



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

**Wednesday, June 13, 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 6:05 p.m. by Commissioner Gad in the Council Chambers of Town Hall.

2. **ROLL CALL**

**Present**

Commissioner Gad  
Commissioner Alex Matheson  
Commissioner Debbie Reyes  
Commissioner Kyle Robinson

**Absent**

Chairman Sossaman  
Vice-Chairman Ingram  
Commissioner Nichols

**Staff Present**

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

**Absent**

3. **Presentation on Queen Creek Communiversy by Rio Salado College and Dick & Fritsche Design Group**

Arlan Solocheck of Rio Salado College provided background information, stating the Communiversy brings together several community colleges in partnership under one roof, as well as other higher education partners, and allows students to receive education from post high school to masters degree, in one location at a lower cost than a four-year university. The courses are customized, as are the partners in each location, according to the community needs, and the local business needs.

The community college passed a major General Obligation Bond in 2004, after having held several area meetings which were attended by both Queen Creek residents and former Mayor Feldmann-Kerr who talked about the growth in the southeast Valley, and the desire to locate a community college in Queen Creek. More in depth conversations with Queen Creek resulted in an Intergovernmental Agreement in 2009 which allowed Rio Salado College to build, own and operate a facility within Queen Creek in partnership with the Town.

The site of the Queen Creek Communiversy is immediately north of the library, between Ellsworth Loop and Ellsworth roads, on Victoria Lane. The Communiversy will be designed and constructed in close partnership with the community, and specifically the library, in order to add more cultural opportunities and extend activities within the Town Center.

The timeline for this project is: Bid in late in 2012; begin construction in early 2013, and open for Fall semester, 2013.

Mr. John Dick of Dick & Fritsche Design Group (architectural firm), addressed the Commission to talk specifically about the building's design and site plan. Mr. Dick noted his firm designed the Queen Creek Library. The Communiversy's design is very similar to the Library design. Some of the design elements are:

- Banded masonry
- Curved metal roof over high entry area
- Stone elements on accent walls
- Landscape materials consistent with library's

He provided an aerial overview showing the circulation plan and parking areas around the Communiversy. There is an entrance off Victoria Lane, with split parking on the east and west sides of the building. There is also an entrance off of Ellsworth Road. There is a shaded sidewalk that is aligned with the Library's north door (near Library conference rooms). A pedestrian walkway links the student parking to the building. Mr. Dick illustrated the layouts of the first and second floors of the building, noting the community/conference rooms, administration, and computer labs are on the first floor, with classrooms being on the second floor. He also showed four-sided elevations.

#### **Questions from the Commission**

Commissioner Robinson referenced the classrooms being located on the second floor, where there is less square footage than the first floor, and asked if the building footprint could be better utilized by expanding the second floor for more classroom space.

Mr. Dick explained the computer and knowledge centers were purposely kept on the first floor to maintain close proximity to the administration area. The second floor is thought of more as a study zone; the classrooms are interchangeable as far as coursework. Given the program elements, this design works well. Commissioner Robinson asked if the classroom space on the second floor is adequate. Mr. Alan Torvie, the Architectural Project Manager, responded the computer labs will also operate as classroom space. The community rooms on the lower level also have partitions which can be put in place to make two rooms. Mr. Torvie commented the design was also constrained by the budget for 20,000 square feet. Mr. Arlen Solocheck noted the building was originally designed as a one-story building, but took up too much space and would've required overflow parking into the library's parking spaces. The two-story design drove the square footage up to 20,000 square feet, but allowed for more on-site parking.

Commissioner Gad asked if the parking lot design was constrained by the Town Center guidelines. Mr. Dick responded they were not constrained by the Town's guidelines. They exceeded the minimum requirement. Mr. Dick stated the dimensions, aisle spacing, parking calculations and landscape placement all meet requirements of the Queen Creek Zoning Ordinance.

Commissioner Gad asked for an approximate number of people expected to utilize the building. Mr. Dick responded there will be four to six full-time staff and partners; eight to nine instructors (one per classroom); and approximately 200 students. At maximum capacity at any given time, with the conference rooms filled, the college would need to work with the Town on shared parking. Mr. Balmer added when this goes in for plan review, the Town will probably ask for bike racks. Mr. Dick responded they have included bike racks in their design.

Commissioner Gad asked if there was a proposed sign package, what types of signs are planned and where the signs will be placed.

Mr. Torvie responded there will be a standard monument sign, in addition to some others; however, they are in the concept stage.

Commissioner Gad asked if this building will receive the same LEED status as the Library. Mr. Dick stated they aimed at attaining LEED Silver for the Library, but actually received LEED Gold status. The target for the Communiversiity is LEED Silver.

There was discussion about the alternative fuel vehicle parking at the Library. Commissioner Matheson stated he feels it is unnecessary, wasted spaces, and only make people angry. Mr. Dick responded he researched how removal of these signs would affect the LEED designation, and found that they would still be able to maintain the LEED Gold status if some of the signs were removed. He stated he passed on this information to the Town Manager's office, but does not know the status.

Mr. Torvie noted electric car charging stations will be installed at the Communiversiity, but these spaces will not necessarily be only for alternative fuel vehicles. He stated most of Rio Salado's fleet consists of Toyota Prius'; the college is looking into adding electric cars to its long-range plan for its fleet.

There were no further questions from the Commission.

4. **Discussion on TA12-033, Text Amendment to Article 6.16, of Zoning Ordinance**, a request by Debbie Oleskow on behalf of ALB Industries for approval of a Text Amendment to Article 6.16 of the Zoning Ordinance regarding the use of temporary real estate signs by homebuilders.

Planning Administrator Balmer presented the staff report and explained the main proposed changes. He noted Debbie Oleskow of ALB Industries initiated this request, and has met with homebuilders to compile the Homebuilders' Proposed Sign Plan.

#### **Questions from the Commission**

Commissioner Matheson suggested the Town of Queen Creek official flag be flown on a pole at the model home complexes as well. Mr. Balmer responded the Town's official flag is green with metallic print and would probably not work well for the outdoors.

Commissioner Gad asked for clarification between the off-site homebuilder signs that were part of the sign text amendment that was processed in late 2011, and this text amendment. Mr. Balmer explained in 2011, the text amendment addressed off-site homebuilder signs, called “weekend directional” signs, which were being placed in rights-of-way. The 2011 Text Amendment prohibits these types of signs. This Text Amendment focuses on model home complex, on-site signs, which are larger and are not placed in rights-of-way. This amendment primarily changes the size and number of signs allowed on-site.

Commissioner Gad asked if this text amendment would negatively affect the “Kiosk Sign Program”, which builders pay to have sign rider panels installed on shared builder signs. Mr. Balmer deferred to Jackson Moll of the Home Builders Association of America to answer during Regular Session, but said he feels the builders will still utilize the kiosk signs.

Commissioner Robinson asked for confirmation that all signs being proposed with this amendment are “on-site” signs, and will be on the property of the homebuilder’s model complex. Mr. Balmer responded, the signs will be on-site at the model home complex; the builder’s attention flags (Avenue Banners), will be installed along the entry to the complex.

There were no further questions from the Commission.

#### **ADMINISTRATIVE ITEMS**

4. **Review** of next month’s agenda items.

Senior Planner Dave Williams reviewed items scheduled for the July Planning Commission meeting:

- 1) Introduction of Major General Plan Amendment applications
- 2) Victoria PAD, Units 10, 11, and 11A (RZ12-034)
- 3) IHOP Restaurant (SP12-043), located north and west of the Queen Creek Library, future Communiversity site.

5. **Report** on Town Council Action – minutes were provided in the agenda packets. Mr. Balmer provided information on Council action regarding the Banner Healthcare site. Senior Planner Williams informed the Commission that Town Council approved Church Farms at its June 6 meeting.

6. **Summary of Current Events** from members of the Commission – none.

7. **Adjournment**

**Motion by:** Commissioner Matheson

**To adjourn.**

**Seconded by:** Commissioner Reyes

**Vote:** All ayes. Motion carried 4-0.

The meeting adjourned at 7:00 p.m.

**PLANNING AND ZONING COMMISSION**

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Jason Gad, Commissioner/Acting Chairman

**ATTEST:**

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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 June 13, 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 14th day of June, 2012

**These are draft minutes, which have not yet been approved.**

Passed and Approved this day of