

# LAND USE ELEMENT

The Land Use Element provides a framework for Town decision-making about future land use and development. This element discusses the planning considerations that inform the Land Use Map, Land Use Categories, and the Land Use Element's goals, strategies, and actions. In accordance with State law, the Land Use Map describes the location and extent for the uses of land within the Town and its Planning Area. The Plan's goals, strategies, and actions provide guidance to the Town as it reviews and makes decisions about the types of new development that are appropriate to Queen Creek.

## Queen Creek is an Attractive and Thriving Community

QUEEN CREEK'S POPULATION IS PROJECTED TO INCREASE BY

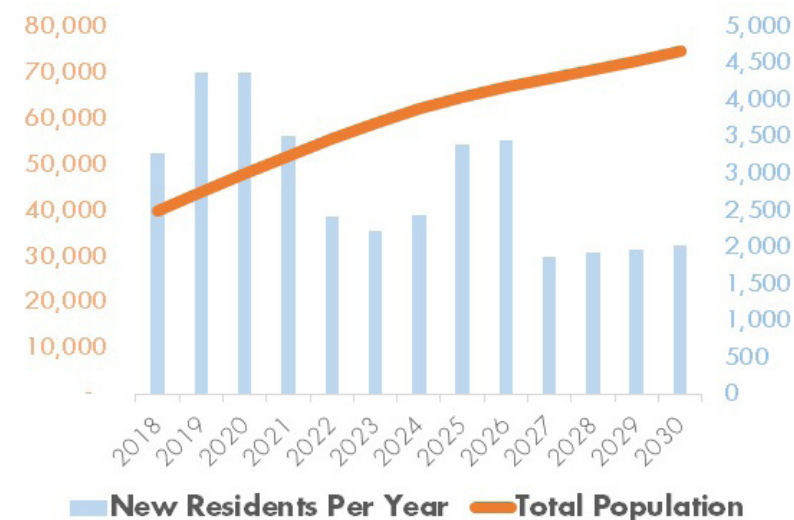
# 78%

BETWEEN THE YEARS 2017 AND 2027

In March of 2017, Maricopa County was the fastest growing county in the U.S. (U.S. Census). Queen Creek is one of the fastest growing jurisdictions in Maricopa County. Projections prepared by the Town anticipate Queen Creek population to almost double from about 41,200 to 73,200 between 2017 and 2027. In 2017, there are 1,435 acres of vacant, unplanned land within the Town limits. Typically, when land becomes scarce, redevelopment starts to occur. The Town needs to carefully consider how it uses its remaining vacant land so that it can continue to thrive, support a diverse economy, and maintain its agricultural heritage.

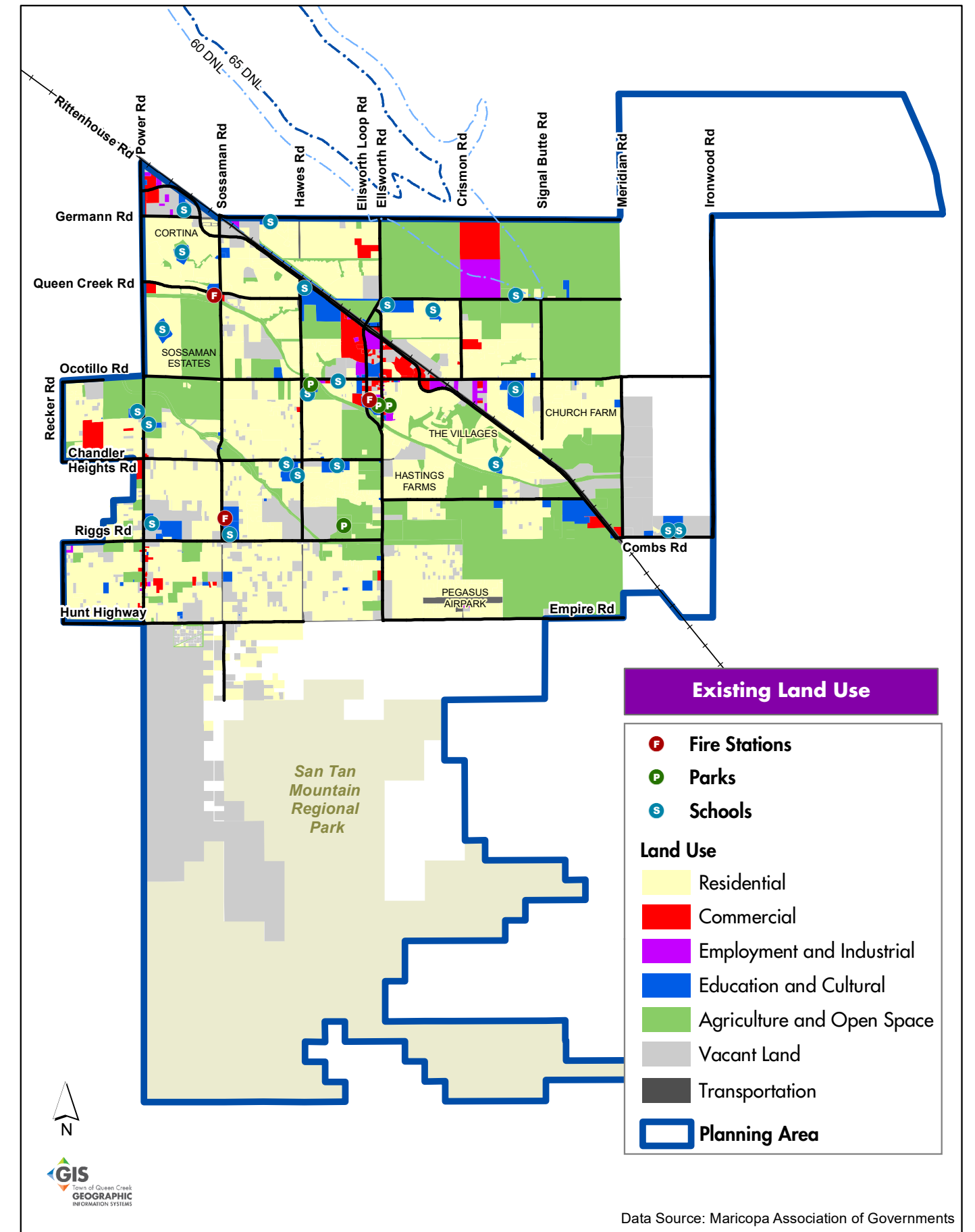
## Residents like the Small Town Character of Queen Creek

Queen Creek residents like the small town character of their community. They like the feel of quiet residential areas, the agricultural character, and the calmer pace of life. Residents want to retain the character of their community as new housing, retail, and employment is constructed to accommodate new residents and the businesses that will support them. The Town offers limited opportunities for a range of lifestyles. In the future, current residents' lifestyle choices may evolve (for example, youth moving out of the house to live on their own, first time families who want to stay in the community, or "empty nesters" who once had children at home and want to remain near family and friends). This update offers the Town the opportunities to guide future development so that it accommodates the needs of current and future residents and businesses while retaining its small town and agricultural character.



This chart shows the number of new residents that are projected to move into Queen Creek each year, and the total projected Town population growth between 2018 and 2030.

Figure 11: Existing Land Use Map



Data Source: Maricopa Association of Governments

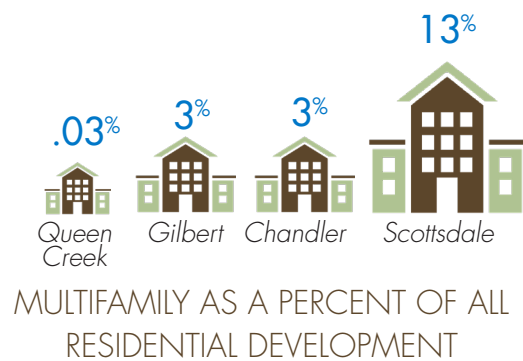
## Planning Considerations

### Land use distribution

Land is an important resource for the Town. How it is distributed among different land uses and densities of development will influence the amounts of housing, employment, and retail uses within Queen Creek.

Nearly half of all the land in the Queen Creek Planning Area is developed residential uses which is generally comparable to the percent of developed residential uses in neighboring communities. However, less than half of one percent of the developed residential areas in Queen Creek are multifamily housing, much lower than in neighboring communities. Queen Creek also has a smaller percent of land developed for employment uses than comparable communities.

Throughout this planning process, residents stated that they wanted a walkable Town Center. Multifamily housing mixed with a range of employment uses and shopping are the ingredients of a successful, walkable, Town Center. Additionally, the low percentage of land developed for employment uses within Queen Creek affects traffic within Town, and is one of the reasons Queen Creek residents have the longest commute to work times in Maricopa County (Queen Creek 2014 Transit Study). The update of this Plan provides an opportunity for a more balanced land use mix that can help reduce congestion, commute times, and provide for employment of Town residents.



### Only a small portion of land within the Town is unplanned

Over 92% of the total land within the Town is planned for housing and commercial development. Because the Town's population is growing so quickly, it is important to provide flexibility so new development of this remaining, unplanned land can provide uses that can meet unanticipated needs, provide choices for future residents and contribute to the quality of life within the Town.

### The Planning Area provides opportunities for long-term growth

The Planning Area includes land that is outside the municipal limits that could annex into the Town. Such areas provide opportunities for long-term growth. Once this land is developed, new population and business may have to be accommodated through redevelopment and infill. While the Town of Queen Creek does not have planning and zoning authority over land outside its limits, the development of these areas could have an impact on the Town. As such, Town staff should continue to review and comment on rezoning requests that occur within Queen Creek's Planning Area.

### The San Tan Valley area will continue to impact the Town

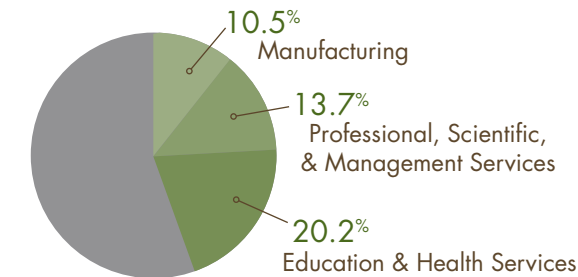
The San Tan Valley area includes over 90,000 residents (2016). The San Tan Valley area largely consists of master planned communities and subdivisions amounting to over 31,000 homes and there is limited retail, employment, parks, and services to serve the San Tan Valley area residents. Many San Tan Valley area residents drive through Queen Creek to work and shop. This benefits Queen Creek because sales tax from shopping adds to the Town's revenues, and the San Tan Valley area residents create a market for restaurants and retail services in Queen Creek that the Town could not support on its own. However, the San Tan Valley area residents' use of Town roads, parks, and other services also places stress on the Town's infrastructure.

### There are limited areas that are developed for employment uses that support the median housing values in the Town

The Town's largest employment sector is retail jobs. The second largest employment sector is government and quasi-government (Queen Creek School District, Canyon State Academy, and the Town of Queen Creek).

### Queen Creek Industry Employment

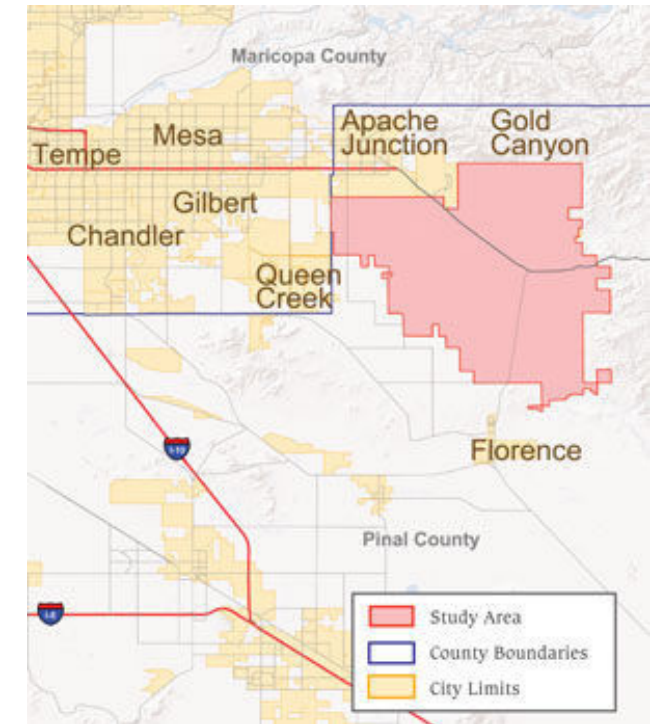
Source: Economic Development Strategic Plan



The Town's Economic Development Strategic Plan reports that almost half of all residents work in education and health services (20.2%), professional, scientific and management services (13.7%), and manufacturing (10.5%).

While these professions pay wages that support a robust housing market in Queen Creek, and the U.S. Census American Community Survey reports Queen Creek 2011-2015 median household income is one of the highest in Maricopa County; almost all of these jobs are located outside Queen Creek, and more than 95% of Queen Creek's workforce leaves Queen Creek for work.

Queen Creek residents have the highest average commute times in Maricopa County. As the Town population increases, commute times will increase as more residents travel outside of Queen Creek for work. To maintain the Town's housing values and lifestyles, it is important for the Town to continue to provide an environment that provides jobs for its workforce.



The Superstition Vistas includes 175,000 acres, some of which is located in the northeast portion of the Queen Creek Planning Area. Source: Pinal County Tri-Valley Dispatch. February 15, 2017.

### North and South Area Specific Plans

The North Specific Area Plan (NSAP) and the South Specific Area Plan (SSAP), approved by the Town Council in 2015, set development patterns for northeast and southeast Queen Creek. The NSAP coordinated land use patterns to be aligned with the Phoenix-Mesa Gateway Airport updated Land Use Compatibility Plan, right-sized employment development to reflect recent absorption studies for industrial uses in Town, and provided opportunities for unique residential neighborhoods. The SSAP created the Town's hallmark Agritainment area and identified other areas for future housing and commercial development. While the 2018 General Plan Land Use Map updates the land use maps included in the NSAP and the SSAP, each plan includes additional information, standards, and requirements that still remain and shall be adhered to as the area develops.

### Planning for land within the Superstition Vistas offers opportunities for new types of development

Over 4,300 acres of unplanned, vacant land owned by the State Land Department is located in the northeast edge of the Town Planning Area, between Germann and Frye (extended) Roads, and the Phoenix-Mesa Gateway Airport and the CAP Canal. State Route 24 (SR 24) is planned to be constructed along the northern edge of the Town Planning Area at the Frye Road Alignment within the next 10 years, and will provide access to this portion of the Planning Area. This General Plan includes guidance for the development of this land so it contributes to the quality of life and economy of the Town.

### Current land uses within the Town could not support transit

One effective way for reducing traffic congestion is to support the use of alternative transportation modes, such as transit. The adopted Queen Creek 2016 Transportation Master Plan includes mid-term and long-term recommendations to support and expand opportunities for transit, including, "Develop land use policies that encourage higher density that could support transit." Figure VII-6 in the plan also identifies a Possible Circulator Service Area that supports transit services as generally bounded by Meridian, Ellsworth, and Crismon roads on the east and west, and Queen Creek, Chandler Heights, and Combs roads on the north and south. Higher density land uses that support transit should be strategically located along high volume arterial roadways, in the Town Center, or surrounding future commuter rail stations.

**95%**  
OF QUEEN CREEK  
COMMUTES OUTSIDE OF  
THE TOWN TO WORK.

### As Queen Creek builds out, pressure on unincorporated areas to redevelop could occur

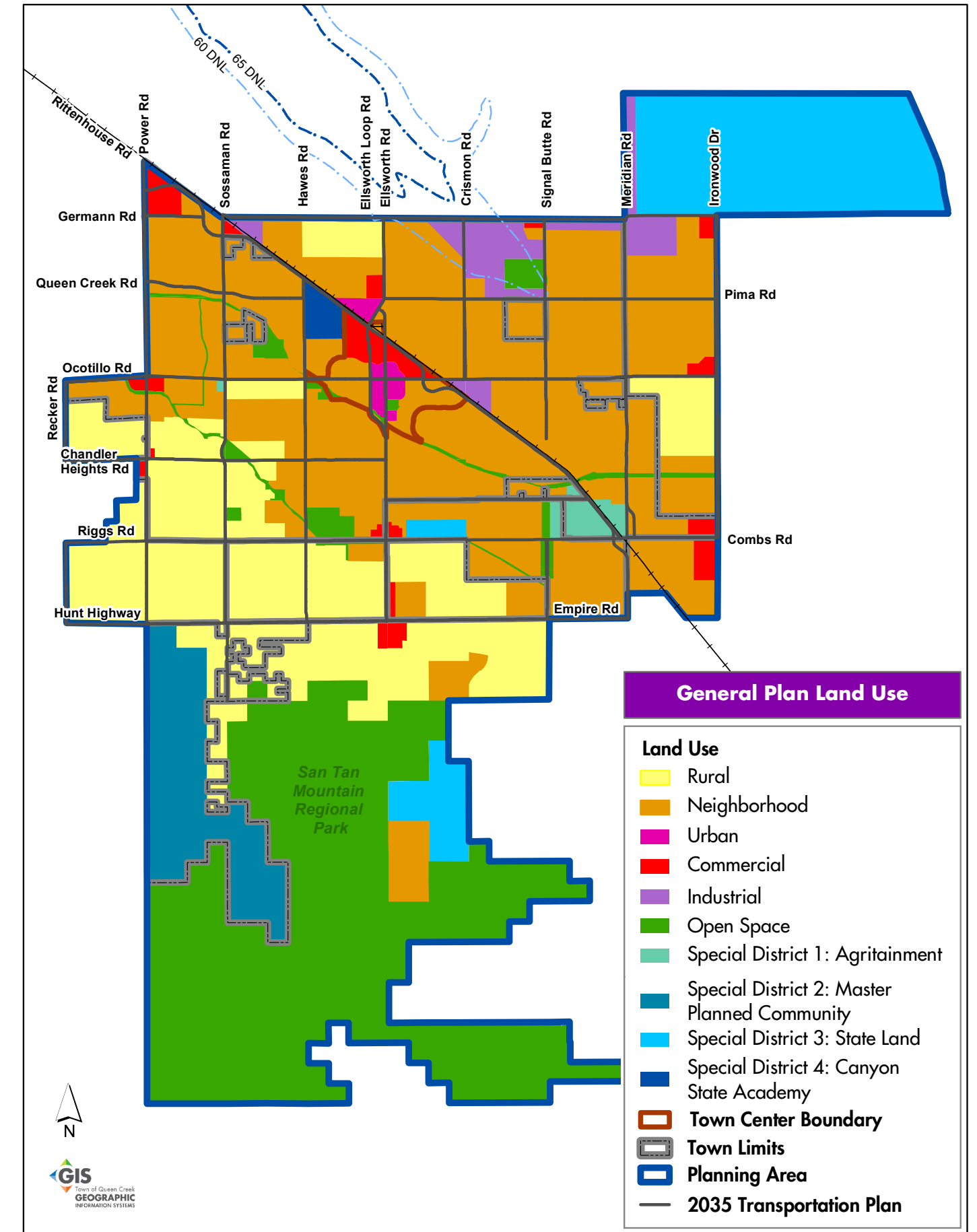
All unincorporated areas of the Town Planning Area are still under the jurisdiction of Maricopa and Pinal counties or the Arizona State Land Department. As land planned for new development is built, these areas will become opportunities for new development. This General Plan update provides an opportunity to ensure that these areas are managed appropriately as the Town population increases.

## LAND USE MAP

The General Plan Land Use Map establishes seven development patterns (Land Use Categories) within the Town. Each of these development patterns and the types of land uses appropriate to them are described in the Land Use Categories portion of this element. The Land Use Categories are intended to:

- Conserve agricultural, rural, and equestrian areas within the Town and the Town Planning Area.
- Provide guidance for new development in undeveloped areas that may be annexed into the Town. These areas include land in the Town Planning Area that is owned and managed by the State Land Department, and land along the eastern border of Queen Creek.
- Provide guidance so new development uses land efficiently, and positively contributes to the quality of life in Queen Creek.

Figure 12: Town of Queen Creek Land Use Map





# Development Patterns (Land Use Categories)

## RURAL



### LAND USE CHARACTER

- Predominantly large lot single family residential up to 1 dwelling unit per acre (du/ac).
- Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.
- A variety of deep setbacks from the road, creating an informal pattern.
- Roadways without curb, gutter, or sidewalk.
- Informal streetscapes and tree placement.

### LAND USE TYPES

- Residential: very low-density single family (up to 1 dwelling unit per acre)
- Commercial: agriculture related (farm stands)
- Employment: agriculture and recreation-related; home office; garage industry
- Public & Quasi Public: not permitted
- Open Space: trails, trailheads, open space (washes)

### APPROPRIATE ZONING DISTRICTS\*

- Rural Development: R1-190
- General Rural Development: R1-54
- Rural Estate: R1-43
- Public/Quasi Public: P/QP
- Planned Area Development Overlay: PAD

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

## NEIGHBORHOOD



### LAND USE CHARACTER

- Predominantly residential with range of densities up to 20 dwelling units per acre allowed \*.
- Adequate transitions and/or buffering abutting Rural or Urban areas will be required.
- Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.
- Densities above 8 du/ac require direct access to collector or arterial streets.
- Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.
- Buildings spaced to create separation while maintaining cohesive street wall.
- Modest building setbacks, generally aligned with neighboring buildings.
- Streets with curb, gutter, planter strips, and sidewalks.
- Semi-formal streetscape with aligned street trees.
- Diversity provided by a variety of building styles and sizes.
- Guest parking accommodated on-street.
- Materials and detailing should evoke residential character.

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

### LAND USE TYPES

- Residential: single family, patio homes, and multifamily\* or other forms of residential uses up to 20 dwelling units per acre.
- Commercial: office, neighborhood office, retail and services \*
- Employment: home office; limited live/work; garage industry
- Public & Quasi Public: civic/institutional
- Open Space: buildings neighborhood parks, pocket parks, tot lots

### APPROPRIATE ZONING DISTRICTS\*

- Rural Estate: R1-43
- Suburban Residential: R1-35, R1-18
- Suburban Development R1-15, R1-12
- Urban Development- Type A: R1-7, R1-9
- Urban Development- Type B: MDR, HDR
- Urban Development: R1-4, R1-5,
- Light Commercial: C-1
- General Commercial: C2
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- Planned Area Development Overlay: PAD



URBAN



LAND USE CHARACTER

- Walkable development pattern with a variety of residential uses above 6 dwelling units per acre and within 1/4 mile of mixed-use, commercial and civic/cultural uses.
- Buildings close together with significant street frontage.
- Building facades at or near sidewalk.
- Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages.
- Formalized streetscape with equally spaced street trees.
- May include civic park/plaza/gathering space.
- Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks.
- On-street parking, especially along streets with retail.
- Drive-thru commercial uses prohibited.
- Off street parking located behind buildings when possible and practical.
- Adequate transition to abutting areas (Neighborhood or Rural) required.

LAND USE TYPES

- Residential: single family (above 6 dwelling units per acre), multifamily, patio homes
- Commercial: retail, office, and services. Drive-thru uses are prohibited.
- Employment: office buildings; live/work
- Public & Quasi Public: civic/institutional buildings
- Open Space: plazas, parks

APPROPRIATE ZONING DISTRICTS\*

- Urban Development: MDR, HDR, R1-4
- General Commercial: C-2
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- Town Center Mixed-use: TC
- Mixed-use: MU
- Planned Area Development Overlay: PAD

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

COMMERCIAL



LAND USE CHARACTER

- Commercial development; accommodates existing conventional suburban shopping centers.
- Flexible configuration of buildings; building facades and entries may be associated with site-internal circulation rather than street frontage.
- Streets with curb and gutter, planters and sidewalks.
- Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic.
- Generally auto-oriented development with safe and comfortable pedestrian routes and streetscapes.
- Adequate transition to abutting areas (Neighborhood or Rural) required.

LAND USE TYPES

- Residential: not permitted
- Commercial: auto-oriented commercial centers and existing Town commercial centers
- Employment: office parks; office buildings
- Public & Quasi Public: civic and institutional buildings
- Open Space: plazas, parks

APPROPRIATE ZONING DISTRICTS\*

- General Commercial: C-2
- Regional Commercial Center: C-3
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- Planned Area Development Overlay: PAD

\* Transitions and other requirements provided in the Land Use Categories Requirements Table



INDUSTRIAL



LAND USE CHARACTER	LAND USE TYPES	APPROPRIATE ZONING DISTRICTS*
<ul style="list-style-type: none"><li>• Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings.</li><li>• Building siting accommodates truck access, loading and storage areas.</li><li>• Roadways designed to accommodate larger vehicles while maintaining a safe and comfortable sidewalk network.</li><li>• Where abutting other Land Use Categories, proper transition and/or buffering is required.</li></ul>	<ul style="list-style-type: none"><li>• Residential: not permitted</li><li>• Commercial: limited retail supporting employment uses</li><li>• Employment: warehouse; manufacturing; office</li><li>• Industrial: Contractors' yards, uses with screened outdoor storage.</li><li>• Public &amp; Quasi Public: civic/institutional buildings</li><li>• Open Space: plazas, parks</li></ul>	<ul style="list-style-type: none"><li>• Office/Industrial Park: EMP-A</li><li>• General Industrial: EMP-B</li><li>• Public/Quasi Public: P/QP</li><li>• Planned Area Development Overlay: PAD</li></ul>

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

OPEN SPACE



LAND USE CHARACTER	LAND USE TYPES	APPROPRIATE ZONING DISTRICTS*
<ul style="list-style-type: none"><li>• Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks.</li><li>• Development limited to use-specific structures and recreation facilities, including trails, ballfields, multi-purpose fields, picnic shelters, restroom facilities, and equestrian facilities.</li></ul>	<ul style="list-style-type: none"><li>• Residential: not permitted</li><li>• Commercial: not permitted</li><li>• Employment: not permitted</li><li>• Public &amp; Quasi Public: permitted</li><li>• Open Space: park shelters, restroom facilities; community parks; conservation areas; Sonoqui &amp; Queen Creek washes, protected natural features, plazas, parks</li><li>• Plazas open to the public</li><li>• Developed parks open to the public</li></ul>	<ul style="list-style-type: none"><li>• Parks, Recreation and Conservation: PRC</li><li>• Public/Quasi-Public: P/QP</li><li>• Planned Area Development Overlay: PAD</li></ul> <p>*Other types of open space can be included in all other zoning districts including parks, plazas, etc.</p>

\* Transitions and other requirements provided in the Land Use Categories Requirements Table



SPECIAL DISTRICT



LAND USE CHARACTER	LAND USE TYPES	APPROPRIATE ZONING DISTRICTS*
<ul style="list-style-type: none"><li>Set aside for development not appropriate for any of the other categories and requiring greater flexibility.</li><li>Development in accordance with an approved Master Plan.</li></ul>	<ul style="list-style-type: none"><li>Residential: master planned community</li><li>Commercial: Agritainment</li><li>Public &amp; Quasi Public: civic/institutional buildings</li><li>Other: Arizona State Land Department managed land, Canyon State property, plazas, parks</li></ul>	<ul style="list-style-type: none"><li>Agritainment: AT</li><li>Planned Community: PCD</li><li>Planned Area Development Overlay: PAD</li><li>Non-Traditional Housing Product</li><li>Public/Quasi Public: P/QP</li></ul>

\* Transitions and other requirements provided in the Land Use Categories Requirements Table

Figure 13: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes
District	Zoning								
Residential Districts	Rural Development	R1-190	X						• Appropriate in RURAL Land Use Category.
	General Rural Development	R1-54	X						
	Rural Estate	R1-43	X	X					• Appropriate zoning adjacent to RURAL.
	Suburban Residential	Type A R1-35		X					
		Type B R1-18		X					• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
	Suburban Development	Type B R1-15		X					
		Type B R1-12		X					
		Type A R1-9		X					
		Type A R1-7		X					
		- R1-5		X					
		- R1-4		X					• Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses • Within URBAN Land Use Category: Minimum density of 6 du/ac required. • May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
	Urban Development	Type B MDR		X	X				
		Type B HDR		X	X				
Non-Residential Districts	Light Commercial	C-1		X					• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.
	General Commercial	C-2		X	X	X			• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Regional Commercial Center	C-3				X			
	Office/Industrial Park	EMP-A				X			
	General/Industrial	EMP-B				X			
	Parks, Recreation, and Conservation Zone	PRC					X		
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	
	Neighborhood Commercial/Office Mixed-Use	NC		X	X	X			• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Town Center Mixed-Use	TC			X				• Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Mixed-use	MU						X	
	Agritainment	AT						X	
	Planned Community	PCD						X	
Overlay Districts	Planned Area Development Overlay	PAD	X	X	X	X	X	X	• Specific buffering and transition details shall be determined through the rezoning process.
	Non-Traditional Housing Product	-						X	

## Goals, Policies, & Actions

### GOAL 1: MAINTAIN THE TOWN'S UNIQUE COMMUNITY CHARACTER.

**Strategy 1.A:** Protect and promote the Town's history, location, amenities, and development potential to create a unique, attractive, desirable, and economically sustainable community.

**Action 1.A.1:** Continue to conserve rural areas by replacing the San Tan Foothills Specific Area Plan Land Use Map with the Land Use Map included in this General Plan and through the incorporation by reference of the San Tan Foothills Specific Area Plan into this General Plan.

**Action 1.A.2:** Continue to promote Agritainment uses in appropriate locations within Town.

**Action 1.A.3:** Incorporate access to the Sonoqui and Queen Creek washes into new development.

**Action 1.A.4:** Ensure compatibility between new projects and existing neighborhoods by providing appropriate transitions as described in the Land Use Categories Requirements Table included in this Plan.

**Action 1.A.5:** Incorporate into developments private parks, trails, and/or open spaces that provide connectivity to the Town's existing and proposed parks, trails, and open spaces.

**Action 1.A.6:** Continue to promote residential development which uses innovative subdivision design to maintain, enhance and connect to the natural environment.

**Action 1.A.7:** Continue to encourage to provide a variety of housing options and development styles in keeping with the character of the Town.

**Strategy 1.B:** Retain the Sonoran Desert character of the San Tan Foothills and areas designated rural on the General Plan Land Use Map.

**Action 1.B.1:** Continue to implement the San Tan Foothills Specific Area Plan, and with adoption of this General Plan, incorporate the San Tan Foothills Strategic Area Plan into this General Plan by reference.

**Action 1.B.2:** Recognize and maintain the unique character of the Town's low density areas in the density, design, and construction of both public and private projects in areas designated Rural on the General Plan Land Use Map.

**Strategy 1.C:** Ensure that new public and private projects reflect the Town's historic character in their design and appearance.

**Action 1.C.1:** Continue to implement the Town Design Standards.

**Action 1.C.2:** Enforce Town codes to ensure properties are well-maintained and contribute to the quality of life within the Town. For properties located within the Town Planning Area, work with code enforcement for Pinal and Maricopa counties to ensure properties are maintained and up to code.

**Strategy 1.D:** Encourage development of a walkable Town Center within the Urban Land Use Category.

**Action 1.D.1:** Update the Town Center Plan for the area identified as Urban in this General Plan. Ensure the updated Town Center Plan is in conformance with the General Plan. Include in the update:

- A design standard for complete streets that include shade, street furniture, lighting, directional signs and other elements that will contribute to produce a pedestrian oriented, comfortable year-round environment.
- Areas for a variety of medium and high-density housing such as lofts, artisan cottages, town homes, live-work units, senior housing, multi-story structures and other land uses such as hotels to promote a unique residential environment.

- Places for outdoor dining, pocket parks, informal passive activities, and formal and informal events.
- On-street parking and parking areas that do not separate main building entrances from the sidewalk.
- Opportunities for multi-story, multi-use developments.
- An implementation plan that includes steps to:
  - » Promote private Town Center investment and the attraction of new private sector developments which reflect the land use and design goals for the Town Center.
  - » Work with existing businesses to upgrade their facilities.
  - » Work with the private sector to establish "one of a kind" uses which reflect the Towns' historical character and cultural diversity.
  - » Promote development of a limited service hotel.

**Action 1.D.2:** Ensure the design of development within the Town Center reflects the character and culture of Queen Creek through architectural and site design.

**Action 1.D.3:** Develop a corridor plan for Ellsworth Road from Ocotillo Road north to Rittenhouse Road and the UPRR tracks to connect the areas that connects this area to the planned Town Center on the Ellsworth Loop Road and identifies a strategy for appropriately converting existing single family and other development into a cohesive destination within the Town Center.

**Action 1.D.4:** Create an Urban Overlay Zoning District that prohibits drive-thrus, and requires walkable development oriented to the street.

### GOAL 2: EFFECTIVELY MANAGE THE TOWN'S GROWTH.

**Strategy 2.A:** Encourage development patterns that maximize opportunities to use land efficiently.

**Action 2.A.1:** Encourage higher density mixed-uses and residential development within the Urban Land Use Category.

**Action 2.A.2:** Encourage a variety of residential densities within the Neighborhood and Urban Land Use Categories.

**Strategy 2.B:** Work with the Arizona State Land Department to identify land uses for State Lands that benefit the Town of Queen Creek.

**Action 2.B.1:** Prior to the construction of SR 24, work with the Arizona State Land Department to develop a Specific Area Plan (SAP) for the State Lands north of Germann Road. When this SAP is developed, it will be incorporated into this General Plan by reference. As this SAP is developed, consider land uses and planning strategies that:

- Direct vehicular traffic away from already congested travel routes within the Town.
- Provide an appropriate housing to jobs employment ratio.
- Identify areas for technical, managerial, and other employment that provides above average wages.
- Creates a range of housing densities that support transit and employment.
- Integrate parks, open space, and trails into this area.
- Promote health through the development of walkable mixed-use developments, non-motorized access to parks and open space, and healthy transportation options.



**Action 2.B.2:** Work with the Arizona State Land Department prior to the sale of the land located northwest of Crismon and Riggs roads to identify appropriate land uses for this site.

**Action 2.B.3:** Work with the Arizona State Land Department prior to the sale of the land located on the east side of the San Tan Mountain Regional Park to identify appropriate land uses for this site that are appropriate to the surrounding environment and in keeping with current low-density development patterns.

**Strategy 2.C: Ensure new development within the Airport Overflight Areas is compatible with the Phoenix-Mesa Gateway Airport.**

**Action 2.C.1:** All proposals should develop in compliance with all applicable standards of Part 77 of the Federal Aviation Regulations for the safe, efficient use and preservation of navigable airspace

**Action 2.C.2:** All development should comply with the intent of federal guidance to minimize bird and wildlife attractants near airports.

**Action 2.C.3:** Consider the development of an Airport Overlay Zone to minimize impacts of Airport Overflight Areas to residents.

**GOAL 3:  
ENSURE LONG-TERM EMPLOYMENT  
DIVERSITY AND ECONOMIC STABILITY.**

**Strategy 3.A: Develop a diversified and robust economic development base to ensure the Town's long-term economic stability.**

**Action 3.A.1:** Reserve the area within the 60 to 65 DNL noise contour of the Phoenix-Mesa Gateway Airport for future employment that is compatible with lower altitude overflight activity.

**Action 3.A.2:** Partner with the private sector to actively promote development of a variety employment and industrial related uses in the Commercial and Urban Land Use Categories.

**Action 3.A.3:** Work with the City of Mesa to encourage a diversity of employment within and adjacent to the Phoenix-Mesa Gateway Airport.

**Action 3.A.4:** Work pro-actively with the Arizona State Land Department to facilitate the annexation of the State owned property in the northeast portion of the Planning Area and develop it in accordance with Action 2.B.1 of this element.

**GOAL 4:  
PROMOTE SEAMLESS DEVELOPMENT BETWEEN  
THE TOWN AND ADJACENT JURISDICTIONS.**

**Strategy 4.A: Coordinate with adjacent jurisdictions and other entities on development and the implementation of land use regulations.**

**Action 4.A.1:** Establish and maintain an agreement between the Queen Creek Town Council and the Pinal County Board of Supervisors regarding goals and expectations for development in the San Tan Foothills and San Tan Valley.

**Action 4.A.2:** Provide a Town recommendation on all land use changes proposed in Pinal County that are within, or adjacent to, the San Tan Foothills.

**Action 4.A.3:** Maintain contact with citizen groups and homeowners associations in the San Tan Foothills which are interested in participating in future land use recommendations and decisions related to the area.

**Action 4.A.4:** Participate in the San Tan Valley planning and incorporation processes, and the planning and zoning processes of adjacent jurisdictions to ensure decision making is mutually beneficial.

**Action 4.A.5:** Participate, review, and provide comments on rezoning requests and other land use planning activities that occur on land under the jurisdiction of Maricopa County that is adjacent to or within the Town.