



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, October 11, 2006 6:00 P.M.
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER**

2. **ROLL CALL**

Present

Chairman Schweitzer (6:12 p.m.)
Vice-Chairman Shifman
Commissioner Atkinson
Commissioner Ingram
Commissioner Perry
Commissioner Sossaman
Commissioner Trapp-Jackson

Absent

Staff

Present

Community Development Director Condit
Planning Manager Brittingham
Principal Planner McCauley
Planner Chambers
Planner Ramos
Planning Assistant Moats

Absent

3. **STATUS UPDATE ON LIBRARY ELEVATIONS**

Planning Manager Brittingham introduced Library project manager Tracy Corman. Ms. Corman is bringing a status update to the Planning & Zoning Commission in order to illustrate what the remainder of the library will look like, under the chosen concept, which is Concept "C". Ms. Corman stated this is being presented to the Commission early in the process, rather than later, in order to garner comments and suggestions pertinent to the architectural renderings, and interior design.

4. **PUBLIC COMMENT** (done during Regular Session)

Architect Dawn Brown of the architectural firm, DFDG, presented the developed site plan, layout sections and elevations. She noted the architectural firm has also put together a sun study, due to several concerns about shade areas.

Ms. Brown showed the model of the building, noting they are just working with the mass of the building at this point. The exact elements and materials are not yet known. Various landscape plans were illustrated as well, relevant to the sun study. Ms. Brown presented the following:

- Trees are shown up close to the entry of the building to provide additional shading.
- A blank wall is incorporated for potential movie nights, etc.
- The floor plan incorporates the curved wall, which will provide a backdrop for the gathering space outside the library.
- The entry is along the big wall which divides the staff area from the public area.
- A gallery space for artwork leads to the meeting rooms.
- A large meeting room (seating 200 people; 2 smaller meeting rooms seating 40 each).
- The main access to the library, brings you into the main portion of the library which is all open.
- There will be a children's story time reading room, parent/reading alcove, and a dividing wall between the main portion of the library and the shell space.
- The elevations illustrate low windows along the curved wall, utilizing colored glass.

Vice-Chairman Shifman asked where the computer access would be. There will be computer access in the main portion of the library, as well as the children's portion. More computers will be added in the future. Mr. Eubanks clarified that Phase I and Phase II have been planned out. When Phase II is added, it will be a natural continuation of Phase I.

Commissioner Sossaman asked how far the barrel roof project past the barrel wall. Ms. Brown responded it is a total of 20 feet, but approximately 10 feet past the curving wall, and 10 feet on the east side.

Vice-Chairman Shifman gave accolades to the Library Committee for their hard work.

5. **DISCUSSION CU06-089 AND SP06-043**, “Queen Creek Fiesta”. A request from Withey, Anderson and Morris, PLC on behalf of De Rito Partners for a conditional use permit (gas pump’s related to a convenience store and a separate tire store), Site Plan, Landscape Plan and Building Elevations approval. The Queen Creek Fiesta is a general commercial development consisting of 13 buildings totaling approximately 73,500 square feet of building area. The property is zoned C-2 General Commercial and is located approximately 1000 feet south of the intersection of Rittenhouse and Ellsworth Roads on the west side of Ellsworth.

Mr. Williams noted that stipulation #11 has been clarified. Also added in a letter received yesterday from Dr. Faulkner noting his comments, and questions.) Dave distributed a brand new staff report.

No further comments.

6. **DISCUSSION ON RZ06-083/SP06-033**, “Shoppes at Indigo Trails”. A request by Jon Hanna of Whitneybell Perry Inc. for Site Plan and Planned Area Development approval for the purpose of amending a previously approved site plan for approximately 10.62 acres zoned PAD/General Commercial (C-2). The property is located at the southeast corner of Ocotillo Road and future Rittenhouse Road realignment.

Chairman Schweitzer thanked the applicant and staff for bringing high quality plans to the table.

7. **DISCUSSION ON CU06-047/SP06-080**, “Danny’s Family Carwash”. A request from Leo Marin of Deutsch Associates, on behalf of Danny’s Family Companies LLC, for a Conditional Use Permit, Site Plan and Building Elevations approval for a 4,332 s.f. convenience store and 10,080 s.f. full service carwash and lube facility on approximately 3 acres. The property is designated as PAD with underlying C-2 General Commercial zoning and located at the northwest corner of Ocotillo and realigned Rittenhouse Roads, in the Cornerstone at Queen Creek Shopping Center.

Commissioner Perry excused himself from the discussion.

Commissioner Ingram stated he just wanted to make sure the car wash was not next to Wal-Mart.

The Commission asked for clarification on stipulation #10 regarding canopy materials.

8. **DISCUSSION ON CU06-054/SP06-094**, “Schnepf Wireless Communication Facility”. A request from Rulon Anderson on behalf of T-Mobile for a Conditional Use Permit and Site Plan approval to co-locate an alternative tower structure (monopalm) adjacent to an existing monopalm site at Schnepf Farms located in the vicinity of the northwest corner of Rittenhouse and Riggs Roads.

There were no questions on this agenda item.

9. **DISCUSSION ON RZ06-001/SD06-020**, “Belle Estates”. A request from Matt Everling of PlanRight Consulting, LLC for Rezoning from R1-54 to R1-35, Landscape Plan, and Preliminary Plat approval for 8 single-family lots on approximately 9.61 acres. The property is located south of the southwest corner of Hunt Highway and Bell Road. **This item was continued from the 9/13 Planning & Zoning Commission Meeting.**

Planner Chambers noted that a revised 8 ½ X 11 plan was not received in enough time to thoroughly review. The applicant wants to move forward after meeting with staff to resolve outstanding issues. Planning Manager Brittingham noted that the applicant would like to continue for 30 days, instead of indefinitely, based on the fact that the applicant is Willing to work with staff to resolve these issues, as long as the applicant performs satisfactorily. Planner Chambers outlined the key issues.

There were no further questions.

10. **DISCUSSION ON RZ06-002/SD06-020**, “Circle G at the Church Farm”. A request submitted by Greg Davis of IPlan Consulting for Rezoning, PAD, Preliminary Plat, Site Plan, and Landscape Plan approval for a master planned single-family subdivision with 1745 units on approximately 885 acres, located at the southeast corner of Signal Butte and Ocotillo Roads. The site is currently zoned Rural-43 and requests a Planned Area Development (PAD) with underlying zoning districts of R1-43, R1-18, R1-12, R1-7, R-2, and C-2.

Commissioner Perry noted he likes the idea of mixed densities within a subdivision, and wishes it would be done more often. He cited, for example, older Phoenix neighborhoods.

11. **DISCUSSION ON SP06-049**, “Barney Family Sports Complex.” A request from Scott Arsenault on behalf of Barney Family Sports LLC, for a Site Plan, Building Elevations and Landscape Plan approval for a sports complex. The proposal consists of a 65,000 square foot sports complex building on approximately 9 acres and is zoned I-2 General Industrial. The project is located at the northeast corner of Queen Creek and Merrill Roads. **This item was continued from the 9/13 Planning & Zoning Commission Meeting.**

Principal Planner McCauley noted that Stipulation #25 has been added, which asks the applicant to revise the roof elevations to possibly include false dormers, or some element that adds dimension and a contrast to the roof line. Vice-Chairman Shifman requested to see the revised elevations of the roofline before it is formally approved.

Commissioner Sossaman asked what the zoning is in this area. Principal Planner McCauley responded it is mainly industrial; the south is unincorporated County. Everything north of Queen Creek Road is designated Industrial in the General Plan, whether or not it is zoned that way. Staff is formally asking the Commission to include the additional Stipulation #25 if they wish to approve this item.

12. **DISCUSSION AND POSSIBLE ACTION ON SP05-013**, "Midfirst Bank at Power Marketplace II". A request from Andrew North of DFD CornoyerHedrick, on behalf of Midfirst Bank at Power Marketplace, for a bank building with 3 drive-thru teller lanes. The proposal consists of a 5,750 square foot building on approximately 2.5 acres and is designated as PAD with underlying C-2 General Commercial zoning. The project is located at the northeast corner of realigned Rittenhouse and Power Roads, in the Power Marketplace II Commercial Center.

Principal Planner McCauley presented the staff report, noting the Conditions of Approval that request a 3-foot stone veneer along the base of all elevations. Commissioner Perry likes the elevations as presented. Commissioner Sossaman concurred.

Principal Planner McCauley reminded the Commission to delete the stipulation relevant to the stone veneer addition.

Planning Manager Brittingham clarified the process for making motions and making amendments to motions.

12. **ADJOURNMENT**

Motion: **Commissioner Ingram**

To adjourn the Work Study Session.

2nd: **Commissioner Sossaman**

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

The Work Study Session adjourned at 6:44 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, 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 October 11, 2006 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 12th day of October, 2006.

Passed and Approved this 10th day of January, 2007.