



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

WHEN: WEDNESDAY, MARCH 8, 2006

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 6:00 p.m.

1. CALL TO ORDER

Chairman Schweitzer called the Work Study Session to order at 6:00 p.m.

2. ROLL CALL

At roll call the following Planning Commissioners and Staff members were in attendance:
Commissioner Sossaman was absent at roll call.

Planning Commissioners

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

Staff

Tom Condit
Fred Brittingham
Dennis Cady
Mike McCauley
Ashley Lumpkin
Valerie Chambers
Laura Moats

Absent

Commissioner Sossaman.

Planning Manager Brittingham clarified there will be no formal action taken during this meeting. This is an informal exchange of ideas, and forum for immediate answers to questions raised by the Commission.

3. **PRESENTATION/UPDATE ON ABANDONMENT OF RITTENHOUSE ROAD**

Interim Transportation Director Dick Schaner presented an overview of the Rittenhouse Road abandonment. He illustrated the re-alignment of traffic to Germann Road, south of the existing Rittenhouse Road. Currently, Pecos Road is to be constructed up to the Power/Rittenhouse Road intersection. It was anticipated this would be finished by April 1, 2006. However, it looks like the Union Pacific transition is still open, and this will be delayed somewhat. Once Pecos is constructed and brought over, the Town of Gilbert will close Rittenhouse between Williamsfield and Power Road. Mr. Schaner pointed out that it makes more sense for the Town to install a quarter-mile of pavement from Power Road east to Sossaman Road, past the point where the Power Marketplace developers will be making road improvements. This will take place in approximately June, at which time Rittenhouse would be closed from Power Road to the west.

Gilbert will be installing new traffic signals at the Rittenhouse/Power Road intersection. At the same time Gilbert begins construction in July at Pecos/Power/Rittenhouse, Rittenhouse Road to the west will be closed. The design is finished; construction is waiting for final railroad approval. Six lanes going north on Power is planned for next Fiscal Year.

4. **DISCUSSION ON A TEXT AMENDMENT FOR NEIGHBORHOOD MEETING NOTIFICATIONS (TA02-05)**

A request by the Town of Queen Creek for text amendments to the Town of Queen Creek Zoning Ordinance and Subdivision Ordinance for the purpose of revising neighborhood meeting and notification distance requirements.

Vice-Chairman Shifman commented on language included in the proposed text amendment: "Neighborhood Meetings shall be held on or near the development site...." She asked if surrounding jurisdictions use similar language.

Planner Lumpkin responded this does follow suit with surrounding jurisdictions.

Commissioner Perry referred to the following wording: "a reasonable time...", and asked what does that mean exactly, pointing out it could mean 6:00 pm for some and 8:00 pm for others.

Planning Manager Brittingham responded that staff's opinion is that "reasonable" means after working hours, i.e. 6:00/6:30 p.m. On weekends, "reasonable" would be between 10 am and 2 pm; however, not at 6 pm on Saturday nights. No other jurisdictions have defined actual hours. Mr. Brittingham added it is difficult to set a finite time, due to varying schedules, and availability of meeting space. Brief discussion ensued regarding commute times from work to home, etc. The bottom line is that there is not a time formally defined in the code. "Reasonable" refers to broad times.

Mr. Pew, who was sitting in the audience, added his ideas and comments to the discussion, noting that reserving a facility for neighborhood meetings is difficult. The scope of the time frame should remain broad in scope.

Chairman Schweitzer asked for further suggestions. Mr. Brittingham stated there has been no public response to the public notification.

Commissioner Atkinson noted the areas of text where typographical errors have occurred. Planner Lumpkin noted an email had been sent with comments on the Neighborhood Meeting Notice.

5. **DISCUSSION ON A TEXT AMENDMENT FOR LOT COVERAGE (TA01-06)** A request by the Town of Queen Creek for an amendment to the Town of Queen Creek Zoning Ordinance to modify the definition of lot coverage (Appendix A: Definitions) and revise lot coverage standards in some Zoning Districts (Article 4 Table 4.7-2.)

There was no discussion on this item.

6. **DISCUSSION ON A REZONING, PLANNED AREA DEVELOPMENT (PAD) AMENDMENT, AND SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR CORNERSTONE AT QUEEN CREEK (RZ 17-05 AND SP 19-05)**. A request from Ralph Pew of Pew & Lake, PLC, on behalf of Westcor Corporation, for the Cornerstone at Queen Creek, a 74 acre mixed-use development consisting of a 57 acre shopping center (approximately 389,000 square feet of building area) and a 17 acre multi-family development. The rezoning is to change the current PAD underlying zoning from C-2 General Commercial, C-1 Light Commercial, TC Town Center and R-4 Multiple Family to C-2 General Commercial (to accommodate the shopping center) and R-4 Multi-Family. The project is located in the vicinity of the northeast corner of Ocotillo and Ellsworth Roads and adjoining the southern right-of-way of Rittenhouse Road. **This case will be continued to the next scheduled Planning & Zoning Commission Meeting.**

Discussion ensued on postponing this item to the next scheduled meeting, versus a date specific meeting. The consensus was to continue to the next scheduled Commission Meeting; a date will be worked out in the advertising notice. Mr. Pew asked that the Commission consider a date specific.

7. **DISCUSSION ON A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT, PRELIMINARY PLAT, SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR QUEEN CREEK MARKETPLACE (RZ 18-05, SP 20-05 AND S 05-06).** A request from Ralph Pew of Pew & Lake, PLC, on behalf of Vestar Development, for the Queen Creek Marketplace commercial shopping center consisting of approximately 133.01 acres (approximately 1,200,000 square feet of building area). The rezoning is to amend the current PAD with existing C-2 General Commercial underlying zoning and approval of a preliminary plat, site plan, landscape plan and building elevations. The project is located in the vicinity of the southeast and southwest corners of Rittenhouse Road and the proposed Ellsworth Loop Road. **This case will be continued to the next scheduled Planning & Zoning Commission Meeting.**

8. **DISCUSSION ON A CONDOMINIUM PLAT FOR POWER MARKETPLACE PROFESSIONAL PLAZA (S 15-05).** A request by Rahib Sarela of Emc2 Group Architects & Planners on behalf of Desert Shadows Holdings, LLC, for a Condominium Plat for Power Marketplace Professional Plaza. The project site has a zoning designation of C-2 General Commercial and is located in the Power Marketplace II Commercial Center located at the northeast corner of Power and realigned Rittenhouse Roads.

No specific questions were raised by the Commission.

Chairman Schweitzer noted that the applicant has made a few minor changes. Senior Planner McCauley briefly outlined the changes made since the November meeting.

9. **DISCUSSION ON A SITE PLAN, PRELIMINARY PLAT, BUILDING ELEVATIONS AND LANDSCAPE PLAN FOR RETAIL CENTER, PHASE II (SP18-05/S04-06):** A request by Kurt Gibbs of Park/Gibbs Company for Bashas' Retail Center, Phase II, consisting of 41,322 square feet on 6.22 acres. The site is zoned C-2 and is located south of the southeast corner of Power and Chandler Heights Roads.

Vice-Chairman Shifman noted that Commission had previously requested elevations of one of the existing buildings with the new buildings during a project that is phased. She asked that as we go forward, the proposed building elevations be shown with the existing elevations.

Commissioner Atkinson questioned Stipulation #14 on the staff report. Engineering Manager Leubner stated that Stipulation #14 will be re-worded.

Chairman Schweitzer questioned if staff is comfortable with the connectivity. Mr. Ramos responded that the connectivity has not been finalized yet.

Discussion took place on the outdoor fence. Commissioner Perry suggested the fencing material be replaced, as it is chain linked with black coating and covered by a wind-screen type fabric, which is problematic, as it will become damaged in time. He suggested wrought-iron fencing with grating.

Planning Manager Brittingham stated staff will stipulate the Commission's desires for a better quality fence.

Planning Manager Brittingham also noted on Stipulation #9: add "AND PROVIDE PROOF OF CROSS-ACCESS", and clarified this is regarding the property to the north.

Chairman Schweitzer asked for comments regarding the south elevations. Mr. Brittingham suggested adding a stipulation that another type of element is added to the wall. Discussion took place on providing additional windows.

10. **DISCUSSION ON A REQUEST FOR SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS APPROVAL FOR BURGER KING AT POWER MARKETPLACE (SP 01-06)**. A request from Mark Abel of Mark Abel Architects on behalf of Broatch Management for a Burger King restaurant. The project site is in the Power Marketplace I Commercial Center located at the northeast corner of Germann and Power Roads and has a zoning designation of C-2 General Commercial.

Commissioner Trapp-Jackson initiated discussion on the drive-thru exit, stating it looks narrow. Staff will more closely study this issue. Planning Manager Brittingham stated that if desired, the Commission can stipulate that there's a one-way turn/left-hand turn only out of the drive-thru. Community Development Director Condit recommended the Town's traffic engineer re-visit this issue for safety reasons. It was suggested a condition be added as follows: "THE APPLICANT SHALL WORK WITH THE TOWN TRAFFIC ENGINEER TO STUDY A FEASIBILITY OF LEFT-HAND TURN ONLY AND/OR SIGNAGE." Additional options, such as shortening the landscaping on the right-hand (west) side, were addressed.

Chairman Schweitzer asked for any comments or suggestions on the new format of the Work Study session.

Mr. Brittingham responded that staff's intent is to provide immediate answers, but to have ample time to find the answers if they are not readily available. Fred stated staff's goal is that if any stipulations are to be added or revised, the typed revisions will be presented at the Work Study session.

11. **ADJOURNMENT**

Motion: **Vice-Chairman Shifman**

To adjourn.

2nd: **Commissioner Ingram**

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

The Work Study Session adjourned at 6:45 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 March 8, 2006 Work Study Session 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 March, 2006.

