



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

**Wednesday, May 9, 2007 6:00 P.M.**

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

1. **CALL TO ORDER**

2. **ROLL CALL**

**Present**

Chairman Ingram  
Vice-Chairman Trapp-Jackson  
Commissioner Perry  
Commissioner Brown

**Absent**

Commissioner Moore (6:15 pm)  
Commissioner Atkinson  
Commissioner Sossaman (6:03 pm)

**Staff**

**Present**

Community Development Director Condit  
Planning Manager Brittingham  
Principal Planner McCauley  
Senior Planner Bolduc  
Planner Ramos  
Planner Williams  
Planner Sandidge  
Planning Assistant Moats

**Absent**

Commissioner Sossaman arrived at 6:03 p.m.

3. **DISCUSSION ON TA07-039, "TEXT AMENDMENT FOR SITE PLAN REVIEW PROCESS"**, A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 3, to modify the processing and approval procedures for Site Plan Reviews. **A continuance is being requested.**

There was no discussion on this item.

4. **DISCUSSION ON TA07-029, "TEXT AMENDMENT TO ESTABLISH OPEN SPACE REQUIREMENTS FOR R-2, R-3 AND R-4 ZONING DISTRICTS"** A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 5, Section 5.5, to establish a standard percentage of open space requirements for R-2, R-3 and R-4 zoning classifications.

There was a question by Vice-Chairman Trapp-Jackson about the condominium plat, as it relates to the replat process. Planning Manager Brittingham clarified the process by which a condominium plat is re-platted.

There were no further questions on this item.

5. **DISCUSSION ON RZ06-115/SP06-114/CU07-023, "BROADSTONE AT QUEEN CREEK"**, A request by Ralph Pew of Pew and Lake, PLC, for approval of a Rezoning, Planned Area Development (PAD) Amendment, Conditional Use Permit, Site Plan, Landscape Plan and Building Elevations for Broadstone at Queen Creek, a 264-unit multi-family residential development on approximately 15 acres. The rezoning is to change the current PAD underlying zoning from R-4 Multi-Family to Town Center (TC). The project is located in the vicinity of the northeast corner of Ellsworth and Ocotillo Roads.

Perry recused himself from discussion, as he is the architect on this project.

Principal Planner McCauley noted this proposal is similar to the Town Center Apartments which was presented to the Commission earlier this year.

There was some discussion regarding the elevations of the fitness center, clubhouse and garage apartment units.

After clarification from Principal Planner McCauley on elevations, there were no further questions from the Commission.

6. **DISCUSSION ON SD07-013, "PEGASUS AIRPARK, PHASE 5, AMENDED PRELIMINARY PLAT"**, A request by Greg Davis of IPlan Consulting, on behalf of Circle G Pegasus, LLC, to re-plat Pegasus Airpark Phase Two Hangar of Pegasus Airpark. The proposal will eliminate three hangar buildings, add six aviation lots and relocate one hangar building. The project is located approximately one-quarter mile east of Ellsworth Road and north of Empire Road. **This item was continued from the April 11, 2007 Planning Commission Meeting.**

Vice-Chairman Trapp-Jackson questioned if there are any security/safety measures in place in regards to the fuel storage tanks. Planner Williams responded that construction plans have been submitted for secondary containment for fuel spillage. He added the fuel storage tank holds 12,000 gallons, and is surrounded by a masonry wall with bollards for protection.

Chairman Ingram questioned the on-site retention. Ms. Sandidge responded that all one-acre lots have on-site retention.

7. **DISCUSSION ON DR07-021, "JASMINE AT CHARLESTON ESTATES BY ELEMENT HOMES"**, a request by Logan Powel of Element Homes for design review approval of (4) four standard floor plans with (3) three elevations each on a total of 72 lots zoned R1-9. The development is located west of Signal Butte Road north of Ocotillo Road and south of Queen Creek Road.

Planner Ramos noted that some of the plans do not fit on certain lots. The staff report identifies which plans will not fit on specific lots, as follows:

Plans 6503 and 6504 (two-story) will not fit on:

Lot 260, 261, 262, 263, 322, 323, 324, 325, 326, 327, 328, 329, 330, and 331.

Plans 6501 and 6502 (single-story) will not fit on:

Lot 278

8. **DISCUSSION ON SD07-049, "VILLAGES OFFICE SUITES CONDOMINIUM PLAT"**, A request by M. Joe Bayer of Main Spring Capital V, LLC, for approval of condominium suites for an office complex of approximately 29,500 square feet on approximately 2.07 acres zoned C-2 (General Commercial). The proposed site is located on the east side of Ellsworth Road at Sierra Park Boulevard.

There were no questions on this project.

Commissioner Moore arrived at 6:15 P.M.

**Motion:** Commissioner Sossaman

**To move to agenda item #11 under Administrative Items, before adjourning to the DSB for Agenda Item #10.**

**2<sup>nd</sup>:** Commissioner Perry

**Vote:** All ayes. (7-0) Motion carried.

## **ADMINISTRATIVE ITEMS**

### 11. **REVIEW** of next month's agenda items.

Planning Manager Brittingham reported on the following items, scheduled for the June 13, 2007 Planning & Zoning Commission Meeting:

- 1) Schnepf Farms reception center
- 2) Queen Creek Fiesta
- 3) Belle Estates
- 4) Bruno Properties/Power & Riggs
- 5) Queen Creek SATS Presentation
- 6) Five Park Master Plan presentation

Planning Manager Brittingham stated staff will be proposing, that in the future perhaps non-controversial, non-public hearing items be placed on a Consent Agenda, rather than Regular Agenda. If any items were requested to have discussion, that item could then be pulled from the Consent Agenda and discussed. Mr. Brittingham noted that the Town Council is now following a similar approach relating to non-controversial conditional use permits that are placed on the Consent Agenda. Even items that are advertised for Public Hearings could be placed on the agenda with an asterisk (\*) with a statement made at the commencement of the meeting that if anyone wishes to address the Council/Commission on the asterisked (\*) item, this item could be pulled off the Consent Agenda.

Mr. Brittingham also reminded the Commission of the May 23, 2007 General Plan Update TAC Meeting.

### 12. **REPORT** on Town Council Action

Director of Community Development Condit reported on action taken at the following Town Council Meetings:

#### **April 18, 2007:**

- Conditional Use Permit and Site Plan for Sprint Cell Site at Queen Creek Industrial Complex approved.

#### **May 2, 2007**

- Maria Masque of The Planning Center presented status update on General Plan Update Project;
- Appointed two new Board of Adjustment members to replace outgoing Chairman and Member;
- Approved Ordinance Amending Town Code, Chapter 16 on Mandatory Sewer connections affecting properties in Town Center area;
- Approved Site Plan Building Elevations and Landscape Plan for United Rentals;
- QC Landfill is closing; challenge identified is that residents of Town who have been used

to taking garbage to landfill will not have this available. There will be an interim plan for certain Saturdays for a chipper on Town property – temporary transfer station.

- Council heard introduction presentation on Walgreens at Cornerstone; Planning Manager Brittingham updated the Commission on Town Council's view/discussion of Walgreens.

13. **COMMUNICATION** from members of the Commission and Staff.

Planning Manager Brittingham provided information on the compilation of Commercial Design Guidelines, which will be forthcoming.

**Motion:**                **Commissioner Atkinson**

**To adjourn to the San Tan Conference Room in the Development Services Building for Town Center Street Design Concept Report.**

**2<sup>nd</sup>:**                      **Commissioner Sossaman**

**Vote:**                 **All ayes. Motion carried (7-0).**

**The meeting adjourned to the Development Services Building at 6:29 P.M.**

9. **ADJOURN TO SAN TAN CONFERENCE ROOM , DEVELOPMENT SERVICES BUILDING, FOR TOWN CENTER STREETS DESIGN CONCEPT REPORT**

10. **TOWN CENTER STREETS DESIGN CONCEPT REPORT**

The meeting resumed in the San Tan Conference Room of the Development Services Building, where Public Works/Transportation Director Dick Schaner introduced representatives from Dibble & Associates, who presented a Design Concept Report for the Town Center streets.

**TOWN CENTER STREETS DESIGN CONCEPT REPORT (continued)**

Mr. Kevin Roberts of Dibble & Associates provided a brief update regarding the development of the Concept Report. He stated the objective of the presentation tonight is to garner input from the Planning & Zoning Commission to be forwarded to the Town Council.

Mr. Roberts presented the *Streetscape Treatment Locations*, showing the roadway layout and functionality of the system. He stated the Parks, Trails and Open Space Plan (PTOS), and the Town Center Plan have both been incorporated into this concept, noting that there is a contradiction between the two plans: the Equestrian Trail connection along Ellsworth Road, south of Ocotillo Road is shown in the PTOS plan, but omitted in the Town Center Plan. The plan being presented by Dibble & Associates does not include this trail along Ellsworth Road.

Discussion was initiated on access points and deceleration lanes. Commissioner Sossaman voiced concerns over the potential congestion at the library access points. Mr. Schaner asked the Commission for their thoughts on the Plaza idea, which he stated is more important than access points to and from the library. In response to Commissioner Sossaman's concerns, Mr. Roberts showed the same area without a Plaza, noting that without the Plaza, the off-set driveways will present major safety concerns.

Laurie from Dibble & Associates illustrated the process for developing the streetscape. She presented graphic boards on the following:

- ❖ Northern Median Plaza
- ❖ Southern Gateway and Parks
- ❖ Northern Gateway Elevations
- ❖ Two Park Sites
- ❖ Town Center Plaza – streetscape enlargement
- ❖ Town Center Conceptual Streetscape Design
- ❖ Horseshoe Trail
- ❖ Ocotillo/Ellsworth Intersection – options for pavement design

Mr. Schaner stated that the next step in the process is to compile the Design Concept Report (DCR). The Commission was in agreement that they did not like the design showing the horseshoe in the center of the intersection. The Commission was concurred on the idea of the Gateway Arch concept, as well as the monumentation, and the park north of the wash.

The meeting resumed in the Council Chambers.

14. **ADJOURNMENT**

**Motion:**                    **Commissioner Brown**

**To adjourn the Work Study Session.**

**2<sup>nd</sup>:**                         **Vice-Chairman Trapp-Jackson**

The Work Study Session adjourned at 7:13 P.M.

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Steve Ingram, Chairman

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Laura Moats, Planning Assistant

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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 May 9, 2007 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 10th day of May, 2007.

Passed and Approved this 13th day of June, 2007.