



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR

RE: PUBLIC HEARING AND POSSIBLE ACTION ON CASE P23-0185 QUEEN CREEK INDUSTRIAL CAMPUS A REQUEST TO REZONE THE SUBJECT SITE FROM EMP-B (GENERAL INDUSTRIAL DISTRICT) TO EMP-B WITH A PAD OVERLAY TO ALLOW ADDITIONAL BUILDING HEIGHTS UP TO 120';. THE APPROXIMATE 240-ACRE SITE IS LOCATED AT THE SOUTHEAST CORNER OF CRISMON AND GERMANN ROADS.

DATE: April 10, 2024

Suggested Action:

Move to recommend approval of P23-0185 Queen Creek Industrial Campus PAD Rezone, subject to the Conditions of Approval outline in this Staff Report.

Introduction / Summary:

The request is to Rezone the subject site from EMP-B (General Industrial District) to EMP-B with a PAD Overlay to allow additional building heights ranging from 48' up to 90' and accessory structures up to 120' within an proposed tiered plan.

History:

September 16, 2015: Town Council approves the North Specific Area Plan (NSAP)
 December 12, 2015: Town Council approves GPA15-040, the NSAP Major General Plan Amendment and Rezoning Case R15-039, formally amending the General Plan and Rezoning the entire approximate three-square mile area that encompassed the NSAP.

Project Information:

Project Name: Queen Creek Industrial Campus PAD Rezone
 Site Location: Southeast corner of Crismon and Germann roads
 General Plan Designation: Industrial
 Existing Zoning: EMP-B
 Proposed Zoning: EMP-B/PAD
 Surrounding Zoning:

- North: Germann Road; City of Mesa north of Germann Road
- West: Crismon Road; EMP-A west of Crismon Road
- South: Ryan Road; Siete Solar Field (EMP-B)
- East: EMP-A and HDR

Gross/Net Acreage: 240 acres/

Building Height: 48-feet

Building Height Proposed: Tier 1 - 48-feet, Tier 2 - 65-feet, Tier 3 - 90-feet (accessory structure in Tier 3 - 120-feet)

Discussion:

The request is to Rezone the approximate 240-acre site from EMP-B to EMP-B with a PAD Overlay to allow for additional building heights ranging from 48' up to 90' and accessory structures up to 120' within an proposed tiered plan. The subject was part of a General Plan Amendment in 2015 in coordination with the 3-square mile area that represents the North Specific Area Plan (NSAP). At the time of establishing the NSAP the effort was to establish land uses in concert with the various property owners. The creating of the NSAP was to plan for the rapid growth of the Town and prepare for the increased interest in the area directly south of the Phoenix Mesa Gateway Airport. A subsequent Rezoning of the same 3-square mile area following the General Plan Amendment and establishment of the NSAP, established the current zoning of the site. The 240-acre subject site is bounded by Germann Road on the north, Crismon Road along the west, future Ryan Road along the southern boundary, and existing vacant land zoned EMP-A and HDR (High Density Residential) along the eastern boundary of the site. Southeast of the subject site, south of the future Ryan Road is the Town's Frontier Family Park.

The purpose of the request is to establish an overlay allowing for additional building heights within established boundaries of the subject site utilizing a tiered approach. Along both arterial frontages, the established building height consistent with the Zoning Ordinance of a max building height of 48' will be maintained for a depth of 300-feet. Moving internal to the site, from 300-feet to 600-feet from the arterials, creates the second tier where heights will be increased to 65-feet for a depth of another 300-feet. The third tier extends the remaining portion of the site allowing for an additional building height of 90-feet. Within the third tier, an additional height increase is requested for up to 120-feet to allow for accessory structure associated with users to allow for mechanical equipment, silos, and related equipment. Any heights greater than 90-feet will be designed so as to be as screened as much as possible with a focus on centrally locating any mechanical equipment behind building walls. With the exception of accessory structures as previously discussed, all rooftop mechanical equipment will be screened by parapets. According to the applicant, the requested additional tiered heights is to allow the development to remain competitive within surrounding properties and that the current restrictions limit the types of users and development that can occur on the site. As significant interest has led to the development of many industrial properties within the City of Mesa (north of Germann) the proposed rezoning will assist in providing a competitive advantage. Furthermore, with greater flexibility, this allows the development team to seek a broader range of users that may be more attractive to the Town's long-range goals of securing various employment industries.

Site Layout

It is important to note that there are no users or proposed site plans associated with this project. A number of conceptual site plans are provided for conceptual purposes in an effort to show how the site may develop. The conceptual plans provide a number of optional building layouts to show various types of users that may be interested in the site. It is important to note that within each of the conceptual plans a 1.2 million square foot building is provided. Per the development team, this is to reflect the potential development of the site in the event a similar sized user to LGES could develop the site. Within each conceptual plan the proposed development tiers are provided. To address potential building massing with the proposed tiers, the applicant is proposing to increase the landscaping buffer along Crismon and Germann roads, however it is worth noting that given the siting of the SRP power poles along Crismon Road, an easement of 80-feet will be required. As provided on the conceptual plans, outside of the 80-foot easement, parking areas and foundation landscaping are provided adjacent to any buildings in which additional vertical landscaping can be accommodated.

Public Participation:

A neighborhood meeting was conducted on Thursday, December 21, 2023. No neighbors attended the meeting. To date, Staff has not received any comments from residents or property owners within the notification boundary.

Analysis:

General Plan Review:

The current General Plan designation for this property is Industrial, and designated in the General Plan as a Growth Node with the NSAP serving as the guiding document for future growth. Per the General Plan, the Growth Area Overlay "provides guidance for areas where new development is needed to accommodate future population" included within this statement is the importance of providing sufficient employment opportunities for the Town's long-term growth strategy. The Growth Area Element provides the specific goal to "Plan for and prepare to guide development within growth areas." The request is consistent with the General Plan.

Zoning Review:

The current zoning designation of the property is EMP-B. The applicant is requesting EMP-B with a PAD Overlay. The PAD Overlay is to allow for additional building heights. No deviations are proposed.

Adequate Public Facilities:

In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Engineering, Utilities and Transportation Review:

The project has been reviewed by the Engineering, Utilities and Transportation departments. It is important to note that within the Development Booklet (p.7) the applicant states that additional right-of-way dedications will not be necessary for Ryan Road (along the site's southern boundary). Staff has been in discussion with the development team regarding this request and has determined that additional right-of-way will be required, and that the dedication of the additional right-of-way will be required as part of this rezoning application. Furthermore, the applicant has stated that improvements will only be required if needed. Staff is discussing the timing of the improvements with the development team and will provide a definitive timeline by the time the item goes to Town Council. Conditions of Approval have been added accordingly for any applicable items.

Conditions of Approval:

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. 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.
3. Full ½ street improvements including all related sidewalk, curb and gutter, streetlights, landscaping, applicable water and sewer lines, landscaped medians, drainage facilities, and power pole relocation shall be designed and constructed, as required or needed at the time of development.
4. 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.
5. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), a bond to cover the costs for construction assurance, or signed Certificate of Occupancy Hold Agreement. 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.
6. The design of all pedestrian and multiuse trail crossings shall be incorporated into the design of the Preliminary and Final Plats to ensure adequate safety.
7. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main color of the building or to blend in with adjacent landscaping.

8. The developer is responsible for installing and maintaining all landscaping within the public right-of-way including all median landscaping within the arterial, collector, and local roads.
9. The developer shall submit an Engineers Cost Estimate for all onsite public improvements and offsite public improvements. All Engineers Cost Estimates are required to be submitted to the Town during the Final Plat review phase of the project.
10. All utility and irrigation conflicts shall be resolved prior to recordation of the Final Plat including any relocations, removals, or easement abandonment.
11. If warranted, the developer will be responsible for their proportional share of traffic signals adjacent to the subject property. Traffic signal warrant shall be determined via a TIA at the time of subsequent Preliminary Plat submittals.
12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Attachment(s):

1. [Aerial Exhibit.pdf](#)
2. [Existing Zoning.pdf](#)
3. [General Plan.pdf](#)
3. [Proposed Zoning.pdf](#)
4. [QCIC - Site Plan Height Exhibit v2 \(1\).pdf](#)
6. [QCIC - Site Section \(1\).pdf](#)
7. [QCIC - Proposed Access Locations v2 \(1\).pdf](#)
8. [QCIC - PAD Narrative v2 \(1\).pdf](#)