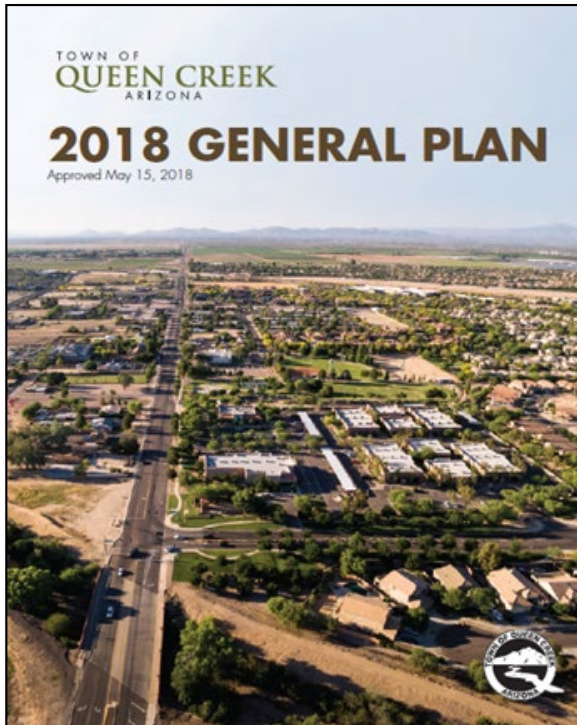




Buffer and Transitions Manual (P23-0188) and Text Amendments(P23-0189)

January 17, 2024 Town Council

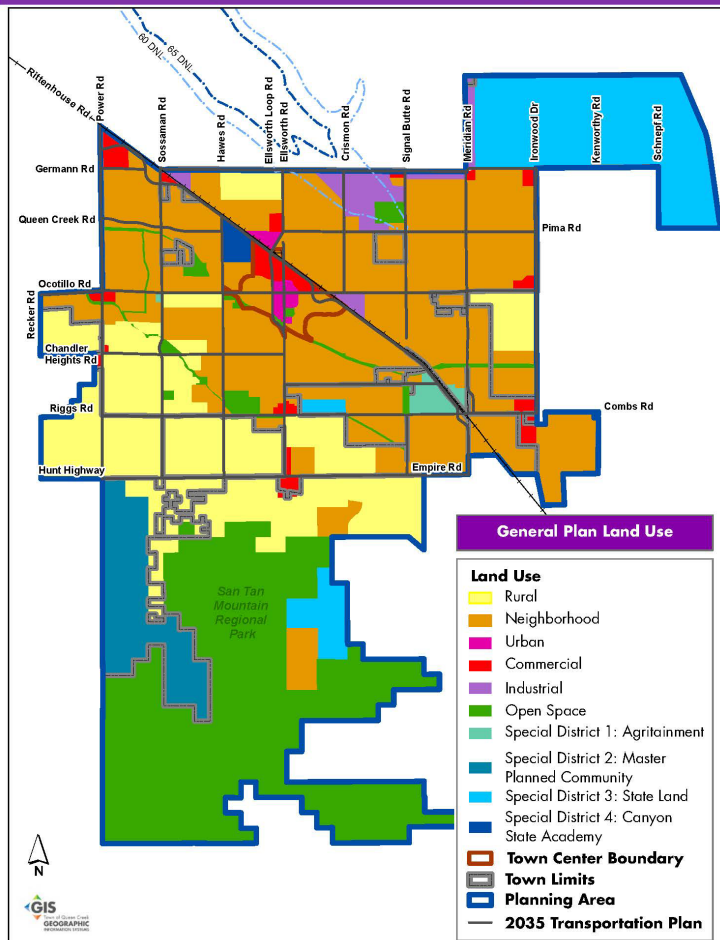




2018 General Plan

The General Plan serves as a decision making road map for future growth. It puts in place a vision, goals, strategies, and actions for the next decade and beyond.

Figure 12: Town of Queen Creek Land Use Map



Rural - <1 du/ac



Neighborhood - 1-20 du/acre
< 20ac commercial



Commercial Auto-Oriented Commercial Centers Offices



Industrial, warehousing, manufacturing, offices



Urban, downtown core, higher density residential, mixed use, commercial, offices, etc.



Special Districts - not appropriate for any of the other categories and requiring greater flexibility

Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the Land Use Categories shown on the Figure 1: General Plan Land Use Map.

Town of Queen Creek General Plan Land Use Map: Land Use Categories								
Land Use	Rural*	Neighborhood*	Urban*	Commercial*	Industrial*	Open Space*	Special District*	
Types of Allowed Land Uses	Residential: very low-density single family (up to 1 dwelling unit per acre) Commercial: agriculture (related farm stands) Employment: agriculture and recreation-related, home office, garage industry Open Space: trails, trailsheads, open space (washes), community parks	Residential: single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre. Commercial: neighborhood retail and services with requirements Employment: home office, limited live/work; office Public & Quasi Public: civic/institutional Open Space: buildings, neighborhood/community parks, pocket parks, tot lot	Residential: single family (above 6 dwelling units per acre), multifamily, and services. Commercial: commercial retail, office, and services. No drive-thrus Employment: office buildings; live/work Public & Quasi Public: civic/institutional buildings Open Space: plazas, parks	Commercial: town-wide commercial center and other auto-oriented commercial centers Employment: office buildings Public & Quasi Public: civic/institutional buildings Open Space: plazas, parks	Employment: warehouse; manufacturing; office Open Space: plazas, parks	Open Space: park shelters, restroom facilities; community and town-wide parks; conservation areas; Sonoran & Queen Creek washes, protected natural features	Economic: Agritainment Residential: cluster planned community Other: Arizona State Land Department managed land, Canyon State Academy property	
Land Use Character	• Predominantly large lot single family residential up to 1 dwelling unit per acre. • Buildings spaced significantly apart to create a sense of intermittence rather than lined up buildings. • A variety of deep setbacks from the road, creating an informal pattern. • Roadways without curb, gutter, or sidewalk. • Informal streetscapes and tree placement.	• Predominantly residential with range of densities up to 20 dwelling units per acre, mixed-use, commercial, and civic/cultural within buffering abutting Rural or Urban areas will be required. • Higher densities should decrease towards edges when abutting single family developments within this Land Use Category. • Densities above 8 dwelling units per acre require direct access to collector or arterial streets. • Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street. • Buildings spaced to create separation while maintaining cohesive street wall. • Most building setbacks, generally	• Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other. • Buildings close together with significant street frontage. • Building facades at or near sidewalk. • Pedestrian-friendly streets with curb and gutters, planters or tree walls, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages. • Formalized streetscape with equally spaced street trees. • May include civic park/plaza/gathering space. • Buildings with active ground-floor uses and awnings, storefronts and	• Commercial development, accommodate existing conventional suburban shopping centers. • Flexible configuration of buildings; building facades and awnings may be associated with site internal circulation rather than street frontage. • Streets with curb and gutter, planters and sidewalks. • Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic. • Generally, auto-oriented development with	• Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings. • Building siting accommodates truck access, loading and storage areas. • Roadways designed to accommodate larger vehicles while maintaining	• Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks. • Development limited to use-specific structures and recreation facilities, including trails, picnic shelters, restroom facilities, and equestrian	• Set aside for development not appropriate for any of the other categories and requiring greater flexibility. • Development governed by Huster Plan.	

“May be considered adjacent to properties designated as Rural and adjacent to lower density residential districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.”

Requires adequate transitions for all development in Neighborhood, Urban, and Commercial districts.

Figure 13: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes	
District	Zoning									
Residential Districts	Rural Development	R1-190	X							
	General Rural Development	R1-54	X						• Appropriate in RURAL Land Use Category.	
	Rural Estate	R1-43	X	X						
	Suburban Residential	Type A	R1-35	X						• Appropriate zoning adjacent to RURAL.
		Type B	R1-18	X						
	Suburban Development	Type B	R1-15	X						• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
		Type B	R1-12	X						
		Type A	R1-9	X						
		Type A	R1-7	X						
	Urban Development	Type A	R1-5	X						• Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses. • Within URBAN Land Use Category: Minimum density of 6 du/ac required. • May be considered adjacent to properties designated as RURAL on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
		Type B	R1-4	X						
		Type B	ADR	X	X					
Type B		HDR	X	X						
Non-Residential Districts	Light Commercial	C-1	X						• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.	
	General Commercial	C-2	X	X	X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.	
	Regional Commercial Center	C-3			X					
	Office/Industrial Park	EMP-A				X				
	General/Industrial Parks, Recreation, and Conservation Zone	EMP-B				X				
	Public/Quasi-Public	P/QP	X	X	X	X	X	X		
	Residential Commercial	RC	X	X	X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.	
	Downtown Core	DC		X					• Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.	
	Mixed-Use	MU		X				X		
	Agritainment	AT	X	X		X			X	
Overlay Districts	Planned Community	PCD						X		
	Planned Area Development Overlay	PAD	X	X	X	X	X	X		
	Non-Traditional Housing Product	-						X	• Specific buffering and transition details shall be determined through the rezoning process.	



Develop a supplemental report to the General Plan to help with the transition requirement for new development

- Illustrate quality buffering strategies between differing development densities
- Create a menu of possible buffer types that could be incorporated into a project based on the unique characteristics of the application and surrounding neighborhoods

9 Buffer Types

1. Compatible Lot Widths
2. Transitioning Lot Sizes/Densities
3. Setbacks
4. Open Space/Landscape
5. Roadways
6. Stepbacks and Line of Sight
7. Building Design/Construction Techniques
8. Building Heights
9. Nuisance Buffer and Use Restrictions

The techniques shown in the manual are not prescriptive, but rather are intended to provide an overview of the potential strategies that could be used to meet the intent of the General Plan.

Buffers are not a one-size-fits-all.



How will it work?

1. New development project is proposed
2. Review GP Land Use Requirements Table to determine if buffering is needed
3. Incorporate buffering techniques to satisfy GP buffer requirement
 - Includes Staff Review and Applicant, Neighborhood, PZ, and TC input

All buffers are subject to approval through the rezoning process on a case-by-case basis

Depending on the context, scale and use of the project or unique circumstances, it may require more than one buffer type



Benefits

- Supports Staff in evaluating new projects
- Helps the applicant by providing a list of options to meet the General Plan transition requirement that can be incorporated into a project
- Serves as a resource for the public to learn about buffering techniques
- Facilitates the review and application of the General Plan Transition and Buffering requirements



History

- Work Session to gather input from the Council on proposed buffering strategies
- Development community review
- Work Session(s) to gather input from the Commission on proposed buffering strategies





Questions? Comments?

Thank you!