

GROWTH AREAS ELEMENT

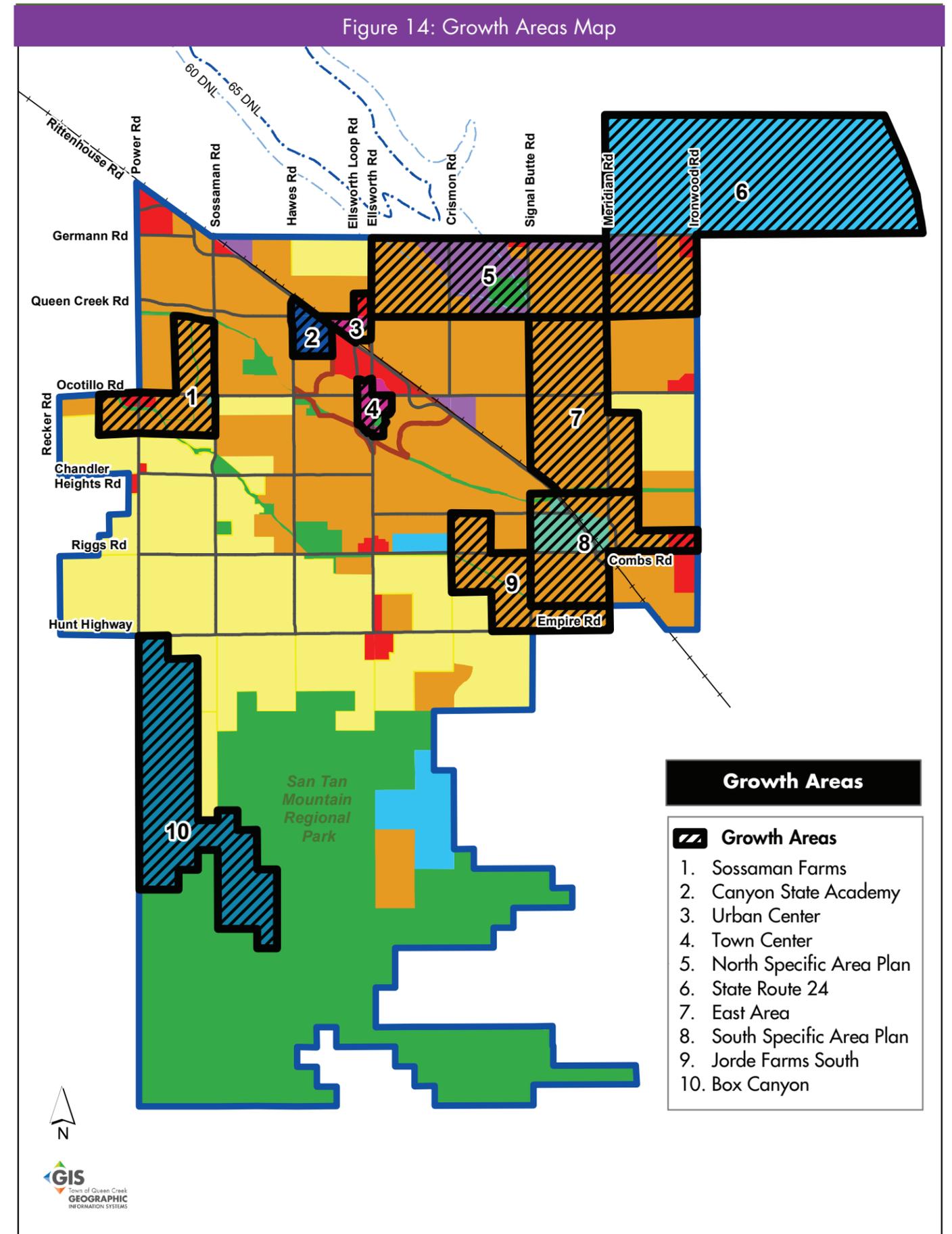
As the population of Queen Creek increases, new areas will be developed with housing, services, and employment uses to support these residents. State law requires that the General Plan identify where areas to support growth are located within the Town. Over the next decade, this Plan anticipates that 10 locations within the Town's Planning Area will be developed to provide new housing, services and employment. Each of these areas are identified and described in this element.

GROWTH AREAS

This update of the General Plan identifies 10 Growth Areas:

1. **Sossaman Farms Growth Area** - This growth area includes Sossaman 300 residential development, Sossaman Agritainment (known as Heritage Corner Agritainment), and future commercial and residential development.
2. **Canyon State Academy Growth Area** - The 183-acre site includes Canyon State Academy which is located on the southeast corner of Rittenhouse and Hawes roads.
3. **Urban Center Growth Area** - This approximately 107-acre site is designated Urban on the General Plan Land Use Map and is generally bound by Ellsworth and Ellsworth Loop roads to the east, the railroad to the south, and the Queen Creek Station residential neighborhood to the west and to the north. This area is adjacent to the Town Center and includes the site slated for the future potential commuter rail station.
4. **Town Center Growth Area** - This area is part of the Queen Creek Town Center. It includes the Queen Creek Library, the Town of Queen Creek government buildings, office and commercial developments, single-family homes that have been converted to commercial uses and other single-family homes along Ellsworth Road, apartments, and undeveloped land. This area is planned for a pedestrian-oriented, mixed-use, Town Center. The Town is currently updating the plan for this area, and is actively encouraging development within it.
5. **North Specific Area Plan Growth Area** - This developing area includes the Barney Farms, Jorde North, Gateway Quarter, and Terravella residential neighborhoods, East Park, and future industrial areas.
6. **State Route 24 (SR 24) Growth Area** - This area includes more than 3,600 acres of State Land Department owned and managed land in the northeast portion of the Planning Area. The planned alignment of the SR 24 runs directly along the boundaries of this growth area and construction of the SR 24 will provide access to the area, inciting development.
7. **East Growth Area** - This growth area includes the Meridian, Ovation at Meridian, Spur Cross, and Meridian Ranch residential areas and is currently developing.
8. **South Specific Area Plan Growth Area** - This area is designated as a growth area to reflect ongoing plans for the continued development of the area within the South Specific Area Plan boundaries. It includes Schnepf Farms, Queen Creek Olive Mill, the Meridian Crossing residential neighborhood, and the area east of the Queen Creek Olive Mill (future residential).
9. **Jorde Farms South Growth Area** - This area consists of residential development including the Jorde Farm property and the Arizona Thoroughbred property at the northwest corner of Empire Boulevard and Gary Road.
10. **Box Canyon Growth Area** - This growth area encompasses the 2,089-acre Box Canyon Master Planned Community located south of Hunt Highway on the west side of the San Tan Mountain Regional Park.

Figure 14: Growth Areas Map



Planning Considerations

Population growth will likely result in the development of some Growth Areas prior to the next General Plan update

As the population of the Town and the surrounding area continues to increase, new areas will be developed to provide housing, employment, retail, and services. Some of these areas that have been identified to accommodate such growth are currently under construction (East Growth Area) and others are approved for development, including the Sossaman Farms, Box Canyon, and the South and North Specific Area Plan Growth Areas. Further, population growth will also encourage infill development of new commercial and office uses within the Town Center.

The redevelopment of the Canyon State property could result in new higher wage jobs and innovative opportunities for a health care sector

Canyon State Academy is a school for at-risk youth. The re-planning and expansion of the campus would generate more employment opportunities in the health care sector and provide an improved learning environment for students.

The Arizona State Land Department is an important partner in the development of State Land

The State Route 24 Growth Area largely consists of land owned by the Arizona State Land Department (ASLD). The ASLD collaborates with local governments on planning for and rezoning of State Trust Land as well as other planning topics such as general or comprehensive plan updates and amendments. Should the ASLD consider developing plans for or selling of the land it owns within the Town's Planning Area, the Town should work with the Department to ensure that planned land uses benefit the Town; infrastructure should add service requirements associated with the development of this land, not impact levels of service provided to existing development.

Goals & Strategies

GOAL 1:
PLAN FOR AND PREPARE TO GUIDE DEVELOPMENT WITHIN GROWTH AREAS

Strategy 1.A: Encourage the following within the State Route 24 Growth Area:

- Mixed-use, walkable, transit supportive development located along SR 24 with access to SR 24
- Office or commerce parks suitable for high-tech or airport related high-wage jobs
- Walkable, mixed-use commercial or retail center located at Ironwood Road to also serve San Tan Valley and Superstition Vistas
- Higher density residential areas

Strategy 1.B: Encourage the following within the Urban Center Growth Area:

- Commuter rail supportive development
- Mixed-use
- Connectivity to adjacent commerce through a variety of transportation modes
- Opportunity for development of high-wage employment uses

Strategy 1.C: Should the Canyon State Growth Area be re-planned and/or redeveloped, encourage:

- A walkable, secure, connected campus style appropriate to adjacent residential uses
- More urban densities adjacent to Urban Land Uses (Urban Center Growth Area)
- If appropriate, land uses that support transit adjacent to the Urban Center Growth Area

Strategy 1.D: Implement the North Specific Area Plan and South Specific Area Plan for each respective Growth Area.

- Explore with Banner Ironwood Medical Hospital opportunities to create healthy connections between the hospital and nearby destinations, including the 11-Mile Loop Trail.
- Explore opportunities to provide a community park to serve residents in this area or in the East Growth Area.

Strategy 1.E: Encourage the following within the Town Center Growth Area:

- Walkable, vertically mixed-use development
- Development in conformance with updated Town Center Plan
- Cultural destinations, such as and not limited to, local museums, theaters, amphitheaters, art galleries, performance spaces, and public art, incorporated into development or as stand alone developments
- Development that is appropriate to a regional cultural or recreation destination
- Development of transit, pedestrian, and bicycle connections, linking this area to commuter rail

Strategy 1.F: Encourage the following within the As the Box Canyon Growth Area:

- Development is in conformance with the Box Canyon Master Plan.

Strategy 1.G: Encourage the following within the Sossaman Farms Growth Area:

- Residential development appropriate to the neighborhood category
- Exploration for potential agritainment opportunities
- Trail connection to complete the 11-mile Loop

Strategy 1.H: Encourage the following within the Jorde Farms South Growth Area:

- Residential development appropriate to the neighborhood category
- Trail connection to complete the 11-mile Loop

Strategy 1.I: Encourage the following within the East Growth Area.

- Development appropriate to the Neighborhood Land Use Category
- Non-motorized connections to the 11-Mile Loop Trail
- If appropriate, transit-supportive development should there be a commuter-rail station within this Growth Area