

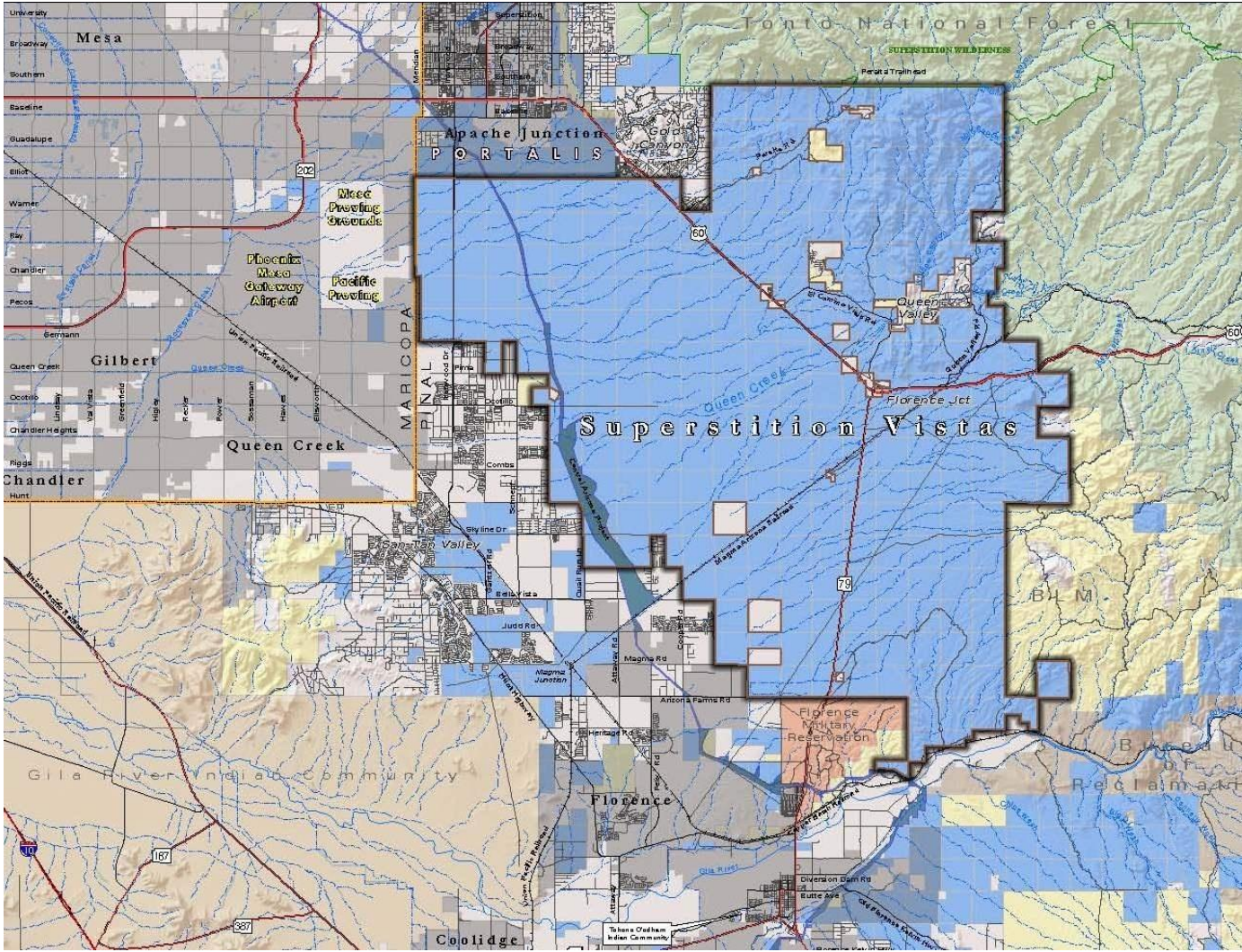
TOWN OF
QUEEN CREEK
ARIZONA

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

Town Council Meeting
September 7, 2011



Regional Context



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 was one of the project sponsors

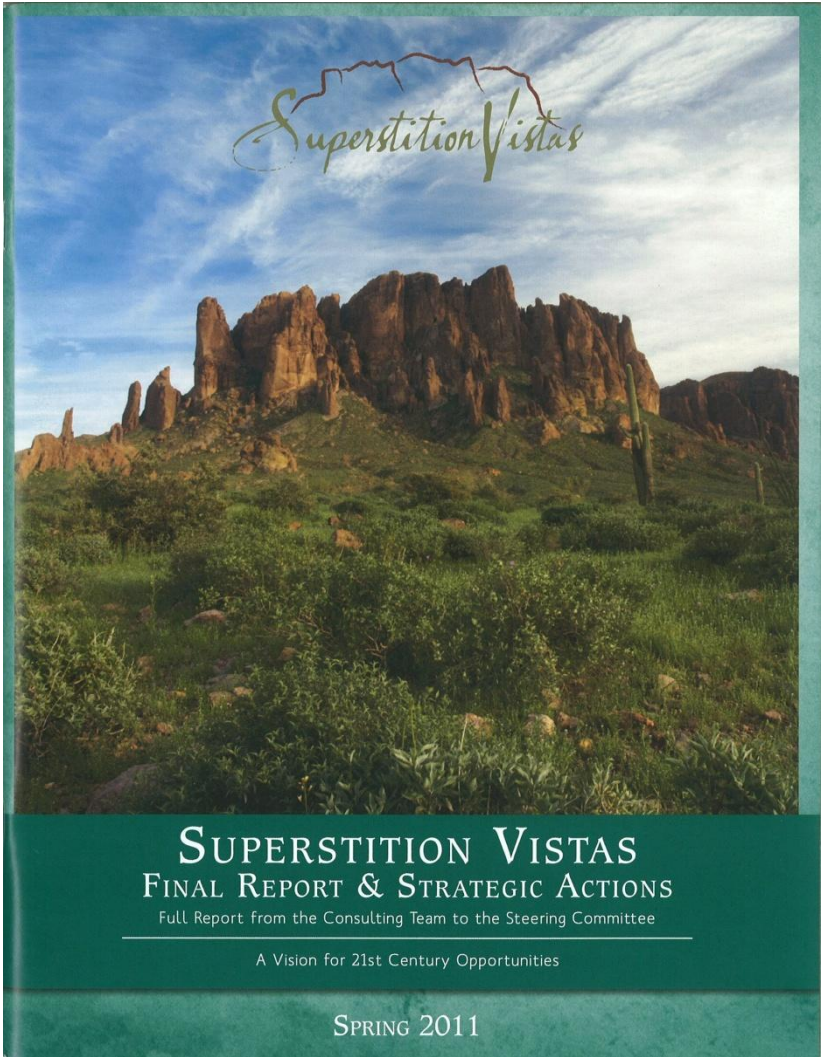


Superstition Vistas History

- 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



Superstition Vistas Final Report



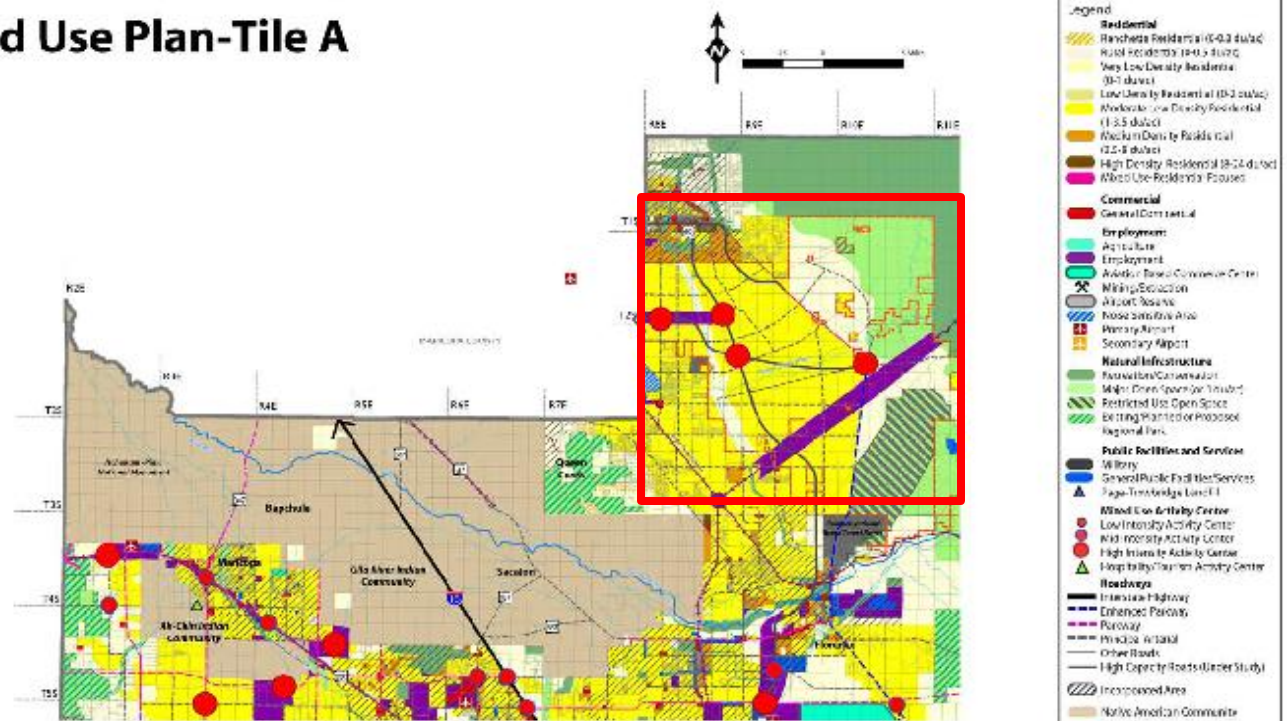
Pinal County Comprehensive Land Use Plan

3-6: Land Use Plan - Tile A

Land Use Plan-Tile A

We Create Our Future: Pinal County Comprehensive Plan

Chapter 3: Status of Community

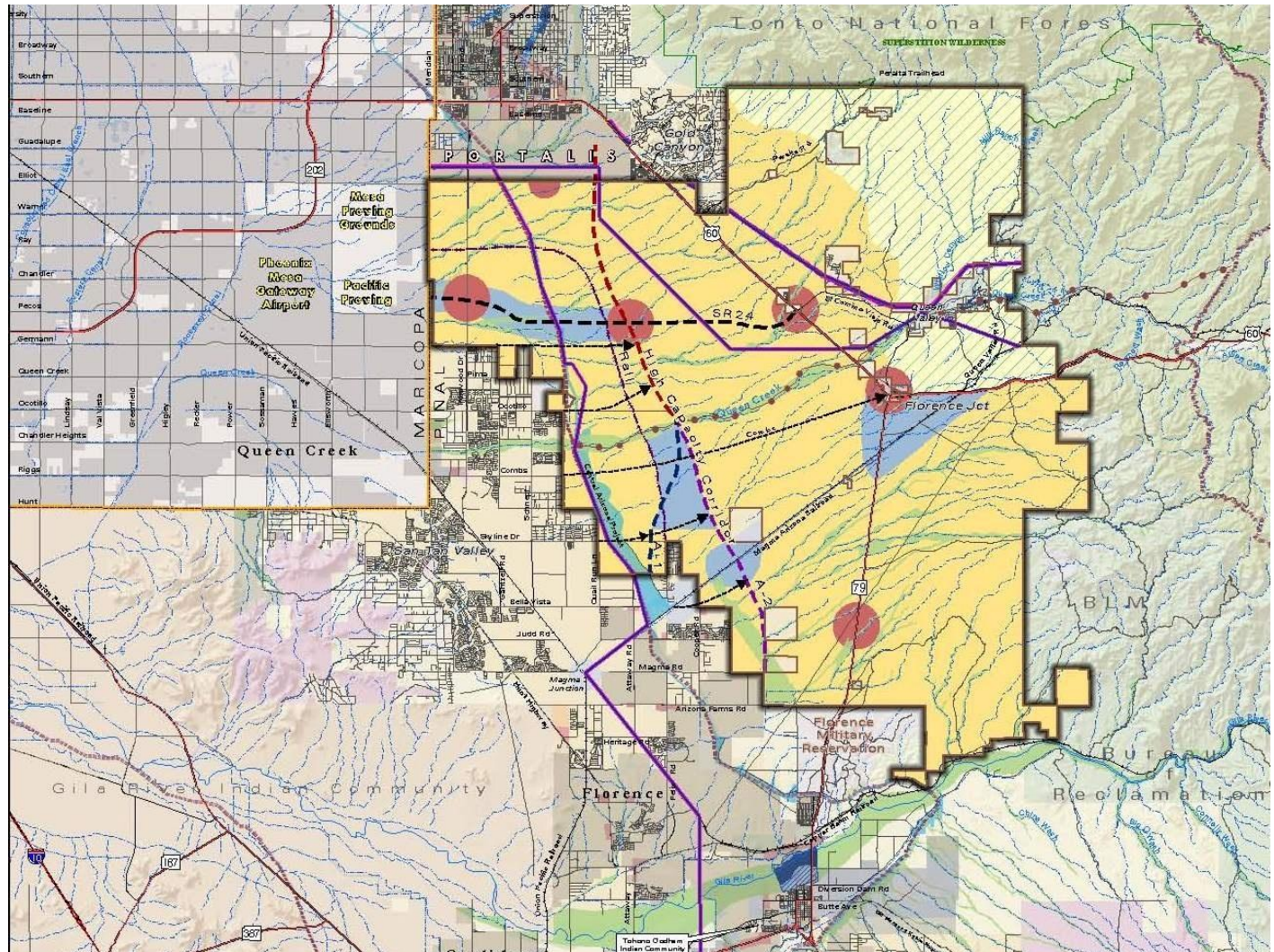


- Notes:**
- The Pinal County Commission may find it necessary to amend, adopt development agreements or planned development coverage, and to amend the Comprehensive Land Use Plan. Any such amendments shall be subject to the same public review and approval process as the original Comprehensive Land Use Plan. The Commission shall also be subject to the same public review and approval process.
 - The land use designations and codes are subject to change and may be amended, where possible. Boundary lines may be conditional or tentative and a local government may be required to amend the plan.
 - Where a local government has jurisdiction over a portion of the land shown on this Comprehensive Land Use Plan, the local government shall be responsible for the implementation of the plan. The local government shall also be responsible for the implementation of the plan.
 - The General Plan for the land shown on this Comprehensive Land Use Plan shall be used to determine the land use designations and codes for the land shown on this Comprehensive Land Use Plan. The local government shall be responsible for the implementation of the plan.
 - The Pinal County Open Space and Trails Master Plan adopted in 2017 and updated in 2021 provides the basis for the plan.
 - The Department of Planning and Community Development and the Department of Public Works and Transportation shall be responsible for the implementation of the plan.
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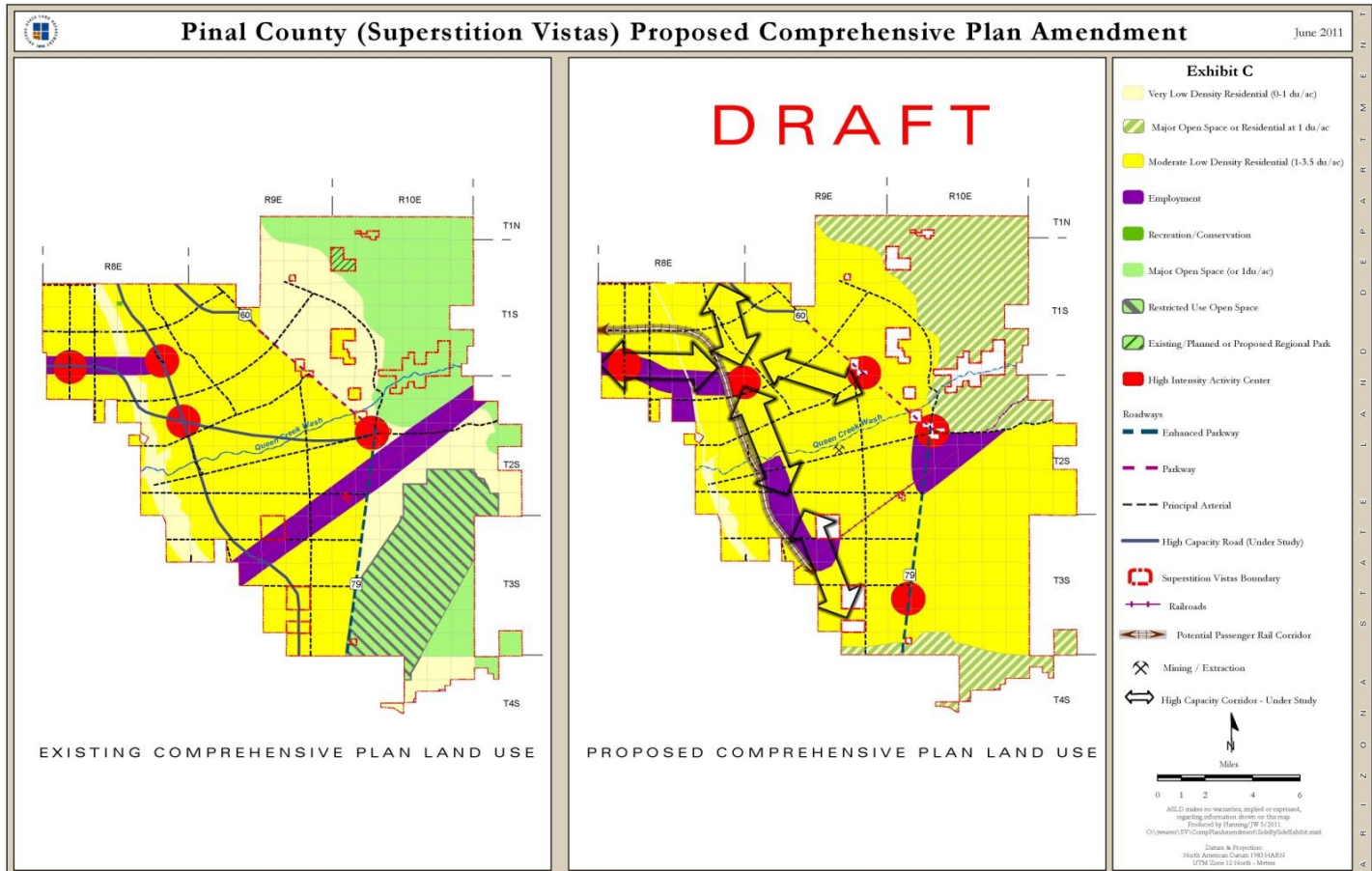
Source: ALP 2016, MOP 2017, Pinal County ADO, CAG 2018

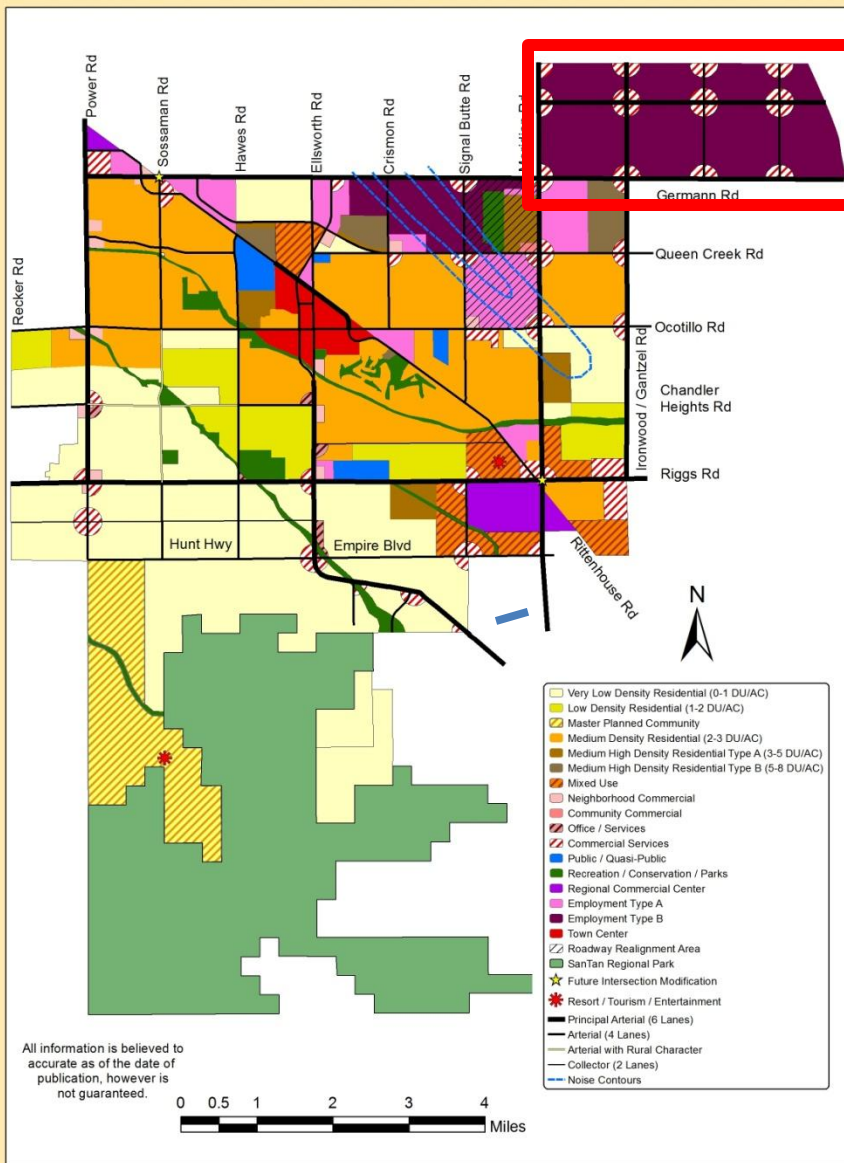
November 18, 2018

Proposed Comprehensive Land Use Plan



Proposed Comprehensive Plan Amendment





Superstition Vistas Area in the Queen Creek General Plan

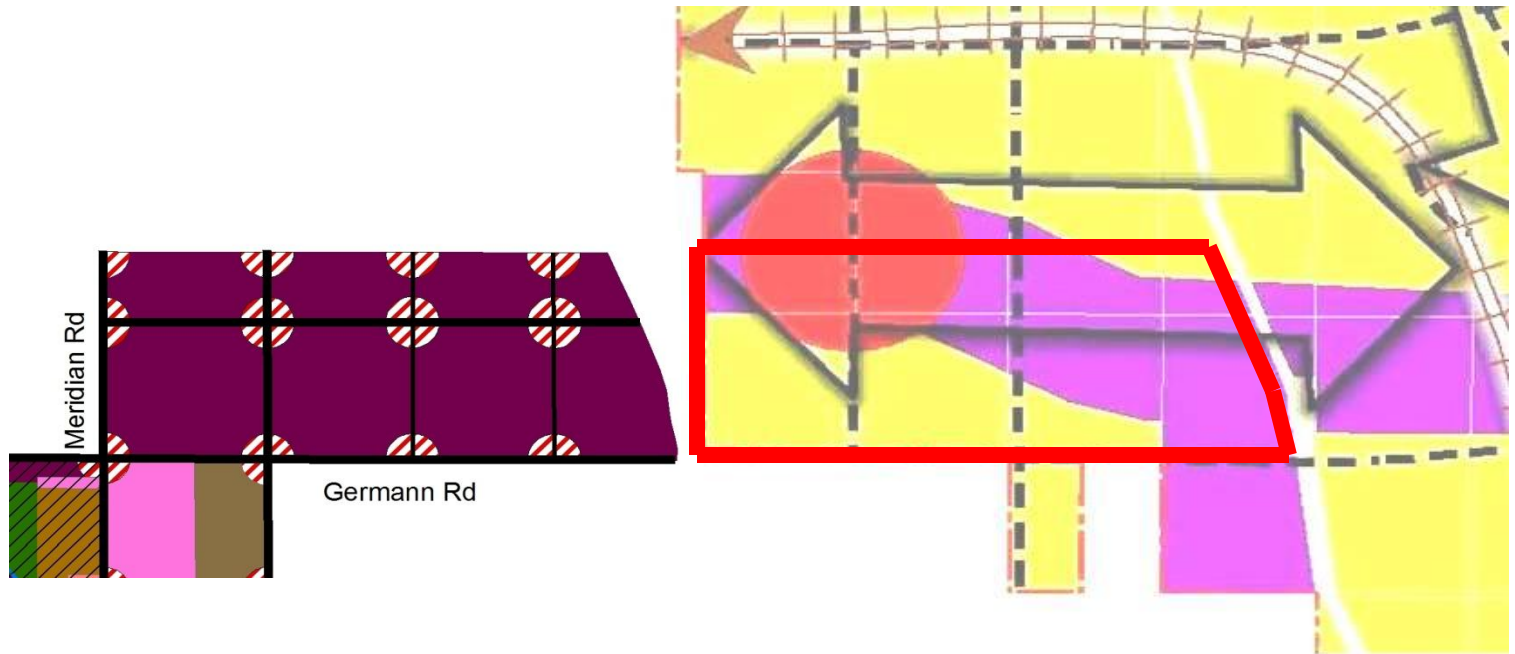
2008 General Plan

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

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



Town and Proposal Overlay



SR 24 Alignment West of Meridian Road

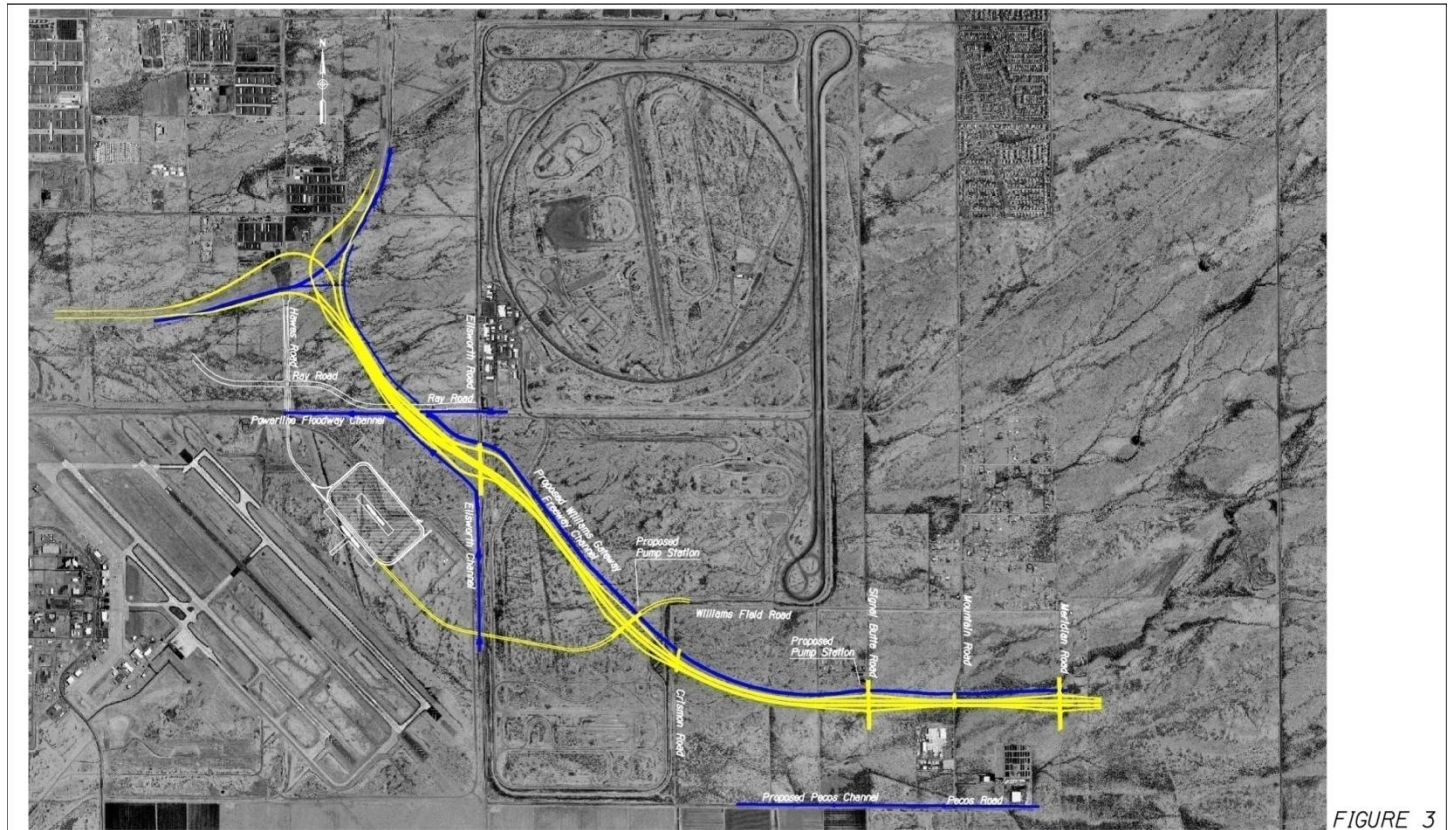


FIGURE 3

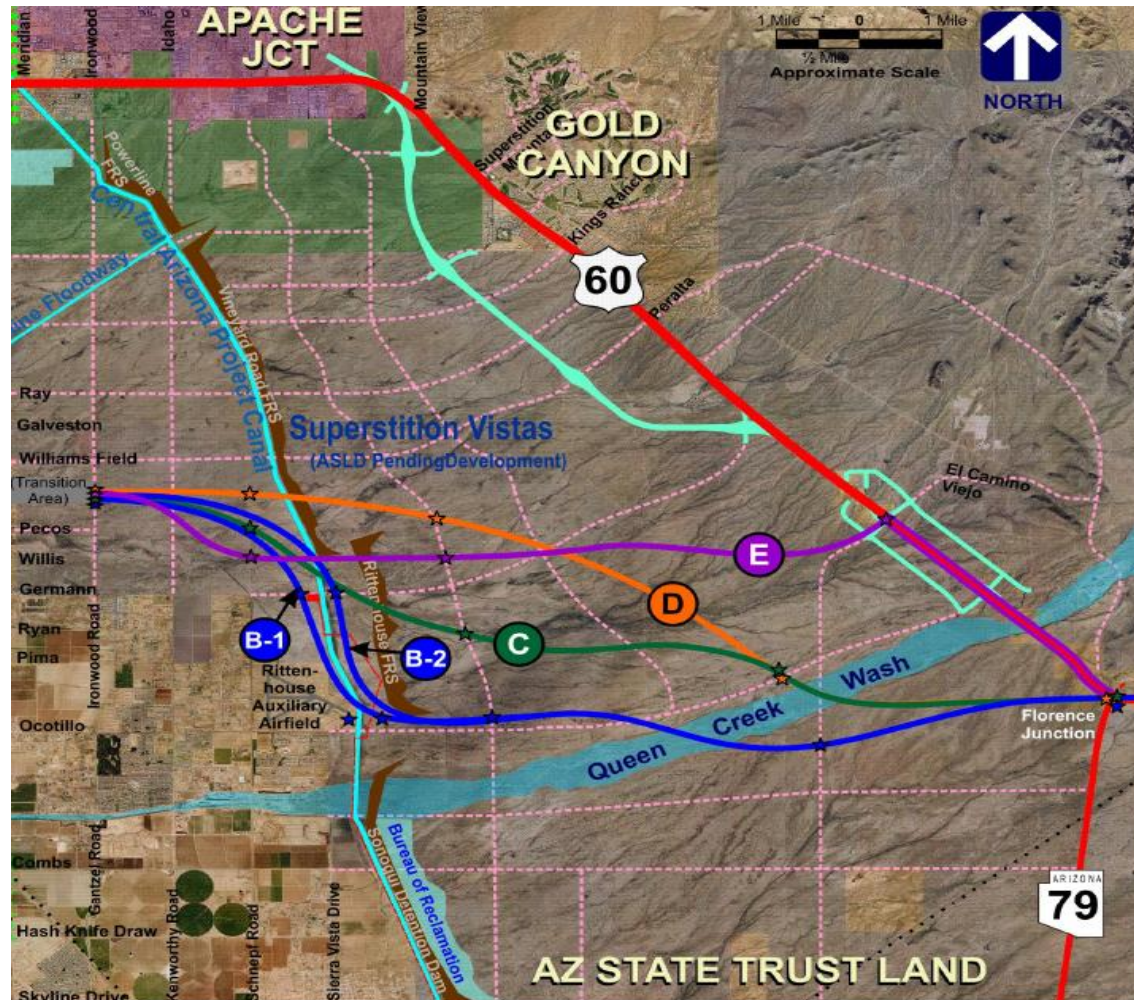
CONCEPTUAL ALIGNMENT PLAN

WILLIAMS GATEWAY FREEWAY ALIGNMENT AND ENVIRONMENTAL OVERVIEW STUDY

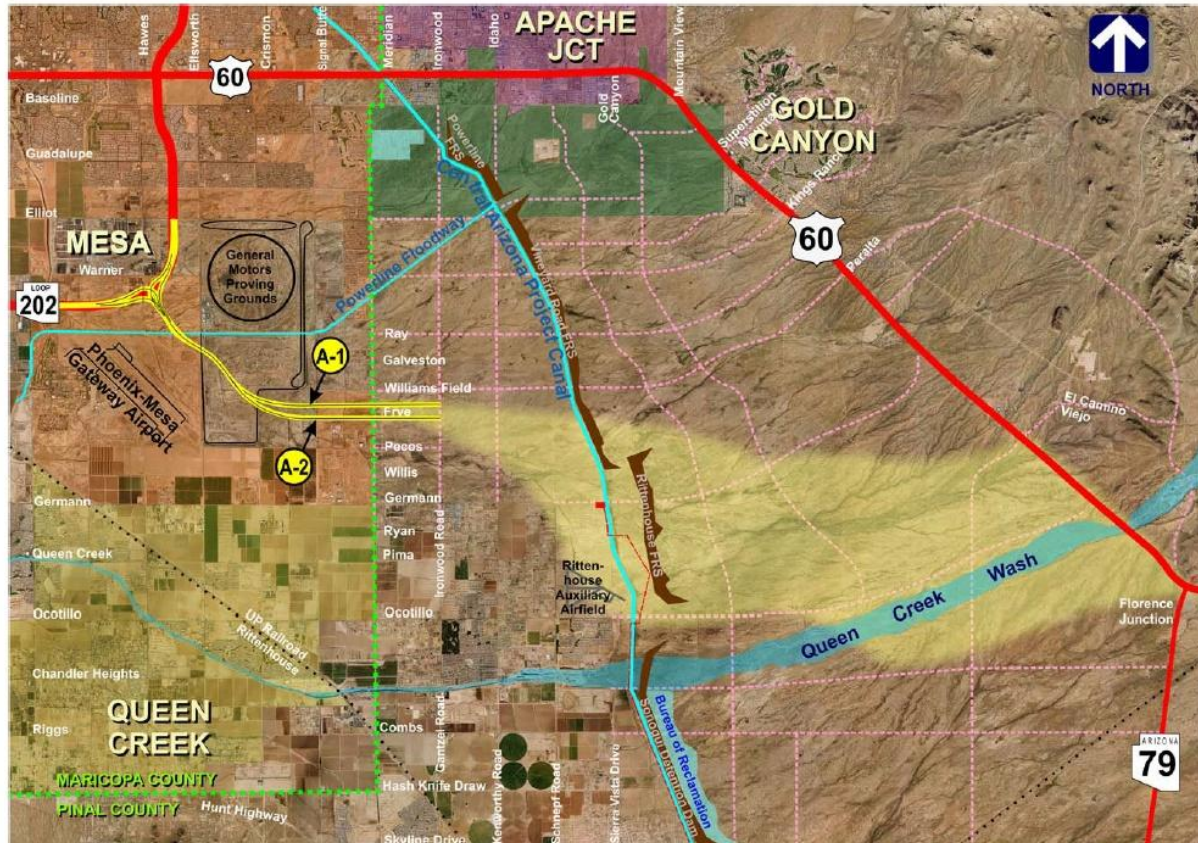
DMJM HARRIS | AECOM
2777 E. CAMELBACK RD
SUITE 200
PHOENIX, AZ, 85016-4302
1602) 337-2777

2008

Possible Alignments for SR 24



Current Concept for SR 24



LEGEND:
 SR 802 (Maricopa County) study alignments:
 A-1 Alignment
 A-2 Concepts

SR 802 (Pinal County) study corridor:

1 Mile 0 1 Mile
 1/2 Mile
 Approximate Scale

Preliminary Planning Document
 Concepts are preliminary and
 subject to change/modification.

10-01-09



Town's General Plan and Superstition Vistas

Superstition Vistas (State Owned)

- This area is located in the northeastern portion of the Queen Creek Planning Area within the Williams Gateway Primary Trade Area and encompasses lands north of Germann Road and east of Meridian Road.
- The Superstition Vistas Growth Area encompasses approximately 4,442 acres of land currently owned by the Arizona State Land Department.
- The State Land Department is currently working on developing conceptual plans for this area.
- It is anticipated that the area will be developed with a strong employment focus.
- General Plan - Page 54



Staff Evaluation

- Proposed amendment will impact the Town's General Plan
- Major changes include:
 - Property has been proposed for Moderate Density Residential (1-3.5 du/ac) in areas our Plan shows as Employment
 - The proposed alignment for SR 24 is different than shown on our Plan
 - The proposed Employment uses have been clustered at more specific locations that align with the suggested freeway alignment



Staff Evaluation

- Hope the Town can have a role in future discussions with the State and prospective users for the land in the Town's Planning Area
- Town has been involved in the Superstition Vistas project since its inception and supports the need for a viable plan for the future use of the property
- The State's plan should reflect, wherever possible, the planning done by the local communities that will be affected by the final use of the property



Options

1. Council briefing only, no further action taken
2. Submit a letter with the Town's comments (draft at your seats)
3. Revise the draft letter to include additional thoughts and/or comments



Next Steps

- September 14– Citizen Advisory Committee meeting
- September 15 – Planning and Zoning Commission public meeting
- October 12 & 19 – Board of Supervisors meetings to review and consider the change
- November 17 – Planning and Zoning Commission meeting (if changes were made by the Board of Supervisors)
- December 14 & 21 – Board of Supervisors meeting to review and consider revised plan (if needed)



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ARIZONA

Thank You

Questions?

