

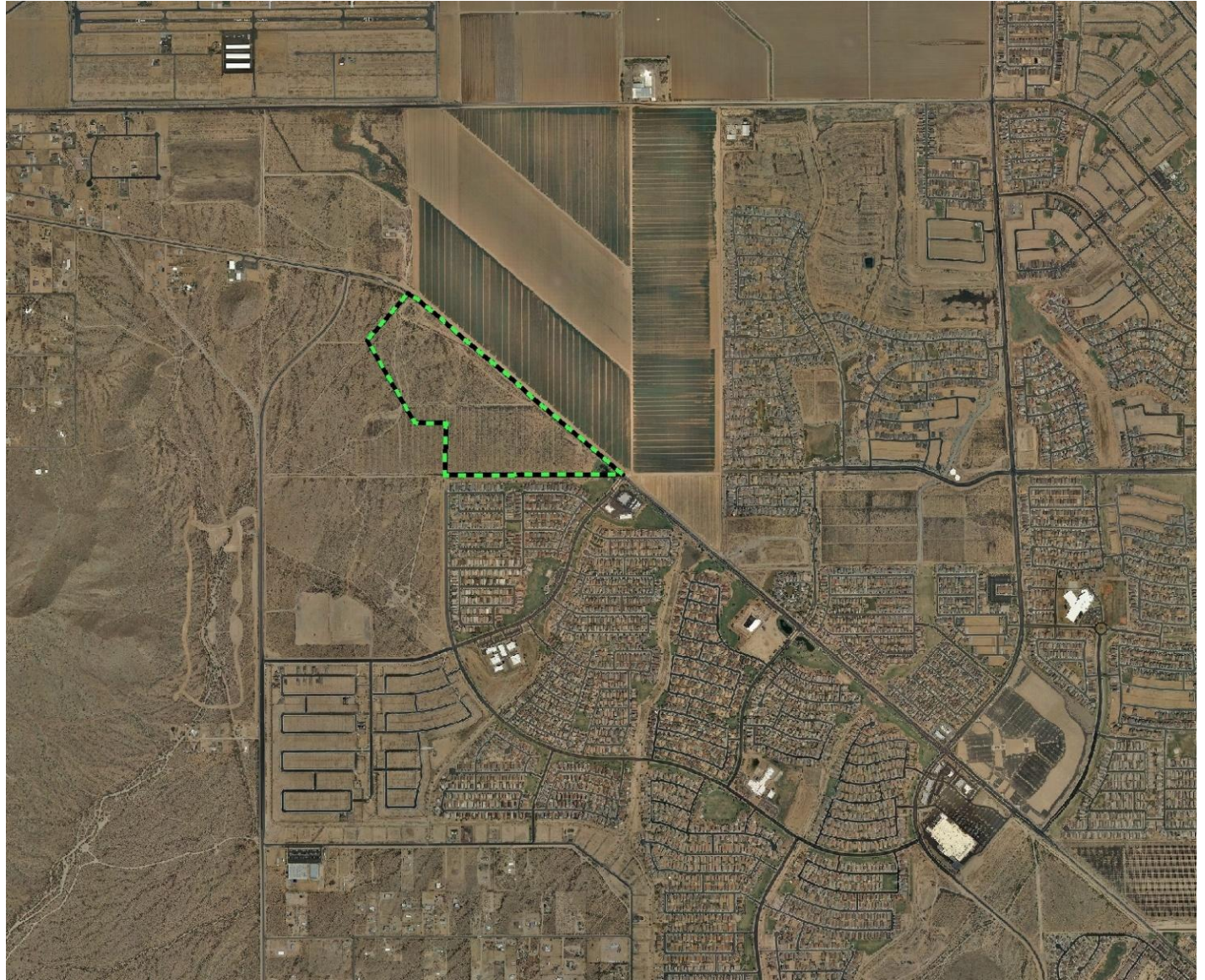
TOWN OF
QUEEN CREEK
ARIZONA

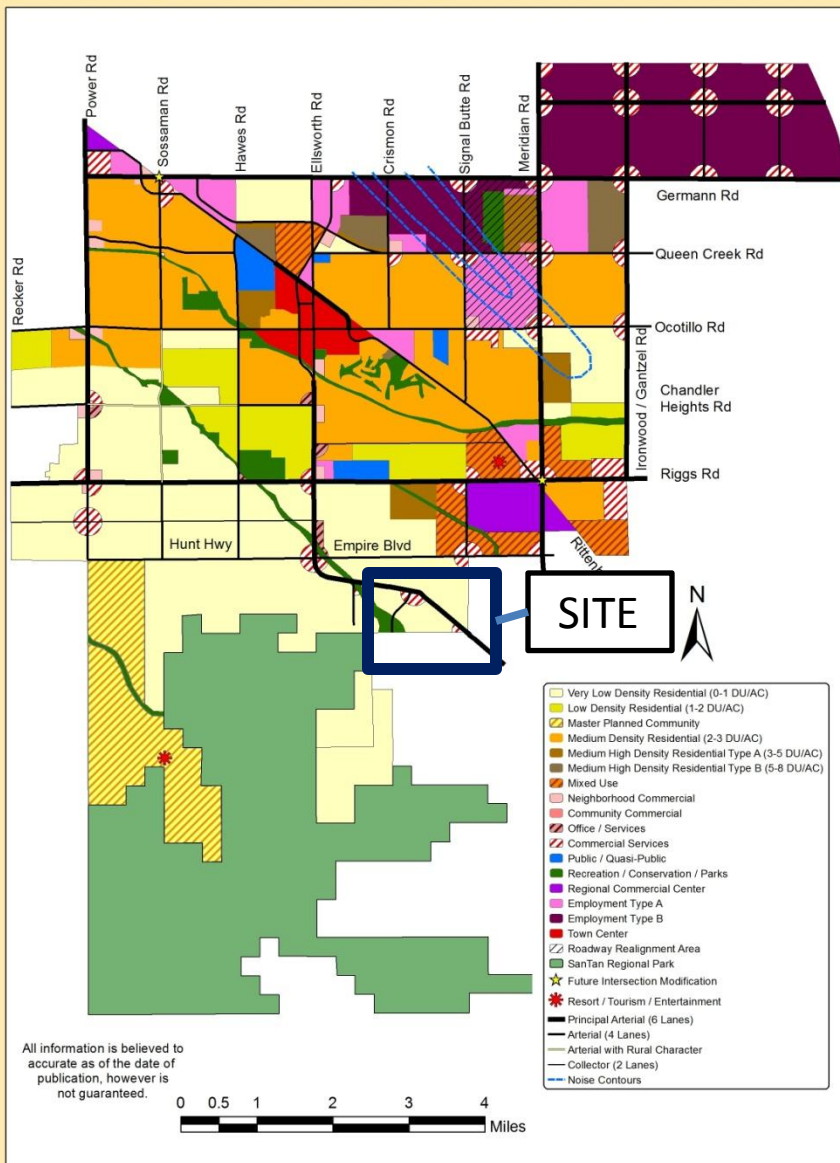
Pinal County Case
PZ-006-10 and PZ-PD-006-10

Town Council Meeting
February 16, 2011



Location Map





Site Location In Queen Creek General Plan

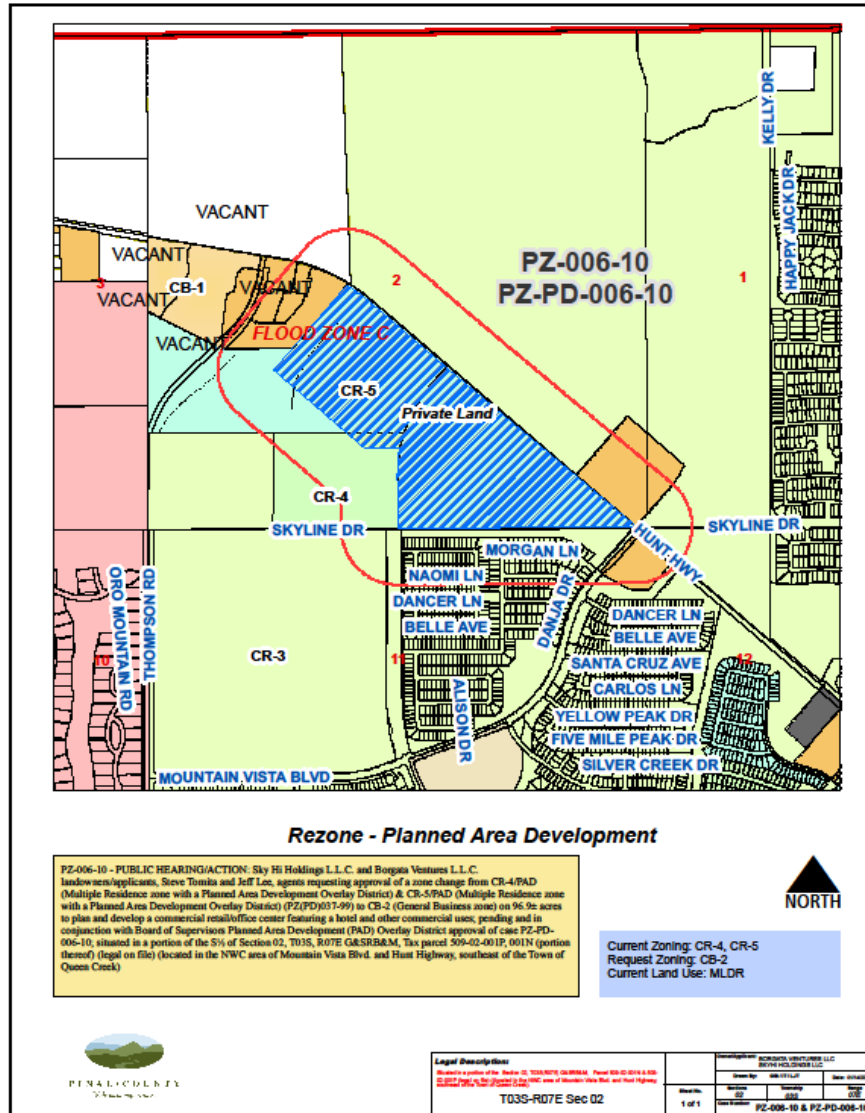
2008 General Plan

Modified in 2010 by Resolutions
813-09 and 814-09

Created by Dave Williams, Senior Planner
480-358-3089



Adjacent Zoning



PZ-066-10 & PZ-PD-066-10

- 96.6 acres
- South side of Hunt Highway between Ellsworth and Gary
- Currently planned for single family homes
- San Tan Heights Planned Area Development approved in March 2000
- Proposed for CB-2 (General Business)



Current San Tan Heights Development Plan



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Pinal County
Arizona



San Tan Heights PAD Amendment

Proposed Modification Residential to 96 acres of Commercial



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Arizona



San Tan Heights PAD Amendment

Proposed Development Plan



San Tan Heights PAD Amendment

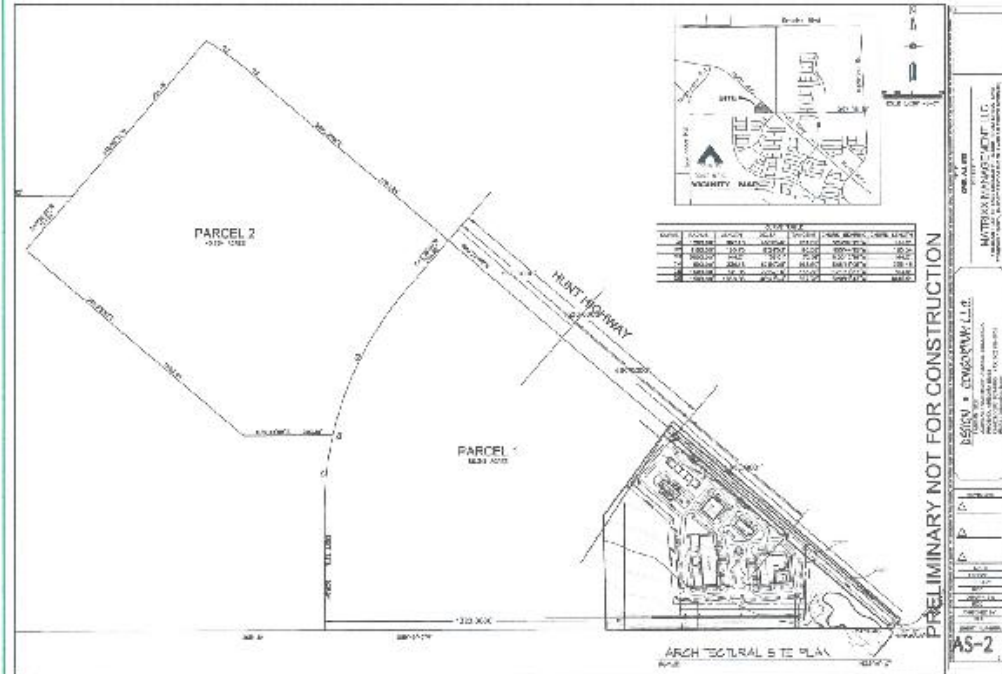
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Legal Description and Hotel Site

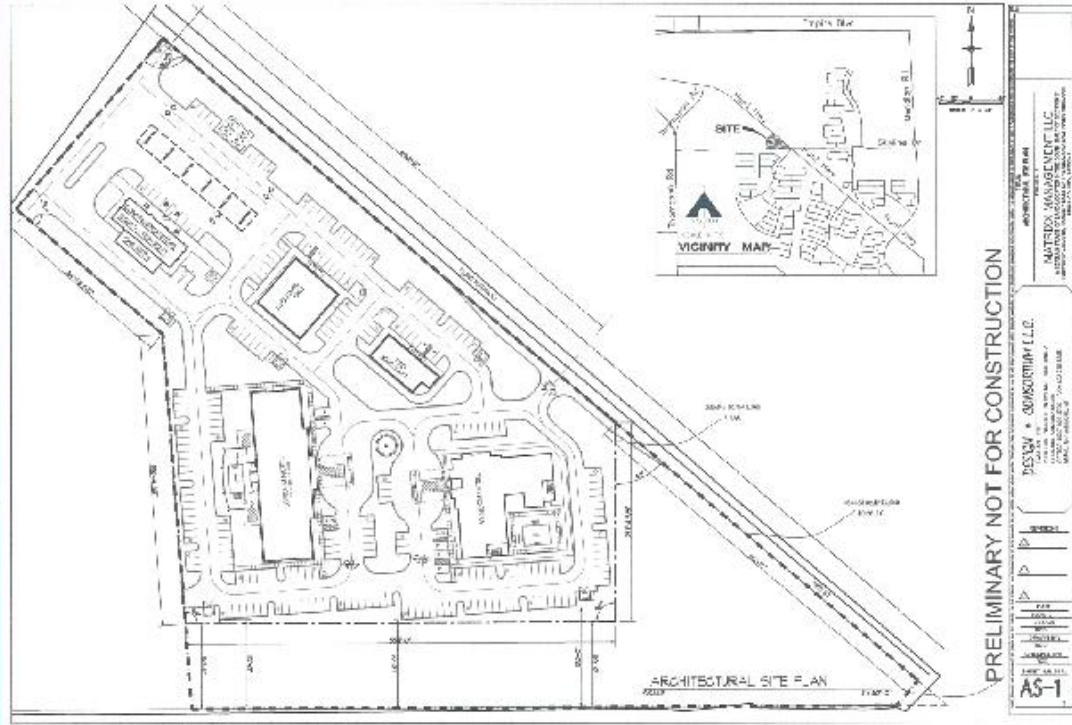


San Tan Heights PAD Amendment



Proposed Hotel Site

San Tan Heights PAD Amendment



PZ-066-10 & PZ-PD-066-10

- No detailed information on the larger project such as:
 - Square footage proposed
 - Proposed uses
 - Traffic generation
 - Building designs
 - Drainage or fissure treatment
 - Street improvements
 - Timing



PZ-066-10 & PZ-PD-066-10

- More detailed plan for the southeast corner:
 - Two motels
 - Convenience store with gas
 - One “fast food” pad
 - One other pad building
- No information on:
 - Design
 - Preliminary plat



Pinal County Comprehensive Plan

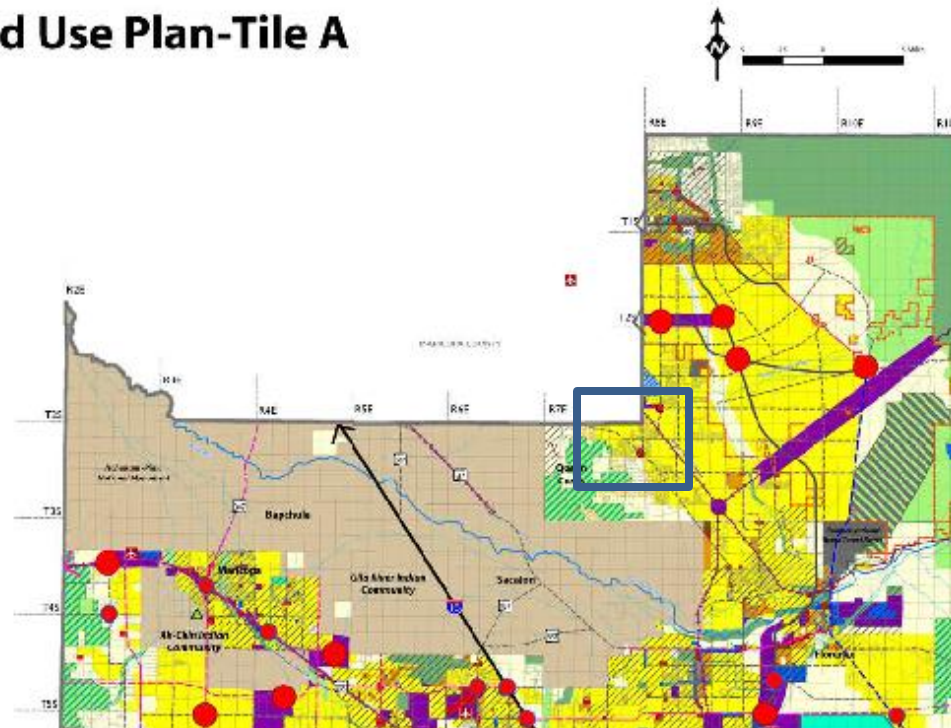
- Adopted in 2009
- Lengthy public hearing and review process
- Designated the proposed “Mixed Use Activity Center” for San Tan Valley at Hunt and Gary
 - Intersection of two arterial streets
 - Supportive surrounding development
 - Greater land use intensity
 - Central to the surrounding area



Pinal County Comprehensive Land Use Plan

3-6: Land Use Plan - Tile A

Land Use Plan-Tile A



Notes:

1. The Pinal County Comprehensive Plan does not change zoning ordinances, adopted development agreements or planned area development covering 80% of Pinal County's unincorporated property, and does not change the Pinal County Comprehensive Plan's zoning process which includes a rezoning application and a public hearing.
2. The land use plan graphics board shall be a zoning board or similar authority, where possible. However, this can be considered a discretionary action and the land use plan is not binding.
3. The County does not guarantee the accuracy of the information shown. Pinal County makes no warranty, expressed or implied, for the use of this plan for any purpose other than that intended by the County.
4. The General Plan for the land use plan in Pinal County shall be used to determine land use with a proposed boundary, General Plan for an incorporated area, and other land use plan in Pinal County. The land use plan is not binding on any other jurisdiction.
5. The Pinal County Open Space and Trails Plan (revised 2017) and adopted as part of this effort provides the best open space network.

6. The plan does not provide for the construction and management of an open space network or a network of trails. The designation of open space and trails is not a guarantee of funding. The plan does not provide for the construction and management of an open space network or a network of trails. The designation of open space and trails is not a guarantee of funding. The plan does not provide for the construction and management of an open space network or a network of trails. The designation of open space and trails is not a guarantee of funding.
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We Create Our Future: Pinal County Comprehensive Plan

Diverse Spaces of Community

Mixed Use Activity Center Planning Guidelines

- Located with good access to appropriate transportation corridors
- Integrate different uses as part of a Master Plan
- Central to recreational and other amenities
- Focused on areas with higher density support activities
- Discourage strip development along roadways
- Provide internally connected streets and pedestrian amenities



Staff Concerns

- Plan is inconsistent with both the Pinal County and Town General Plans
- Could hinder development with the approved Activity Center at Hunt and Gary
- Proposed plan provides very little information on uses, design, timing, etc. for review and consideration – storm drainage and earth fissures
- Additional 96.6 acres at this location would be incompatible with surrounding existing and proposed residential development
- Staff estimates the project could contain up to 836,000 square feet in commercial and/or office space – classed as a “regional center” by Pinal County



Staff Traffic Concerns

- Site has primary access only from Hunt Highway
- Ellsworth and Gary a mile away in both directions
- No traffic study provided by the applicant
- Staff estimates the project could generate 25,600 trips per day
- In addition to traffic from already planned projects in the area
- Widening plans for Hunt are still pending



Staff Recommendation

- Support the Pinal County Comprehensive Plan
 - Mixed Use Activity Center at Gary and Hunt
 - Central to supporting higher density land uses
 - Access from two arterial streets
 - Regional commercial at this location not in compliance with the Plan
 - Retain residential designation
 - Promote land use and transportation coordination between the County and Town



Staff Recommendation

- The Mayor and Council forward a letter to the Pinal County Board of Supervisors requesting this case be denied.
- Draft letter is included in your reference materials
- Staff to appear before the Pinal County Planning Commission and Board of Supervisors to present the Town's position



TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?

