



TOWN OF
QUEEN CREEK
ARIZONA

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, SARAH CLARK, SENIOR PLANNER/PROJECT MANAGER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P22-0133 BARNEY FARMS INDUSTRIAL REZONE, A REQUEST BY GREG DAVIS OF IPLAN CONSULTING, TO REZONE A 14.3 ACRE (APPROX.) SITE FROM C-2/PAD TO EMP-A/PAD, LOCATED GENERALLY 350-FEET WEST OF THE SOUTHWEST CORNER OF SIGNAL BUTTE AND GERMANN ROADS.

DATE: September 14, 2022

Suggested Action:

Move to recommend approval of P22-0133 Barney Farms Industrial Rezone, subject to the Conditions of Approval outlined in this report.

Summary:

This proposal consists of a request by Greg Davis of Iplan Consulting, to rezone a 14.3 acre (approx.) site from C-2/PAD (General Commercial) to EMP-A/PAD (Office/Industrial Park). The project site located generally 350-feet west of the southwest corner of Signal Butte and Germann roads. The subject site is located within the North Specific Area Plan PAD boundaries.

History:

- Sept. 16, 2015: Town Council approved the North Specific Area Plan.
- Dec. 16, 2015: Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15), zoning the subject site to C-2/PAD.

Project Information:

Project Name: Barney Farms Industrial Rezone
Site Location: 350-feet (approx.) west of the SWC of Signal Butte and Germann roads
Current Zoning: C-2/PAD (General Commercial)
Proposed Zoning: EMP-A/PAD (Office/Industrial Park)
General Plan Designation: Commercial
Surrounding Zoning:

- North GI (City of Mesa-General Industrial)
- South HDR/PAD (Alexan Apartments)
- East C-2/PAD

- West EMP-B/PAD (Vacant)

Gross Acreage: 14.3 acres

Discussion:

The proposed rezoning request consists of one 20-acre parcel located at the southwest corner of Signal Butte and Germann Roads. The subject site is located within the North Specific Area Plan PAD boundaries. The applicant is requesting to rezone the western 14.3 acres of the 20-acre parcel from C-2/PAD (General Commercial) to EMP-A/PAD (Office/Industrial Park) and is leaving the remaining 5.7 acres, located at the southwest intersection of Signal Butte and Germann roads as C-2/PAD for future commercial development.

To the north of the subject property is Germann Road and vacant land zoned GI (General Industrial) in the City of Mesa and to the northeast is the existing heavy industrial use (ZF Manufacturing and CMC Steel). To the south, the development is bordered by a future HDR development (Alexan multi-family) and vacant EMP-B land to the west. Further to the east of the subject parcel, east of Signal Butte Road, is an approved industrial development zoned EMP-A, located along Germann Road.

According to the applicant, the overall commercial market has changed since the site was initially zoned in 2015 due to the continued expansion of online retailing options, change in local demand exacerbated by the COVID 19 pandemic, and new developing commercial parcels in the vicinity of the subject parcel making the parcel less suitable for a 20-acre commercial development. Additionally, since 2015, the industrial/employment market growth has increased significantly and there is demand for industrial and employment type uses in the area. As such, the applicant is proposing to rezone the subject site to EMP-A to support an industrial/employment user and to maintain a smaller, 5.7 acre commercial parcel at the intersection of Signal Butte and Germann roads to support the needs of the surrounding area.

As part of the review, Staff initially expressed concerns with the potential loss of sales tax revenues with the rezoning from Commercial to Employment. As provided above, the applicant has analyzed the intersection and determined that the subject site is not as suitable for a larger commercial development as what was initially anticipated, however, the applicant has submitted a formal Pre-Application request seeking to rezone the immediate corner approximately one mile east of the subject site at the southwest corner of Germann and Meridian road to increase the amount of commercial land, as the intersection is more attractive with the connection to the SR 24 (See attachment #7 for the conceptual site plan submitted as part of this Pre-Application submittal). It is anticipated that a formal Rezoning application will be submitted within the coming weeks.

As part of this request, the applicant prepared a conceptual site plan exhibit depicting the construction of the proposed industrial site. This site plan is purely conceptual in nature and used to demonstrate the proposed configuration of the site (See Attachment 6 for the conceptual site plan). The site plans are not being approved as part of this application and will require separate review and approval as part of a formal submittal.

Public Participation:

At the direction of the Planning Administrator, the applicant utilized the alternative citizen review process established in Section 3.1.C.1.d and provided notification of the project by written notice on

July 21, 2022 to all affected landowners within a 1200 ft. buffer from the site. To date, staff has not received any input from the public.

Analysis:

General Plan Review: The current 2018 General Plan designation for this property is Commercial. The General Plan allows for flexibility for rezoning requests under an acreage threshold to reflect evolving market demands for different land uses over time without a Major General Plan Amendment request. The proposed 14.3 acre rezoning request is generally consistent with the zoning of the surrounding area and maintains the non-residential land uses along Germann Road as a buffer to the City of Mesa industrial development to the north. Given the characteristics of the surrounding area and the extent of the request, Staff is in support of the proposed rezone.

Zoning Review: The current zoning designation of the property is C-2 with a PAD overlay established as part of the North Specific Area Plan PAD Rezoning Case RZ15-039. The applicant is requesting EMP-A zoning, as set forth in the Town of Queen Creek Zoning Ordinance. The proposed rezoning request will maintain the proposed outcomes of the approved North Specific Area Plan which include job growth, compatible land uses near the airport, transportation and land use planning that increases the quality of life for residents, and the long-term financial viability of Queen Creek and will maintain the conditions of approval as established in the NSAP (Ordinance 582-15). The proposed future development will comply with all requirements in the NSAP, Town Zoning Ordinance, and Town Design Standards for the EMP-A zoning district.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address development requirements for this project.

Conditions of Approval:

1. This project shall be developed in accordance with Ordinance 582-15, all plans and exhibits attached to this case, and all the provisions of the zoning ordinance applicable to this case.
2. A Site Plan Application is required to be submitted for approval prior to the issuance of a building permit. The Site Plan will demonstrate compliance with the EMP-A Office/Industrial Park Zoning regulations and all applicable provisions of the North Specific Area Plan, Town's Zoning Ordinance, and Town Design Standards.
3. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
4. For the EMP-A property, full half street improvements shall be required to be designed and constructed for Germann Road for all portions of the Right-of-Way adjacent to the property frontage.
5. For the C-2 property, full half street improvements shall be required to be designed and constructed for Germann Road and Signal Butte Road for all portions of the Right-of-Way adjacent to the property frontage.
6. For the EMP-A property, 55' of half street of Right-of-Way for Germann Road shall be dedicated to the Town through a separate instrument prior to the approval of construction

documents.

7. For the C-2 property, 55' of half street of Right-of-Way for Germann Road and Signal Butte Road shall be dedicated to the Town through a separate instrument prior to the approval of construction documents.
8. When the C-2 portion of this parcel at the intersection of Germann and Signal Butte develops, the developer shall provide 1/4 cost share for the traffic signal at the Signal Butte Road and Germann Road intersection.
9. The developer of the EMP-A property shall be responsible for installing fiber conduit along the Germann Road frontage.
10. When the existing C-2 portion of this parcel at the intersection of Germann and Signal Butte develops, the developer shall be responsible for installing fiber conduit along the Signal Butte Road and Germann Road frontages.

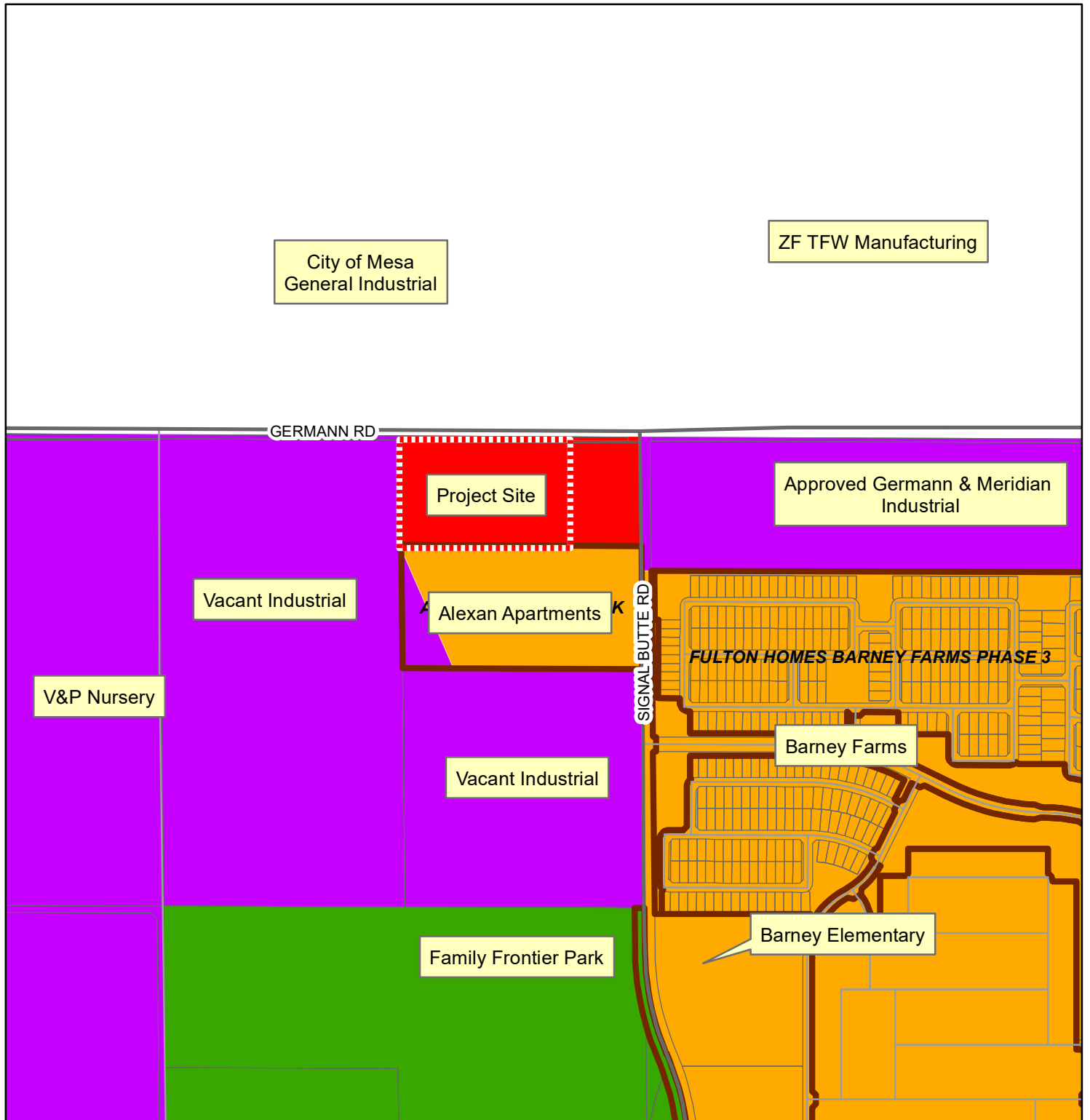
Attachment(s):

1. [Aerial.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Existing Zoning.pdf](#)
4. [Proposed Zoning.pdf](#)
5. [Barney Industrial Rezone Project Narrative.pdf](#)
6. [Conceptual Site Plan.pdf](#)
7. [SWC Germann and Meridian Proposed Commercial Rezoning Conceptual Site Plan](#)

Project Name: Barney Farms Industrial General Plan Exhibit

Case Number: P22-0133

Hearing Date: September 14, 2022 (Planning Commission) October 5, 2022 (Town Council)



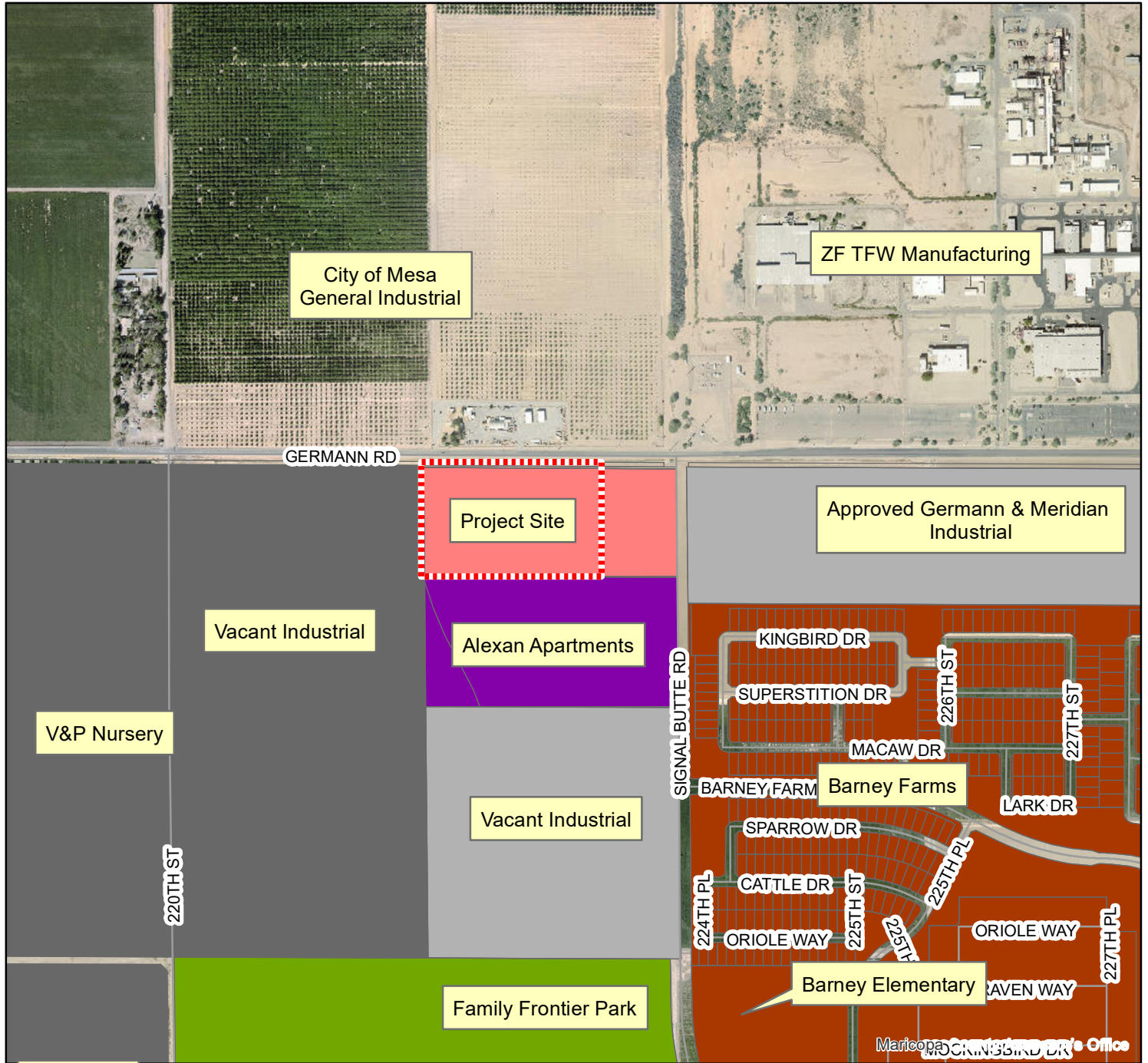
General Plan Land Use

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

Project Name: Barney Farms Industrial Existing Zoning Exhibit

Case Number: P22-0133

Hearing Date: September 14, 2022 (Planning Commission) October 5, 2022 (Town Council)



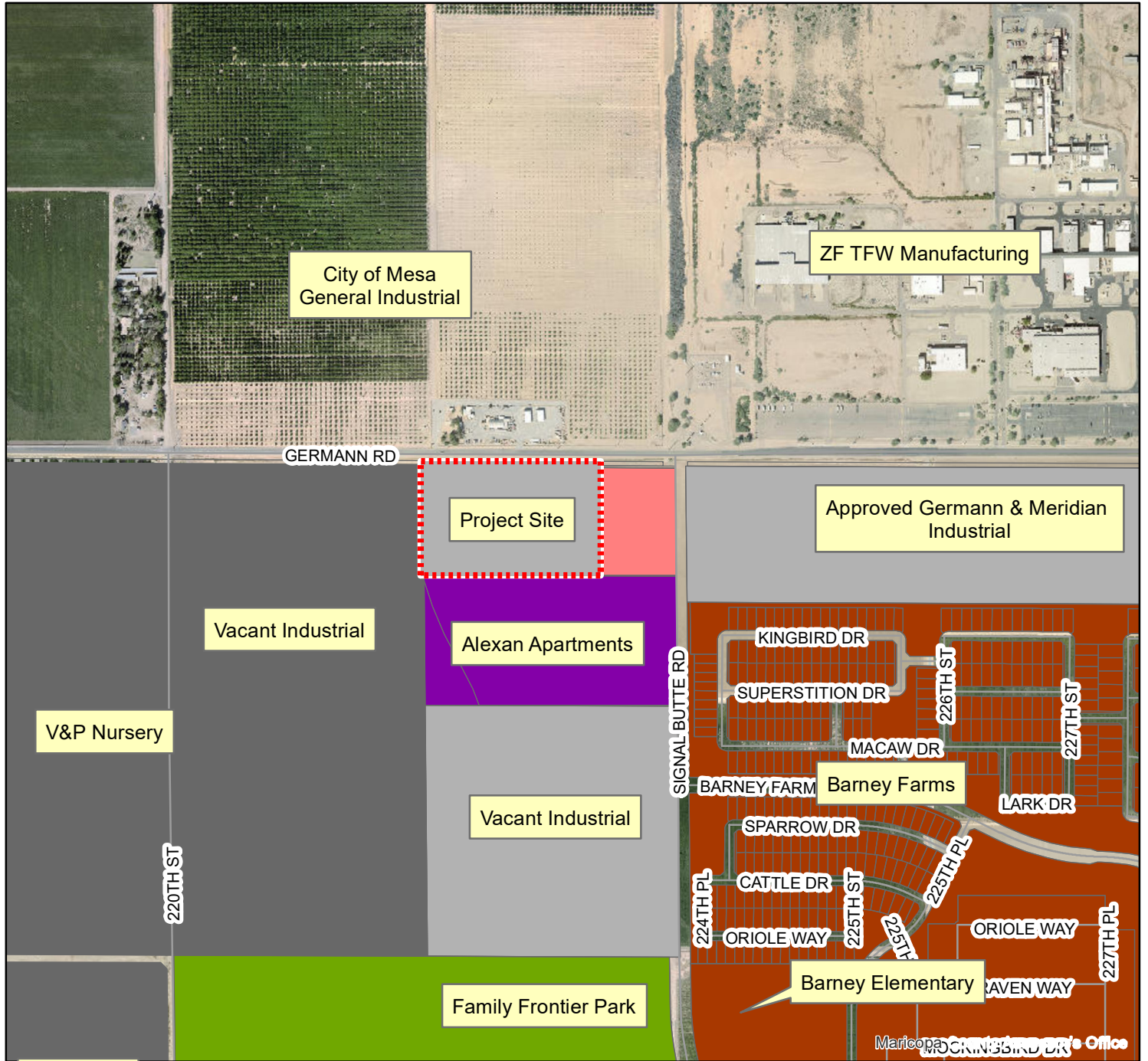
Zoning Districts

C-1 - Commercial	RC - Recreation/Conservation	R1-7 - Residential	R1-43 - Residential
C-2 - Commercial	PQP - Public/Quasi-Public	R1-8 - Residential	R1-54 - Residential
C-3 - Commercial	HDR	R1-9 - Residential	R1-190 - Residential
MU	MDR - Residential	R1-12 - Residential	PCD - Planned Community
TC - Commercial	R1-4 - Residential	R1-15 - Residential	AT - Agritainment
EMP A - Office/Industrial Park	R1-5 - Residential	R1-18 - Residential	
EMP B - General Industrial	R1-6 - Residential	R1-35 - Residential	



























Project Name: Barney Farms Industrial Proposed Zoning Exhibit

Case Number: P22-0133

Hearing Date: September 14, 2022 (Planning Commission) October 5, 2022 (Town Council)



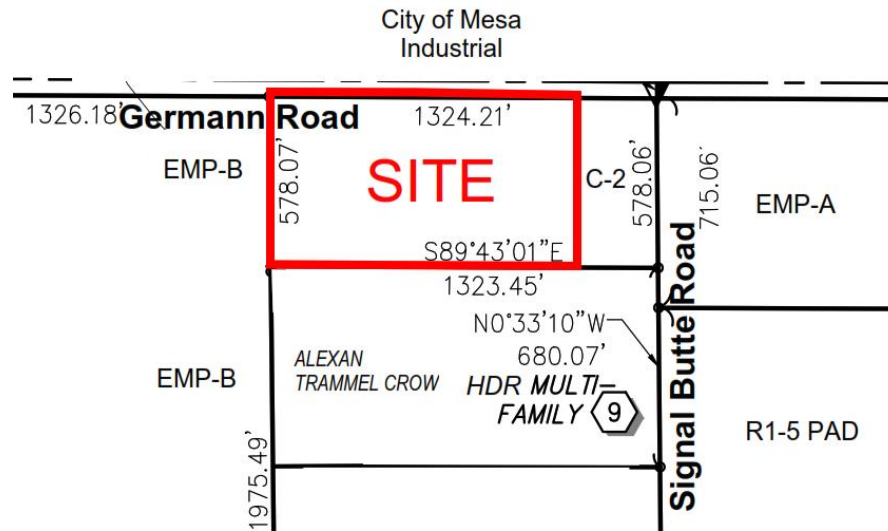
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 MU	 MDR - Residential	 R1-12 - Residential	 PCD - Planned Community
 TC - Commercial	 R1-4 - Residential	 R1-15 - Residential	 AT - Agritainment
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-18 - Residential	
 EMP B - General Industrial	 R1-6 - Residential	 R1-35 - Residential	



Barney Farms North Industrial – Narrative

This narrative accompanies a request to change in the rezoning of a 14.3-acre portion of Parcel 304-63-024A which is located at the southwest corner of Germann and Signal Butte Roads in northeast Queen Creek. The subject site has a current land use classification of Commercial and zoning of C-2 and is proposed to be rezoned to EMP-A. The intent is to develop the property as an industrial project which will require a separate Site Plan request.



The subject site fronts onto Germann Road to the north with undeveloped future City of Mesa Industrial beyond. The 5.7 acres commercial portion of the subject parcel is to the east and fronts onto Signal Butte Road. The Alexan Queen Creek multi-family project by Trammel Crow Residential shares the south boundary and to the west is the Vlachos land holdings which is currently designated for industrial/employment uses but is subject to a current Major General Plan Amendment so may change.

Land Use Table

Direction	Land Use Classification	Zoning Designation	Intended Use
Site	Commercial	EMP-A ¹	Industrial/Employment
North	Industrial (Mesa)	LI (Mesa)	Industrial/Employment
East	Commercial	C-2	Commercial
South	Neighborhood	HDR	TCR Apartments
West	Industrial	EMP-B	TBD

Note 1 – Proposed zoning.

The 14.3-acre site is part of a larger 20-acre parcel that was designated for commercial development in 2015 as part of the North Specific Area Plan (NSAP). The NSAP was a re-visioning of this part of the Town in reaction to the Phoenix Mesa Gateway Airport (PMGA) change in operations and is the land use framework document for the future development of this area. The NSAP supports industrial/employment in this area as does PMGA.

Although the property ownership supported the conversion of this 20-acre property to commercial in 2015, the overall commercial market has changed considerably since then due to the continued expansion of online retailing options as well as change in local demand exacerbated by the COVID 19 pandemic. At the same time, the industrial/employment market growth has exploded and matured to the point where there is significant demand for those uses in this area right now, which was not envisioned back in 2015 when this property was zoned commercial. Notwithstanding this shift in demand, the property ownership still believes there is the need and market demand for commercial services in this area...specifically at the arterial intersection of Germann and Signal Butte, but just not for the entire 20-acre parcel. A parcel this large needs to be anchored by a large tenant, typically a grocer, and with Frys developing one mile south, a grocer is out of contention. Most of the other large tenants have already developed or committed to develop along Ellsworth and/or Ironwood, leaving our site too large to be developed under the current zoning designation. Even so, the proposed rezoning to EMP-A does not include the 5.7 acres along Signal Butte including the hard corner of the intersection with Germann Road as we do believe that size of commercial property can be developed to serve the needs of the local land uses.

The Zoning Exhibit illustrates the on-site circulation network that benefits both the commercial and proposed industrial parcels. These internal driveways will use a cross access easement agreement to ensure access, circulation, and maintenance of them through a property owners association.

A neighborhood meeting was held on July 11th, 2022 with no attendees. No communication has been received to date regarding this proposal.

As the Town of Queen Creek continues to grow and mature, there will be a need to continually evaluate the land use designations on undeveloped parcels such as the subject site. The Barney Family is committed to bringing the highest and best uses to all of their land holdings and spend countless hours assessing the market demand for all land uses that may be appropriate for their properties. The past couple of years have demonstrated that the market for commercial land is shrinking while demand for industrial land is expanding and although there are other industrial parcels in the area, this specific location is ripe for development now as it is well served by transportation and utility infrastructure and offers known, complimentary land uses.



CITY OF MESA INDUSTRIAL

CITY OF MESA INDUSTRIAL

E. GERMAN ROAD

E. GERMA

65' EXIST R.O.W

65' PROP RT LANE R.O.W

794'

100'

89'

30' DRIVE

EXISTING C-2 (No Change)

VLACHOS EMP-B

578' 30' DRIVE

PROPOSED EMP-A SITE 14.3 AC. (Gross)

30' DRIVE 568'

S. SIGNAL BUTTE RD

EMP-A

EMP-A

EXISTING C-2 (No Change)

982'

286'

TRAMMELL CROW RESIDENTIAL HDR ZONING

FULL ACCESS

CURT BOKER