

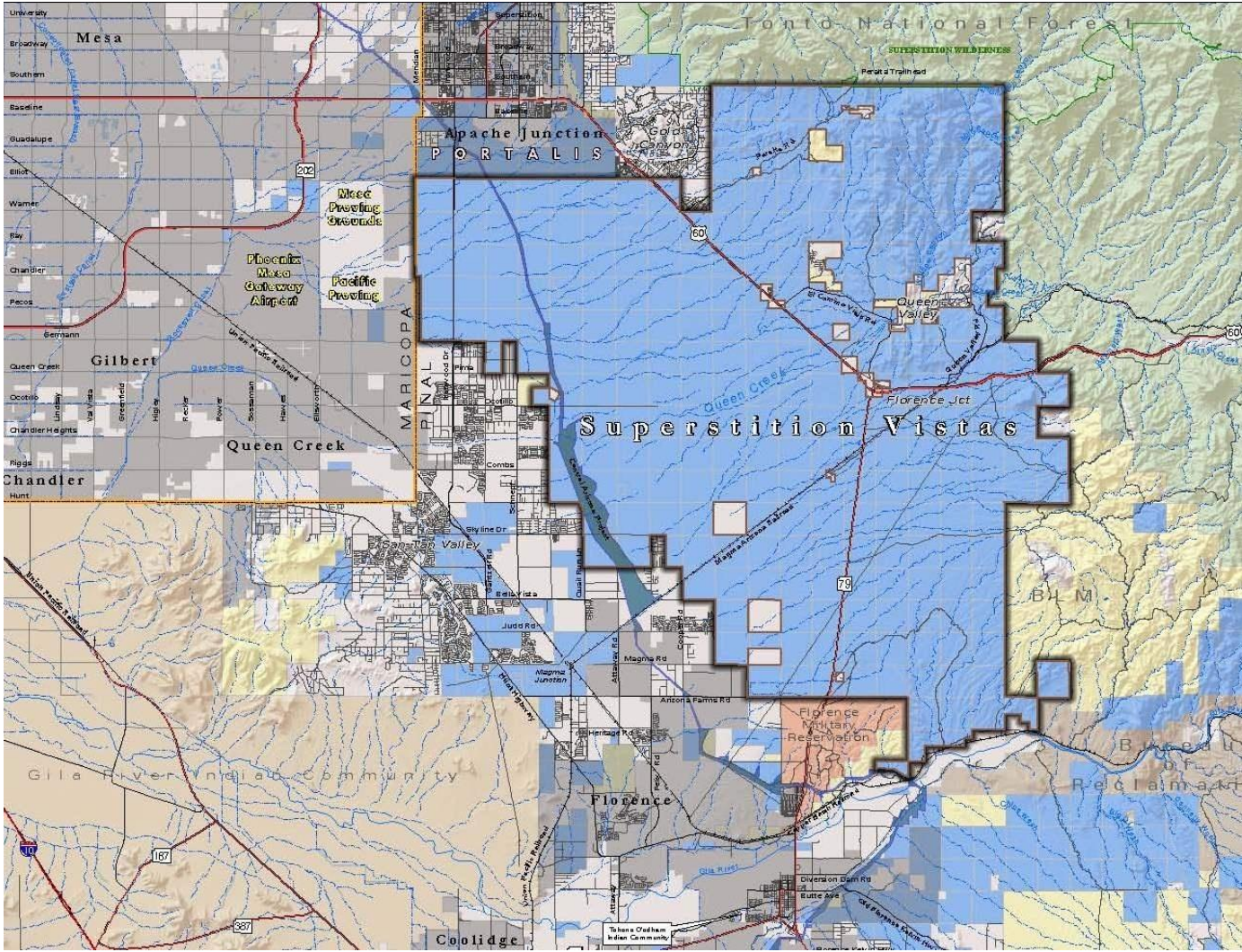
TOWN OF
QUEEN CREEK
ARIZONA

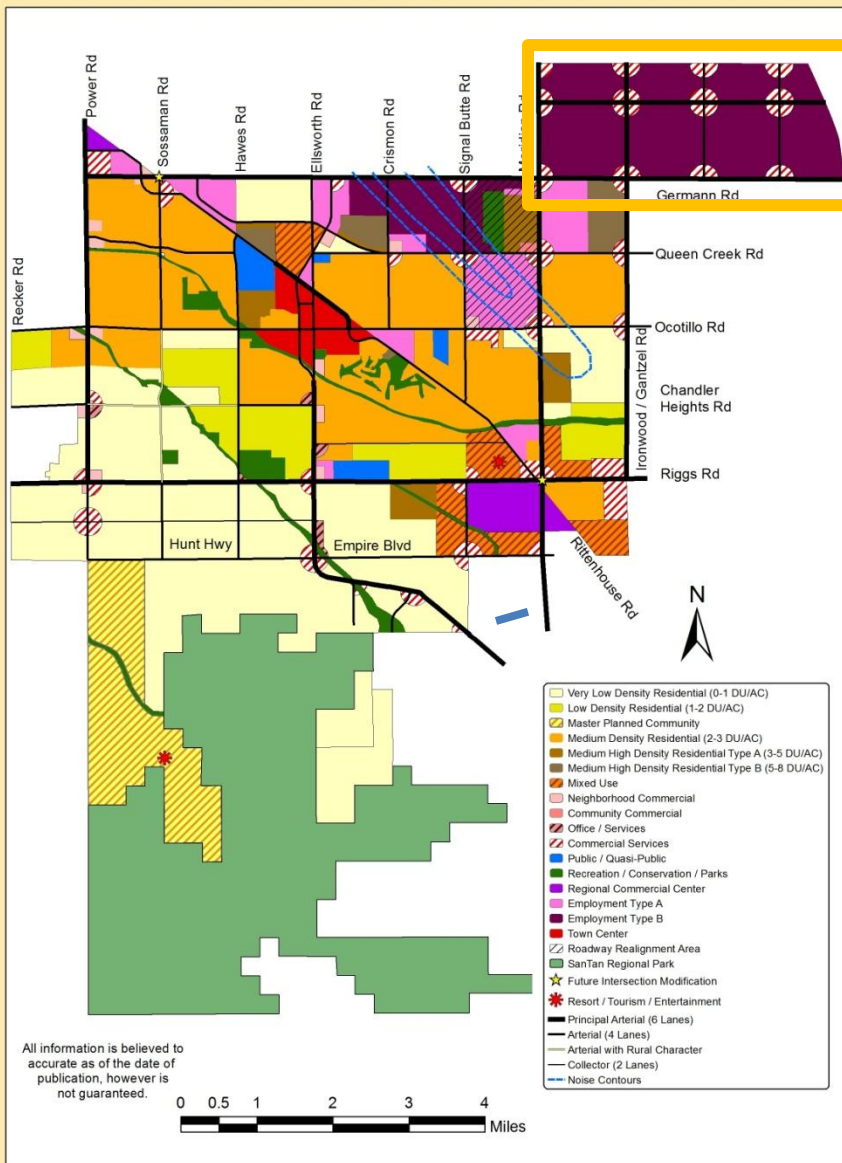
Superstition Vistas
Comprehensive Plan Amendment
PZ-PA-006-11

Town Council Meeting
August 17, 2011



Regional Context





Superstition Vistas Area in the 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



Superstition Vistas History

- Arizona State Trust Lands received in 1912 with statehood
- Approximately 9.5 million acres – 13% of all land in Arizona
- Held in trust for 14 beneficiaries
- Land available for lease or sale for the “highest and best use” for revenue generation
- Sale or lease of properties for urban uses is expected to increase



Superstition Vistas History

- Growth in Pinal County has created growing interest in sale of State land
- Development potential of 275 square mile State parcel recognized
- 2003 East Valley Partnership takes lead in initiating a planning effort for the property – now Superstition Vistas
- Town one of the project sponsors

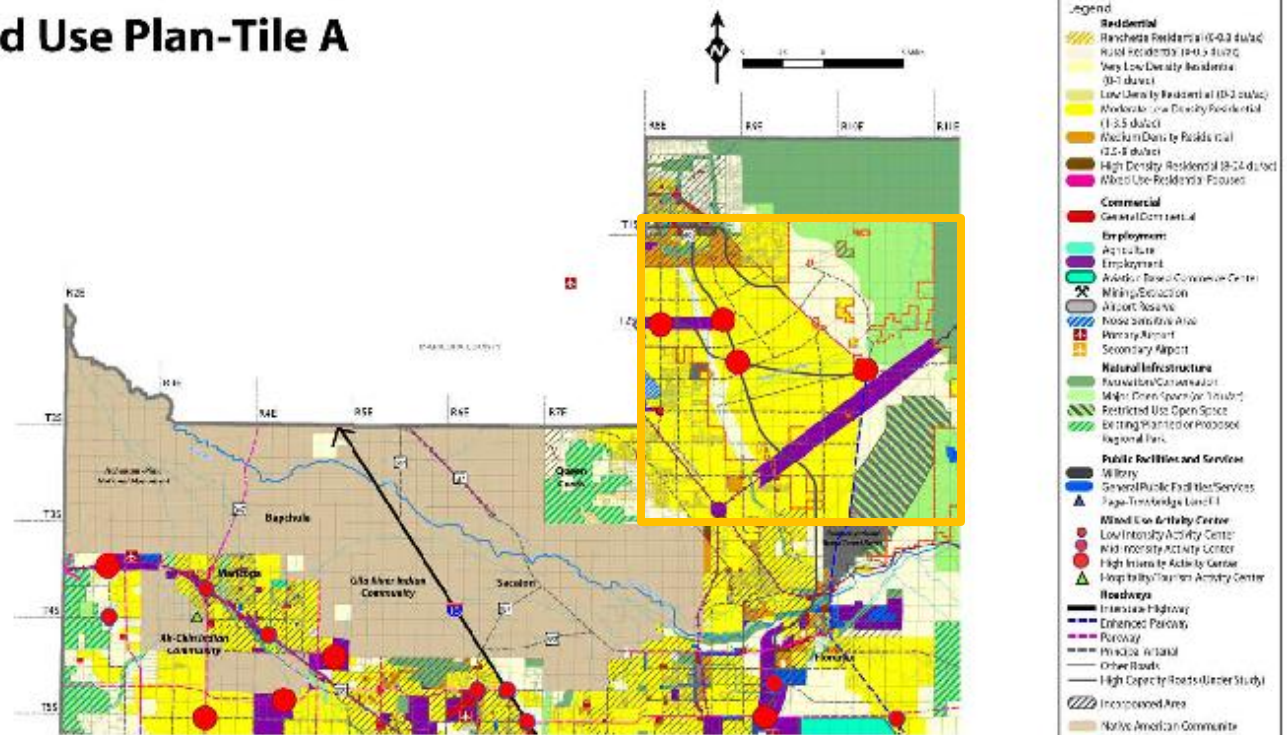


Pinal County Comprehensive Land Use Plan

3-6: Land Use Plan - Tile A

Land Use Plan-Tile A

We Create Our Future: Pinal County Comprehensive Plan



- Notes:**
1. The Pinal County Comprehensive Plan does not change zoning and conditions, adopted development agreements or planned area development covering 80% of Pinal County's unincorporated property, and future technical amendments to the Comprehensive Plan may be adopted to address unincorporated areas of the county that are not currently included in the plan.
 2. The land use plan grants local jurisdictions a right of first refusal to acquire land for public use, where possible. Boundary lines are to be considered advisory and subject to change.
 3. The County does not guarantee the accuracy of the information shown. Pinal County makes no warranty, expressed or implied, for the use of the information shown in this plan.
 4. The General Plan for the unincorporated areas of Pinal County shall be used to determine land use conditions and proposed boundaries, General Plan for unincorporated areas shall be used to determine land use conditions and proposed boundaries for unincorporated areas of Pinal County.
 5. The Pinal County Open Space and Trails Master Plan adopted in 2017 and updated in 2021 provides the basis for open space and trails.

6. The plan does not preclude the use of land for agricultural and other uses, and the plan does not preclude the use of land for agricultural and other uses, and the plan does not preclude the use of land for agricultural and other uses.
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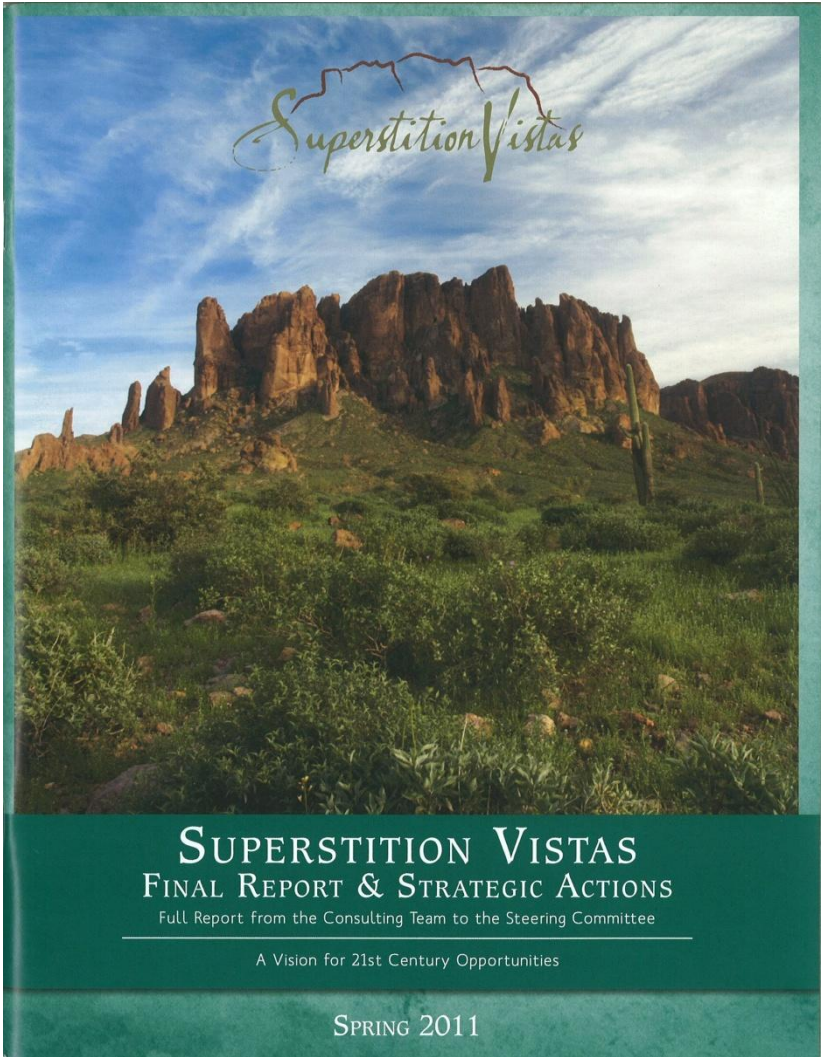
Source: ALRP 2008, WDF 2007, Pinal County and CDAG 2007

November 13, 2008



Create a Sense of Community

Superstition Vistas Final Report

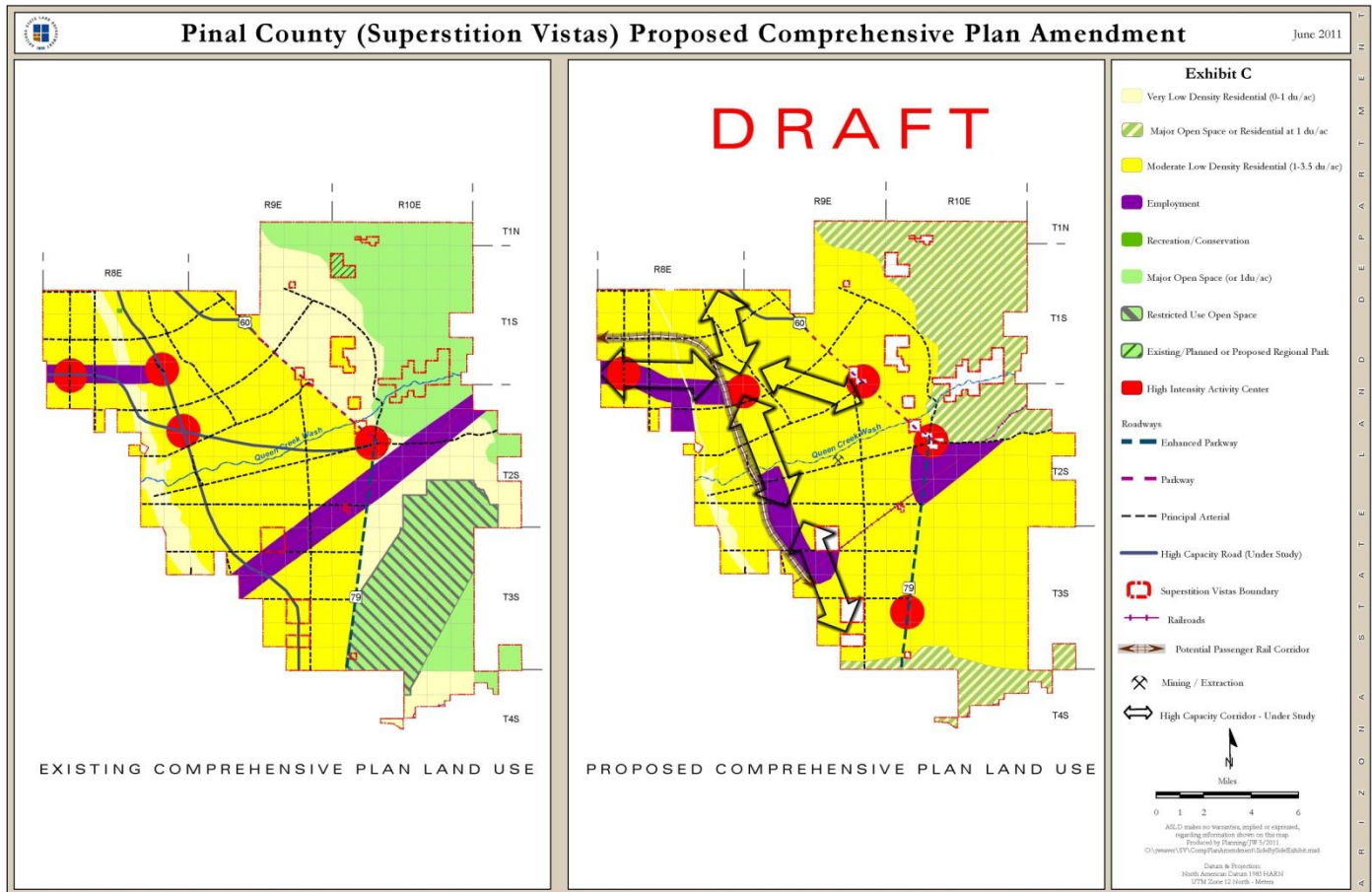


Superstition Vistas History

- Initial planning done for the property in 2006
- Final Superstition Vistas Report released in Spring 2011
- State initiates proposed Comprehensive Plan amendment in June 2011
- Town asked to provide comments
- Public hearings scheduled from September to November
- Board of Supervisors action scheduled for December



Proposed Comprehensive Plan Amendment



Staff Evaluation

- Change is not a major shift away from the current Comprehensive Plan
- Proposed change incorporates the alignments currently being discussed for the SR24 and the North/South corridor
 - N/S on east side of the CAP Canal
 - Large corridor locations
- Proposed plan includes extension of Germann, Ocotillo and Riggs roads east to the new transportation corridors

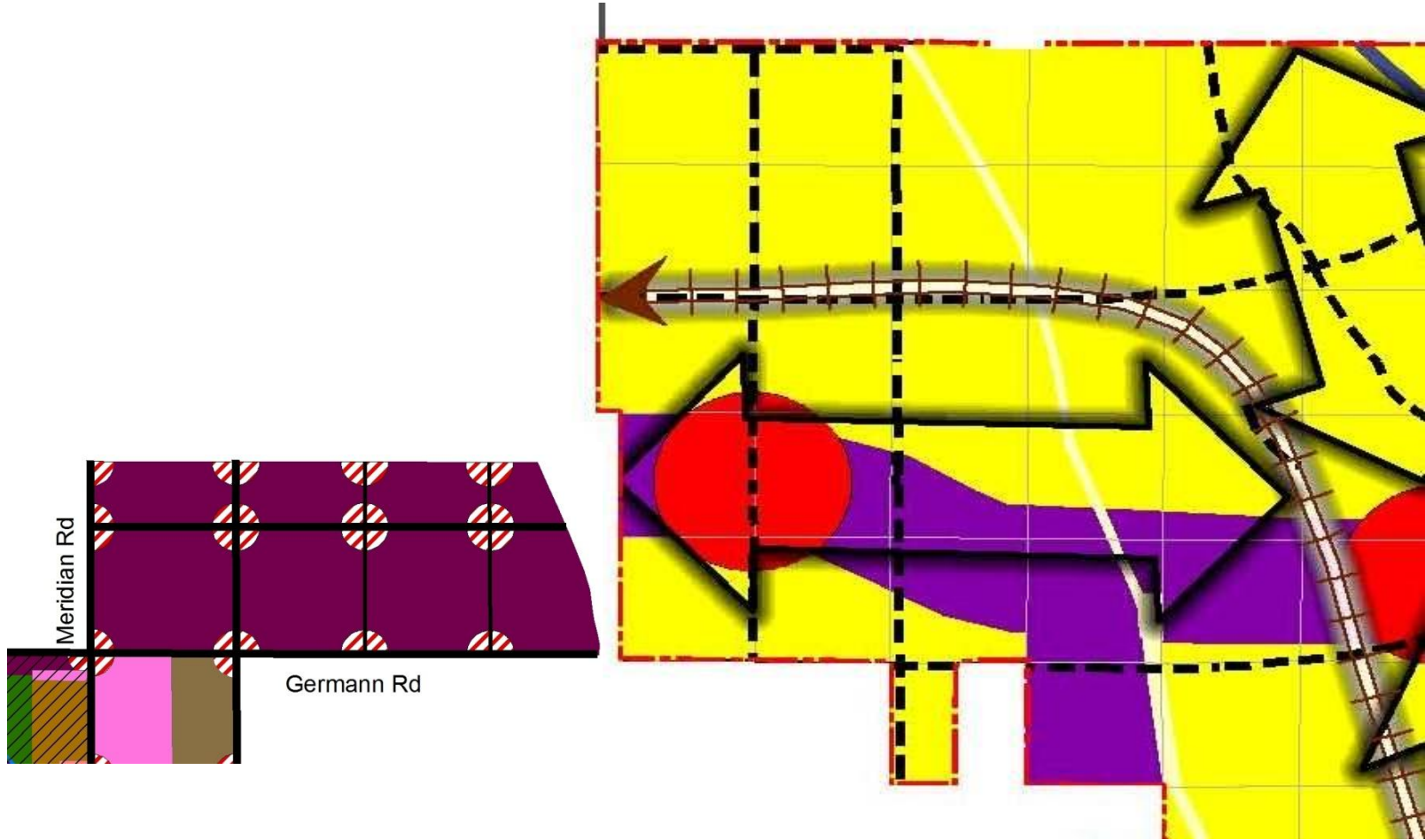


Staff Evaluation

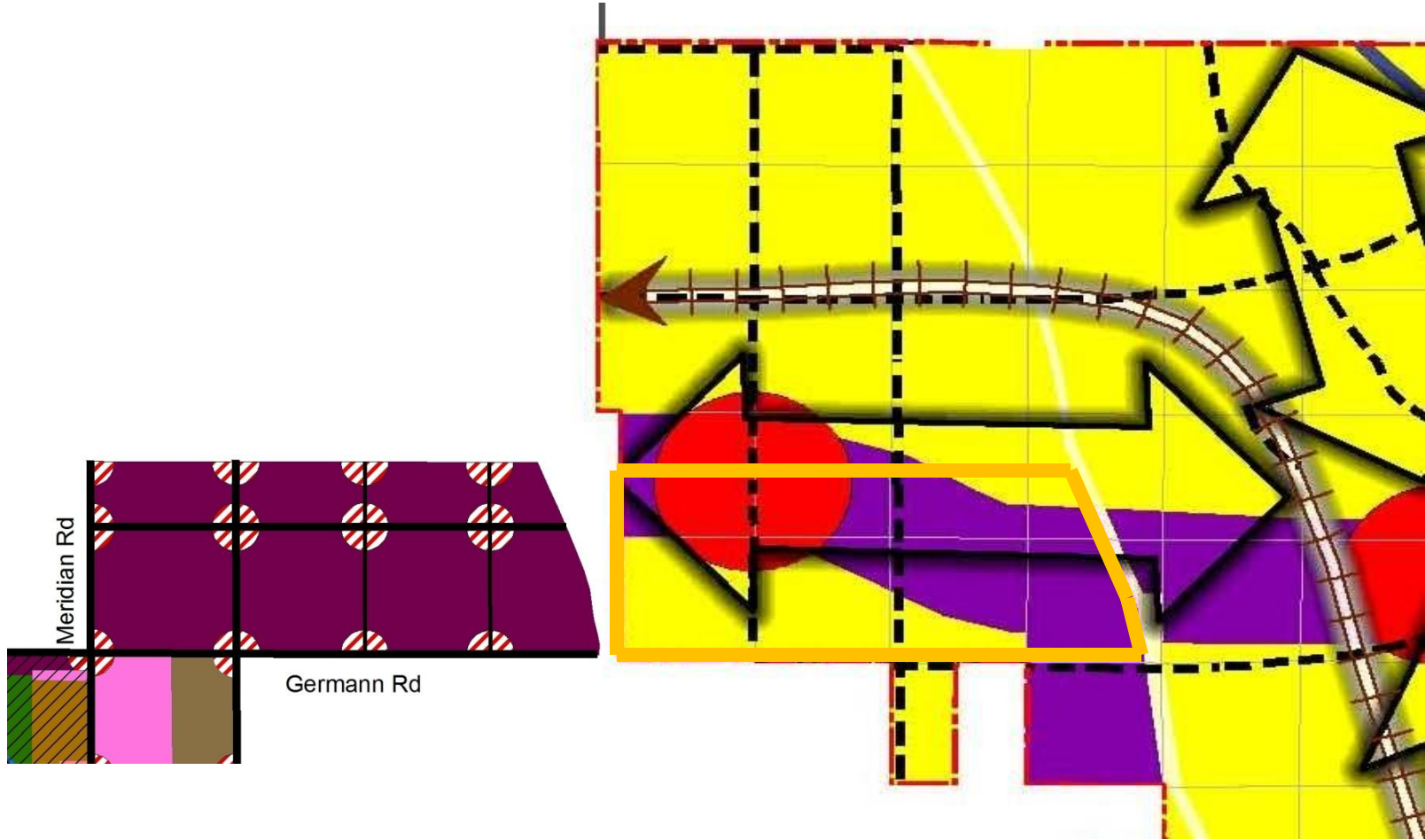
- Proposed change is generally consistent with the Town's General Plan
 - Freeway alignment is shifted to the south
 - Employment area adjacent to the freeway alignment is not as large
 - Shows single family residential adjacent to employment – might want to suggest higher density in the future
 - Additional employment west of the CAP Canal for a proposed “solar farm” lease



Town and Proposal Overlay



Town and Proposal Overlay



Staff Recommendation

- Town support approval of the request
- Mayor Barney submit a letter in support of the proposed change
- Town to modify our General Plan to match the proposed change, if approved by the Board of Supervisors



TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?



Comprehensive Land Use Plan

