



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Mallory Ress, Planner I

RE: **Public Hearing and Possible Action on P22-0116 Meridian Rezone**, a request by Dorothy Shupe, Sketch Architecture Company, to rezone 17.69 acres from R1-54 to C-3, located immediately south of SR24 at the southeast corner of Meridian Road and SR24.

DATE: September 14, 2022


STAFF RECOMMENDATION

Staff recommends approval of P22-0116 Meridian Rezone, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P22-0116 Meridian Rezone, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS

 Secure Future

 Effective Government

SUMMARY

This proposal consists of a request by Dorothy Shupe (Sketch Architecture Company) to rezone approximately 17.69 gross acres from R1-54 (General Rural Development) to C-3 (Regional Commercial Center). The project site is located immediately south of SR24 at the SEC of Meridian and SR24.

HISTORY

April 21, 2021: Town Council approved the Meridian Annexation, annexing approximately 131 acres of property, including the parcels that are the subject of this application. (Ordinance 752-21, effective date May 24, 2021)

PROJECT INFORMATION

Project Name:	Meridian Rezone
Site Location:	Immediately south of SR24 at the southeast corner of Meridian Road and SR24
Current Zoning:	R1-54 (General Rural Development)
Proposed Zoning:	C-3 (Regional Commercial Center)
General Plan Designation:	Industrial
Surrounding Zoning:	
North	Pinal County/State RT24
South	R1-54 (vacant)
East	State Land Specific Plan (vacant)
West	Mesa (General Industrial, Tri-Gas)
Gross Acreage:	17.69
Net Acreage:	16.17 (approx.)
Density:	n/a

DISCUSSION

This project consists of a request to rezone six parcels, ranging in size from 1.21 acres to 4.5 acres (approx.) for a total of 17.69 gross acres, from R1-54 to C-3. In 2021, the Town Council approved the Meridian Annexation under Ordinance 752-21, which annexed approximately 131 acres of property, east of Meridian Road and north of Germann Road, including the subject property. Prior to 2021 under the Town's General Plan, the annexed area was given an industrial use designation and identified as part of the State Route 24 Growth Area. The newly constructed SR 24 extension is located just north of the subject property allowing vehicles to access the US 60 and Loop 202 from nearby the property. The extension of this major corridor expands regional connectivity and provides a ripe opportunity for commercial development.

Although, the subject property is designated as industrial under the General Plan, a major General Plan Amendment is not required. A rezoning request that creates 20 or more contiguous acres of zoning not in conformance with the industrial designation requires a major General Plan Amendment, and as the subject property is 17.69 acres, this threshold has not been met. Additionally, given the projects adjacency to SR24 this type of regional commercial zoning is appropriate. The rezoning application is the only required application at this time. In the future, the applicant will be required to submit a PAD Rezoning application along with the site plan application. This additional review process will allow for continued staff review, public input, and public hearings from both the Planning and Zoning Commission and Town Council. Thus, ensuring compatibility of the subject property with the surrounding land uses, including the State Land to the east.

Additionally, the uses allowed under the C-3 zoning district such as retail centers, auto dealers, major office centers, and other similarly large scale higher intensity uses, are compatible with the future planned growth of the adjacent State Land. The specific plan for the State Land provides for urban employment development directly abutting the subject property. The urban employment designation under the State Land Specific Plan allows for industrial uses permitted in the EMP-A and EMP-B zoning designations as well as commercial uses permitted in the C-2 and C-3 zoning designations.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Industrial, however, the General Plan allows for rezoning requests to be considered that are not in conformance with the Industrial Land Use Category that are under 20-acres in size to be requested through the rezone process. Given the 17.69 acre size and the location of the property adjacent to the State Route 24 extension, the request is not in conflict with the vision and goals defined in the General Plan.

Zoning Review: The current zoning designation of the property is R1-54 and the applicant is requesting C-3 zoning. There are no Deviations to the Zoning Ordinance and Design Standards requested under this application. Future development will be required to comply with Section 4.9.E of the Zoning Ordinance and shall submit site plan and PAD applications. These applications will establish the dimensional standards for the subject property.

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. Applicable Conditions of Approval have been provided in this report.

PUBLIC PARTICIPATION

A Neighborhood Meeting was held at the Community Chambers on July 26, 2022. Four members of the public attended this meeting. The rezoning request was explained to the attendees and clarification was given regarding the additional required PAD process that provides for an additional public process. To date staff has not received any comments regarding this project.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. Site Plan and PAD Applications are required to be submitted for approval prior to the issuance of a building permit.
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. Full ½ street improvements shall be required to be designed and constructed for Meridian Road for all portions of the Right-of-Way adjacent to the property frontage.
5. 70' of half street of Right-of-Way for Meridian Road shall be dedicated to the Town on a Final Plat or Map of Dedication.
6. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior to any permits being issued.
7. This site is impacted by a substantial amount of off site stormwater flow from the east. Final storm water design will be required during the preliminary design phase of the project.
8. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of air craft and frequency of use of such aircraft may change over time depending on market and technology changes."
9. Subdivision developments consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request. As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit
3. Current Zoning Map Exhibit
4. Proposed Zoning Map Exhibit

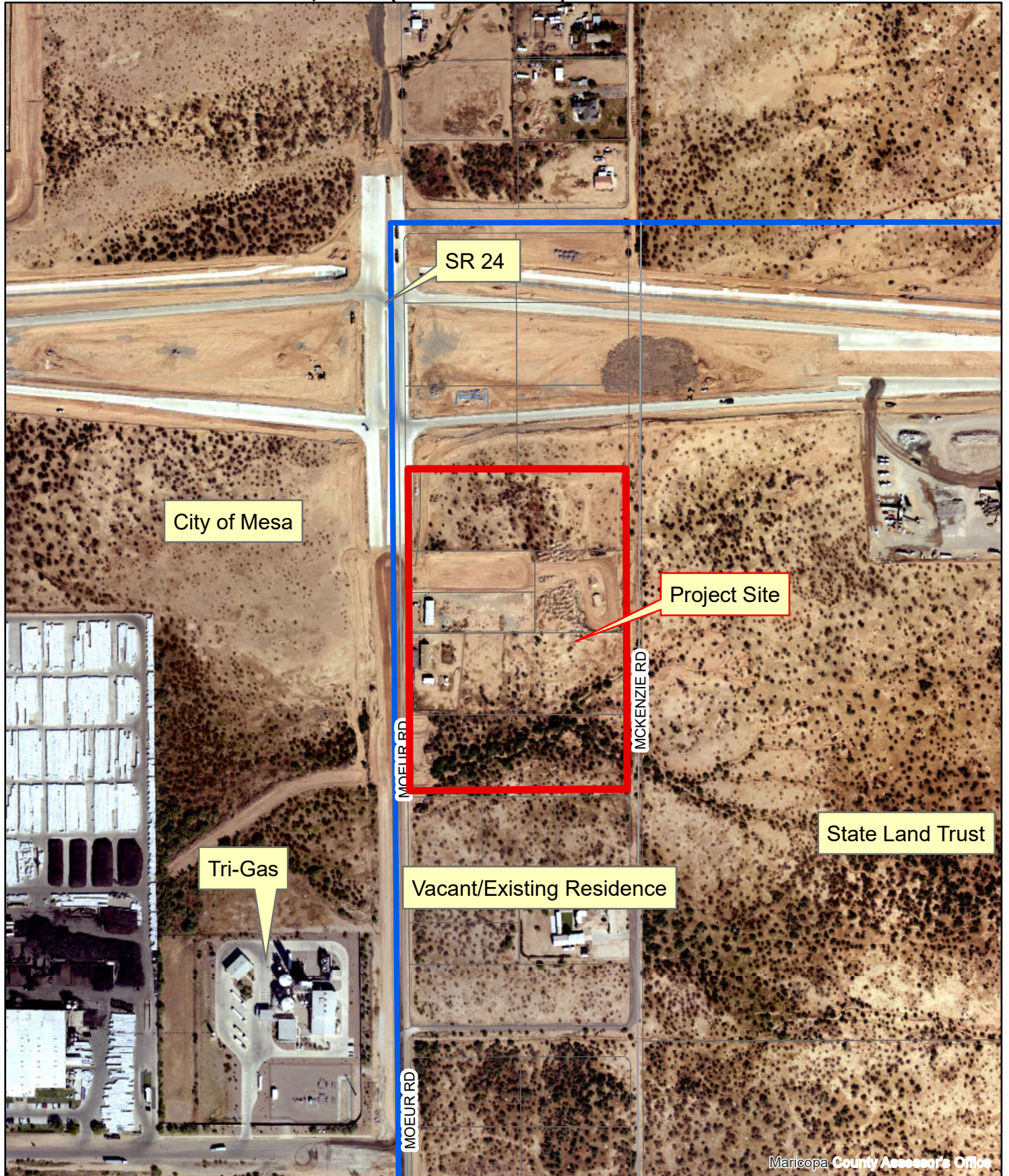
5. Project Narrative
6. Site Plan
7. Neighborhood Meeting Summary

Project Name: Meridian Rezone

Case Numbers: P22-0116



Hearing Date: September 14, 2022 (Planning Commission)
October 19, 2022 (Town Council)



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General Plan Land Use

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

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Zoning Districts

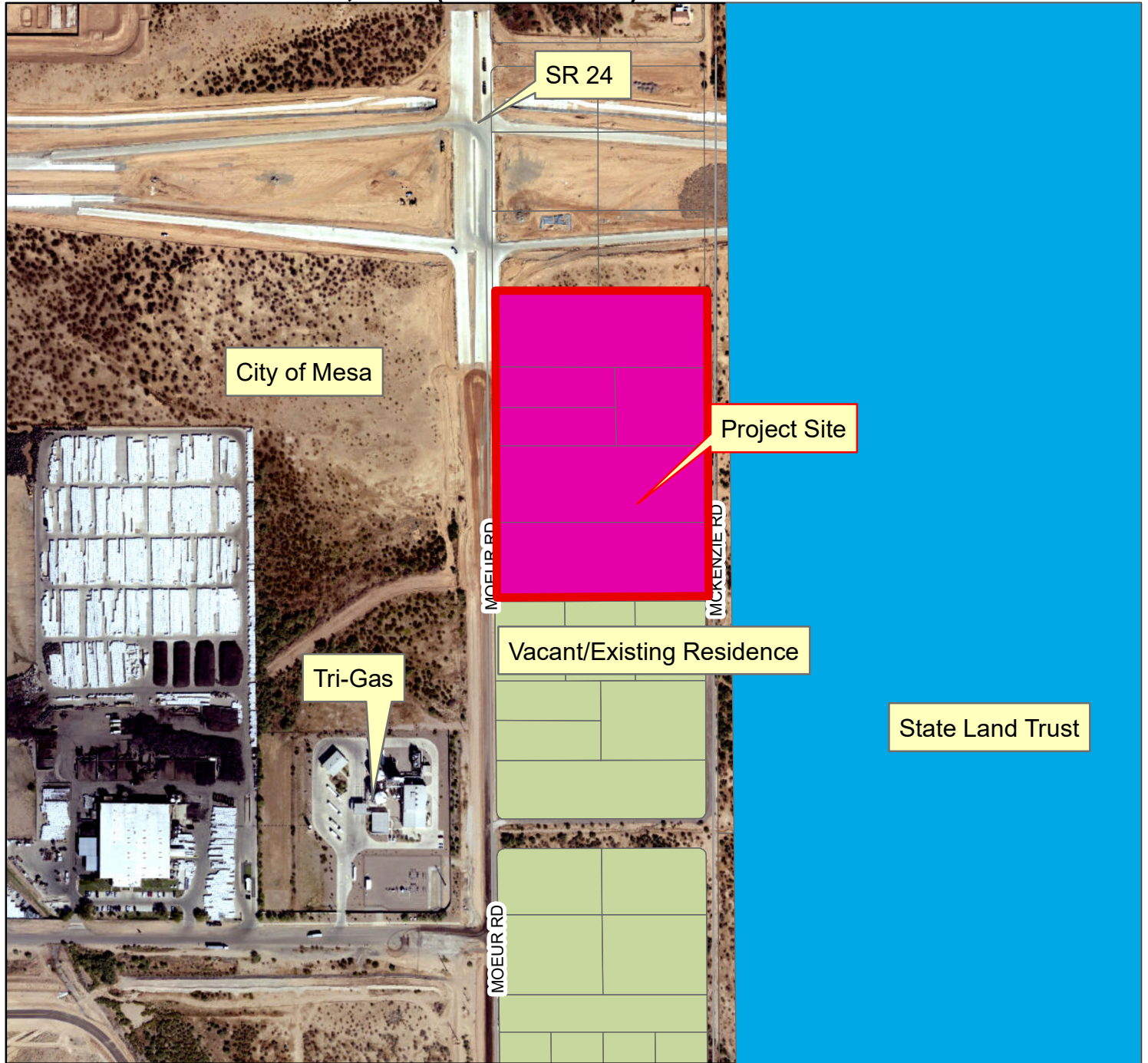
C-1 - Commercial	Specific Plan	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
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

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Zoning Districts

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Project Narrative
Multiple Parcel Rezone “R1-54” to “C-3”
East side of Meridian Rd from South of SR-24 to North of Pecos Rd
Queen Creek, AZ
Revised 6 July 2022

Sketch Architecture Company hereby submits this Project Narrative and the attached required documents for a Rezoning Application review through the Town of Queen Creek.

The area proposed to be rezoned consists of six parcels each. The parcels range in size from 1.21 acres to 4.5 acres. The area of the grouped parcels equals 16.17 acres of primarily vacant undeveloped land, although two of the parcels have an existing mobile home on them.

History:

In August 2019, the Queen Creek Town Council approved annexation of nearly 4,150 acres of Arizona State Land into the Queen Creek incorporated limits. The land was designated as a Special District under the Queen Creek General Plan to include uses such as residential, recreation, and public facilities. In December of 2021, the Town Council approved rezoning the western portion of the newly annexed land to Employment A & B.

The subject parcels were part of a Council approved action that was completed in 2021; to annex approximately 130 acres from Germann Rd North to the State Route 24 alignment and update the zoning from General Rural (Pinal County) to R1-54 (Town of Queen Creek) in order to more closely match the residential development which was anticipated on the recently annexed State Lands. As market conditions have changed, following the rezone of the State Lands to Employment, interest in commercial development has increased in this area. In addition, once the SR-24 has opened and Meridian Road is completed in its interim condition, the character of this section of Meridian Road will change drastically. The Town of Queen Creek anticipates Meridian Road to be a major arterial carrying large volumes of traffic in its fully improved condition.

It is therefore appropriate to rezone the subject parcels from R1-54 to C-3. C-3 zoning would allow the existing residential uses in this area to remain should they wish with only minor impacts from the neighboring re-zoned areas. The C-3 zoning is a more appropriate land use for the frontage which will eventually become a major arterial. C-3 zoning will provide land for commercial ventures, offices, and businesses to serve the large volume of passing traffic and to serve the adjacent Employment B – General Industrial lands. C-3 zoning will also serve as a buffer between the heavy industrial west of Meridian Road in Mesa and the Special District 3 (most likely Employment) lands to the East.

Rezoning these parcels will allow this land to be used for its highest and best use. Commercial C-3 zoning will allow a mixture of shopping, housing, recreation, and employment in support of the adjacent Industrial zoning to the West in Mesa and the Employment zoning to the East in Queen Creek. The applicant intends to prepare a separate site development application for approval through the Planned Area Development process as end users are identified. As part of this rezoning, the applicants will in turn bring these parcels up to a higher standard of site design than would be required under the R1-54 zoning. Setbacks, buffer yards, landscaping, and lighting will be required to be improved ensuring that the East frontage of Meridian Road serves as an aesthetically pleasing entrance to the Town of Queen Creek.

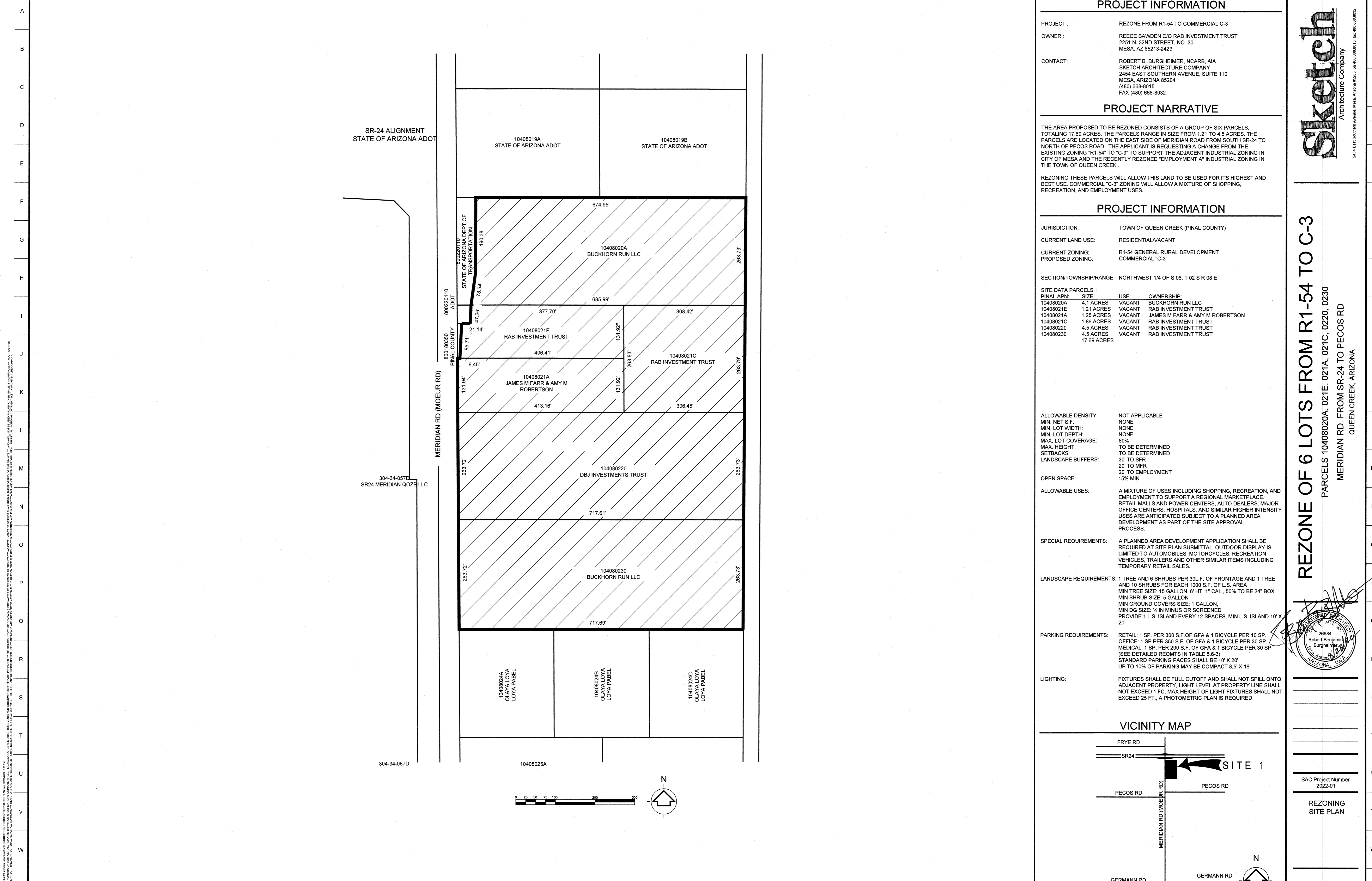
A neighborhood meeting is scheduled for Tuesday, 26 July 2022 at 6:00 pm at the Queen Creek Community Chambers. A letter regarding the meeting was sent to all neighbors within a 1200 ft radius of the properties included in this project. The letter was sent out on 23 June 2022 and as of 6 July 2022 no letters have been returned. A report of the meeting will be made and sent to Evan Balmer once the meeting has been completed.

The applicant understands a PAD will be required as part of the site plan approval process in the future.

We look forward to working with the Town of Queen Creek to continue to build on the existing General Plan and the vision of the community.

The contact person for this project is:

Dorothy Shupe
Sketch Architecture Company
2454 E. Southern Avenue, Suite 110
Mesa, AZ 85204
480-668-8015 off
480-668-8032 fax
dorothy@sketcharchitecturecompany.com



PROJECT INFORMATION

PROJECT: REZONE FROM R1-54 TO COMMERCIAL C-3
 OWNER: REECE BAWDEN C/O RAB INVESTMENT TRUST
 2251 N. 32ND STREET, NO. 30
 MESA, AZ 85213-2423
 CONTACT: ROBERT B. BURGHEIMER, NCARB, AIA
 SKETCH ARCHITECTURE COMPANY
 2454 EAST SOUTHERN AVENUE, SUITE 110
 MESA, ARIZONA 85204
 (480) 668-8015
 FAX (480) 668-8032

PROJECT NARRATIVE

THE AREA PROPOSED TO BE REZONED CONSISTS OF A GROUP OF SIX PARCELS, TOTALING 17.69 ACRES. THE PARCELS RANGE IN SIZE FROM 1.21 TO 4.5 ACRES. THE PARCELS ARE LOCATED ON THE EAST SIDE OF MERIDIAN ROAD FROM SOUTH SR-24 TO NORTH OF PECOS ROAD. THE APPLICANT IS REQUESTING A CHANGE FROM THE EXISTING ZONING "R1-54" TO "C-3" TO SUPPORT THE ADJACENT INDUSTRIAL ZONING IN CITY OF MESA AND THE RECENTLY REZONED "EMPLOYMENT A" INDUSTRIAL ZONING IN THE TOWN OF QUEEN CREEK.

REZONING THESE PARCELS WILL ALLOW THIS LAND TO BE USED FOR ITS HIGHEST AND BEST USE. COMMERCIAL "C-3" ZONING WILL ALLOW A MIXTURE OF SHOPPING, RECREATION, AND EMPLOYMENT USES.

PROJECT INFORMATION

JURISDICTION: TOWN OF QUEEN CREEK (PINAL COUNTY)
 CURRENT LAND USE: RESIDENTIAL/VACANT
 CURRENT ZONING: R1-54 GENERAL RURAL DEVELOPMENT
 PROPOSED ZONING: COMMERCIAL "C-3"

SECTION/TOWNSHIP/RANGE: NORTHWEST 1/4 OF S 06, T 02 S R 08 E

SITE DATA PARCELS:

PINAL APN:	SIZE:	USE:	OWNERSHIP:
10408020A	4.1 ACRES	VACANT	BUCKHORN RUN LLC
10408021E	1.21 ACRES	VACANT	RAB INVESTMENT TRUST
10408021A	1.25 ACRES	VACANT	JAMES M FARR & AMY M ROBERTSON
10408021C	1.86 ACRES	VACANT	RAB INVESTMENT TRUST
104080220	4.5 ACRES	VACANT	RAB INVESTMENT TRUST
104080230	4.5 ACRES	VACANT	RAB INVESTMENT TRUST
17.69 ACRES			

ALLOWABLE DENSITY: NOT APPLICABLE
 MIN. NET S.F.: NONE
 MIN. LOT WIDTH: NONE
 MIN. LOT DEPTH: NONE
 MAX. LOT COVERAGE: 80%
 MAX. HEIGHT: TO BE DETERMINED
 SETBACKS: TO BE DETERMINED
 LANDSCAPE BUFFERS: 30' TO SFR
 20' TO MFR
 20' TO EMPLOYMENT
 15% MIN.

OPEN SPACE: 15% MIN.

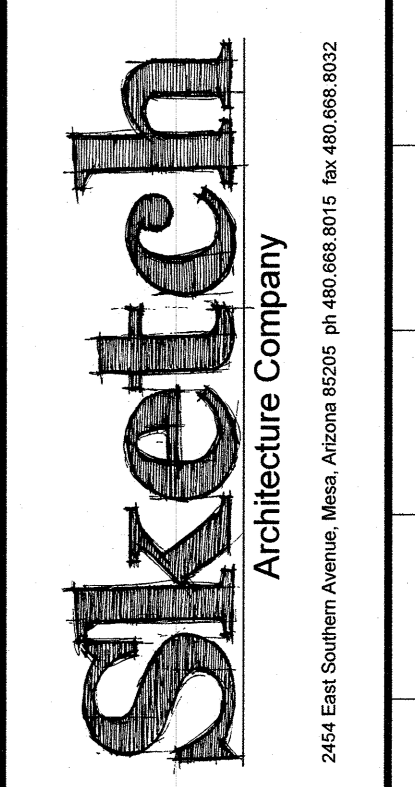
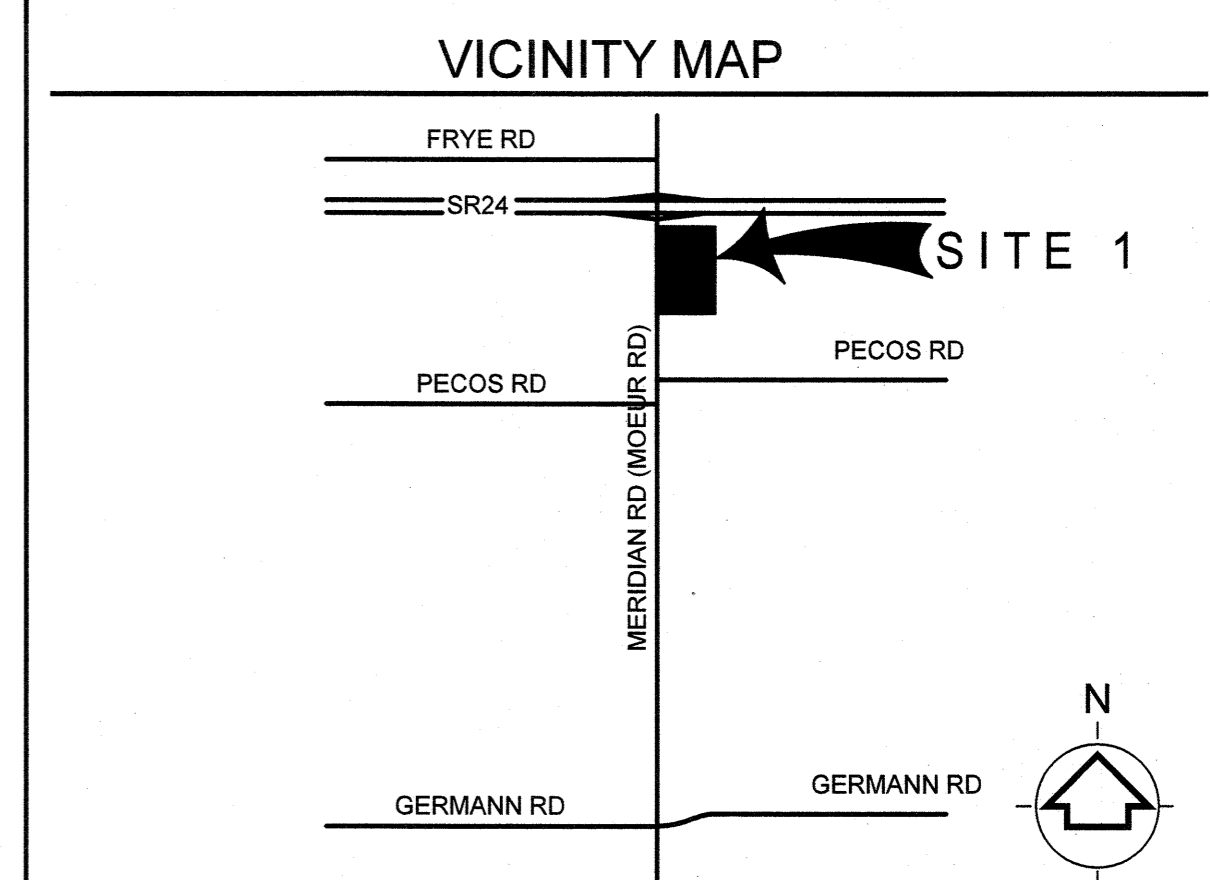
ALLOWABLE USES: A MIXTURE OF USES INCLUDING SHOPPING, RECREATION, AND EMPLOYMENT TO SUPPORT A REGIONAL MARKETPLACE. RETAIL MALLS AND POWER CENTERS, AUTO DEALERS, MAJOR OFFICE CENTERS, HOSPITALS, AND SIMILAR HIGHER INTENSITY USES ARE ANTICIPATED SUBJECT TO A PLANNED AREA DEVELOPMENT AS PART OF THE SITE APPROVAL PROCESS.

SPECIAL REQUIREMENTS: A PLANNED AREA DEVELOPMENT APPLICATION SHALL BE REQUIRED AT SITE PLAN SUBMITTAL. OUTDOOR DISPLAY IS LIMITED TO AUTOMOBILES, MOTORCYCLES, RECREATION VEHICLES, TRAILERS AND OTHER SIMILAR ITEMS INCLUDING TEMPORARY RETAIL SALES.

LANDSCAPE REQUIREMENTS: 1 TREE AND 6 SHRUBS PER 30L.F. OF FRONTAGE AND 1 TREE AND 10 SHRUBS FOR EACH 1000 S.F. OF L.S. AREA
 MIN TREE SIZE: 15 GALLON, 6' HT, 1" CAL., 50% TO BE 24" BOX
 MIN SHRUB SIZE: 5 GALLON
 MIN GROUND COVERS SIZE: 1 GALLON
 MIN DG SIZE: 1/2" IN MINUS OR SCREENED
 PROVIDE 1 L.S. ISLAND EVERY 12 SPACES, MIN L.S. ISLAND 10' X 20'

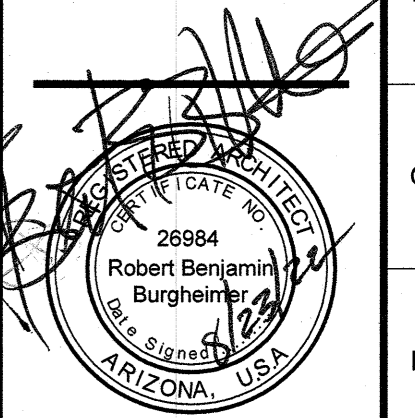
PARKING REQUIREMENTS: RETAIL: 1 SP. PER 300 S.F. OF GFA & 1 BICYCLE PER 10 SP.
 OFFICE: 1 SP PER 350 S.F. OF GFA & 1 BICYCLE PER 30 SP.
 MEDICAL: 1 SP. PER 200 S.F. OF GFA & 1 BICYCLE PER 30 SP.
 (SEE DETAILED REQMTS IN TABLE 5.5-3)
 STANDARD PARKING SPACES SHALL BE 10' X 20'
 UP TO 10% OF PARKING MAY BE COMPACT 8.5' X 16'

LIGHTING: FIXTURES SHALL BE FULL CUTOFF AND SHALL NOT SPILL ONTO ADJACENT PROPERTY. LIGHT LEVEL AT PROPERTY LINE SHALL NOT EXCEED 1 FC, MAX HEIGHT OF LIGHT FIXTURES SHALL NOT EXCEED 25 FT. A PHOTOMETRIC PLAN IS REQUIRED



REZONE OF 6 LOTS FROM R1-54 TO C-3

PARCELS 10408020A, 021E, 021A, 021C, 0220, 0230
 MERIDIAN RD. FROM SR-24 TO PECOS RD
 QUEEN CREEK, ARIZONA



Meridian Rezone Neighborhood Meeting

Case: P22-0116

**East side of Meridian Rd from South of SR-24 to North of Pecos Rd
Queen Creek, AZ**

**Tuesday, 26 July 2022 – 6:00 pm
Queen Creek Community Chambers**

Attendees: Robert Burgheimer, Sketch Architecture Company
Dave Jarvis, Owner
Kemmie Mojabed, Neighbor
Carrie Kapp, Neighbor
Mark Houseal, Neighbor
Evan Balmer, Town of Queen Creek
(See attached sign-in sheet)

Discussion: (Meeting started at 6:05 pm)

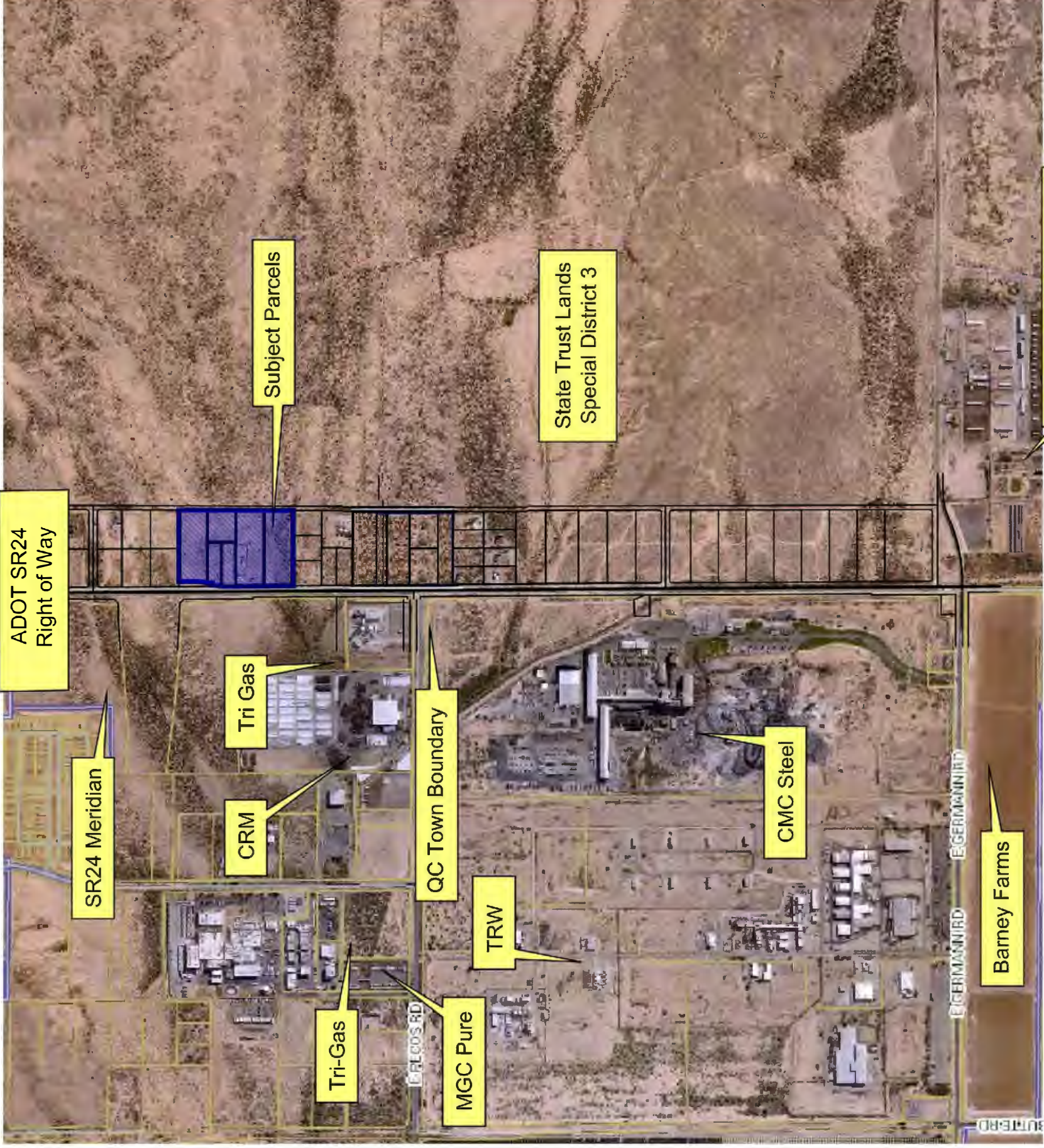
1. The site overview was explained. The site is 16.17 acres. The rezoning is to change from R1-54 to C3. The site is noted in the General Plan to be Employment "B" Industrial.
2. It was explained that C3 was less intensive and more compatible with next to residential than industrial.
3. Homeowner Kapp wanted to know what uses could be under C3 Zoning. Architect acknowledged the concern and replied they would send the approved C3 Zoning list to them. This was sent via email on 8-1-2022.
4. Question was asked how quickly would development happen? The response was 2 to 3 years likely.
5. It was explained that the scope of the submittal was only to rezone the properties. A formal site plan review would be required when an actual owner/user comes forward. The neighborhood would get another change for input at that time.

Meeting Adjourned at 6:45 pm.

Attachments: Sign-in Sheet
Handouts given to neighbors

Aerial Map Exhibit

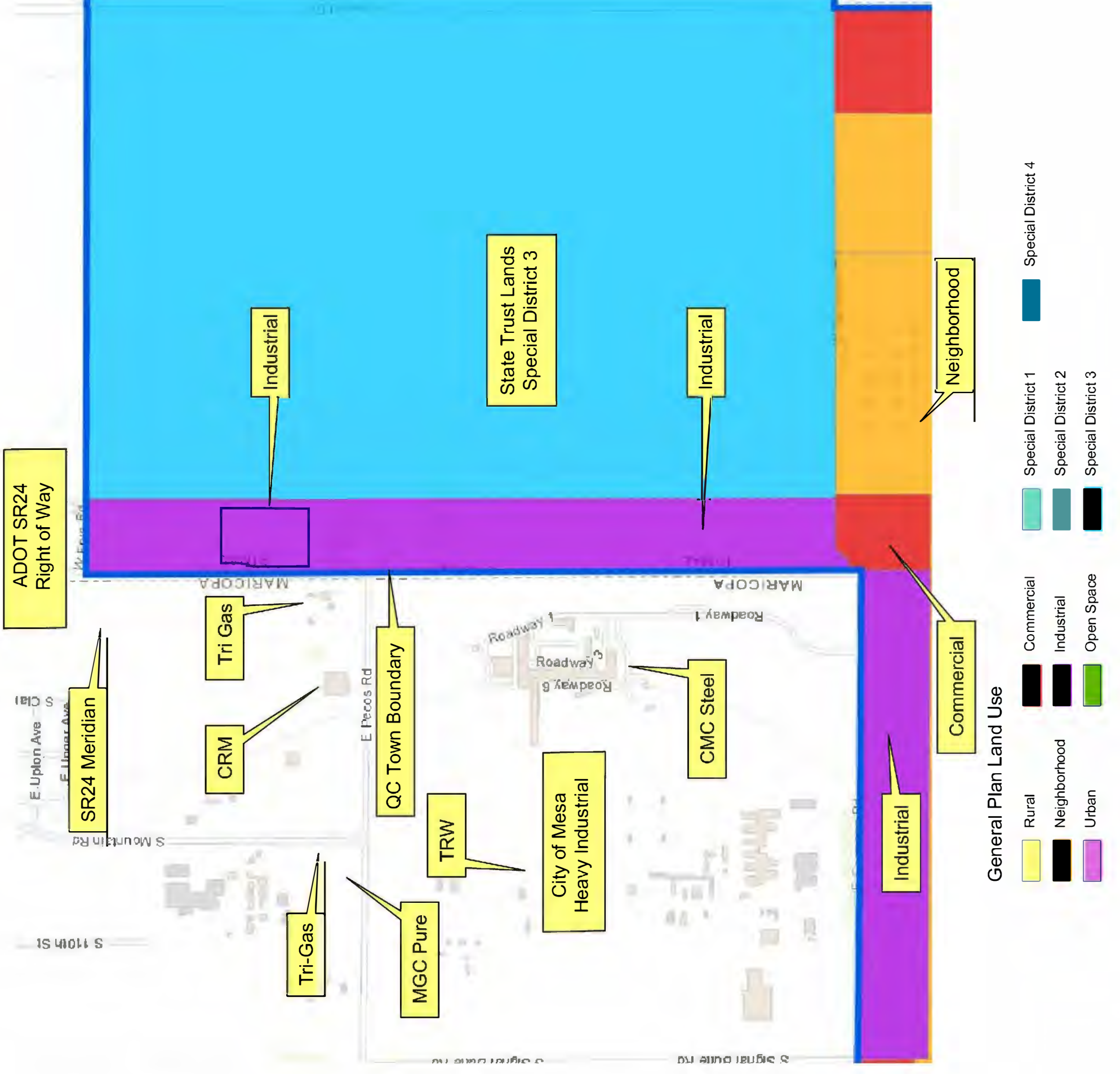
- North Parcel=
17.69 acres



REZONE APPLICATION EAST SIDE OF MERIDIAN RD QUEEN CREEK, AZ SAC Project Number: 2022-01		SKA-1
Sketch Architecture Company 2454 East Southern Avenue, Mesa, Arizona 85205 ph 480.668.8015 fax 480.668.8032		

General Plan Exhibit

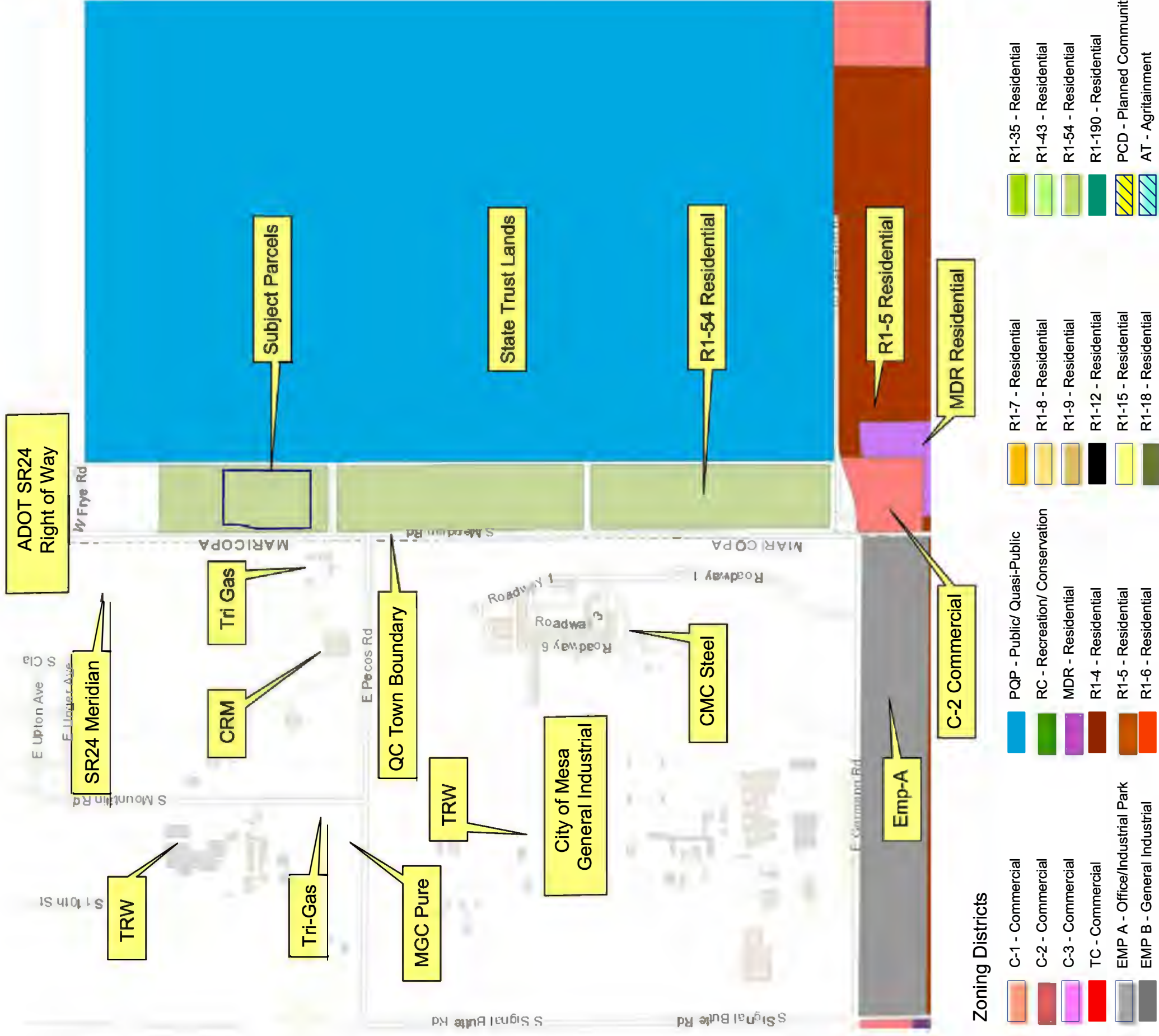
- Industrial (No Change)



REZONE APPLICATION EAST SIDE OF MERIDIAN RD QUEEN CREEK, AZ SAC Project Number: 2022-01		Sketch Architecture Company 2454 East Southern Avenue, Mesa, Arizona 85205 ph 480.668.8015 fax 480.668.8032
SKA-2		

Existing Zoning Exhibit

- R1-54 Residential



Zoning Districts

	C-1 - Commercial		R1-7 - Residential		R1-35 - Residential
	C-2 - Commercial		R1-8 - Residential		R1-43 - Residential
	C-3 - Commercial		R1-9 - Residential		R1-54 - Residential
	TC - Commercial		R1-12 - Residential		R1-190 - Residential
	EMP A - Office/Industrial Park		R1-15 - Residential		PCD - Planned Community
	EMP B - General Industrial		R1-18 - Residential		AT - Agritainment

SP - Specific Plan

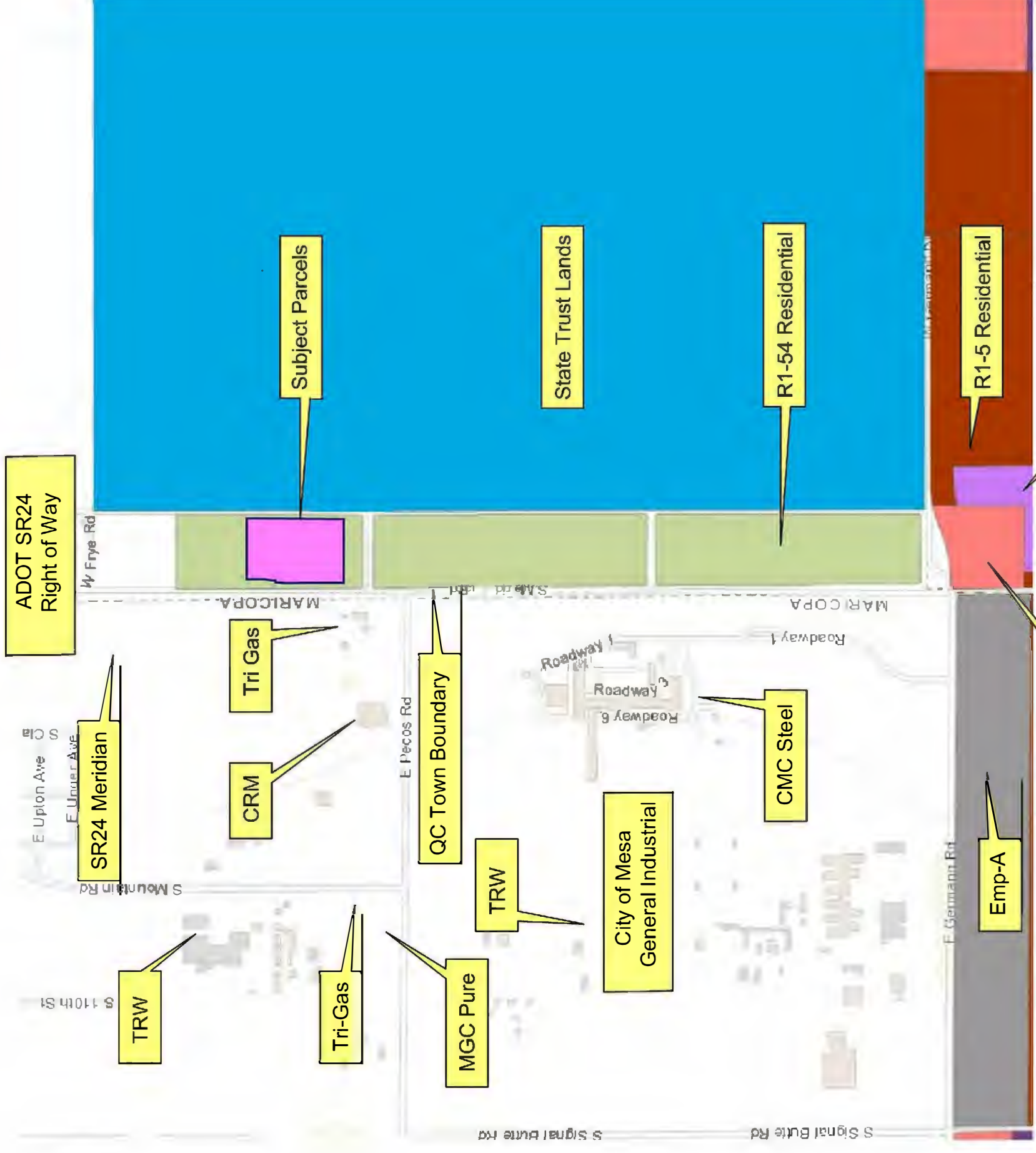
REZONE APPLICATION EAST SIDE OF MERIDIAN RD
QUEEN CREEK, AZ
SAC Project Number: 2022-01

SKA-3

Sketch
Architecture Company
2454 East Southern Avenue, Mesa, Arizona 85205
ph 480.668.8015 fax 480.668.8032

Proposed Zoning Exhibit

- C-3 Commercial



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
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Sketch
 Architecture Company
 2454 East Southern Avenue, Mesa, Arizona 85205
 ph 480.668.8015 fax 480.668.8032

REZONE APPLICATION
 EAST SIDE OF MERIDIAN RD
 QUEEN CREEK, AZ
 SAC Project Number: 2022-01

SKA-4