

General Plan Update

MAG

Planners Stakeholders Group

February 19, 2008

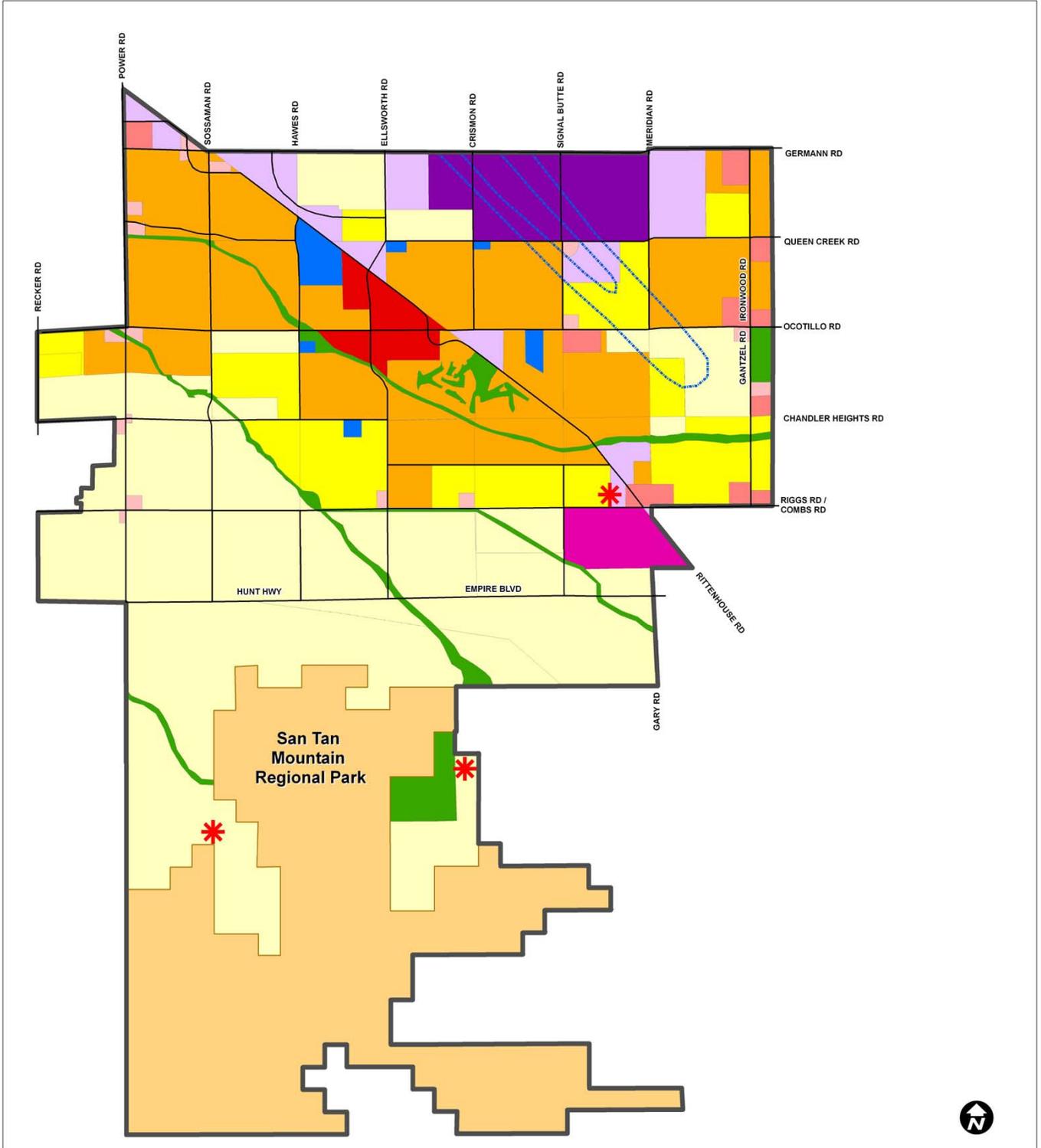
Fred Brittingham, AICP

Wayne Balmer, AICP



Activity to Date

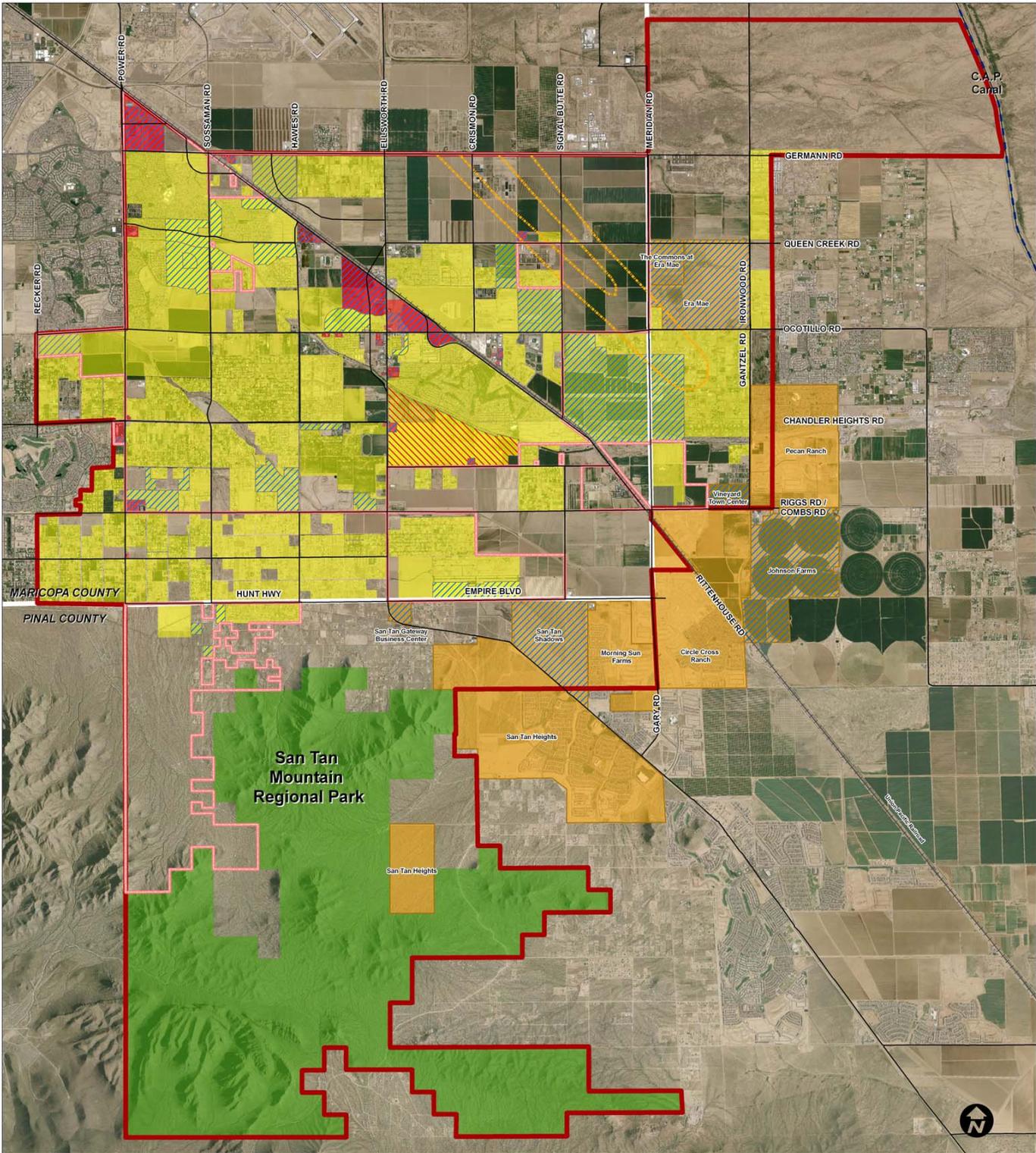
- ▶ Began in March, 2007
 - ▶ Conducted five Open Houses
 - ▶ Developed three Alternative Concepts for discussion
 - ▶ Using public comments and Oct. 17 Town Council – Planning Commission meeting a fourth Alternative Concept was developed
 - ▶ Presented the new concept – Alternative D – at two Open Houses on Dec. 11 and Jan 23
- 



Adopted Land Use Plan 2006

- Legend**
- Low Density Residential (1-2 DU/AC)
 - Town Center
 - Public/Quasi-Public
 - Air Noise Contours
 - Urban Principal Arterial/ Major Collector
 - Medium Density Residential (2-3 DU/AC)
 - Regional Commercial Center
 - Recreation/Conservation
 - Resort / Tourism / Entertainment
 - Very Low Density Residential (0-1 DU/AC)
 - Neighborhood Commercial
 - Employment Type A
 - San Tan Mountain Regional Park
 - Community Commercial
 - Employment Type B
 - Planning Area Boundary



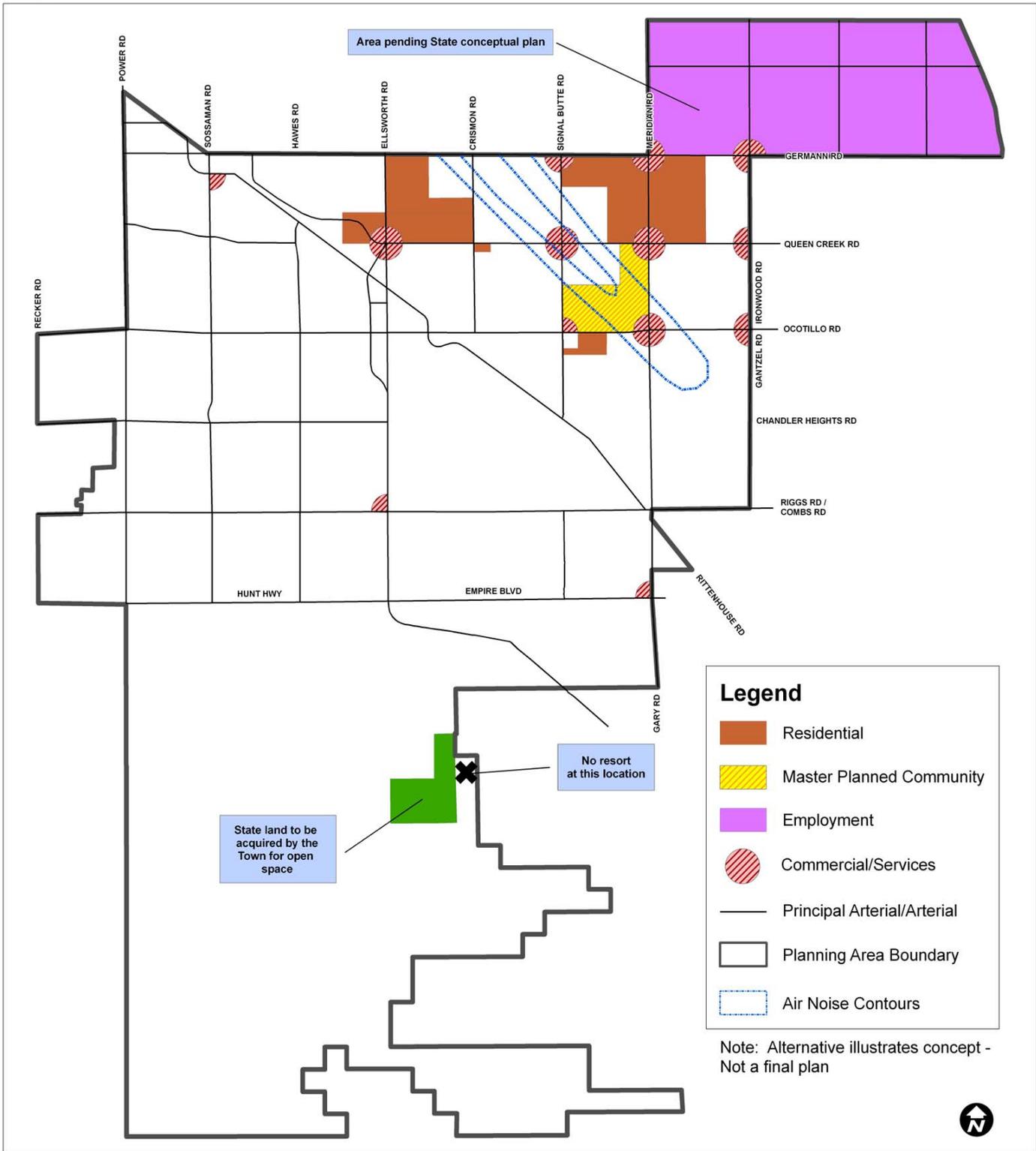


Existing, Approved and Proposed Development

- | | | | |
|------------------------|-------------------------------|----------------------------------|---|
| Legend | Central Arizona Project Canal | Existing Commercial Development | Proposed Residential Development |
| Major Roadways | Planning Area Boundary | Approved Commercial Development | Existing Pinal County Planned Area Developments |
| Freeways | Town of Queen Creek Boundary | Existing Residential Development | Approved Pinal County Planned Area Developments |
| Union Pacific Railroad | Air Noise Contours | Approved Residential Development | San Tan Mountain Regional Park |

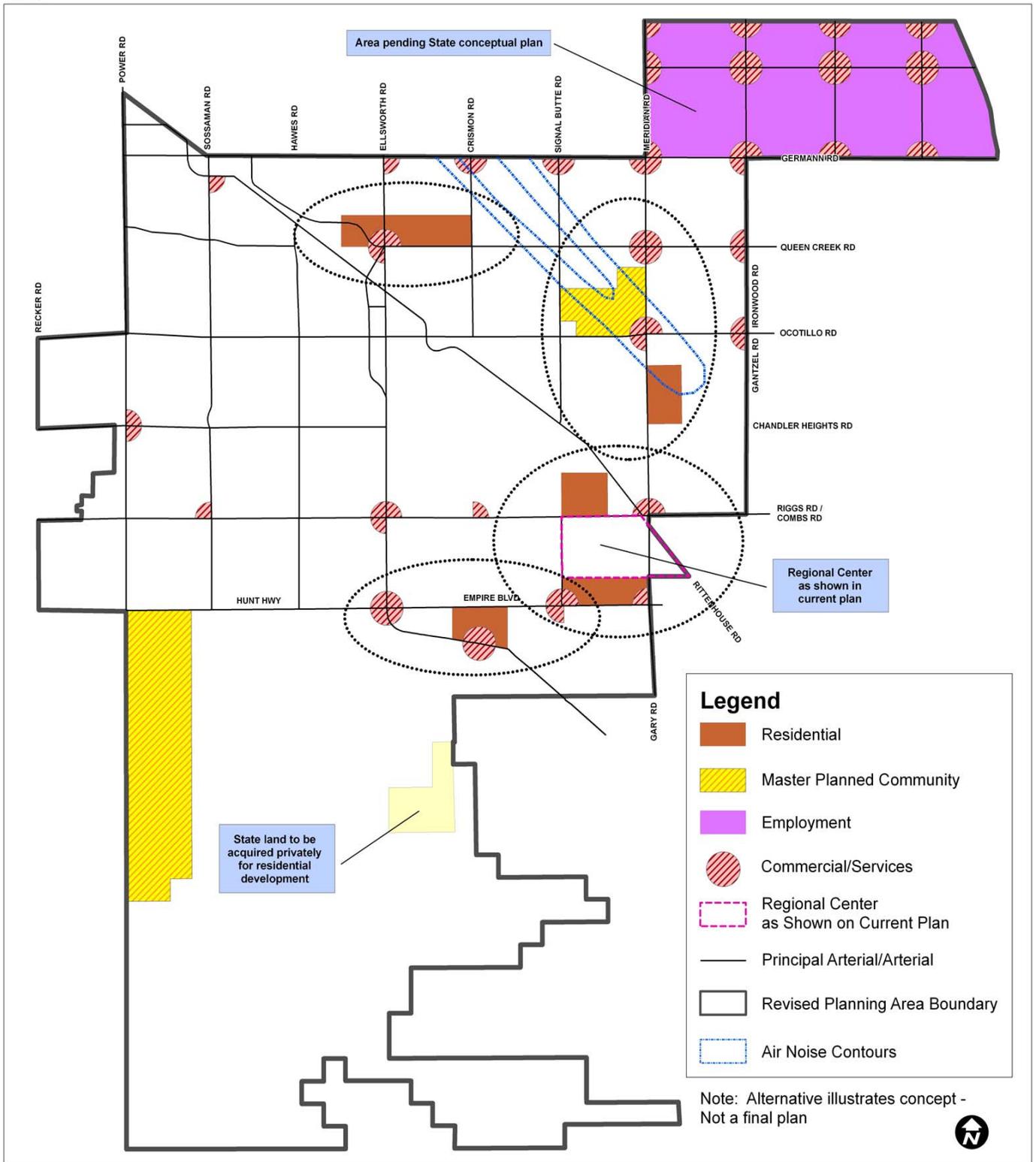
0 4000'
Sources: Town of Queen Creek, 2007
Arizona Land Resource Information System
CALGIS, 2007
Pinal County Development Services, 2006
Imagery: Aerials Express, April 2006





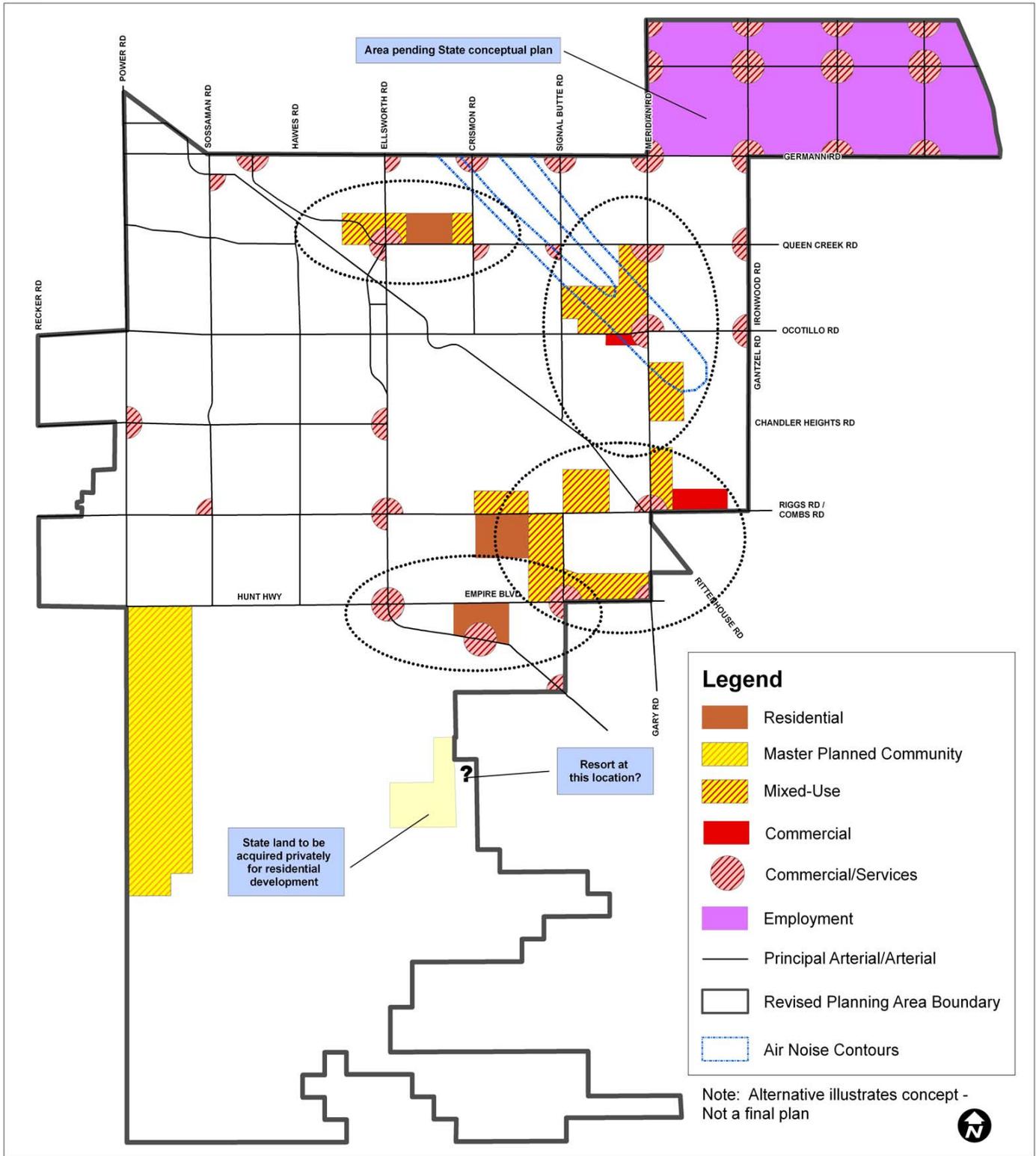
Alternative A





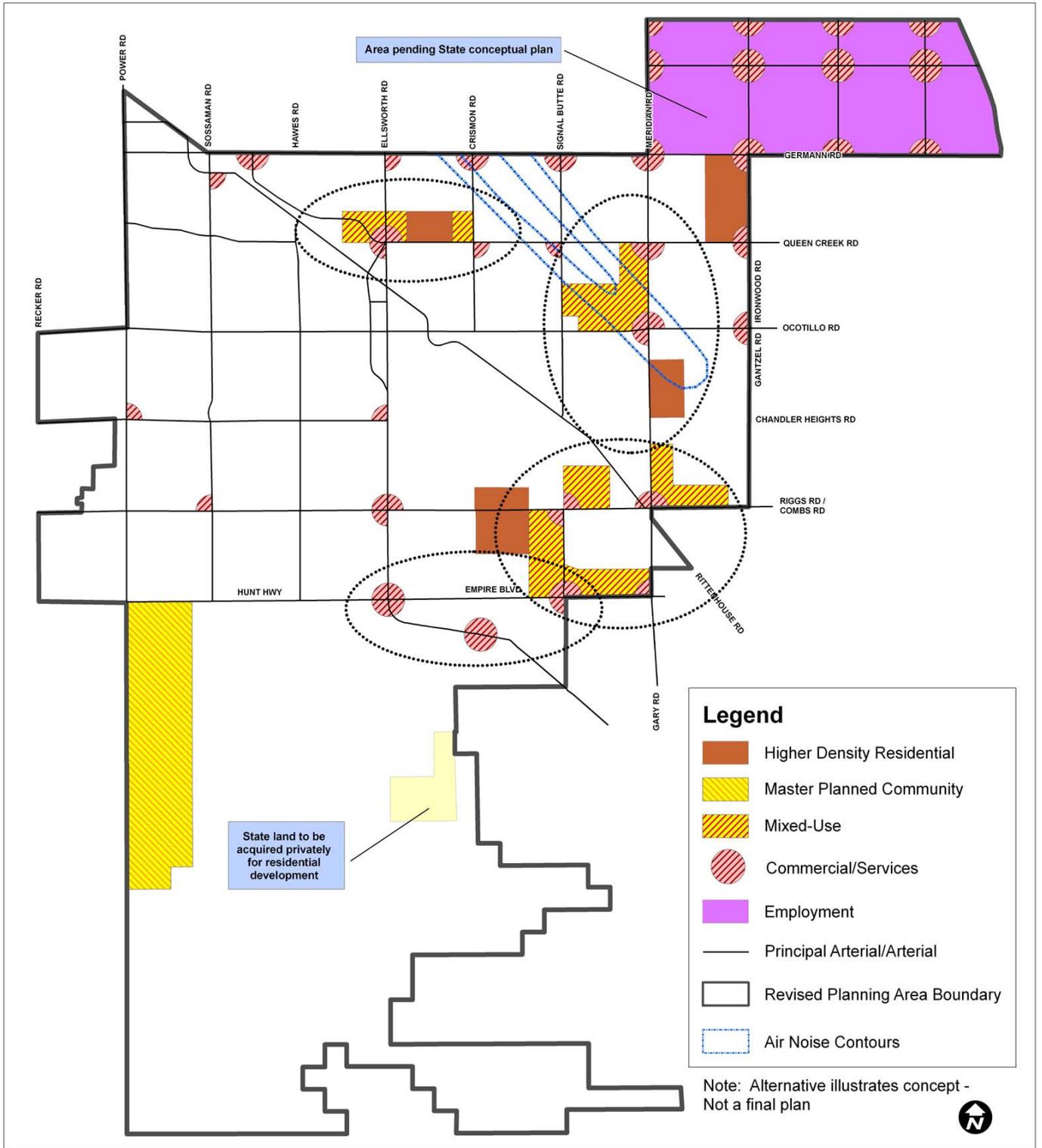
Alternative B





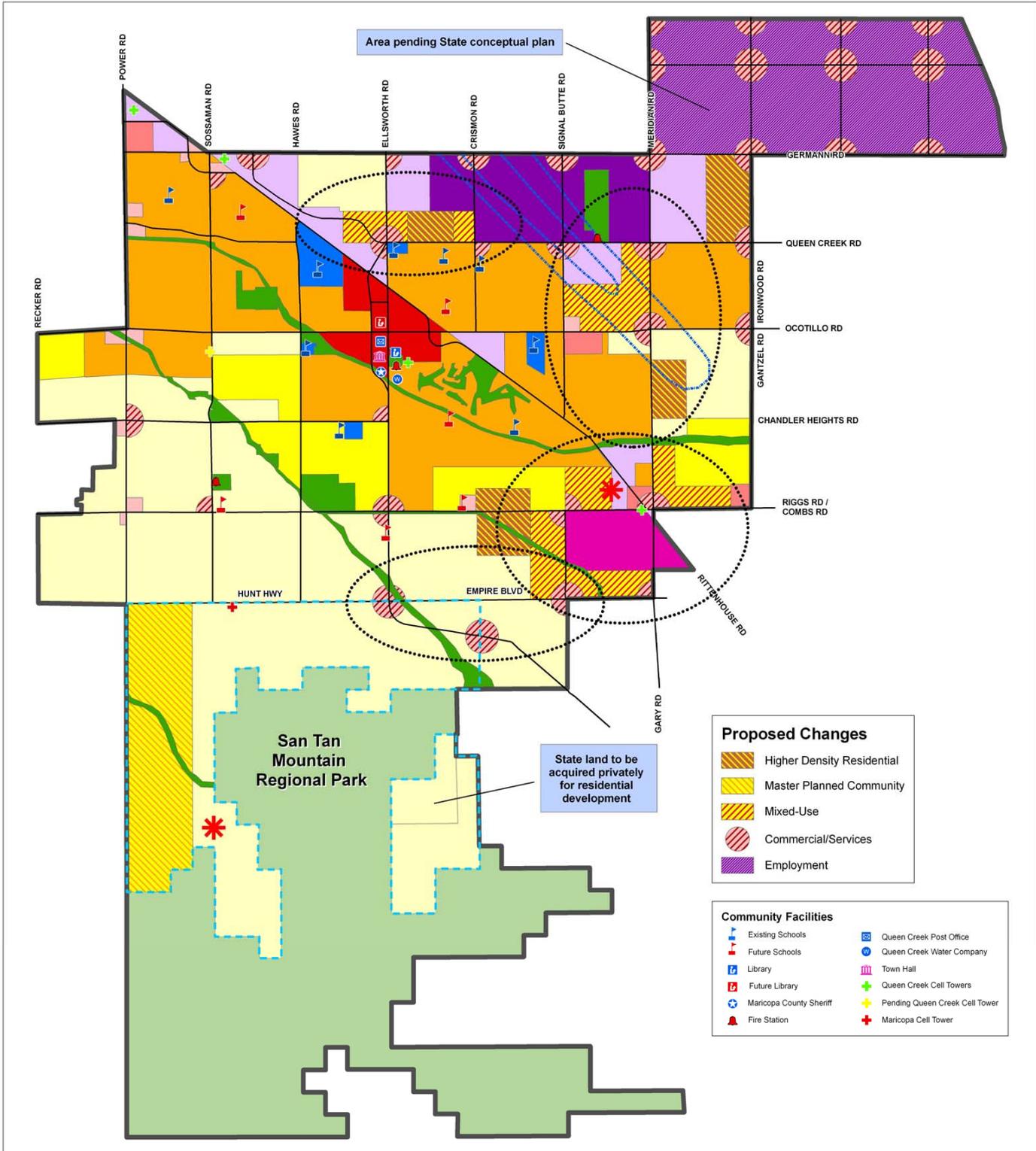
Alternative C





Alternative D - Draft Conceptual Land Use Plan



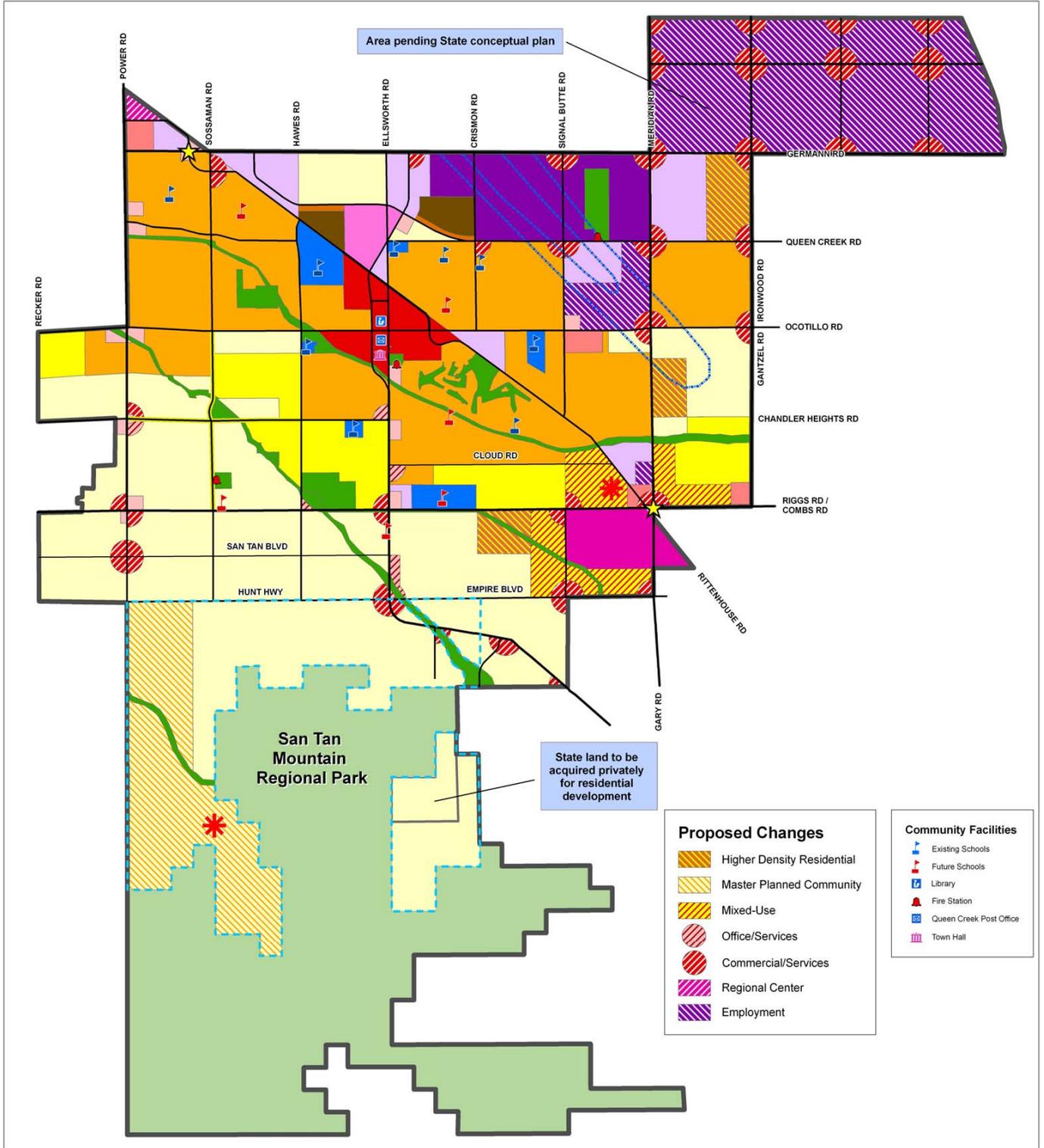


Alternative D - Draft Conceptual Land Use Plan



Preferred Land Use Concept

- ▶ Combines elements from the earlier three concepts
 - Maintains lower density in the southwest equestrian area
 - Continues street construction and supports additional retail and service development in the central area
 - Promotion of the Town's amenities and location near PMGA to grow an economic base
- 



Proposed Changes

- Higher Density Residential
- Master Planned Community
- Mixed-Use
- Office/Services
- Commercial/Services
- Regional Center
- Employment

Community Facilities

- Existing Schools
- Future Schools
- Library
- Fire Station
- Queen Creek Post Office
- Town Hall

Alternative D - Draft Conceptual Land Use Plan

Legend

Principal Arterial (6 Lanes)	Very Low Density Residential (0-1 DU/AC)	Medium High Density Residential Type B (5-8 DU/AC)	Regional Commercial Center	San Tan Mountain Regional Park
Arterial (4 Lanes)	Low Density Residential (1-2 DU/AC)	Neighborhood Commercial	Employment Type A	Revised Planning Area Boundary
Arterial with Rural Character	Medium Density Residential (2-3 DU/AC)	Community Commercial	Employment Type B	Air Noise Contours
Collector (2 Lanes)	Medium High Density Residential Type A (3-5 DU/AC)	Town Center Redevelopment Plan	Public/Quasi-Public	San Tan Foothills Area Plan
Future Intersection Modification	Mixed-Use	Recreation/Conservation/Parks	Resort / Tourism / Entertainment	

0 2,000' 4,000'
FEET
January 18, 2008



Key Elements

- ▶ Includes areas for Mixed Use
 - ▶ Promotes residential stability
 - ▶ Uses historic design themes
 - ▶ Expands retail, service and employment areas and uses
 - ▶ Continues street upgrades to handle projected traffic
 - ▶ Promotes Town's location and character
 - ▶ Recognizes the need for expansion of the utility system
 - ▶ Focuses on long term economic sustainability
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Next Steps

- ▶ Refine Preferred Concept as requested by the Town Council
- ▶ Preparation of the required elements to complete the draft General Plan
- ▶ Planning Commission Study Session
 - February 27
- ▶ Open House
 - March 26
- ▶ Planning and Zoning Commission on April 9 or 23
- ▶ Town Council on May 7 or 21
- ▶ Voters on September 9

Questions?

Thank you

