Community Chambers. Approximately 20 residents and property owner representatives attended the meeting. A number of general questions related to the development were asked, with concerns being expressed regarding increased traffic, safety in the area, and current vehicular speeding in the area. The applicant addressed the concerns relating to the request. Requests were made to consider frontage roads to

the development instead of using Germann Road access points. The applicant shared that access points would be discussed and refined as part of the Secondary Planning Stage. As of the writing of this memo, Staff has received calls from two residents seeking general information. Staff is unaware of any opposition to the request.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and case P21-0192 Arizona State Land Specific Plan, and all the provisions of the zoning ordinance applicable to this case, except as modified herein.

ATTACHMENTS

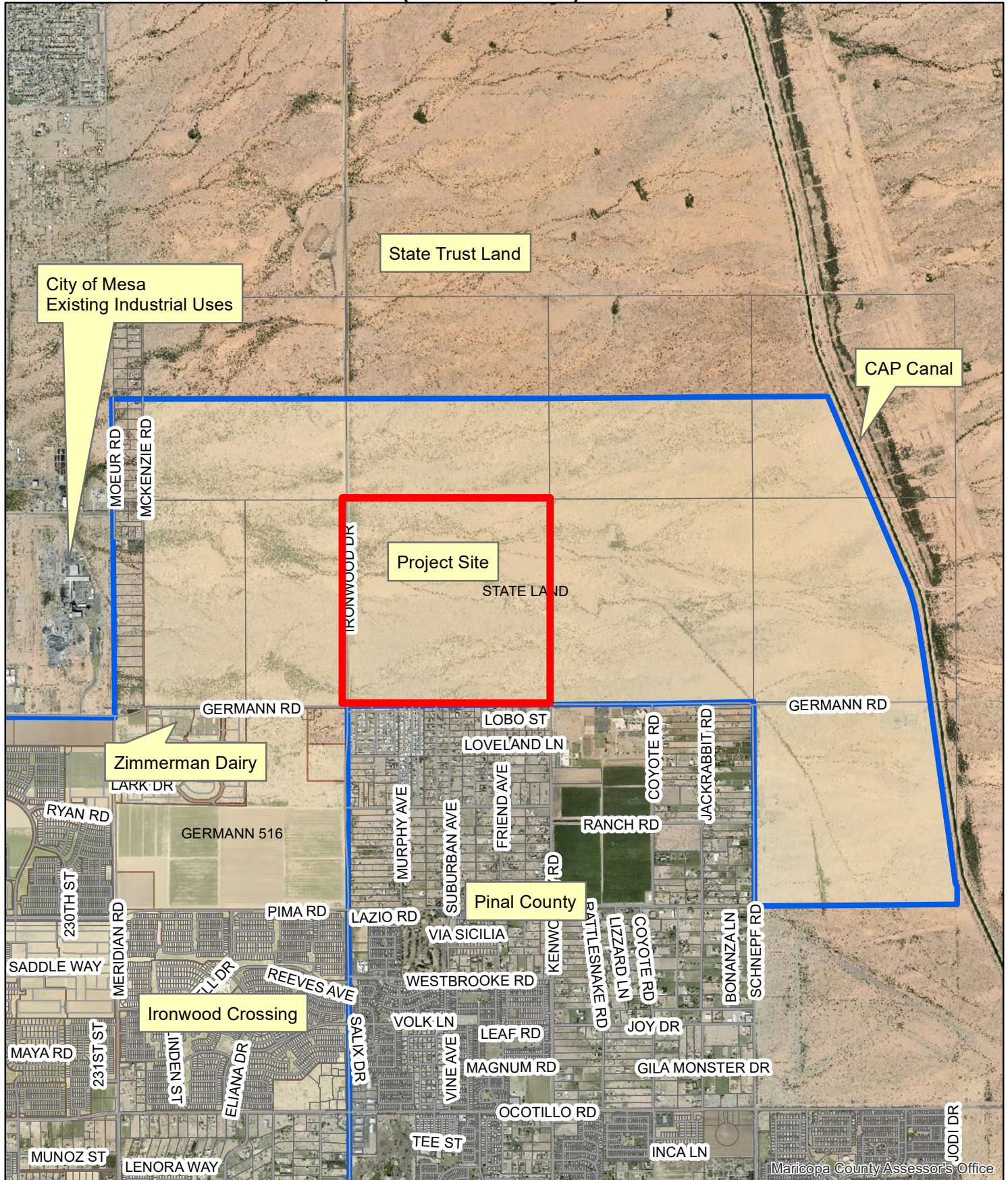
1. Aerial Exhibit
2. Zoning Exhibit
3. General Plan Exhibit
4. Existing Specific Plan Map
5. Proposed Specific Plan Map
6. Specific Plan Amendment Supplemental
7. Neighborhood Meeting Minutes

Project Name: ASLD Amendment 2- Aerial Exhibit



Case Number: P21-0192

Hearing Dates: November 10, 2021 (Planning Commission)
December 1, 2021 (Town Council)

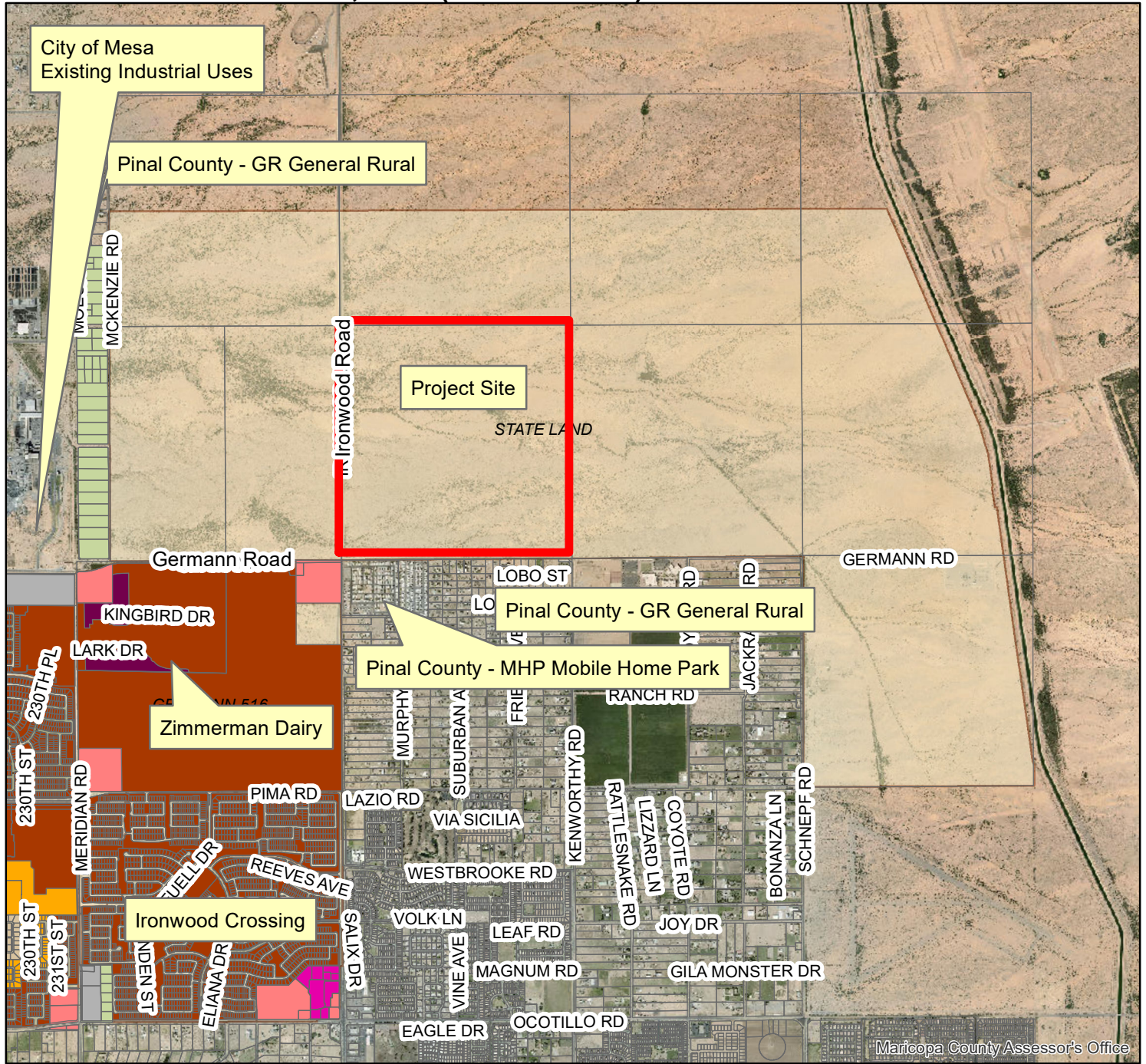


Project Name: ASLD Amendment 2 - Zoning Exhibit



Case Number: P21-0192

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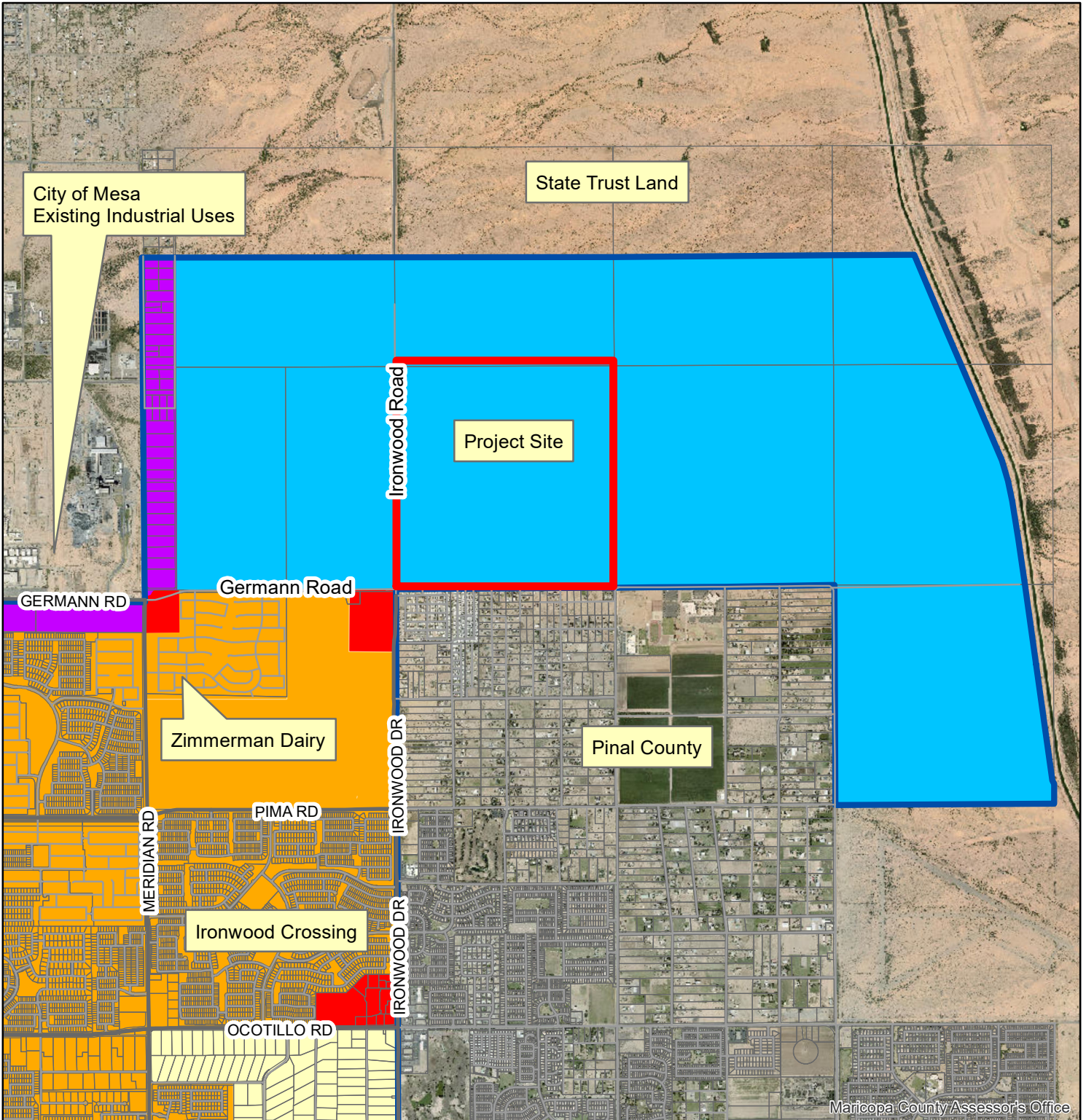


Zoning Districts

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



Hearing Date: November 10, 2021 (Planning Commission)
December 1, 2021 (Town Council)



General Plan Land Use

- | | | | |
|--------------------|--------------------|------------|------------|
| Special District 1 | Special District 2 | Urban | Open Space |
| Special District 4 | Rural | Commercial | |
| Special District 3 | Neighborhood | Industrial | |

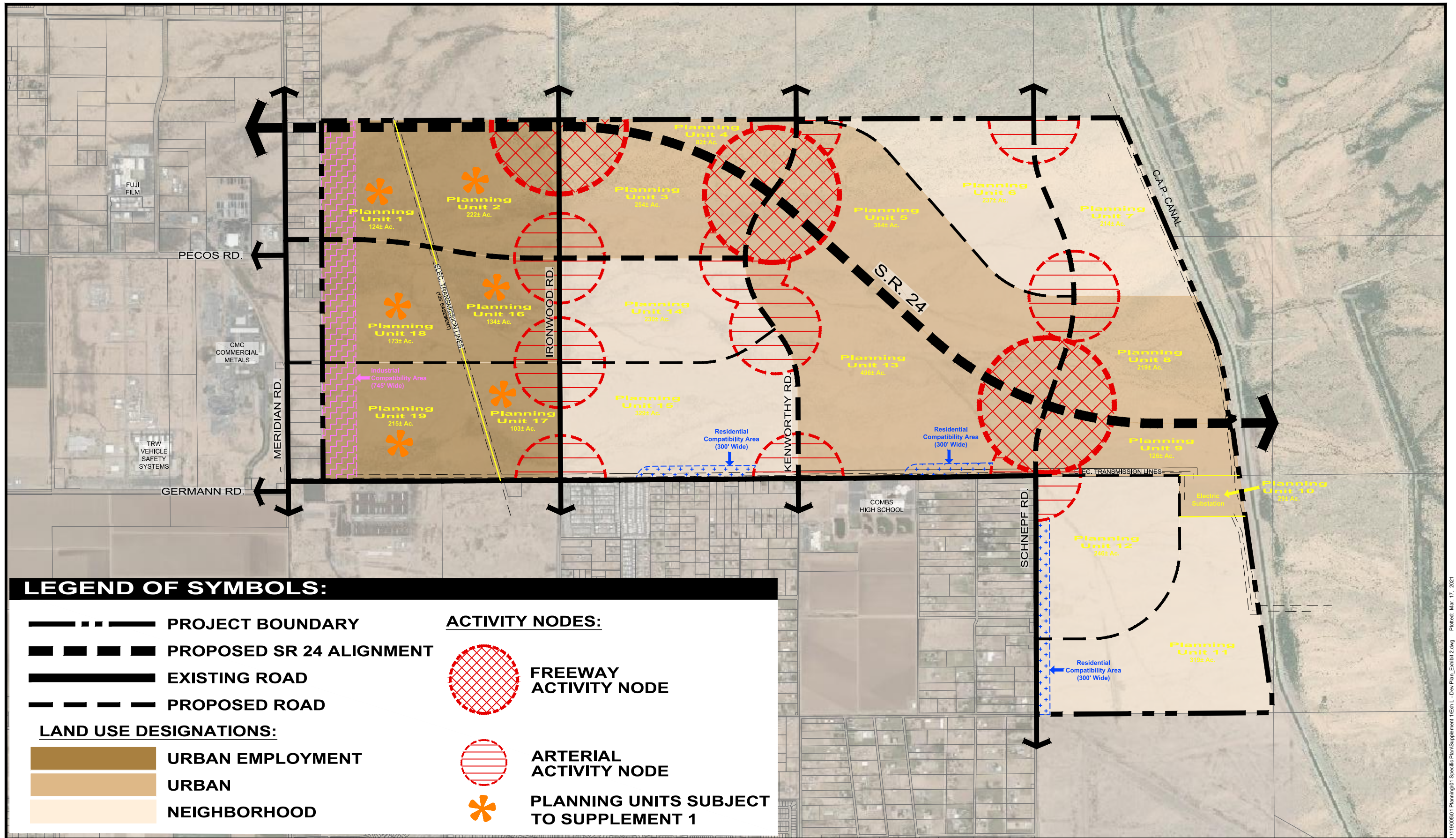
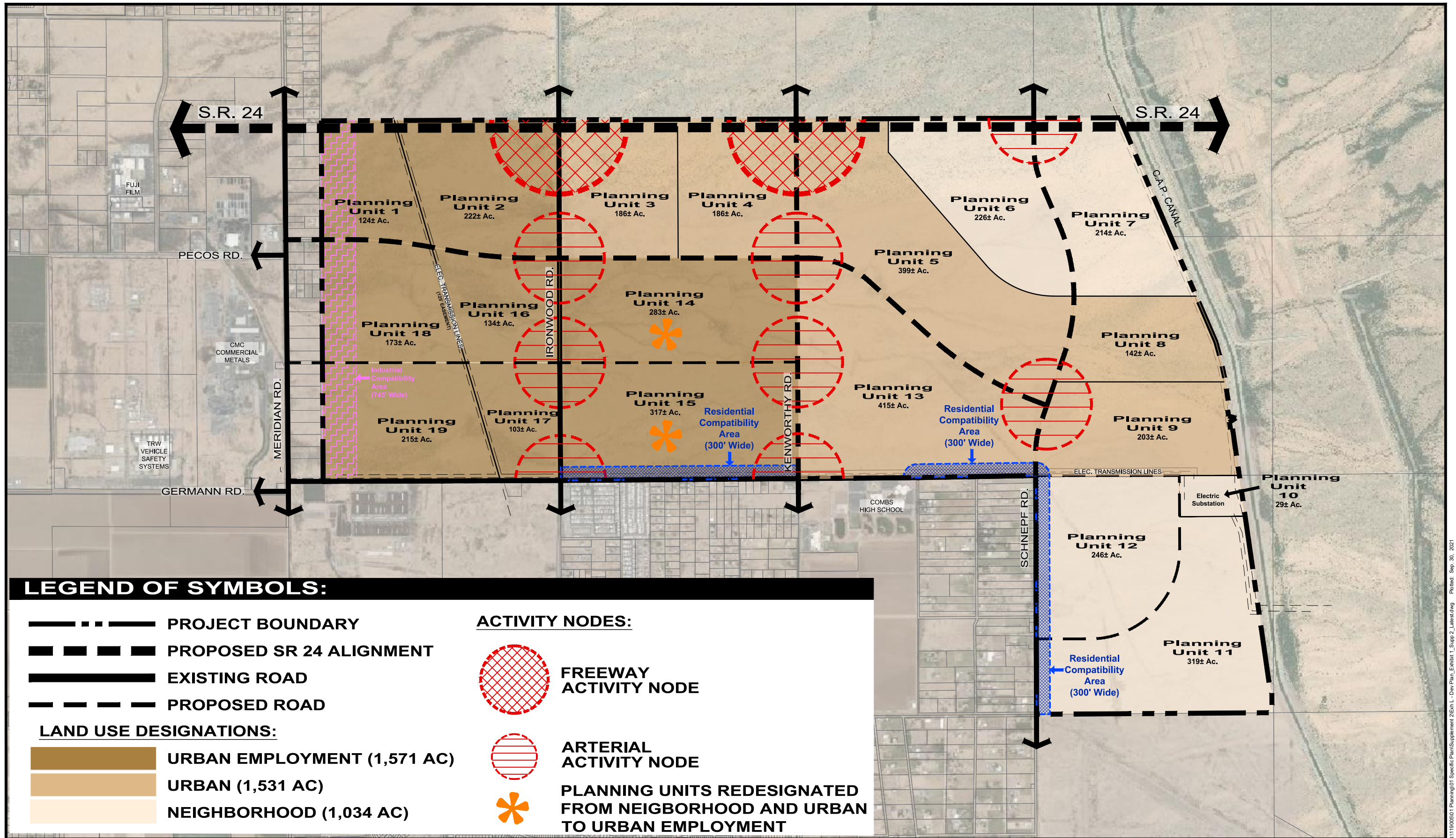


Exhibit 2: Planning Units Subject to Supplement 1

3.17.2021





LEGEND OF SYMBOLS:

- PROJECT BOUNDARY
- PROPOSED SR 24 ALIGNMENT
- EXISTING ROAD
- PROPOSED ROAD

- LAND USE DESIGNATIONS:**
- URBAN EMPLOYMENT (1,571 AC)
 - URBAN (1,531 AC)
 - NEIGHBORHOOD (1,034 AC)

ACTIVITY NODES:

- FREEWAY ACTIVITY NODE
- ARTERIAL ACTIVITY NODE
- PLANNING UNITS REDESIGNATED FROM NEIGHBORHOOD AND URBAN TO URBAN EMPLOYMENT

Exhibit 1: Supplement 2 Revised Development Plan



Arizona State Land Department Queen Creek Specific Plan Queen Creek, AZ Supplement 2

Original Specific Plan Case Number P19-0101
Supplement 1 Case Number P21-0047
Supplement 2 Case Number P21-0192

Prepared For:

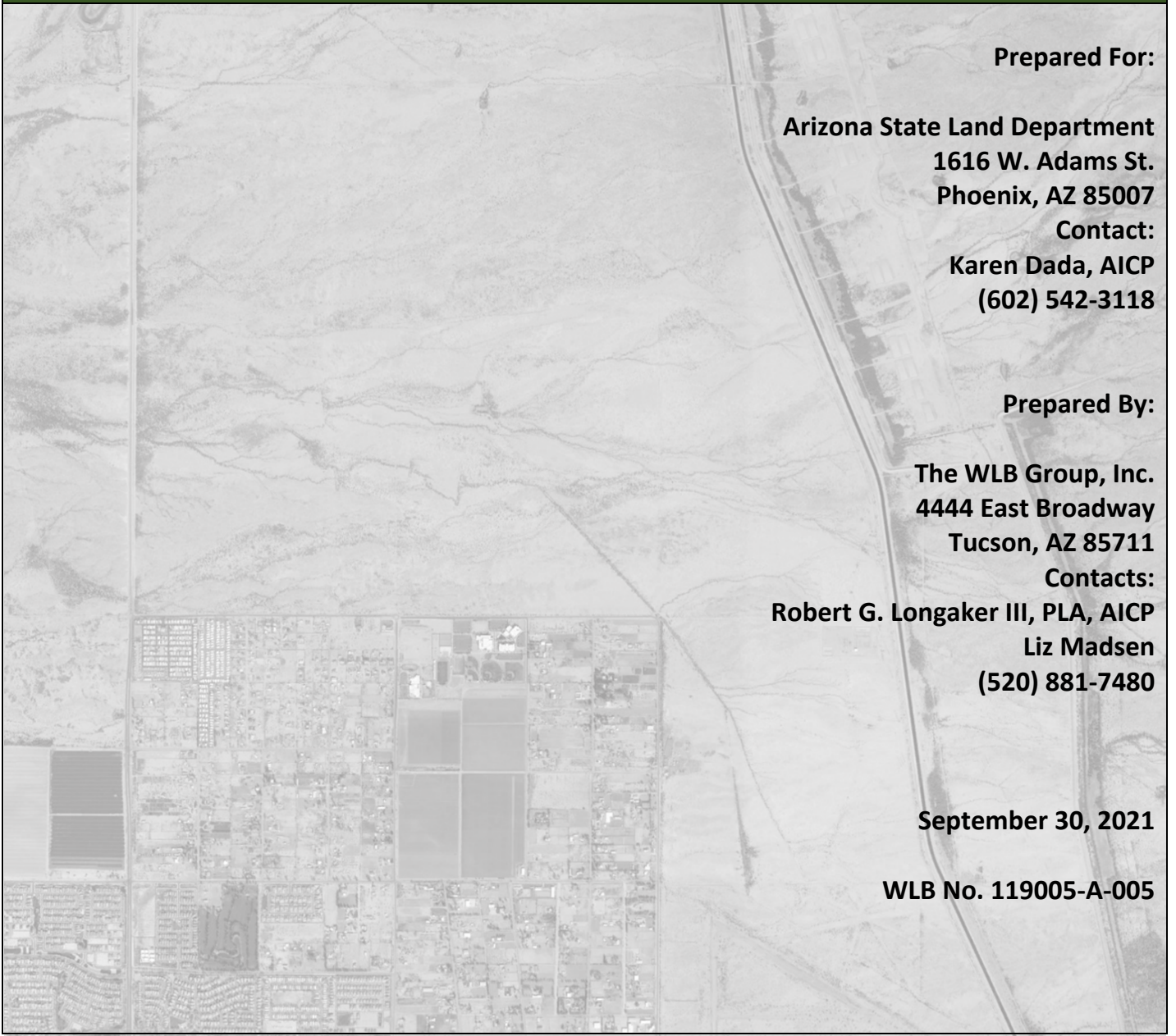
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September 30, 2021

WLB No. 119005-A-005



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TABLE OF CONTENTS

Introduction	1
A. Permitted Zoning Districts.....	2
B. Land Use Budget.....	2
C. Allowable Residential Units.....	4
D. Development Standards and Regulations.....	4
E. Design Guidelines.....	7
F. Secondary Planning and Preparation of Master Plans.....	7

Introduction

This Supplement 2 to the previously approved Arizona State Land Queen Creek Specific Plan (“Specific Plan”) serves to address the following items:

1. Expansion of the Urban Employment area within this Specific Plan. The Urban Employment land use designation was established in this Specific Plan via Supplement 1 (approved by Queen Creek Town Council on April 7, 2021, Ordinance 750-21) to meet market demand for the types of land uses permitted in Urban Employment. A further expansion of Urban Employment is being requested to meet additional market demand for these types of land uses within this Specific Plan. Planning Units 14 and 15, consisting of a total of 600+/- acres, would be designated as Urban Employment under this request.
2. Reconfiguration and reclassification of the Planning Units and modification of on-site roadways based on a re-alignment of future State Route 24 within this Specific Plan. It is now anticipated that future State Route 24 will be located along the northern boundary of this Specific Plan and will not curve through the site as previously anticipated. The following changes are proposed to the Development Plan in response to this realignment:
 - The property generally located within one-half mile of future State Route 24 had been previously designated Urban since the permitted uses in that land use designation are appropriate along a major urban freeway. This request retains Planning Units 3, 4 and 5 as Urban due to their proximity to future State Route 24. Although Planning Units 6 and 7 are located adjacent to future State Route 24, they will retain their Neighborhood designation to remain consistent with the Supplement 1 Development Plan.
 - The Urban land use designation is appropriate on property that is located adjacent to Urban Employment designated property. The permitted uses in both designations are similar. In areas where Urban Employment and Urban are located adjacent to existing residential areas, a 300-foot wide residential compatibility area is planned. This request retains Planning Unit 13 as Urban due to its adjacency to Planning Units 14 and 15 which are proposed as Urban Employment under this request.
 - The original Specific Plan and Supplement 1 designated property as Neighborhood based primarily on distance from future State Route 24 and proximity to existing residential areas. In an effort to retain Neighborhood land use designations established in Supplement 1, this request retains Planning Units 6, 7 (as mentioned earlier), 11 and 12 as Neighborhood. Planning Unit 10 has been designated as Neighborhood as part of the request. Please note that as the final alignment of future State Route 24 is determined, there may be a need to adjust the land use designations of certain Planning Units based on their proximity to this highway corridor.
 - The proposed on-site roadways have been reconfigured based on the re-alignment of future State Route 24 and in order to provide efficient and convenient vehicular access to the Planning Units and to destinations outside of the Specific Plan.

Please refer to *Exhibit 1: Supplement 2 Revised Development Plan* for an illustration of the revised Planning Units and roadways.

The following development standards and regulations apply to the Urban Employment Land Use Designation in this Specific Plan. They are the same as those contained within Supplement 1 with the exception of the following:

- An increase in building height from 80 feet to 90 feet.
- A reduction in the maximum allowable residential units.
- Modification of the uses permitted in the Residential Compatibility Area.

A. Permitted Zoning Districts

Development in Urban Employment is permitted according to the regulations of the following Town of Queen Creek zoning districts:

- EMP-A Office / Industrial Park
- EMP-B Office / Industrial Park
- C-1 Light Commercial
- C-2 General Commercial
- C-3 Regional Commercial

B. Land Use Budget

The Land Use Budget on the following page shows the permitted Queen Creek zoning districts for the Land Use Designations in the Specific Plan, including Urban Employment.

		LAND USE DESIGNATIONS								BUFFER AREAS	
		URBAN (URB)			URBAN EMPLOYMENT (UE)			NEIGHBORHOOD (NBH)		Industrial Compatibility Area	Residential Compatibility Area
		Freeway Activity Node	Arterial Activity Node	Outside of Activity	Freeway Activity Node	Arterial Activity Node	Outside of Activity	Arterial Activity Node	Outside of Activity Nodes		
EMP-B	Office / Industrial Park	T	X	X	P	P	P	X	X	P	X
EMP-A	Office / Industrial Park	T	P	P	P	P	P	X	X	P	X
MU	Mixed Use	T	T	P	X	X	X	P	P	X	X
C-3	Regional Commercial	T	P	P	T	P	P	X	X	P	X
C-2	General Commercial	P	T	P	P	T	P	T	P	T	X
C-1	Light Commercial	P	P	T	P	P	T	T	P	T	T
HDR	High Density 25 DU/Ac. Max.	T	P	P	X	X	X	X	X	X	X
MDR	Medium Density 14 DU/Ac. Max.	P	T	T	X	X	X	T	P	X	X
R1-4	Urban 4,000-SF Min. Lot Size 8 DU/Ac. Max.	P	P	T	X	X	X	P	T	X	X
R1-5	Urban 5,000-SF Min. Lot Size 5 DU/Ac. Max.	P	P	T	X	X	X	P	T	X	X
R1-7	Urban 7,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T
R1-9	Urban 9,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T
R1-12	Suburban 12,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T

LEGEND

T	Targeted permitted land use.
P	Permitted land use.
X	Prohibited land use. Other land uses allowed by underlying land use designations are permitted.

C. Allowable Residential Units

This Supplement follows the formula established in Supplement 1 to establish maximum total residential units at 10,582. The formula for determining maximum residential units may be adjusted should there be redistribution of land use designations in future Specific Plan amendment(s).

D. Development Standards and Regulations

The rules and regulations of the underlying Queen Creek zoning districts apply to development within the subject property according to the development type and intensity proposed, and as assigned from the Land Use Budget, with the following exceptions:

The following Queen Creek Zoning Code Articles shall not apply to the EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation in this Specific Plan.

- Article 4.9.G Specific Employment A District Performance Criteria.
- Article 4.9.H Specific Employment B District Performance Criteria.
- Articles 5.1, 5.2, 5.3 and 5.4 of Site Improvement Standards. Article 5.5 (Lighting) and Article 5.6 (Parking and Loading Standards) shall apply.
- Article 6 Supplemental Use Regulations.

The below development standards and regulations shall apply to the EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation:

A. Dimension Requirements

1. Minimum Site Area: None.
2. Minimum Lot Width: 100 ft.
3. Minimum Lot Depth: 150 ft.
4. Maximum Lot Coverage: 80%.
5. Maximum Height: 90 feet and 185 feet for non-habitable structures. Any non-habitable structures must be associated with the primary use.
6. Minimum Setbacks for Habitable Buildings¹:
 - a. Front: 0 ft.
 - b. Side: 0 ft.
 - c. Rear: 0 ft.
7. Minimum Setback for Non-Habitable Structures: Non-habitable structures shall be set back from the property line a distance equivalent to their height.
8. Minimum Landscape Buffers:
 - a. Arterial Roadway: 30 ft.
 - b. Collector Roadway: 15 ft.
 - c. Non-Roadway Site Perimeter: 20 ft.
 - d. Commercial: 20 ft.

¹ Refer to Section B.16 Residential Compatibility Area for additional setbacks and other development standards.

B. Development Standards

1. All new buildings and uses of land or substantial additions to or remodeling twenty percent (20%) or more of the total building area of existing buildings shall be subject to Site Plan review.
2. Parking and maneuvering area shall not be permitted within landscaped areas.
3. Performance Standards. No use shall be established, maintained or conducted within any which may cause any of the following:
 - a. Dissemination of smoke, gas, dust, noxious odor or any other atmosphere pollutant outside the building in which the use is conducted; or with respect to a use that is not conducted within a completely enclosed building, any dissemination whatsoever.
 - b. Noise perceptible beyond the property boundaries of the immediate site.
 - c. Discharge of any waste material into any water course or ditch.
 - d. Dissemination of glare or vibration beyond the immediate site.
 - e. Potential hazards (fire, explosion, radioactive or any similar cause) to property in the same or any adjacent district.
 - f. Conditions detrimental to the health, safety and general welfare of the community, as determined by the Development Services Director or his designee.
4. All principal buildings and all accessory buildings or structures, including loading and unloading facilities shall be located at least one hundred (100) feet away from any existing or planned residential use, except where adjoining a railroad right of way.
5. A mobile home, recreational vehicle, or similar vehicle shall be prohibited as a facility for any industrial use permitted in this Specific Plan except construction trailers and offices may be allowed while construction of the primary structure is being completed.
6. Manufactured buildings would be permitted if their architecture complies with Queen Creek staff-approved exterior materials.
7. Walls and Fences:
 - a. Walls, if utilized fronting onto a public street, shall be constructed of colored masonry block, masonry with stucco, slump block, or brick designed to match the main building on the site. Maximum height is ten (10) feet.
 - b. Fences, if utilized fronting onto a public street, shall be constructed of wrought iron or other decorative iron or similar material. Maximum height is ten (10) feet.
 - c. Open wire fences, including chain link fences are only permitted in internal areas of the project that are not highly visible from public areas. Chain link fencing shall be maintained in good condition and free from wear and decreased aesthetic quality.
 - d. Walled areas for storage of materials and equipment may include three (3) strand barbed wire or barbed tape for maximum security.

8. Screening standards shall be observed as follows:
 - a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all street frontages by a minimum six (6) foot wall or maximum ten (10) foot wall constructed of slump block, brick, colored masonry block or masonry with a stucco or mortar wash finish designed to match the main building on the site.
 - b. Loading, delivery, roll-up/dock doors, and service and wash bays may front onto a public street or a limited access highway, provided all of the following circumstances are met:
 - i. There is no existing or planned residential use within 500 feet of the right-of-way line on the opposite side of the public street or limited access highway;
 - ii. The loading, delivery, roll-up/dock doors, and service and wash bays occupy a maximum of 50% of the building width facing the public street (50% may be increased to 75% if the site is a corner lot);
 - iii. The loading, delivery, roll-up/dock doors, and service and wash bays shall be screened from public view with a combination of a two (2) foot berm and a minimum six (6) foot wall or maximum ten (10) foot wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main building on the site;
 - iv. Other than along a road designated as a scenic arterial, a minimum of two (2) continuous offset rows of 24-inch box trees are planted twenty feet on center along the frontage of the public street or limited access highway, within the required 30-foot wide landscape area; and
 - v. When loading, delivery, roll-up dock doors, and service and wash bays front on an arterial road, a 30-foot wide landscaped area shall be required, and a minimum of two (2) continuous offset rows of trees shall be planted twenty feet on center along the frontage of the scenic arterial with the external of the two (2) rows being 24-inch box trees and the interior of the two (2) rows being 36-inch box trees. Clustering of trees to provide better screening may be approved at site plan review and approval.
 - c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining streets or properties.
 - d. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed building or within an area enclosed by brick, block or masonry walls.
 - e. All outdoor refuse enclosures shall be located a minimum of 50 feet from any existing or planned residential use, or a minimum of 30 feet if a 30-foot wide landscape is established and maintained between the enclosure and the existing or planned residential use along the entire length of the industrially designated property, as measured from the exterior wall of the refuse enclosure to the nearest residential property line.
9. Buildings with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the street.
10. All buildings located within a unified, planned industrial park development shall be architecturally styled to achieve harmony and continuity of design. Building elevations shall be coordinated with regard to color, texture, materials, finishes, and form.
11. Electrical utility, cable TV and all other utility lines for buildings shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.
12. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from street view and be so located to be perceived as an integral part of the building.
13. All four sides of a building shall receive consistent architectural treatment.

14. Any part of the silos, tanks, and other similar structures visible from the public way shall be painted to match the primary building and shall be located at the side or rear of the primary building so as to be partially screened by the primary building.
15. Modifications to these development standards that are consistent with the character and intent of said development standards may, upon written request, be reviewed and approved by the Development Services Director or his designee.
16. Residential Compatibility Area. Existing low-density residential neighborhoods are located adjacent to portions of the Specific Plan boundary. The Residential Compatibility Area is 300 feet wide and is intended to provide a land use transition between these existing residential areas and future development in this Specific Plan by restricting the types of uses permitted. The location of the Residential Compatibility Areas is shown on *Exhibit 1: Supplement 2 Revised Development Plan*.

The following uses are permitted in the Residential Compatibility Area. The design of such uses is subject to the Queen Creek Zoning Ordinance.

- Landscaping, including a 40-foot landscape buffer located adjacent to the property line nearest existing low-density residential areas.
- Parking and parking area access lanes.
- Vehicular access drives.
- Pedestrian paths.
- Outdoor common spaces/passive recreation areas.
- Walls and fences.
- Retention and detention basins, drainage channels and other drainage infrastructure. Basins in the Residential Compatibility Area are not limited to 50% of arterial road linear frontage.
- Monument or directional signs.
- Entry monuments, gates and gate houses.
- Other uses may be permitted if consistent with the intent of the Residential Compatibility Area. A request for a use that is not listed above shall be submitted in writing to the Queen Creek Development Services Director who has the authority to either allow or deny the requested use.

E. Design Guidelines

The EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation shall comply with the Queen Creek Design Standards.

F. Secondary Planning and Preparation of Master Plans

The initial purchase of property within this Specific Plan carries with it a requirement to prepare Master Plans in accordance with Section V.B of the ASLD Queen Creek Specific Plan. The Master Plans shall be prepared by registered professionals licensed to practice in the State of Arizona. The Master Plans shall be prepared in coordination with the Arizona State Land Department and the Town of Queen Creek prior to a formal application starting the Town's development review process of the individual development proposal.

Applicants shall submit a pre-application and attend a pre-application meeting with ASLD and Queen Creek staff prior to the submittal of the Master Plans to discuss the intent and scope of these Master Plans. The scope of the Master Plans will likely vary depending on the amount of land purchased and the land area to be included in the

Master Plans will be determined during the pre-application meeting. The overall intent of these Master Plans is to ensure that infrastructure constructed in the Specific Plan is designed and sized to accommodate development of the Specific Plan at entitled densities and intensities. The Master Plans are intended to be preliminary in nature.

Please refer to the ASLD Queen Creek Specific Plan for additional information on the Master Plans.

EXHIBIT

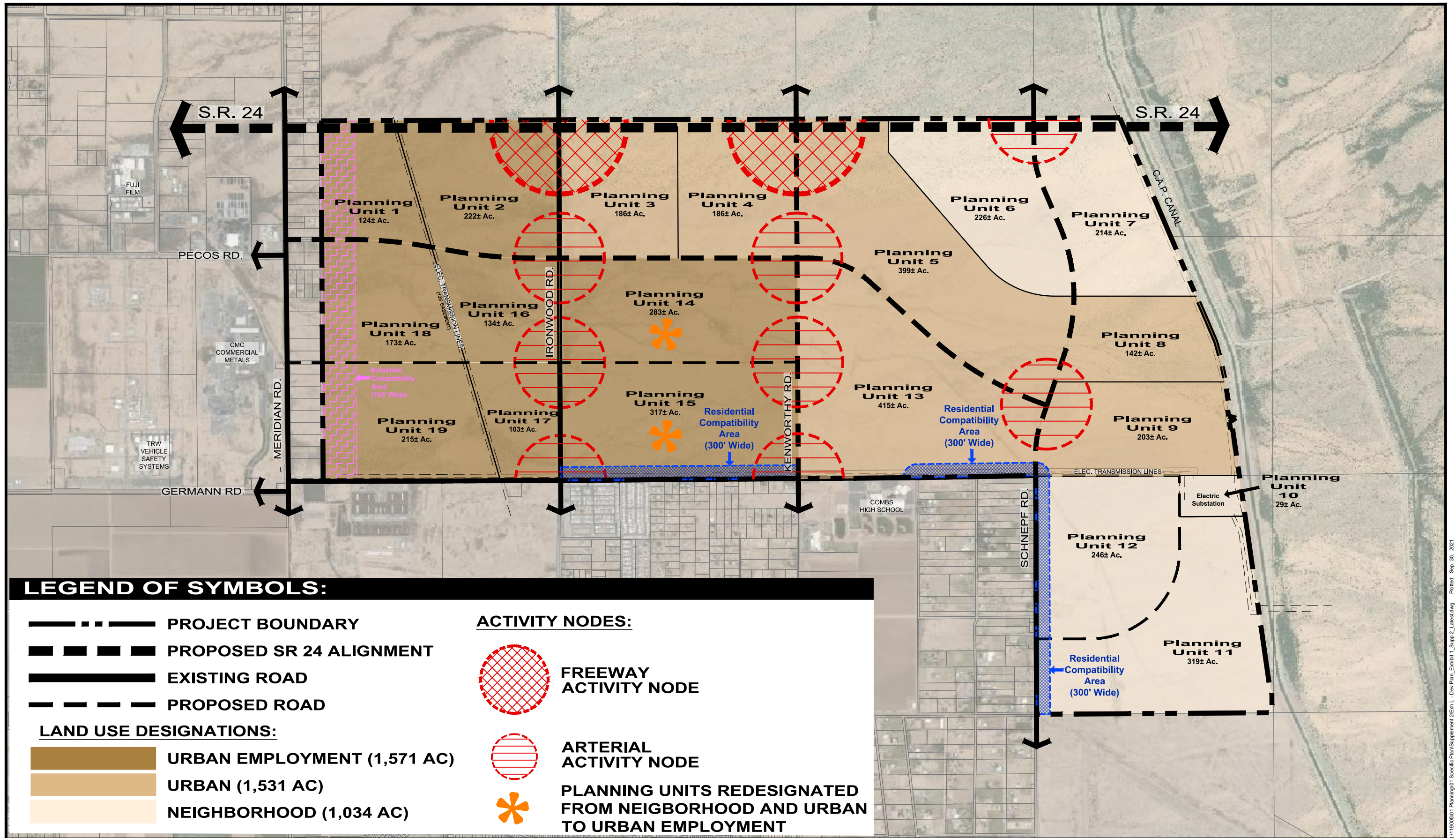


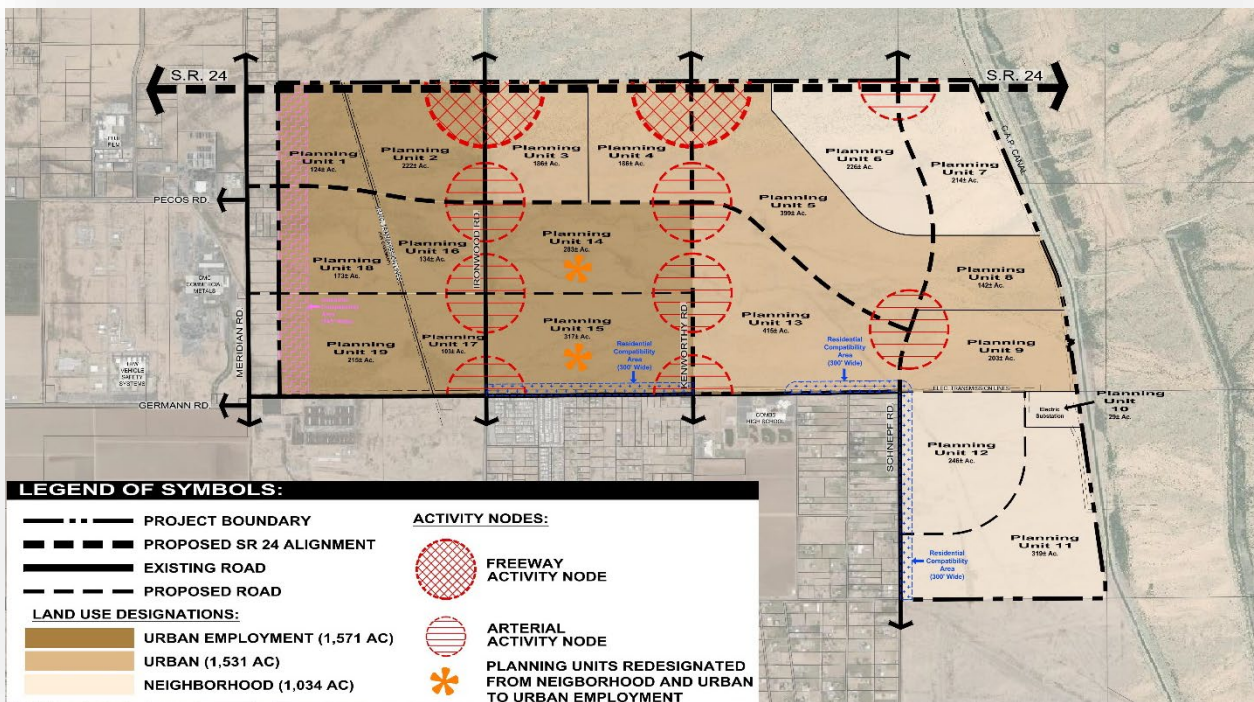
Exhibit 1: Supplement 2 Revised Development Plan

ASLD Queen Creek Specific Plan Amendment

Summary of Neighborhood Meeting

September 27, 2021

P21-0192



September 27, 2021, Neighborhood Meeting

ASLD Queen Creek Specific Plan Amendment

P21-0192

The development team arrived at 5:30 PM and the first citizens arrived at 5:45 PM. The following members of the development team were in attendance:

Karen Dada AICP – Manager, Planning and Engineering Section, Arizona State Land Dept.

Carolyn Oberholtzer – BFSO Law

Robert Longaker – WLB Group

Brett Burningham – Development Services Director, Queen Creek

Eric Swanson – Planning Administrator, Queen Creek

Other Members of Town Staff

Ms. Oberholtzer began the meeting by leading citizens to the first exhibit board and highlighting the Project area while explaining the background of the current Project and how it has been amended since the first application. She explained how the land use categories changed in the second iteration to establish Urban Employment (UE) as a district which applied to the area west of Ironwood Road and that the current application seeks to apply to 600 acres between Kenworthy and Ironwood, north of Germann. She also explained the new Residential Compatibility Area that would apply along Germann and establish a 300 foot limitation on development with elevated design standards. Ms. Oberholtzer briefly explained the State Land trust and how the trust operates by partnering with local jurisdictions to entitle trust land which must ultimately be managed for revenue-generating purposes for their beneficiaries.

The Development Team then opened up the meeting for citizen questions:

A citizen asked if there were any developers planned for the site?

Ms. Oberholtzer responded that there is not an applicant for the site.

A citizen asked what the 5 zoning categories within UE permit?

Ms. Oberholtzer pointed out the exhibit board that detailed the allowed uses and explained the Neighborhoods, Urban, and Urban Employment categories and what uses are allowed compared with current Town of Queen Creek code. She noted that the Neighborhood designation allows commercial but not high density residential and that the 5 districts within Urban Employment would allow more large scale manufacturing or employment uses and commercial, but not residential. She explained how the current plan is very high level and that the development team does

not know exactly where any single use would be within the large planning areas, but that those would be govern by the Town and Specific Plan requirements.

A citizen asked if a use such as a Circle K would be allowed?

Ms. Oberholtzer explained that convenience uses would be permitted as provided for in the Town's codes where in all 3 categories of Neighborhood, Urban and UE.

A citizen asked if there would be noise barriers constructed?

Ms. Oberholtzer responded that yes, noise barriers are required in UE where industrial uses are proposed and must be 8 feet. She also noted that any future development would have to abide by Queen Creek design standards, landscape buffer requirements, and follow the Town noise ordinance on top of adhering to the Residential Compatibility zone which would all reduce sound impacts on surrounding neighbors.

A Citizen asked if zoning would change west of Schnepf and south of Germann Roads?

Ms. Oberholtzer replied that no, there are no proposed changes to any zoning in that area and that it is still in Pinal County's jurisdiction (and not annexed into Queen Cree).

Citizens asked whether the proposed development would still fall under the Pinal dark skies restrictions?

Ms. Oberholtzer replied that the development will certainly remain under very similar restrictions only it will adhere to the Queen Creek dark skies rules as it has been annexed. She explained that the Queen Creek ordinance is very similar and will not materially change the lighting affects on the surrounding area compared to Pinal dark skies requirements.

A citizen asked who they should contact if they have an issue the noise related to the proposed development?

Ms. Oberholtzer explained that the Queen Creek noise ordinance applies to any homes adjacent to a use that is negatively affecting if generated from the Property subject to the application.

A citizen asked if the residential area proposed east of Schnepf Rd. would be large lots?

Ms. Oberholtzer pointed out the use chart and explained that the area would be single family lots and the only areas that allow smaller lots or multi-family are the areas that

fall under the Urban designation. She also explained that the Residential Compatibility area for that location would further limit residential density.

A citizen asked how many acres will be residential?

Ms. Oberholtzer responded that any areas containing the Urban and Neighborhoods category could be residential, subject to the requirements of the Specific Plan.

Multiple citizens asked who will be responsible for securing 100-year water rights?

Ms. Oberholtzer responded that Queen Creek staff will make sure those requirements are met working in tandem with any future developers. She also noted that some large-scale manufacturing uses may provide water treatment that would allow the use to simultaneously recharge the groundwater.

Multiple citizens asked if the Town staff had considered leaving Germann as a frontage road as there are already many serious traffic issues that make the area very unsafe for people and animals alike?

Ms. Oberholtzer explained how the current Project proposed by the State Land Department is just a high-level Specific Plan that only designates zoning and land use restrictions to the land and this Project will not decide the specific roadway configuration. She explained that this would be decided after the land is auctioned off to a buyer and master planning for the development units has commenced. She also noted that the future SR 24 plans would greatly affect traffic in the area and the traffic scenario will look much different once a developer is actually proposing a site plan for the area.

A citizen asked how they could keep their area safe from speeders?

Ms. Oberholtzer re-iterated that the more detailed circulation and traffic plans would come much later in the process and that the citizens should organize to make sure their voices are heard during that next step of the process. She noted that all comments will be noted on the record for this neighborhood meeting and that Town Staff will be able to see the issues were raised at this meeting regarding future roadway configuration decisions.

A citizen asked when the site would be developed?

Ms. Oberholtzer explained that much of the land has not even been set for auction as of yet so it is hard to guess as to when it may be finally developed.

A citizen asked if once the ~600 acres of the Project were auctioned off, could it then be split up and some lots be developed with Circle K and similar uses?

Ms. Oberholtzer pointed out the use list table and explained how certain uses were only allowed in a certain balance that governs the entire 600 acres; with targeted uses for certain areas.

A Citizen asked if the proposed plan included access onto Germann road?

Ms. Oberholtzer explained that yes there would definitely be access to Germann and that level of detail would become more apparent in the master-planning of the development unit for that area but that access points would be limited- especially where multiple driveways exist along Germann Road.

A citizen asked if there could be a possible Circle K developed directly across the street from his home?

Ms. Oberholtzer explained that even if it were eventually developed there and allowed within the use restrictions, that it would still need to conform with the Residential Compatibility zone and could not be located within 300 ft. of the ASLD property line.

A citizen asked why the ASLD was specifically asking for the ~600 acre change of use designation proposed today?

Ms. Oberholtzer explained that market forces have shifted significantly and this part of the State has become very attractive to regionally significant end-users that are large employers with large land requirements.

A citizen asked if this proposed change was likely to succeed to allow more commercial in the area?

Ms. Oberholtzer responded that it was likely that staff will support the proposed change when it goes to City Council. She also noted that though this will allow higher intensity uses, commercial uses were already allowed in the ~600-acre area to an extent and that this change would remove the possibility of it being developed as residential and add the possibility of a large-scale indoor manufacturing. The ASLD is motivated to ensure compatibility with the surrounding uses because it is also a surrounding owner. She continued to explain that there are many instances in the east-valley of very high-quality neighborhoods located directly adjacent to similar uses and there are no issues due to proper buffering, screening, and noise requirements.

A citizen asked when the project will go to City Council?

Ms. Oberholtzer responded that it will go to Planning Commission in October and City Council in November, and that the signs on the site have been posted with those dates.

The Neighborhood Meeting ended at 7:00 PM.

The sign-in sheets are attached as Exhibit #1.

Exhibit 1: Sign In Sheets

Neighborhood Meeting Sign-In Sheet

Arizona State Land Department – Germann & Ironwood Road
 APN 104-07-7040 and 7060, 104-22-7020, 7030 and 7100
 Neighborhood Meeting – Monday, September 27th, 2021
 Town of Queen Creek City Council Chambers – Community Meeting Room
 20727 E. Civic Parkway Queen Creek, Arizona 85142

Name	Address	City & Zip Code	Phone/E-Mail
Bob Kleven	457 E Germann Rd	SanTanVal	612-751-4583
Robert & Cathy ^{WARRINGTON}	12283 N. JACKRABBIT	Queen Creek	480- 226-987 -9363
Hollie Golden	1267 E Germann Rd	SanTanValley	480 993 4702
Rob Golden	1267 E Germann Rd	SanTanValley	" "
Ron Chambers	43757 N. Coyote Rd.	SanTanValley	
Dianne McCullen	43809 N. Jackrabbit	SanTanValley	
Rich Bible	1703 Loveland Ln	SanTanValley	

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Name	Address	City & Zip Code	Phone/E-Mail
Bill Brackney	^{bjobrill@gmail.com} 437 E GERMAN RD	SANTAN VALLEY	234 645 2100
Conet Singleten	40994 N Coyote Rd	Queen Creek	602-206-2167
Eric Polase	43856 N. Jack Rabbit RD	Queen Creek AZ	480 619-7432
Shanda Chambers	43703 N Coyote Rd	SanTanValley	480-209-8800
Angela Echevarria	2811 E. Inca Ln.	STV	480 242 242-9816
Robert Coffeen	1602 E 160	STV	928 446 7519
Eddie Ramirez Holly Poteet	43809 N Terrace View	STV	928-205-0139
Doreliz Johnson	42475 N Jackrabbit RD	STV	480-200-1074
Amy SARAY CMC	11444 E GERMAN RD MESA, AZ 85212	MESA, AZ 85212	830.305.2246