

Queen Creek Industrial Campus (Vlachos) Case P23-0185

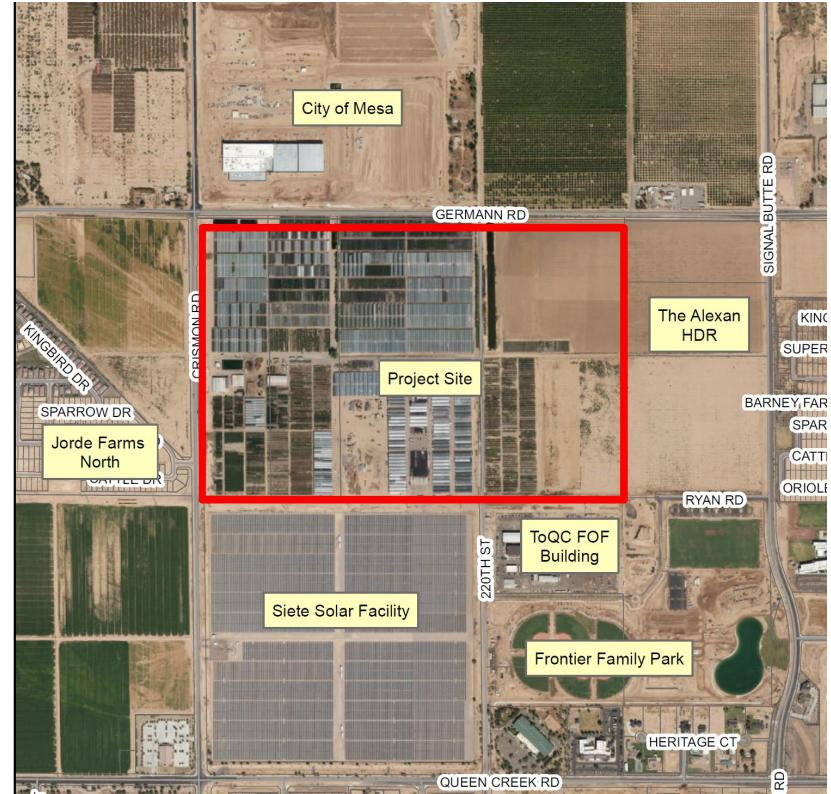
Town Council
May 15, 2024



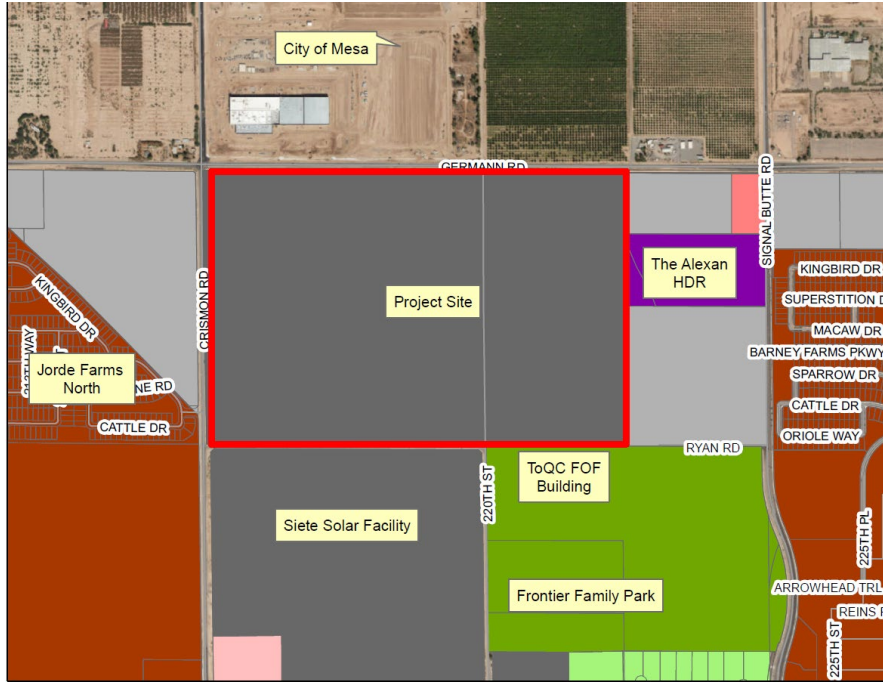
Request:

- Rezone 136 acres from EMP-B to EMP-B/PAD for increased building heights

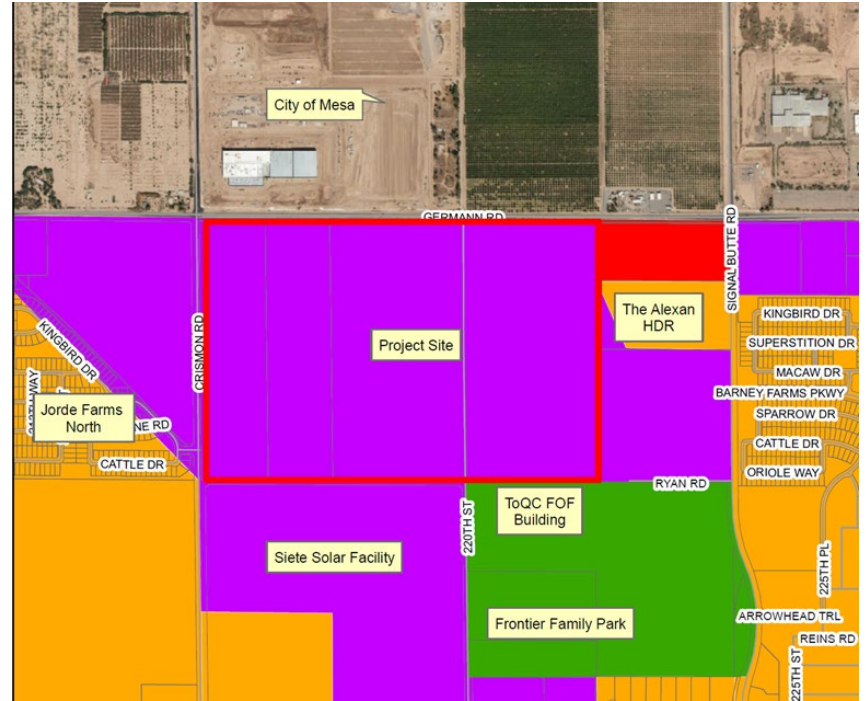
Aerial: 136 acres

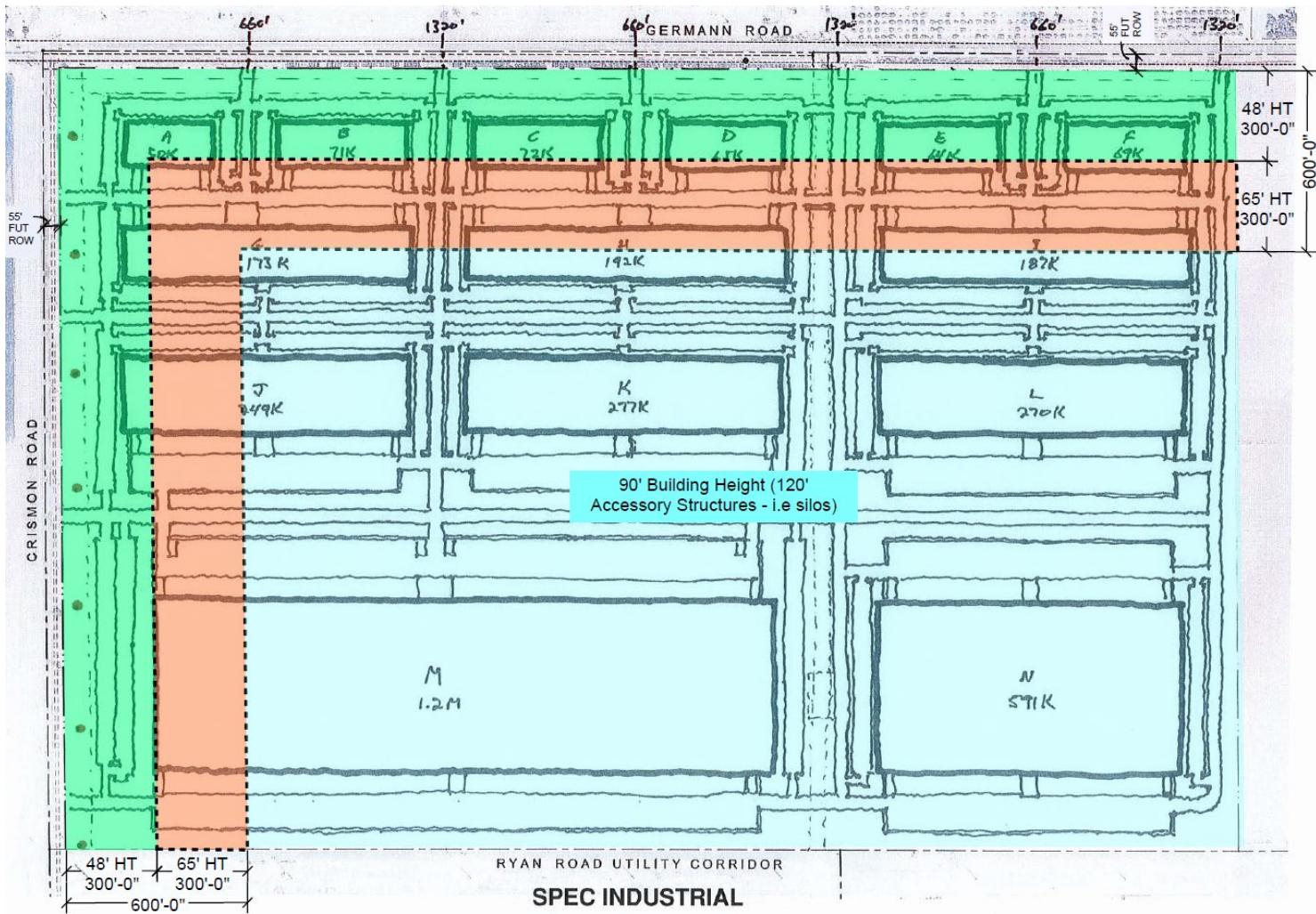


Existing Zoning: EMP-B



General Plan: Industrial

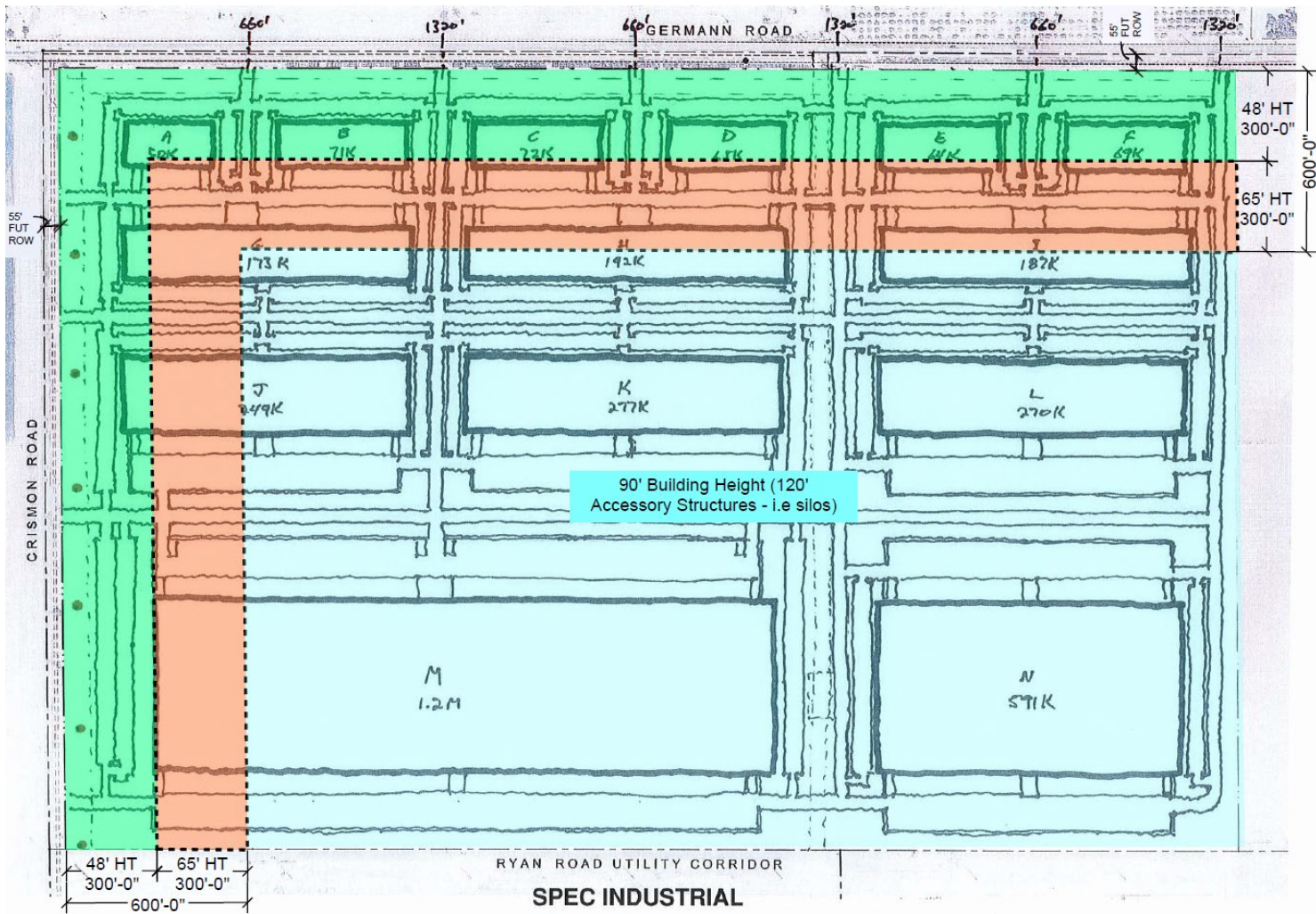




90' Building Height (120'
Accessory Structures - i.e silos)

RYAN ROAD UTILITY CORRIDOR

SPEC INDUSTRIAL



SPEC INDUSTRIAL

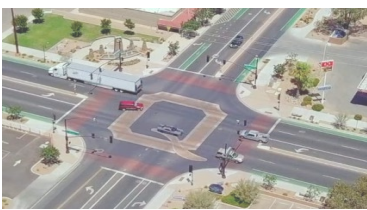
Neighborhood Meeting

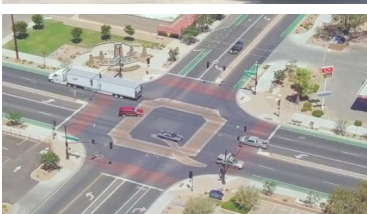
December 21, 2023: No neighbors were in attendance.

Prior to the PZ meeting Staff received comments from the adjacent property owner to the east expressing concerns with the buffering. To address the concern, the applicant proposed condition no. 13, which reads:

“No building shall exceed 65 feet in height within 80 feet of the east property line.”

Following the Planning Commission meeting, staff heard from one residential property owner in opposition to the request stating opposition to industrial development.





Questions?
Thank you.