99SP09-1M-12/08/99

Broadway Rd.
Main St./Apache Trail
Southern Ave
Superstition Freeway
Baseline Rd.
Ironwood Drive
Idaho Rd.
Tomahawk Rd.
Apache Junction
Guadalupe Rd.
Gilbert
Mesa
Gilbert Rd.
Lindsay Rd.
Elliot Rd.
Hawes Rd.
Recker Rd.
Warner Rd.
Ellsworth Rd.
Signal Butte Rd.
Meridian Rd.
Ray Rd.
Williams Field Rd.
Val Vista Drive
Higley Rd.
Pecos Rd.
Pecos Road Realignment
Rittenhouse Road
Southern Pacific Railroad
Power Rd.
Germann Rd.
Chandler
Gilbert
Greenfield Rd.
Roosevelt Water Conservation District Canal
Sossaman Rd.
Crimson Rd.
Queen Creek Rd.
Vineyard Rd.
Ocotillo Rd.
La Palma Rd.
Schnepf Rd.
Queen Creek
Chandler Height Rd.
Riggs Rd.

LEGEND

- Detailed Land Use Study Area
- County Boundary
- Municipal Boundary
- Airport Property
- 60 DNL Contour
- Airport Overflight Area I
  1. Residential Development Prohibited
- Airport Overflight Area II
  1. Notification of aircraft related noise on plat and title.
  2. Maintain interior noise level of 45 dBa through noise attenuation construction
  3. Avigation Easements.
  4. Public Disclosure of Potential Noise Impact.
- Airport Overflight Area III
  1. Notification of aircraft related noise on plat and title.
  2. Public Disclosure of Potential Noise Impact.

Source: Williams Regional Planning Study, 1996.

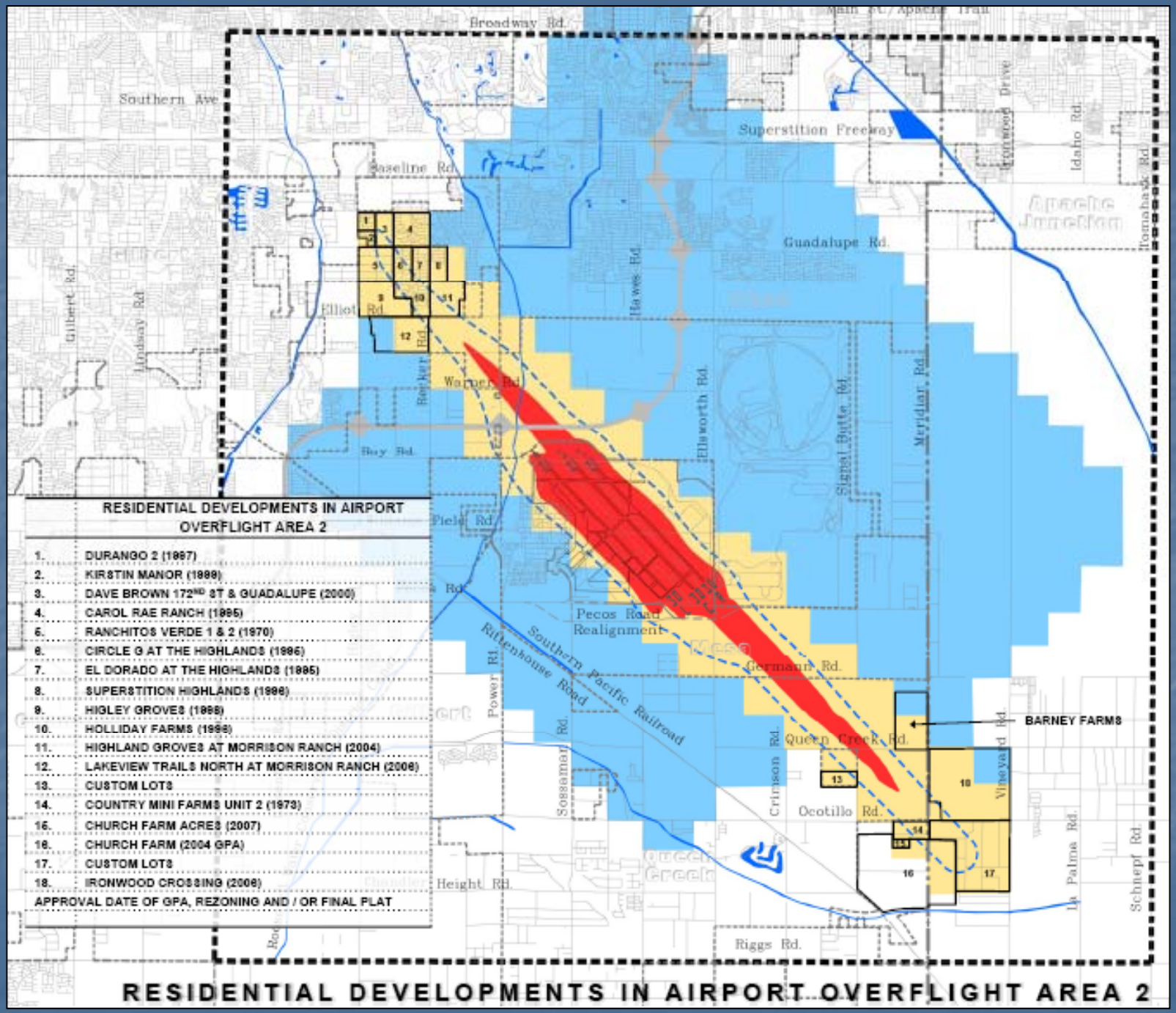
NORTH

0 8000

SCALE IN FEET

WILLIAMS GATEWAY AIRPORT

Exhibit 1M
OVERFLIGHT DISTRICTS


Broadway Rd.
Southern Ave
Baseline Rd.
Superstition Freeway
Guadalupe Rd.
Elliot Rd.
Warner Rd.
Ray Rd.
Pecos Road Realignment
Germann Rd.
Ocotillo Rd.
Queen Creek Rd.
Riggs Rd.
Height Rd.
Rittenhouse Road
Southern Pacific Railroad
BARNEY FARMS
Gilbert Rd.
Lindsay Rd.
Recker Rd.
Power Rd.
Sossaman Rd.
Crimson Rd.
Vineyard Rd.
La Palma Rd.
Schnepf Rd.
Ellsworth Rd.
Signal Butte Rd.
Meridian Rd.
Idaho Rd.
Tomahawk Rd.
Apache Junction
RESIDENTIAL DEVELOPMENTS IN AIRPORT OVERFLIGHT AREA 2
1. DURANGO 2 (1997)
2. KIRSTIN MANOR (1999)
3. DAVE BROWN 172ND ST & GUADALUPE (2000)
4. CAROL RAE RANCH (1995)
6. RANCHITOS VERDE 1 & 2 (1970)
6. CIRCLE G AT THE HIGHLANDS (1996)
7. EL DORADO AT THE HIGHLANDS (1995)
8. SUPERSTITION HIGHLANDS (1996)
9. HIGLEY GROVES (1995)
10. HOLLIDAY FARMS (1998)
11. HIGHLAND GROVES AT MORRISON RANCH (2004)
12. LAKEVIEW TRAILS NORTH AT MORRISON RANCH (2006)
13. CUSTOM LOTS
14. COUNTRY MINI FARMS UNIT 2 (1973)
16. CHURCH FARM ACRES (2007)
16. CHURCH FARM (2004 GPA)
17. CUSTOM LOTS
18. IRONWOOD CROSSING (2006)
APPROVAL DATE OF GPA, REZONING AND / OR FINAL PLAT

Existing Residential Development in Airport Overflight Area 2 and inside the 60 DNL
Higley
Recker
Power
Guadalupe
60 DNL
Elliot

Town of Queen Creek Zoning Ordinance – Article 4.15
Williams Gateway Airport Overlay District

A. PURPOSE. The purpose of the Williams Gateway Airport Overlay District is to:

1. Designate an area in the Town that is or may be impacted by noise generated by aircraft using the Williams Gateway Airport; and
2. Mitigate the effects of aircraft noise on the public health, welfare and safety by prohibiting noise sensitive uses in new projects in Overflight Area 1, by establishing noise attenuation requirements applicable to noise sensitive uses in new projects in Overflight Area 2, and by requiring notification to future owners and occupants of possible noise impacts on noise sensitive uses in new projects in Overflight Areas 2 and 3 of the Williams Gateway Airport Overlay District.

Article 4.15 – Williams Gateway Airport Overlay District

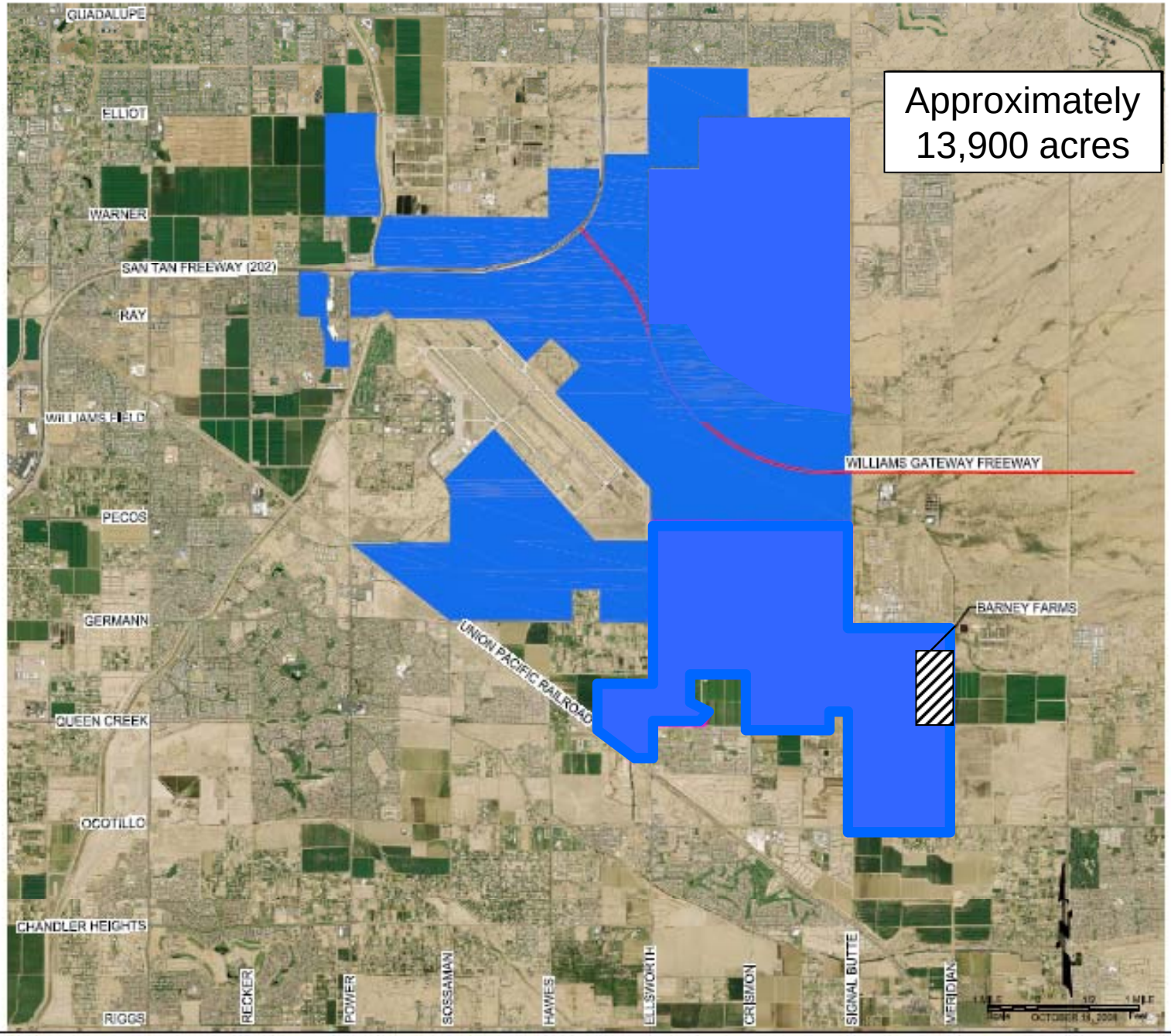
C. DEVELOPMENT AND NOTIFICATION REQUIREMENTS WITHIN THE WILLIAMS GATEWAY AIRPORT OVERLAY DISTRICT. Use and development of land within the Williams Gateway Airport Overlay District shall conform to the base zoning district regulations and other requirements of this code, except as modified by a Development Plan for a Planned Area Development overlay ordinance.

1. Overflight Area 1. No noise sensitive use shall be permitted in a new project on a lot that is located wholly or partially in Overflight Area 1.
2. Overflight Area 2. New projects located within Overflight Area 2 that includes a noise sensitive use shall comply with the following:

Overflight Area 2 Requirements

a. Final Plat shall note the potential for objectionable aircraft noise.
b. Sales offices for new single-family residential shall give notice to prospective buyers that the project is within an overflight area.
c. Leasing offices for new multi-family residential shall give notice to prospective lessees that the project is within an overflight area.
d. Public reports filed with the Arizona Dept. of Real Estate shall disclose the location of the Airport and potential aircraft overflights.
e. Construction of any human occupied buildings shall achieve an exterior to interior Noise Level Reduction (NLR) of 25 decibels or an exterior to interior NLR that results in an interior noise level of 45 DNL or less.
f. Owners of the new project shall execute an Avigation Easement with the recordation of the final plat or approval of a final site plan.
g. Properties located in this Overflight District may still be located within the 65 DNL. These properties shall be deed restricted denoting the 65 DNL.

REGIONAL EMPLOYMENT LAND USES



Promote and Encourage Employment Users

- *"It is important to plan for a reasonable mix of employment uses. If there is too much employment land the property will sit idle for decades, producing little in the way of income for a city."* (Elliot Pollack Study, 2004)

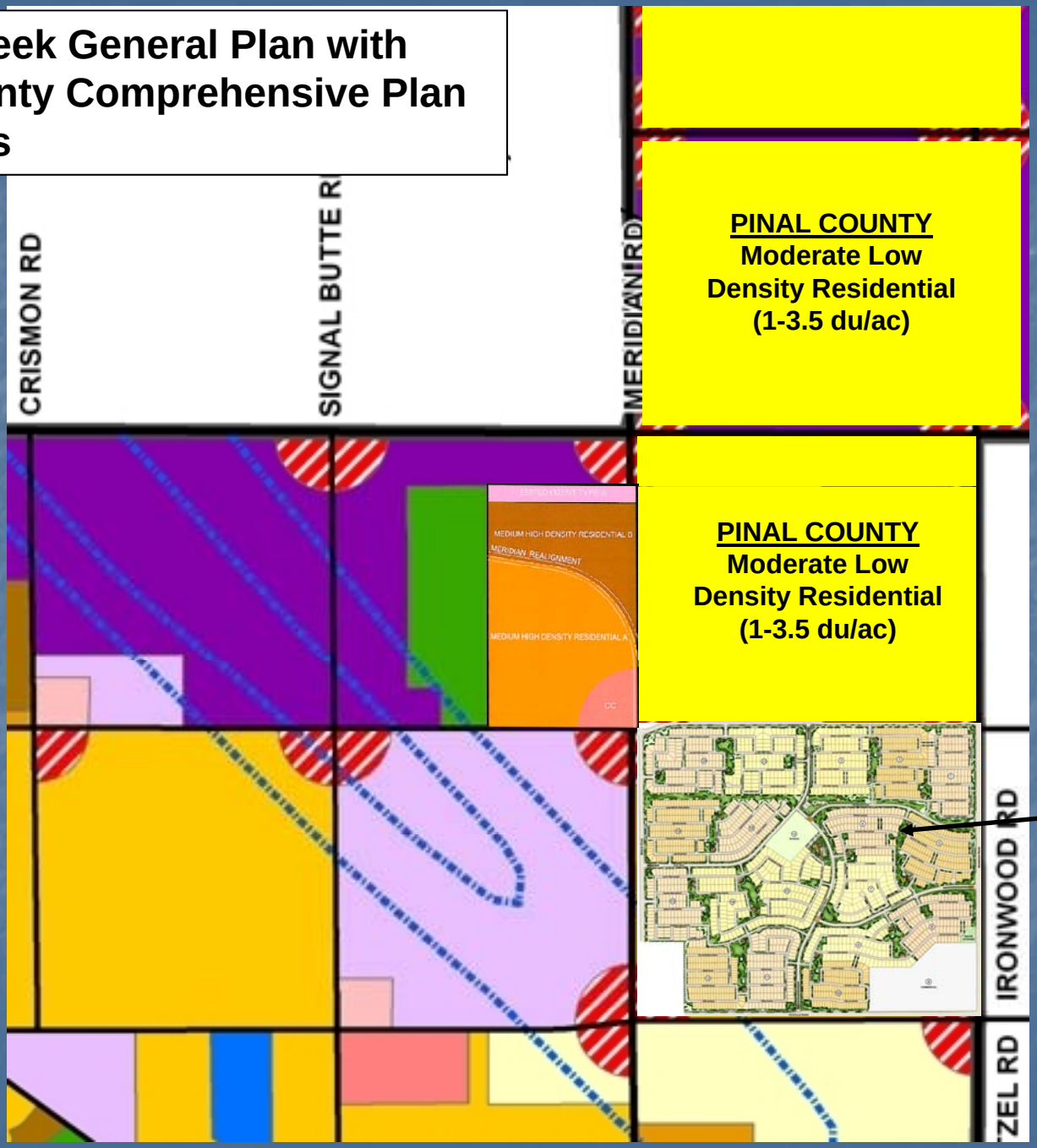
This is not a “residential is best because it is first” approach to planning. Residential is a key and integral component of core community sustainability.

- “*The [ULI] panel recommends master planning the area for high-density, mixed-use development with business, research, education, hospitality, retail and residential uses.*” (ULI Study, 2006)

"Successful communities consist of a broad spectrum of uses and activities—commercial, retail, industrial, institutional, infrastructure, recreational, and open space—but communities are driven by the presence of people—people who need places to live. Successful and desirable communities are the ones that balance these uses most appropriately."

(ULI Study, 2006, Page 9)

Queen Creek General Plan with Pinal County Comprehensive Plan Land Uses



Fulton Homes
Ironwood Crossing

3.0 du/ac