



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRUCE GARDNER, TOWN MANAGER

FROM: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON, PLANNING ADMINISTRATOR, SARAH CLARK, SENIOR PLANNER/PROJECT MANAGER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P22-0278 BARNEY FARM GERMANN/MERIDIAN COMMERCIAL REZONE, A REQUEST BY GREG DAVIS OF IPLAN CONSULTING, TO REZONE A 9.6 ACRE (APPROX.) SITE FROM EMP-A/PAD TO C-2/PAD, LOCATED GENERALLY AT THE SOUTHWEST CORNER OF GERMANN AND MERIDIAN ROADS.

DATE: March 8, 2023

Suggested Action:

Move to recommend approval P22-0278 Barney Farm Germann/Meridian Commercial Rezone, subject to the Conditions of Approval outlined in this report.

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 Germann/Meridian Commercial Rezone

Site Location: SWC Germann and Meridian Roads

Current Zoning: EMP-A/PAD (Office/Industrial Park)

Proposed Zoning: C-2/PAD (General Commercial)

General Plan Designation: Industrial

Surrounding Zoning:

- North - GI (City of Mesa-General Industrial)
- South - R1-5/PAD (Barney Farms)
- East - C-2/PAD
- West - EMP-A/PAD (Germann Commerce Center – Phase 2)

Gross Acreage: 9.6 acres

Discussion:

This proposal consists of a request by Greg Davis of Iplan Consulting, to rezone a 9.6 acre (approx.) site from EMP-A/PAD (Office/Industrial Park) to C-2/PAD (General Commercial). The subject site is located generally at the southwest corner of Germann and Meridian roads. The property is located within the North Specific Area Plan PAD boundaries.

To the north of the subject property is Germann Road and land zoned GI (General Industrial) in the City of Mesa which includes existing heavy industrial uses (ZF Manufacturing and CMC Steel). To the

northeast, at the northeast corner of the intersection is land identified as Industrial in the General Plan and State Trust Land dedicated for Urban Employment development. To the south, the site is bordered by the future Barney Farms Phase 5 residential development (zoned R1-5). To the west is vacant land zoned EMP-A which is part of an approved industrial development located along Germann Road (Germann Commerce Center). To the east of the subject site is Meridian Road and vacant land zoned C-2 (General Commercial). Further to the east is the North Creek residential development (zoned R1-5) which is currently under construction.

According to the applicant, “as a hard corner on two major arterials, with Meridian Road recently opened to the new SR24 freeway, and with Meridian Road now being open to the south, this site has potential to attract retail and commercial users. The area has seen increased interest in the existing industrial (employment) land use and this site could certainly work as light industrial employment. However, with the new residential population growth in the area, and the new transportation corridors opened up, [they] believe that commercial will be viable and attract users that will bring higher benefit to the site, to the area, and to the Town”. Staff is supportive of the proposal to provide a smaller commercial parcel at the intersection, increasing the amount of commercial land to support the needs of the surrounding area. The site is also located at an intersection suitable for commercial development given its proximity and access to Meridian Road, Germann Road, and SR24. Additionally, the proposed request to rezone to subject site to C-2 maintains the non-residential buffer to the industrial uses to the north.

A similar rezoning application for the property located at the southwest corner of Germann and Signal Butte roads (approximately one-mile west and owned by the same property owner as the current application), was approved in October of 2022 (Barney Farms Industrial P22-0133). In that instance, the 20-acre Commercial site was and was rezoned to 14 acres of Employment and 6 acres of Commercial as the market research was stronger for employment type uses. The subject request was supposed to be a companion zoning case, highlighting the reduction of commercial in one area for an exchange in employment, and a reduction in employment for an increase in commercial in another area, however the timing of the applications was staggered due to constraints with the applicant.

A site plan for the property will be submitted and reviewed at a later date.

Public Participation:

A neighborhood meeting was held on February 6, 2023 with no members of the public in attendance. Notice of the meeting was provided via mail to all property owners within 1,200-feet of the subject site as well as via an on-site sign posting. To date, staff has not received any input or questions from the public regarding the proposed request.

Analysis:

General Plan Review: The current 2018 General Plan designation for this property is Industrial. 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 9.6 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 request.

Zoning Review: The current zoning designation of the property is EMP-A with a PAD overlay established as part of the North Specific Area Plan PAD Rezoning Case RZ15-039. The applicant is requesting C-2 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 C-2 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, except as modified herein.
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 C-2 General Commercial Zoning regulations and all applicable provisions of the North Specific Area Plan, Town's Zoning Ordinance, and Town Design Standards.
3. The developer shall be responsible for installing fiber conduit along the Meridian Road and Germann Road frontages.
4. With future site development, a Traffic Impact Statement, at a minimum, shall be submitted, per the most current Traffic Impact Analysis Guidelines and Driveway Guidelines.
5. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the Bureau of Reclamation Easement.
6. 70' of half street of Right-of-Way for Meridian Road shall be dedicated to the Town through a separate instrument prior to the approval of construction documents.
7. 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.
8. Full half street improvements shall be required to be designed and constructed for Germann Road and Meridian Road for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall be to the centerline of the improved road and shall include removal and replacement of all asphalt to the centerline. Improvements shall also include all appropriate roadway tapers as required by the Town's Traffic Department.
9. The developer shall incorporate facilities in the project design as shown in the East Mesa Area Drainage Plan and Fulton Home Barney Farms Drainage Plan.
10. The developer shall provide 1/4 cost share for the traffic signal at the Meridian Road and Germann Road intersection at the time of the development of the site.
11. 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. Construction assurance shall be deposited with the Town prior to final plat recordation.
12. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
13. 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.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Existing Zoning Exhibit.pdf](#)
4. [Proposed Zoning Exhibit.pdf](#)
5. [Expanded Existing Zoning Exhibit.pdf](#)

5. Expanded Existing Zoning Exhibit.pdf
6. Expanded Proposed Zoning Exhibit.pdf
7. Rezoning Narrative.pdf

Project Name: Barney Farms Germann/Meridian Commercial Rezone Aerial

Case Number: P22-0278



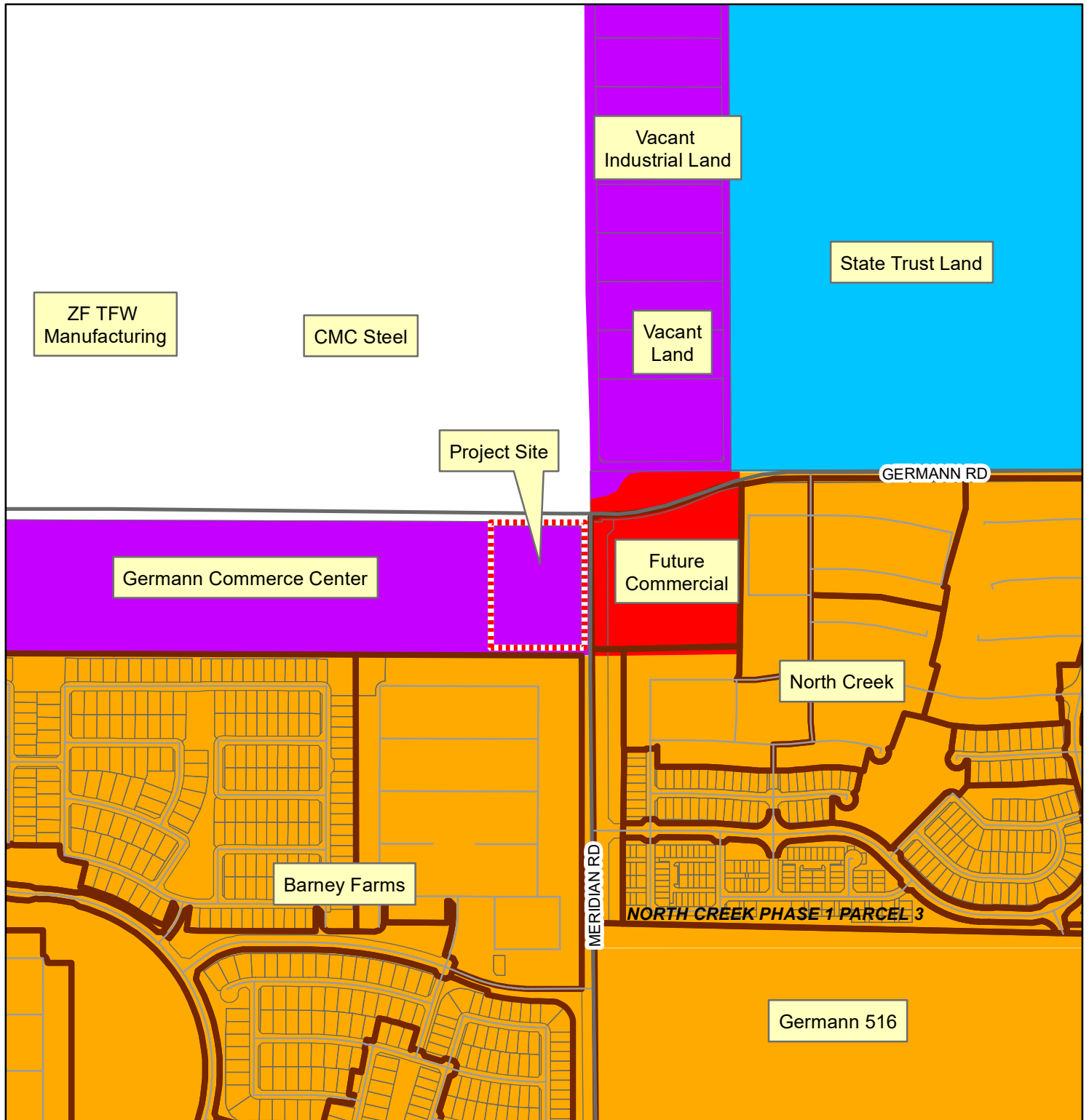
Hearing Date: March 8, 2023 (Planning Commission) April 5, 2023 (Town Council)



Project Name: Barney Farms Germann/Meridian Commercial Rezone General Plan Exhibit

Case Number: P22-0278

Hearing Date: March 8, 2023 (Planning Commission) April 5, 2023 (Town Council)



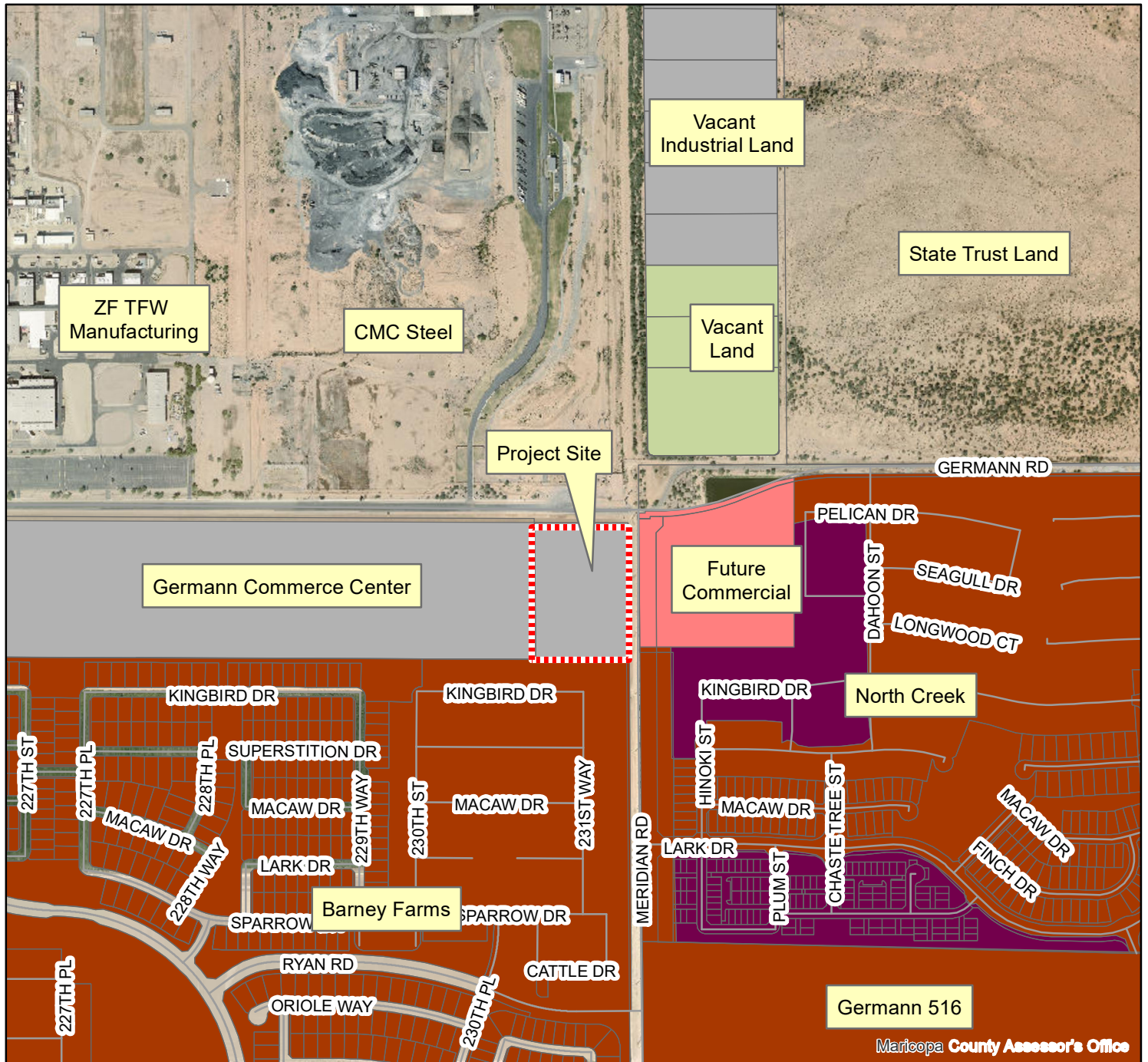
General Plan Land Use

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



























Project Name: Barney Farms Germann/Meridian Commercial Rezone Existing Zoning Exhibit

Case Number: P22-0278

Hearing Date: March 8, 2023 (Planning Commission) April 5, 2023 (Town Council)



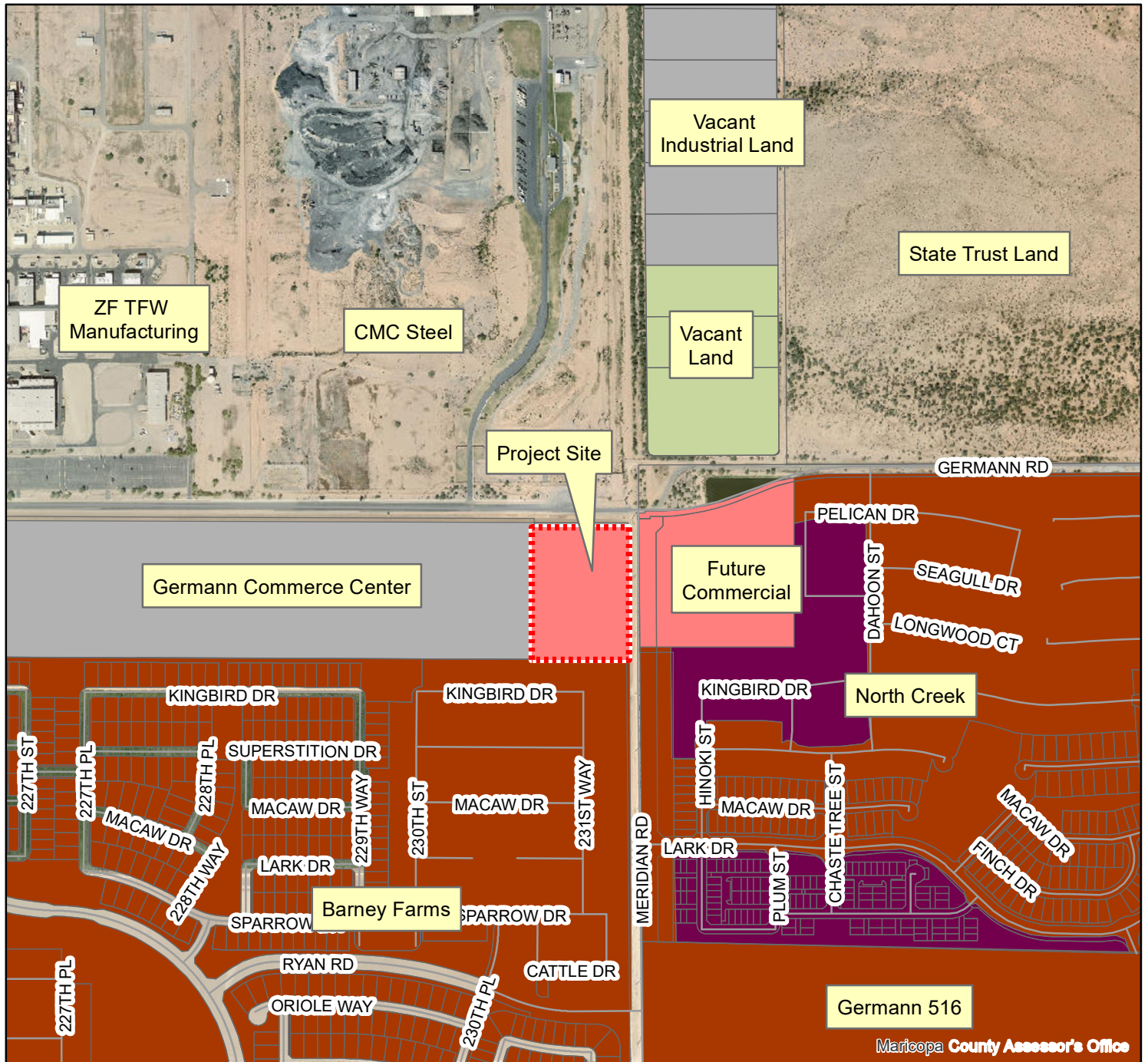
Zoning Districts

 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 Germann/Meridian Commercial Rezone Proposed Zoning Exhibit

Case Number: P22-0278

Hearing Date: March 8, 2023 (Planning Commission) April 5, 2023 (Town Council)



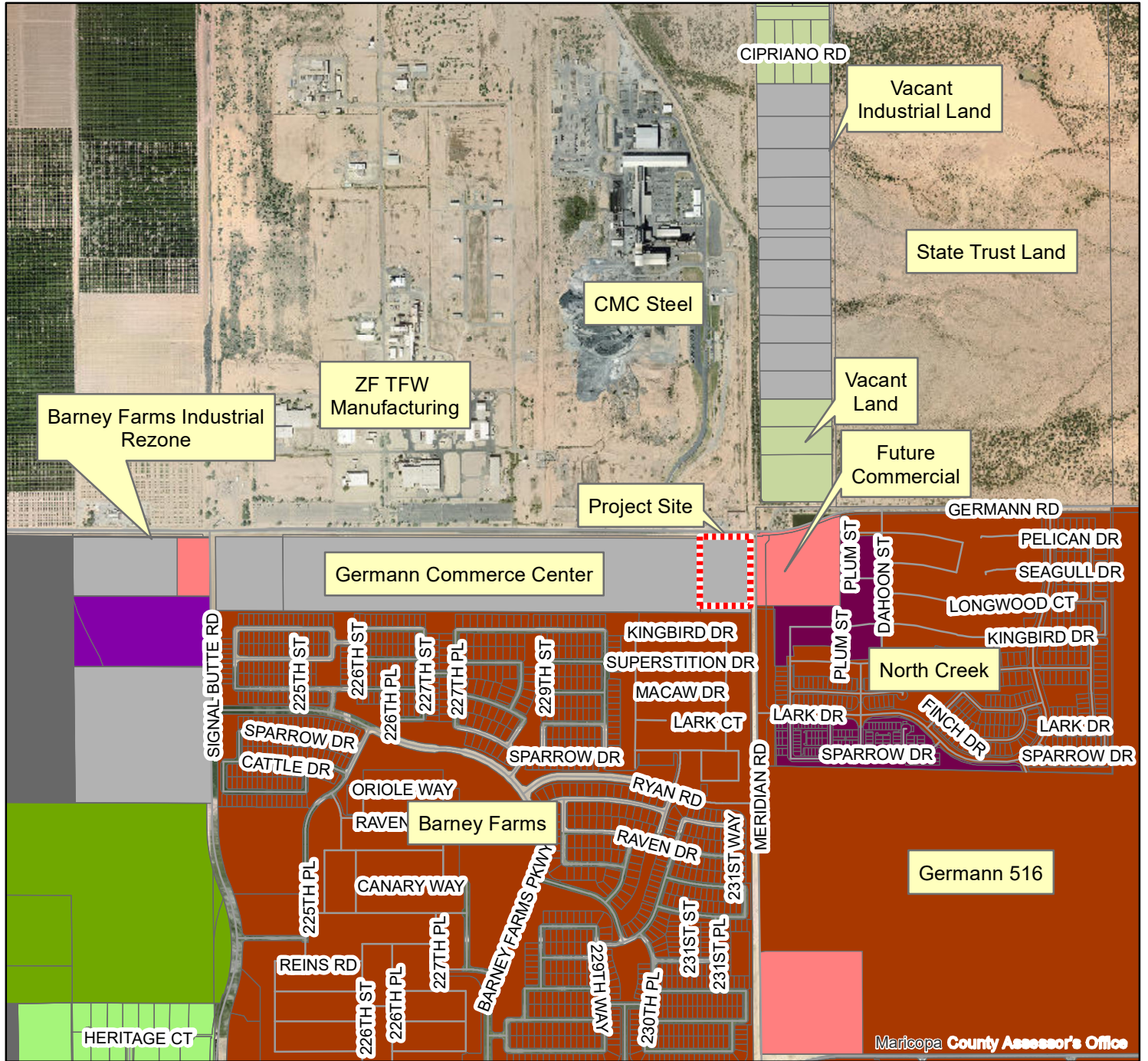
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

























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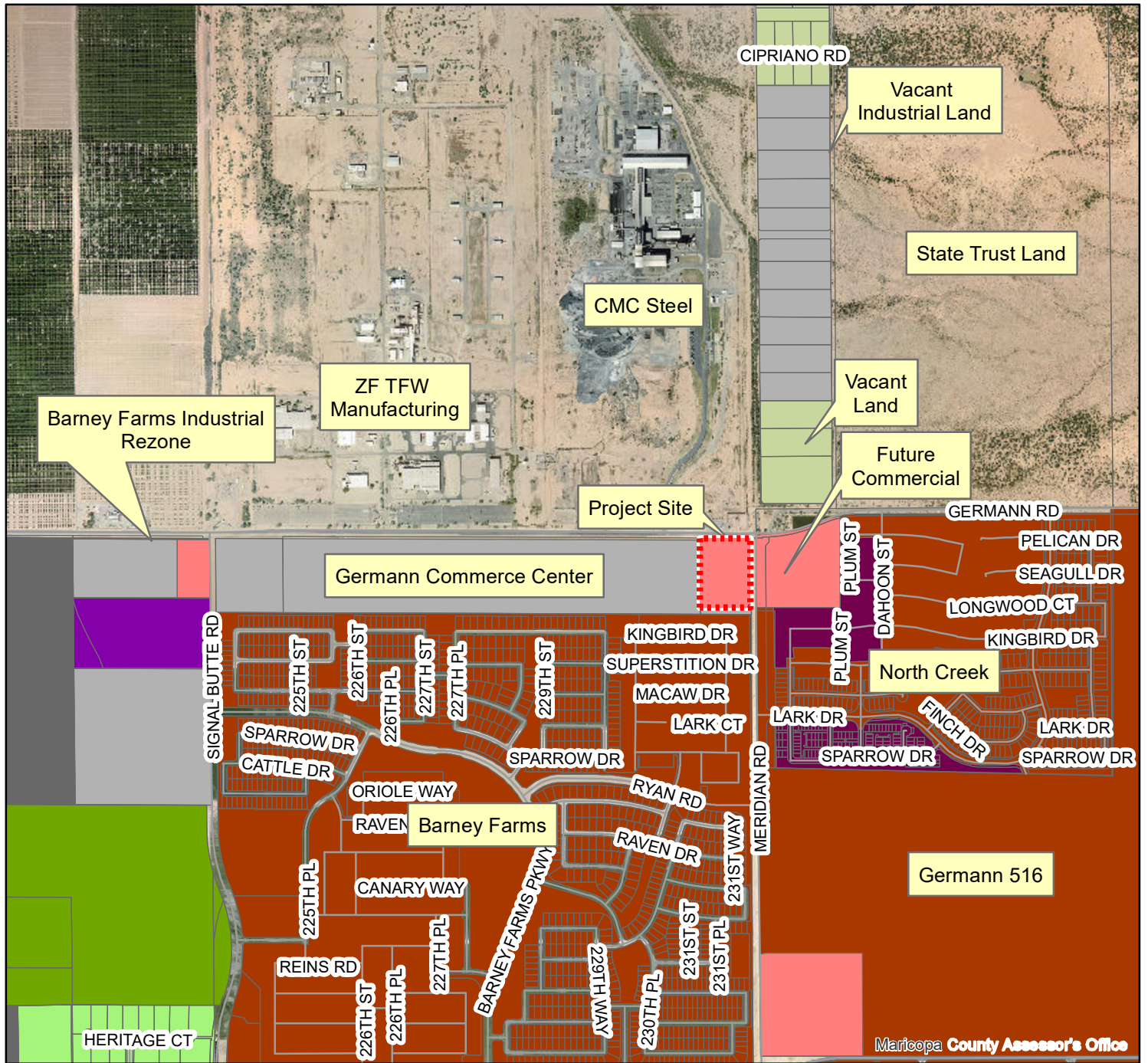
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

























Project Name: Barney Farms Germann/Meridian Commercial Rezone Proposed Zoning Exhibit

Case Number: P22-0278

Hearing Date: March 8, 2023 (Planning Commission) April 5, 2023 (Town Council)



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