



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, April 11, 2012 6:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 6:04 p.m. by Chairman Sossaman in the Council Chambers of Town Hall.

2. **ROLL CALL**

Present

Chairman Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Alex Matheson
Commissioner Ryan Nichols
Commissioner Debbie Reyes (absent at roll call)
Commissioner Kyle Robinson (absent at roll call)

Absent

Staff Present

Planning Administrator Wayne Balmer
Senior Planner Dave Williams
Development Services Assistant Laura Moats

Absent

3. **Discussion on DR12-07, “Blandford Homes at The Pecans”**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

Planning Manager Balmer presented the staff report stating everything in the proposal meets the Town’s development standards. Mr. Balmer stated he met with representatives from Blandford Homes today, at which time Blandford notified staff they wished to purchase the remainder of Phases 3, 4 and 5, and have their product being presented tonight approved for the remaining phases as well. Mr. Balmer distributed a letter which Blandford had sent to residents explaining their proposal. There have been no comments received to date. Mr. Balmer stated the only concern raised thus far is that the builder not leave the gates open during construction.

Chairman Sossaman asked if there are any restrictions on two-story homes. Mr. Balmer responded, ‘no’; however, none of the proposed models are two-story. All are ranches/single story homes. Mr. Williams stated there is a restriction on three-story homes.

Mr. Balmer noted the Town requires 35 percent retention of Pecan trees; however, the developer will be retaining 60 percent of the trees.

Commissioner Nichols asked if the zoning requires three-sided, or four-sided architecture. Mr. Balmer responded the design requirement is for four-sided architecture. The builder is proposing Old World style, with the use of textured materials. Commissioner Nichols asked if this includes accessory structures. Mr. Balmer responded yes; however, the proposed accessory structures are plain, and one does not have a door, other than the overhead garage door. Mr. Balmer added that if a change were to be requested, he would suggest additional windows on the sides of the accessory building for light, and an additional access door for access.

In response to a question by Commission Gad regarding additional phases, Mr. Balmer referred to the plat showing Hawes Road in relation to future Phases 3, 4 and 5. He noted he would give a power point presentation during Regular Session. Commissioner Gad asked for clarification on the additional request by the developer. Mr. Balmer stated the builder has submitted a letter requesting the models and elevations presented tonight be included for Phases 3, 4 and 5. He stated if the developer changes models/elevations, they would be required to come back to the Planning & Zoning Commission for review and approval.

Commissioner Gad asked about what drivers traveling along Hawes and Chandler Heights roads would see in terms of heights. Mr. Balmer responded the lots along Hawes Road are 205 feet deep, with a rear yard setback of approximately 20 feet. Not more than trees would likely be visible, in addition to maybe seeing a fence around a pool.

Commissioner Gad asked if there are vacant lots south of this development which are not part of The Pecans subdivision. Mr. Balmer responded, "yes".

There were no further questions by the Commission.

4. **DR12-028, "Maracay Homes at Montelena"**, A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each to be constructed on the 56 remaining lots in the Montelena Subdivision, located at the northeast corner of Chandler Heights and Hawes roads.

Senior Planner Williams presented the staff report. He stated the developer met with the Homeowners' Association and developed four plans that complement the existing homes. The developer has done public outreach. Mr. Williams stated two-story homes are prohibited along Chandler Heights and Hawes roads.

Chairman Sossaman questioned the lot sizes. Mr. Williams responded the lot sizes range from 12,600 square feet to 15,000 square feet. The lot coverage is 35 percent; however, some floor plans may exceed that based on qualifying front porches.

Commissioner Gad asked if there had been any comments received regarding open space requirements. Mr. Williams responded there had been no comments on this issue, and that the

open space requirements were met at the time of the original plat. He stated the Design Review does not typically include open space requirements, or review of landscaping.

Commissioner Nichols asked if both homebuilders had been through the design review process recently. Mr. Williams responded Maracay had not been, but Blandford has been.

There were no further questions by the Commission.

5. **Discussion on RZ12-006/SP12-007, “Banner Health Center – Queen Creek”**, A request from C. Dale Willis on behalf of Victoria Lund Investment Group, LLC to rezone approximately 11.78 acres on the west side of Ellsworth Loop Road, south of Victoria Lane from R-2 PAD to C-2 PAD, and a Site Plan approval for Banner Health Center – Queen Creek.

Planning Manager Balmer presented the staff report, noting the Town of Gilbert has just approved a similar project in their Town Center (Elliot and Gilbert roads). He explained all medical specialties would be located in one building, reducing the need for separate ER visits. He stated the proposed hours of operation are Monday through Friday, 7 a.m. to 8 p.m., possibly some Saturday hours, and closed on Sundays. Mr. Balmer added a secondary benefit of having Banner located in Town Center is actually getting people into Town Center to shop and eat.

Mr. Balmer explained this project takes 11 acres from a previously approved 54-acre parcel, originally intended for patio homes. This parcel also included a school site. Mr. Balmer noted the School District has informed the developer they do not need this parcel. The entire parcel to the south of this project site will be re-planned. As such, Mr. Balmer stated there will be two Prop 207 waivers with the Banner project. The Banner applicant has agreed to this.

Mr. Balmer explained the requested PAD variances, including:

- Buffer yard landscaping to the west
- Parking lot landscaping area
- Parking lot light pole heights
- Parking space widths
- Parking in front of the building
- Building Height

He stated staff supports all requested PAD variances. Mr. Balmer stated he presented this project to the Town Center Committee this morning. The Town Center committee supports the applicant's requests.

Chairman Sossaman asked if the design standards will be the same for the entire property, including ancillary buildings. Mr. Balmer stated the buildings will all be compatible in design.

Commissioner Nichols asked what the Town's reason is for limiting the light poles to 15 feet. Mr. Balmer stated many places, such as projects to the north of this site (Vestar, Discount Tire) are given variances on light poles. Commissioner Nichols asked if there are any

requirements on lighting for aesthetic purposes. Chairman Sossaman also asked if the lighting needs to comply with the Dark Sky Ordinance. Mr. Balmer stated light shields are provided for compliance with the ordinance. Mr. Williams responded stating staff reviews these issues during the final plat review. Mr. Balmer stated staff does not have a picture of the actual light fixtures.

Commissioner Nichols questioned the net interior landscaped and parking areas being reduced from 15 percent to 10 percent, based on the perimeter landscaping; he also questioned the parking being broken up by landscape islands when there are more than 10 spaces in a section, and asked if this was reviewed or was it an oversight.

Mr. Williams responded spacing was reviewed during the initial review, and staff reviewed variances that make sense for large shopping areas. He noted the reduction in landscaping also makes sense in order to meet parking requirements. Staff also looked at future uses and how many spaces those uses would actually need. Mr. Williams stated staff looked at comparable designs and tried to break up the large linear rows, without adding too many islands.

Commissioner Gad stated his concern over the degree of space allocated for parking. He asked if the number of proposed parking spaces is due to the Town's requirements. Mr. Williams responded it is based on the Zoning Ordinance requirements and building square footage.

Commissioner Gad noted the Town Center Committee had discussed a possible revision to this requirement because it seems the number of spaces is being driven by an artificial number.

Mr. Balmer noted the number being proposed is larger than the minimum requirement. Commissioner Gad stated if the parking spaces are more than what's required, then he would like to see more landscaping and open space; he suggested possibly reducing the number of parking spaces on the portion of the property abutting Ellsworth Loop Road.

Mr. Balmer pointed out there is a screening wall adjacent to the road, and there will be trees along this area wherever they do not present a sight visibility issue. He noted the Public Works department is cautious about landscaping and open space due to maintenance and sight visibility issues; however, the Commission may ask the developer to enhance the landscaping on this side of the property. Commissioner Gad reiterated his concern, stating it looks like a huge parking island; he again questioned if so many parking spaces are necessary. Mr. Williams deferred to the applicant to address during the Regular Session presentation.

Commissioner Gad asked if the public artwork would be reviewed by Town Staff, or if it would come back to the Planning & Zoning Commission for review. Mr. Balmer responded as of now, it will be a Town Staff decision, but it can come back to the Town Center Committee or the Planning & Zoning Commission if the Commission desires this. Commissioner Gad suggested placing some artwork along Ellsworth Loop Road to add visual appeal. Mr. Balmer responded the original plan calls for the artwork to be near the building entrance, however, the Commission can request or propose the artwork be moved closer to the road. Commissioner Robinson stated he would like the artwork at the building entrance. Commissioner Gad suggested a water feature.

There were no further questions by the Commission.

ADMINISTRATIVE ITEMS

5. **Review** of next month's agenda items.
Mr. Balmer stated there will be one, possibly two, text amendments on the May agenda:
 - a. Home-based businesses (baking)
 - b. Signs for homebuilding complexes
6. **Report** on Town Council Action – minutes were provided in the agenda packets.
7. **Summary of Current Events** from members of the Commission – none.

8. **Adjournment**

Motion by: Vice Chair Ingram

To adjourn.

Seconded by: Commissioner Gad

Vote: All ayes. Motion carried 7-0.

The meeting adjourned at 6:55 p.m.

PLANNING AND ZONING COMMISSION

Steve Sossaman, Chairman

ATTEST:

Laura Moats, Development Services Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the April 11, 2012 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of April, 2012

Passed and Approved this day of 9th day of May, 2012.