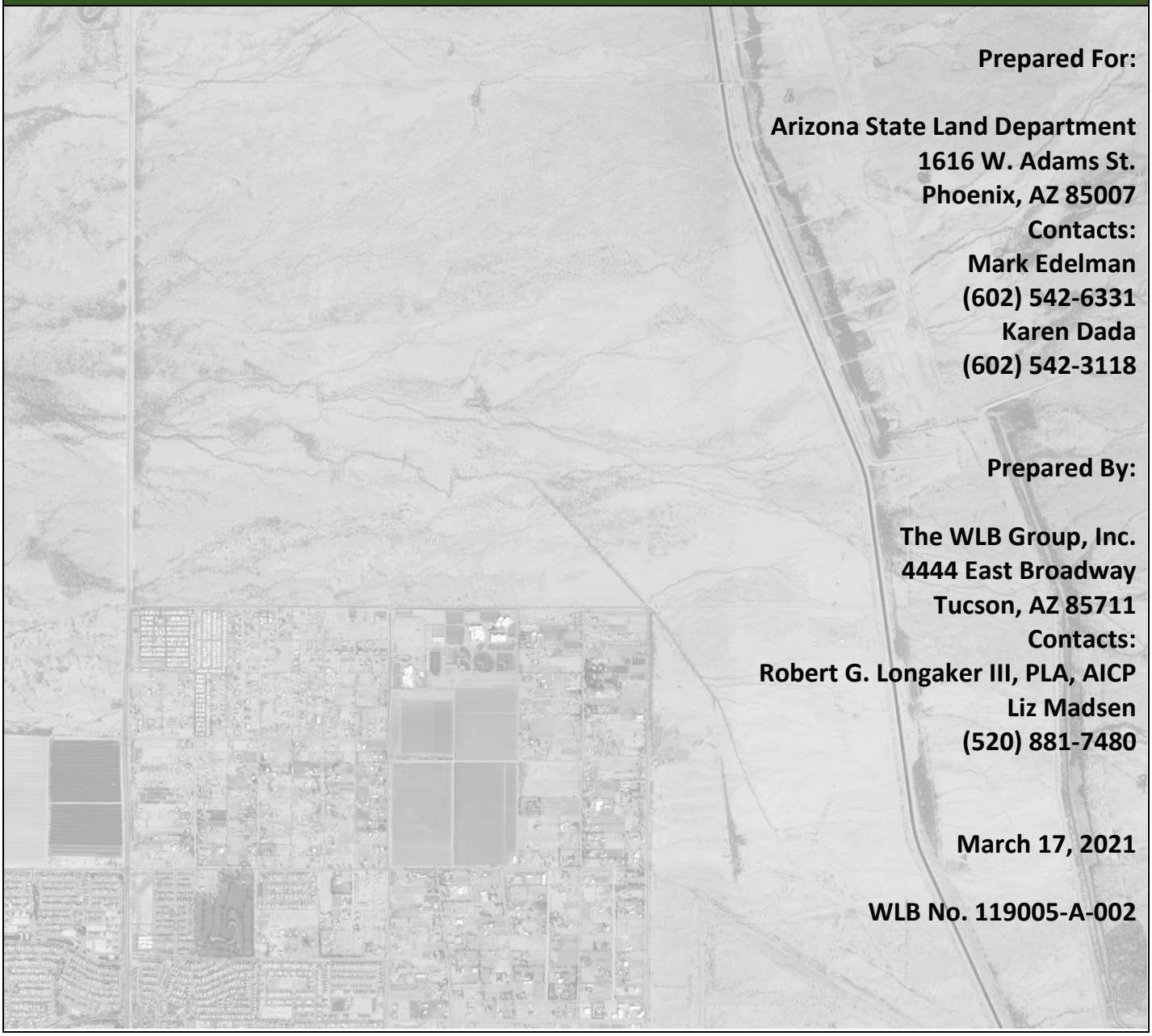
Arizona State Land Department
Queen Creek Specific Plan
Queen Creek, AZ

Supplement 1



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Introduction

This Supplement 1 to the previously approved Arizona State Land Queen Creek Specific Plan ("Specific Plan") primarily serves to create a new land use designation named Urban Employment within this Specific Plan. This land use designation would only apply to Planning Units 1, 2, 16, 17, 18 and 19 that are located west of Ironwood Road. This Supplement 1 also addresses modifications to the development standards and regulations specific to the aforementioned Planning Units, which comprise 950+/- acres. Please refer to *Exhibit 1* for the location of the Planning Units subject to this Supplement.

The following development standards and regulations apply to the Urban Employment Land Use Designation in this Specific Plan.

A. Permitted Zoning Districts

Development in Urban Employment is permitted according to the regulations of the following Town of Queen Creek zoning districts:

- EMP-A Office / Industrial Park
- EMP-B Office / Industrial Park
- C-1 Light Commercial
- C-2 General Commercial
- C-3 Regional Commercial

B. Land Use Budget

The Land Use Budget on the following page shows the permitted Queen Creek zoning districts for the Land Use Designations in the Specific Plan, including Urban Employment.

		LAND USE DESIGNATIONS								BUFFER AREAS	
		URBAN (URB)			URBAN EMPLOYMENT (UE)			NEIGHBORHOOD (NBH)			
		Freeway Activity Node	Arterial Activity Node	Outside of Activity	Freeway Activity Node	Arterial Activity Node	Outside of Activity	Arterial Activity Node	Outside of Activity Nodes	Industrial Compatibility Area	Residential Compatibility Area
EMP-B	Office / Industrial Park	T	X	X	P	P	P	X	X	P	X
EMP-A	Office / Industrial Park	T	P	P	P	P	P	X	X	P	X
MU	Mixed Use	T	T	P	X	X	X	P	P	X	X
C-3	Regional Commercial	T	P	P	T	P	P	X	X	P	X
C-2	General Commercial	P	T	P	P	T	P	T	P	T	X
C-1	Light Commercial	P	P	T	P	P	T	T	P	T	T
HDR	High Density *25 DU/Ac. Max.*	T	P	P	X	X	X	X	X	X	X
MDR	Medium Density *14 DU/Ac. Max.*	P	T	T	X	X	X	T	P	X	X
R1-4	Urban *4,000-SF Min. Lot Size 8 DU/Ac. Max.*	P	P	T	X	X	X	P	T	X	X
R1-5	Urban *5,000-SF Min. Lot Size 5 DU/Ac. Max.*	P	P	T	X	X	X	P	T	X	X
R1-7	Urban *7,000-SF Min. Lot Size*	X	X	X	X	X	X	P	T	X	T
R1-9	Urban *9,000-SF Min. Lot Size*	X	X	X	X	X	X	P	T	X	T
R1-12	Suburban *12,000-SF Min. Lot Size*	X	X	X	X	X	X	P	T	X	T

LEGEND

T	Targeted permitted land use.
P	Permitted land use.
X	Prohibited land use. Other land uses allowed by underlying land use designations are permitted.

C. Allowable Residential Units

This Supplement reduces the total number of residential units in this Specific Plan from 17,083 to 13,102.

D. Development Standards and Regulations

The rules and regulations of the underlying Queen Creek zoning districts apply to development within the subject property according to the development type and intensity proposed, and as assigned from the Land Use Budget, with the following exceptions:

The following Queen Creek Zoning Code Articles shall not apply to the EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation in this Specific Plan.

- Article 4.9.G Specific Employment A District Performance Criteria.
- Article 4.9.H Specific Employment B District Performance Criteria.
- Articles 5.1, 5.2, 5.3 and 5.4 of Site Improvement Standards. Article 5.5 (Lighting) and Article 5.6 (Parking and Loading Standards) shall apply.
- Article 6 Supplemental Use Regulations.

The below development standards and regulations shall apply to the EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation:

A. Dimension Requirements

1. Minimum Site Area: None.
2. Minimum Lot Width:100 ft.
3. Minimum Lot Depth: 150 ft.
4. Maximum Lot Coverage: 80%.
5. Maximum Height: 80 feet and 185 feet for non-habitable structures.
6. Minimum Setbacks for Habitable Buildings:
   a. Front: 0 ft.
   b. Side: 0 ft.
   c. Rear: 0 ft.
7. Minimum Setback for Non-Habitable Structures: Non-habitable structures shall be set back from the property line a distance equivalent to their height.
8. Minimum Landscape Buffers:
   a. Arterial Roadway: 30 ft.
   b. Collector Roadway: 15 ft.
   c. Non-Roadway Site Perimeter: 20’
   d. Commercial: 20’.

B. Development Standards

1. All new buildings and uses of land or substantial additions to or remodeling twenty percent (20%) or more of the total building area of existing buildings shall be subject to Site Plan review.

2. Parking and maneuvering area shall not be permitted within landscaped areas.

3. Performance Standards. No use shall be established, maintained or conducted within any which may cause any of the following:

a. Dissemination of smoke, gas, dust, noxious odor or any other atmosphere pollutant outside the building in which the use is conducted; or with respect to a use that is not conducted within a completely enclosed building, any dissemination whatsoever.

b. Noise perceptible beyond the property boundaries of the immediate site.

c. Discharge of any waste material into any water course or ditch.

d. Dissemination of glare or vibration beyond the immediate site.

e. Potential hazards (fire, explosion, radioactive or any similar cause) to property in the same or any adjacent district.

f. Conditions detrimental to the health, safety and general welfare of the community, as determined by the Development Services Director or his designee.

4. All principal buildings and all accessory buildings or structures, including loading and unloading facilities shall be located at least one hundred (100) feet away from any existing or planned residential use, except where adjoining a railroad right of way.

5. A mobile home, recreational vehicle, or similar vehicle shall be prohibited as a facility for any industrial use permitted in this Specific Plan except construction trailers and offices may be allowed while construction of the primary structure is being completed.

6. Manufactured buildings would be permitted if their architecture complies with Queen Creek staff-approved exterior materials.

7. Walls and Fences:

   a. Walls, if utilized fronting onto a public street, shall be constructed of colored masonry block, masonry with stucco, slump block, or brick designed to match the main building on the site. Maximum height is ten (10) feet.
   b. Fences, if utilized fronting onto a public street, shall be constructed of wrought iron or other decorative iron or similar material. Maximum height is ten (10) feet.
   c. Open wire fences, including chain link fences are only permitted in internal areas of the project that are not highly visible from public areas. Chain link fencing shall be maintained in good condition and free from wear and decreased aesthetic quality.
   d. Walled areas for storage of materials and equipment may include three (3) strand barbed wire or barbed tape for maximum security.

8. Screening standards shall be observed as follows:

   a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all street frontages by a minimum six (6) foot wall or maximum ten (10) foot wall constructed of slump block, brick, colored masonry block or masonry with a stucco or mortar wash finish designed to match the main building on the site.
   b. Loading, delivery, roll-up/dock doors, and service and wash bays may front onto a public street or a limited access highway, provided all of the following circumstances are met:
      i. There is no existing or planned residential use within 500 feet of the right-of-way line on the opposite side of the public street or limited access highway;

ii. The loading, delivery, roll-up/dock doors, and service and wash bays occupy a maximum of 50% of the building width facing the public street (50% may be increased to 75% if the site is a corner lot);
iii. The loading, delivery, roll-up/dock doors, and service and wash bays shall be screened from public view with a combination of a two (2) foot berm and a minimum six (6) foot wall or maximum ten (10) foot wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main building on the site;
iv. Other than along a road designated as a scenic arterial, a minimum of two (2) continuous offset rows of 24 inch box trees are planted twenty feet on center along the frontage of the public street or limited access highway, within the required 30-foot wide landscape area; and
v. When loading, delivery, roll-up dock doors, and service and wash bays front on an arterial road, a 30-foot wide landscaped area shall be required, and a minimum of two (2) continuous offset rows of trees shall be planted twenty feet on center along the frontage of the scenic arterial with the external of the two (2) rows being 24 inch box trees and the interior of the two (2) rows being 36 inch box trees. Clustering of trees to provide better screening may be approved at site plan review and approval.

c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining streets or properties.
d. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed building or within an area enclosed by brick, block or masonry walls.
e. All outdoor refuse enclosures shall be located a minimum of 50 feet from any existing or planned residential use, or a minimum of 30 feet if a 30-foot wide landscape is established and maintained between the enclosure and the existing or planned residential use along the entire length of the industrially designated property, as measured from the exterior wall of the refuse enclosure to the nearest residential property line.

9. Buildings with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the street.

10. All buildings located within a unified, planned industrial park development shall be architecturally styled to achieve harmony and continuity of design. Building elevations shall be coordinated with regard to color, texture, materials, finishes, and form.

11. Electrical utility, cable TV and all other utility lines for buildings shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.

12. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from street view and be so located to be perceived as an integral part of the building.

13. All four sides of a building shall receive consistent architectural treatment.

14. Any part of the silos, tanks, and other similar structures visible from the public way shall be painted to match the primary building and shall be located at the side or rear of the primary building so as to be partially screened by the primary building.

15. Modifications to these development standards that are consistent with the character and intent of said development standards may, upon written request, be reviewed and approved by the Development Services Director or his designee.

E. Design Guidelines

The EMP-A and EMP-B zoning districts in the Urban Employment Land Use Designation shall comply with the Queen Creek Design Standards.

F. Secondary Planning and Preparation of Master Plans

The initial purchase of property within this Specific Plan carries with it a requirement to prepare Master Plans in accordance with Section V.B of the ASLD Queen Creek Specific Plan. The Master Plans shall be prepared by registered professionals licensed to practice in the State of Arizona. The Master Plans shall be prepared in coordination with the Arizona State Land Department and the Town of Queen Creek prior to a formal application starting the Town's development review process of the individual development proposal.

Applicants shall submit a pre-application and attend a pre-application meeting with ASLD and Queen Creek staff prior to the submittal of the Master Plans to discuss the intent and scope of these Master Plans. The scope of the Master Plans will likely vary depending on the amount of land purchased and the land area to be included in the Master Plans will be determined during the pre-application meeting. The overall intent of these Master Plans is the ensure that infrastructure constructed in the PAD is designed and sized to accommodate development of the PAD at entitled densities and intensities. The Master Plans are intended to be preliminary in nature.

Please refer to the ASLD Queen Creek Specific Plan for additional information on the Master Plans.

EXHIBITS

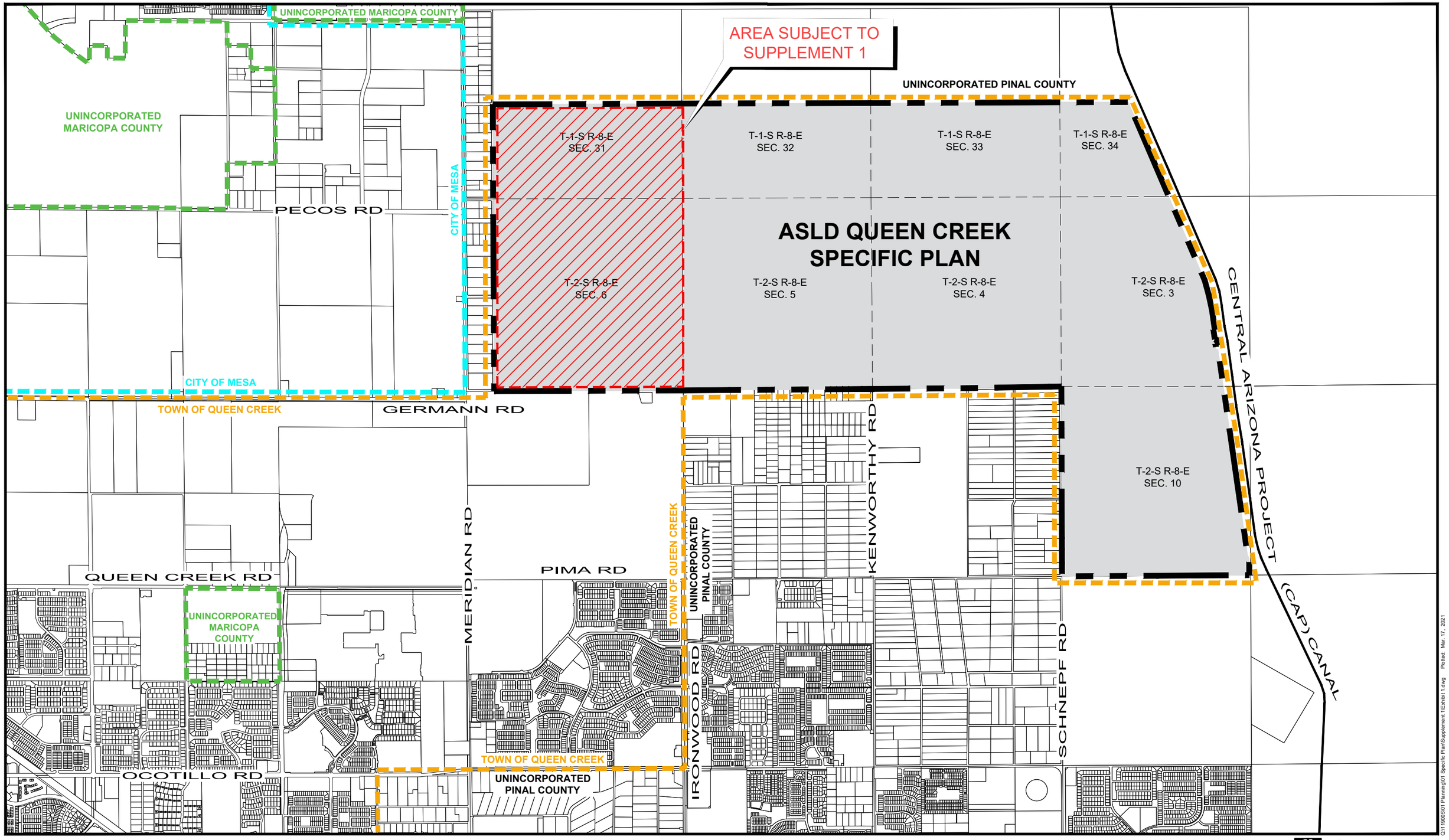

Exhibit 1: Area Subject to Supplement 1

3.17.2021

0' 2,500'

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ASLD Queen Creek Specific Plan- Supplement 1
WLB No. 119005-A-002

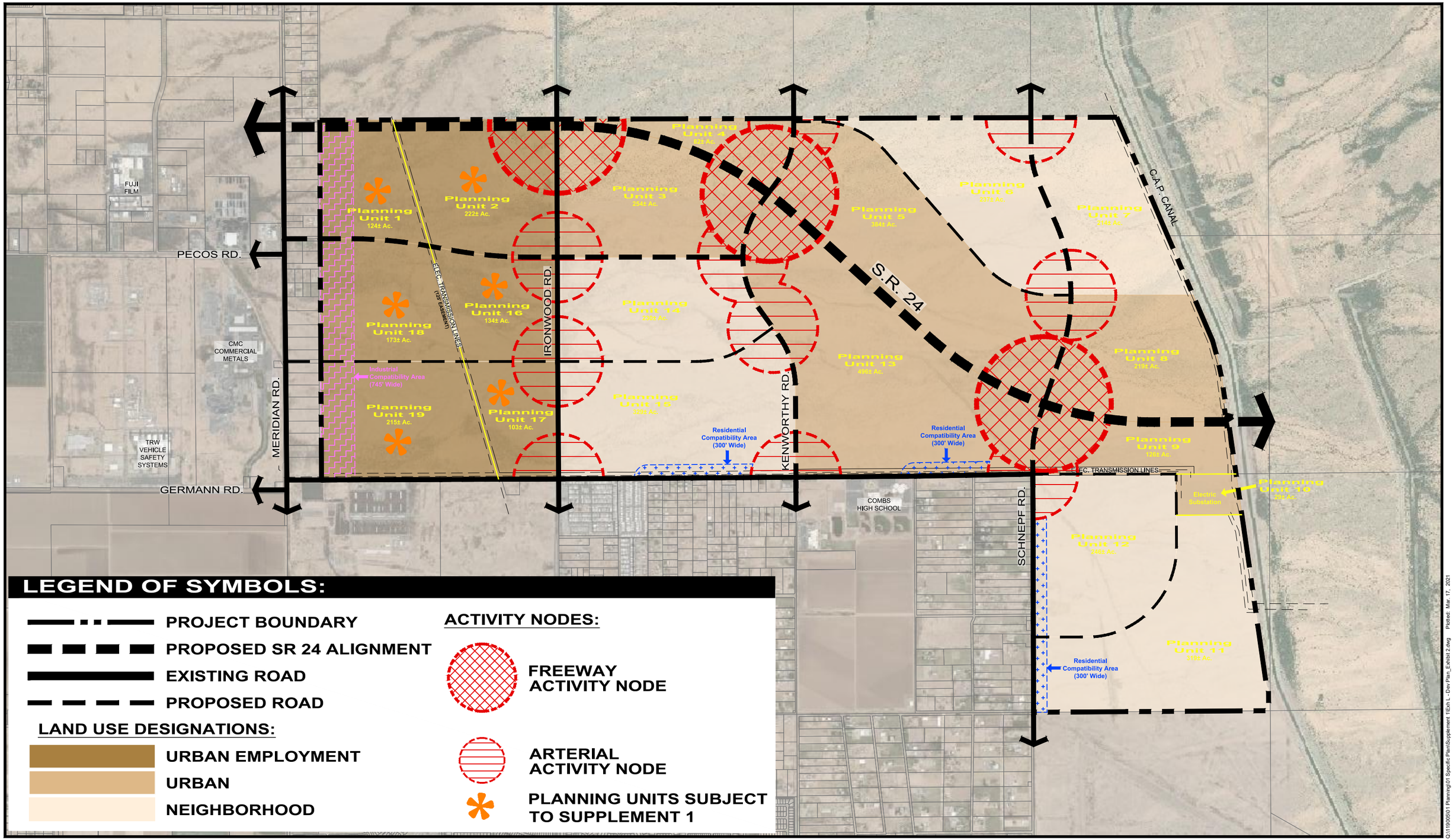

Exhibit 2: Planning Units Subject to Supplement 1

3.17.2021

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