



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

Wednesday, June 13, 2007 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 6:03 p.m.

2. **ROLL CALL**

Present

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

Absent

Commissioner Sossaman (6:16 pm)
Commissioner Moore (6:05 pm)
Commissioner Brown

Staff

Present

Planning Manager Brittingham
Principal Planner McCauley
Senior Planner Bolduc
Planner Williams
Planner Sandidge
Planning Assistant Moats

Absent

Community Dev. Director Condit

3. **PRESENTATION ON QUEEN CREEK SMALL AREA TRANSPORTATION
STUDY**

Mark Young, Intergovernmental Liaison for the Town, gave a presentation on the Queen Creek Small Area Transportation Study.

The overview of the Study included future freeway corridors, additional future state highways, widening and access management for existing state highways, build-out areas, and regional population projections. In addition, a brief discussion took place on economic development in Pinal County, and the creation of job centers in the Queen Creek area

4. **OVERVIEW OF FIVE PARK MASTER PLAN, PARKS AND RECREATION CONSULTANT**

Troy White of the Parks and Recreation Division provided an introduction to the Five Parks Master Plan. He stated construction is slated to begin within the next three years. He introduced consultant Dave Wilson of EPG, Inc.

Mr. Wilson gave a presentation on the Five Parks Master Plan, starting with a background on the process and public involvement since September, 2006, which included approximately 2-3 Parks, Trails and Open Space (PTOS) Committee meetings per month, public open houses, focus group meetings, and presentations to Town Council.

The five proposed community parks include:

- ❖ West Park Site (78 acres between Sossaman and Hawes roads, and Queen Creek and Ocotillo roads);
- ❖ East Park Site (130 acres north of Queen Creek Rd., and east of Signal Butte Rd.);
- ❖ Chandler Heights (33 acres north of Chandler Hts. Road, east of Sossaman Road);
- ❖ San Marqui (14 acres south of Chandler Hts. Road, east of the Sonoqui Wash, north of Cloud Road);
- ❖ Sossaman & Cloud Park (23 acres east of Sossaman Road, south of Cloud Road);

In response to a question from Commissioner Moore, Mr. White noted that the majority of funding would come from development fees, with a small amount to possibly come from grants through the State Park System.

Brief discussion also took place on operational and maintenance costs, and how retention basins are built into the parks.

5. **DISCUSSION ON CU07-055/SP07-054, "SCHNEPF FARMS WEDDING AND RECEPTION CENTER**, A request by Cynthia Donald on behalf of Schnepf Farms for a Conditional Use Permit, Site Plan, Landscape Plan and Building Elevation approval for the Schnepf Farms Wedding and Reception Center. The property is zoned PAD with underlying R1-18 zoning, and is located in the vicinity of the southwest corner of Cloud and Rittenhouse Roads.

Planner Amy Sandidge provided revised "Conditions of Approval" which included two new stipulations regarding building permits and the property owner's signature on the Proposition 207 waiver. The applicant has received the additional stipulations and agrees to them.

Planning Manager Brittingham provided information regarding time limits on Conditional Use Permits.

There were no further questions from the Commission on this project.

6. **DISCUSSION ON RZ06-001/SD06-020, "BELLE ESTATES"**, A request by Greg Davis of IPlan Consulting for a rezoning from R1-54 to Planned Area Development (PAD) with an underlying zoning of R1-43, Preliminary Plat and Landscape Plan approval for a seven (7) lot single-family residential subdivision of approximately 9.66 acres. The property is located approximately one-quarter mile south of the southwest corner of Hunt Highway and Bell Road.

Planner Sandidge responded to questions about the fence plan and whether or not it reflects the stipulation concerning fences being installed behind the setback line as opposed on the setback line. The stipulations listed in the staff report do reflect no fencing on the setback line. Ms. Sandidge added that a stipulation will also be included regarding signature of the Proposition 207 waiver.

Ms. Sandidge brought the Commissions' attention to a letter received from a Pinal County resident in opposition to this project. Mr. Brittingham added that one phone call in support of the project had been received this week.

There were no further questions from the Commission.

7. **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. **Continued from May 9, 2007.**

The Commission is in support of this item. There were no questions from the Commission.

8. **DISCUSSION ON SD06-068, "QUEEN CREEK FIESTA"**, A request by Withey Anderson and Morris, PLC on behalf of De Rito Partners for approval of a Preliminary Plat to create 13 lots on 15.5 acres. The property is zoned C-2 General Commercial and is located approximately 1,000 feet south of the intersection of Rittenhouse and Ellsworth Roads, on the west side of Ellsworth Road.

Planner Dave Williams presented the project, noting all requirements of the Subdivision and Zoning Ordinances have been met. He stated that Stipulation #2 refers to one substandard lot; however, the applicant has since adjusted the lot lines.

Commissioner Moore asked if the out parcel is part of this plan. Planning Manager Brittingham responded there are three out parcels that are not included on this plan.

There were no further questions from the Commission.

ADMINISTRATIVE ITEMS

9. **REVIEW** of next month's agenda items.

Planning Manager Brittingham reviewed the following projects, scheduled on the July Planning & Zoning Commission Agenda:

- Power & Riggs Center (Bruno Properties), RZ06-106/SP06-052;
- Pecans Entry Gates/Amendment to PAD Ordinance, RZ07-109;
- Magnolia at Charleston Estates Design Review, DR07-062

10. **REPORT** on Town Council Action

In the absence of Director Condit, Planning Manager Brittingham provided a report on Action taken at the following Town Council meetings:

May 16, 2007

Approved DR07-021, "Jasmine at Charleston Estates by Element Homes"

- Approved Phasing Plan for Final Plat of Victoria, Parcels 10, 11 and 11A.
- Approved Professional Services Contract with Carollo Engineers to perform engineering assessment of Queen Creek Water Company
- Held Public Hearing and approved TA07-032, Ordinance 385-07, Text Amendment on Agricultural Animal Regulations
- Continued Walgreens at Cornerstone to June 6, 2007 Town Council Meeting

June 6, 2007

- Approved Final Plat for "Victoria PAD, Parcel 10"
- Approved Final Plat for "Villagio"
- Approved SD07-013, "Pegasus Airpark, Phase 5"
- Approved SD07-049, "Villages Office Suites Condominium Plat"
- Approved Resolution 655-07 authorizing a Development Agreement with Highland Homes for construction of Ocotillo Road culvert
- Approved proposal in the amount of \$39,417 from G&G Construction to repave the intersection of Ellsworth & Empire Roads
- Approved Resolution 652-07 implementing nine air quality measures involved in the MAG 2007 Five Percent Plan for PM-10 Particulate Matter
- Held Public Hearing and approved TA07-029 (Ordinance 388-07), Text Amendment to Establish Open Space Requirements for R-2, R-3, and R-4 Zoning Districts
- Appointed Gail Barney as new Vice Mayor
- Approved SP06-101, "Walgreens at Cornerstone"
- Approved new processes and procedures for Revised Fence Standards
- Approved Notice of Intention to enter into a retail development tax incentive agreement with Vestar for Vineyard Town Center
- Provided direction on a request by Pinal County for comments on "Ocotillo Crossings"

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

12. **ADJOURNMENT**

Motion: **Commissioner Sossaman**

To adjourn.

Second: **Commissioner Atkinson**

Vote: **All ayes. Motion carried (6-0).**

The meeting adjourned at 7:00 P.M.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Chairman

Laura Moats, Planning 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, 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 14th day of June, 2007.

Passed and Approved this 11th day of July, 2007.