



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

Wednesday, August 8, 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 6:04 p.m.
2. **ROLL CALL**

Present

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

Absent

Commissioner Perry
Commissioner Moore
Commissioner Sossaman

Staff

Present

Director of Community Dev. Condit
Principal Planner McCauley
Senior Planner Bolduc
Planner Ramos
Planner Williams
Planning Assistant Moats

Absent

Planning Manager Brittingham

3. **DISCUSSION ON A PROPOSED REVISION TO THE SUBDIVISION ORDINANCE AND PROPOSED COMPANION DOCUMENT, A SUBDIVISION DESIGN STANDARDS AND PROCEDURES MANUAL** A proposal by staff at the request of the Town Council to update the Subdivision Ordinance to reflect changes in the design, processing and development standards for subdivisions. A proposed new companion document, the Design Standards and Procedures Manual, is also being proposed which would include the technical aspects of construction design, project review and technical specifications.

Project Manager and Town Consultant Wayne Balmer presented the revised Subdivision Ordinance and Design Standards and Procedures Manual. He stated he had made changes as a result of comments received from Ryan Desmond (Vestar) and Sean Walters of Sunbelt Holdings. A letter from Lauren Barnett of the Home Builders Association was distributed. The letter stated, in part, "The update is a positive step towards streamlining and simplifying," and thanked the Town for involving the homebuilding industry in the re-write process.

4. **DISCUSSION ON RZ06-122/SD06-123, BARNEY PARK ESTATES** A request by Mario Mangiamele of IPlan Consulting for Rezoning from R1-43 (43,560 square feet minimum lot size) to R1-18 (18,000 square feet minimum lot size), Preliminary Plat and Landscape Plan approval for a 113-lot single family subdivision on approximately 73 acres. The property is located at the southwest corner of Queen Creek Road and 220th Street.

Principal Planner McCauley distributed an *Addendum to Stipulations*, stating that Staff is Amending Stipulation #12 by inserting, "HALF-STREET RIGHT-OF-WAY DEDICATION SHALL BE 55 FEET FOR QUEEN CREEK ROAD AND 40 FEET FOR 220TH STREET." This addendum also includes two additional stipulations: APPLICANT SHALL PROVIDE NOTICE BY WAY OF THE PLAT AND CC&RS THAT THIS PROJECT IS ADJACENT TO AN OPERATING DAIRY FARM; and APPLICANT SHALL PROVIDE ADDITIONAL DETAIL TO THE SOLID FENCING ALONG QUEEN CREEK STONE COLUMNS, BRICK OR STONE ADDED TO THE FENCE'S STUCCO VENEER, ETC. DETAILS TO BE RESOLVED WITH STAFF PRIOR TO FINAL PLAT APPROVAL.

Mr. McCauley stated the stipulation currently listed in the Staff Report regarding removal of two cul-de-sacs is similar to staff's recommendation for Circle G at Ellsworth Estates, a project previously approved. Vice-Chairman Trapp-Jackson questioned if staff would work with the applicant to decide which two cul-de-sacs to remove. Commissioner Atkinson questioned if staff knew exactly which two cul-de-sacs it wanted removed. Mr. McCauley responded staff did not. Chairman Ingram asked if removing cul-de-sacs would impact drainage. Mr. McCauley stated it would not affect the drainage. Vice-Chairman Trapp-Jackson asked if this change will affect EMS services. Mr. McCauley responded he didn't think so; he had received no comments in opposition to this.

There were no further questions from the Commission.

5. **DISCUSSION ON RZ07-126/SP07-077, "CORTINA CROSSING"**, A request by SKD Architecture, Inc. on behalf of Glenwood Development, LLC for rezoning from C-1 (Light Commercial) to C-1 with a Planned Area Development (PAD) overlay, Site Plan and Landscape Plan approval for Cortina Crossing, a retail and office plaza on 6.1 acres, located on the southwest corner of Germann and Rittenhouse roads. Senior Planner Phillip Bolduc provided brief background information on this project, noting this is a typical retail/office plaza for the community. Vice-Chairman Trapp-Jackson noted there were just two trash enclosures, and asked if the applicant anticipated placing additional trash enclosures within the site. Chairman Ingram agreed that just two enclosures for seven buildings did not seem to be enough. Mr. Bolduc pointed out that are three trash enclosures, and that office uses do not typically generate a lot of trash.

There were no further questions from the Commission.

6. **DISCUSSION ON RZ07-109, PECANS ENTRY GATES** A request by Sean Lake, on behalf of The Pecans and the Pecans Homeowners' Association for modification of Condition of Approval #3 of Ordinance #295-04 (Pecans PAD) to allow for gated entries to all entrances to the subdivision. The project is located south of Chandler Heights Road and extends from Hawes Road on the west to Ellsworth Road on the east

Planner Williams briefly summarized the applicant's request. He stated staff is not in support of the proposed modification to Stipulation #3 of the Conditions of Approval under Ordinance #295-04, based on Policies 5A and 5F of the General Plan.

There were no questions from the Commission.

7. **DISCUSSION ON SP07-085, B&B SOLID SURFACING**

A request by Brenda Penner of RMA Architects, on behalf of B&B Solid Surfacing, for Site Plan, Landscape Plan and Building Elevation approval for an Office/Warehouse building on Lot 9 of Power Market Place Business Park. The proposal consists of 30,000 square feet of industrial use with existing I-1 zoning, located one-quarter mile east of Power Road, and north of Germann Road.

Chairman Ingram questioned if there was outside storage. Planner Ramos responded there is no outside storage. Chairman Ingram asked how this will be enforced. Mr. Ramos responded through the stipulations and the Zoning Ordinance. Mr. Ramos stated there is also a 16,000 square foot slab which is planned for future expansion. This will need to come back through the process for Site Plan approval. The lot coverage will not be affected; although, the parking may be.

There were no further questions from the Commission.

ADMINISTRATIVE ITEMS

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

In Planning Manager Brittingham's absence, Principal Planner McCauley reviewed the following projects, scheduled on the August Planning & Zoning Commission Agenda:

- Midfirst Bank (RZ07-044/SP07-045)
- Brake Masters (CU07-084/SP07-083)
- Power Marketplace Industrial Condos (SP07-124)
- Chase Bank at Queen Creek Marketplace (SP07-108)

9. **REPORT** on Town Council Action

This item was conducted during Regular Session.

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

Mr. Balmer asked the Commissioners who attended the July 25th General Plan Update Open House for their thoughts. Chairman Ingram stated he thought it was well-attended. Vice-Chairman Trapp-Jackson stated she was impressed by the knowledge of the residents and the general understanding of the process.

Mr. Balmer noted the General Plan Update survey has been posted to the Town's web site under "Hot Topics". To date a total of 95 responses has been received. The Planning Center consultant, Maria Masque, will present the survey results at the August 22nd General Plan TAC Meeting. Land Use concepts and General Plan Themes also be presented at this meeting.

Chairman Ingram asked if a financial analysis will be provided. Mr. Balmer responded the next meeting will focus on land use concepts; a financial analysis will not be presented at that time.

Chairman Ingram thanked Mr. Balmer and staff for their hard work on the re-write of the Subdivision Ordinance.

11. **ADJOURNMENT**

Motion: **Vice-Chairman Trapp-Jackson**

To adjourn.

Second: **Commissioner Brown**

Vote: **All ayes. Motion carried (4-0) (Perry, Moore and Sossaman absent)**

The meeting adjourned at 6:527P.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 August 8, 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 9th day of July, 2007.

Passed and Approved this 12th day of September, 2007.