



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

February 8, 2006 6:00 P.M.

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

1. **CALL TO ORDER**

2. **ROLL CALL**

Present

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

Absent

Commissioner Sossaman

Staff

Present

Planning Manager Brittingham
Principal Planner Cady
Senior Planner McCauley
Plans Examiner/Inspector Ramos
Administrative Assistant Moats

Absent

Planning Manager Brittingham provided a brief overview of the Westcor and Vestar projects. He illustrated the location of projects on an aerial site plan with an overlay of the main roads surrounding this project. Construction of the Ellsworth Loop Road is scheduled for commencement of construction this summer. The realignment of Rittenhouse Road at Ellsworth Road was also illustrated. Mr. Brittingham stated the road projects are important for the future as these two projects create new traffic. The road project is approximately \$50 million, to be paid by property owners in the Improvement District. The bisecting intersection of this project is the loop road and realigned Rittenhouse Road. The applicants on Vestar and Westcor are planning a November, 2007 opening of their projects.

There were no questions from the Commission

3. **INTRODUCTORY PRESENTATION ON WESTCOR PROJECT**

A request from Westcor Development Partners for site plan, planned area development (PAD) and rezoning approval for a 68 acre site. The project is a mixed-use development offering a variety of commercial and retail uses. The property is located at the northwest corner of Rittenhouse and Ocotillo Roads.
68-acre mixed use development.

Senior Planner Michael McCauley presented a brief overview of the proposed project, which includes a 15-acre residential multi-family development as well as a 53-acre commercial center. The applicant has submitted a conceptual master site plan, landscape plan, building elevations and design guidelines for future Town Council consideration. A copy of the design guidelines was provided in the agenda packet. Two phases, 1A and 1B, will be developed together. Phase 2 will be developed at a later date as part of the multi-family development.

The applicant is requesting the R-4 and C-2 Commercial zoning. Staff is currently reviewing and evaluating the proposal and will be making a recommendation to the Planning and Zoning Commission at its March meeting.

Chairman Schweitzer questioned what was being requested by the applicant as far as lighting. Mr. McCauley stated the applicant is requesting 20-foot tall lights in the parking lot and 17 ½ feet for the perimeter sidewalks.

There were no further questions from the Commission.

4. **INTRODUCTORY PRESENTATION ON VESTAR PROJECT**

A request from Vestar for rezoning, Planned Area Development, site plan, landscape plan and building elevations for a 133.01 acre site. The project is a mixed development for commercial and retail uses. The property is located south of Rittenhouse Road and west of Ellsworth Road extending west approximately ½ mile between Ellsworth Road and Hawes Road.

Principal Planner Dennis Cady presented a brief overview of the proposed project. Queen Creek Marketplace – Vestar, which includes a business area. Mr. Cady illustrated the surrounding site Ellsworth Road and Rittenhouse Road. The total site is approximately 133 acres. The proposed site plan shows two phases, Phase I on west side of Ellsworth Loop Road, and Phase 2 on the east side of Ellsworth Loop Road. Phase I is being presented at this time. The future phase will be presented at a later date and will include movie theaters. Phase 2 is approximately 32 acres. Phase I includes 912,000 square feet of retail/commercial. Two major large box retailers being proposed. Phase I is projected to open in November, 2007. The final phase is located in the westernmost area of the site.

Rural village architecture with pedestrian corridors linking all phases is proposed.

The entire site was zoned C-2 in April, 2005 (124 acres). A small portion of approximately 8 acres was not zoned C-2 at that time. The applicant is requesting C-2 zoning for this area, a PAD amendment for the entire site, a site plan, landscape plan, building elevations and design guidelines. The applicant is also asking for an increase in the height of lights in the parking lot, but keeping within standards for lights on the perimeter of the site. They are also requesting an increase in height for the entry monument/features.

Chairman Schweitzer questioned the apparent overuse of parking. Vice-Chairman Shifman added that it appears similar to an industrial site, and is lacking in the higher standards that Queen Creek is noted for. Mr. Cady responded that the intersection of the Ellsworth Loop Road and Rittenhouse will be depressed. He also pointed out some of the landscape features being proposed.

Chairman Schweitzer noted there are no interior sidewalks.

Commissioner Ingram added that none of the shops are broken up, they are just aligned in a row. Vice-Chairman Shifman did not see any architecture in this proposal that is original or speaks to Queen Creek's uniqueness. Her feeling is that it is too similar to shopping centers in surrounding municipalities.

5. **DISCUSSION ON PLANNED AREA DEVELOPMENT (PAD) AMENDMENT, PRELIMINARY PLAT AND LANDSCAPE PLAN APPROVAL FOR CIELO NOCHE SUBDIVISION (RZ 16-05/S10-05).** A request from Lisa Gage for KB HOMES for a PAD amendment to adjust or exclude certain development standards, i.e., alleyway development, transition landscape buffer, roadway tangents, fencing, and height limit for entry monument signs, and preliminary plat approval for a 149 lot residential subdivision on 62.6 acres. The parcel has an R1-8 zoning designation (minimum 8,000 square feet lot size) and is designated as a Medium Density Residential area (2-3 homes per acre) on the General Plan Land Use Map with a proposed density of 2.76 homes per acre. The parcel adjoins the southwest corner of Queen Creek and Hawes Roads. **This request was originally continued at the request of the applicant at the January 11, 2006 Planning Commission Public Hearing. Staff is requesting an indefinite continuance.**

The was no staff report presented. Senior Planner McCauley stated that additional contact has been made with the applicant and neighbors.

Residents have also voiced concerns to Town staff by telephone. The applicant will be meeting with residents to resolve the issues.

6. **DISCUSSION ON A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT, PRELIMINARY PLAT AND LANDSCAPE PLAN APPROVAL FOR VICTORIA PAD PARCELS 5 AND 9 (RZ 09-05/S 02-05)**. A request from Dale Willis for Victoria Land Investment Group LLC for a PAD amendment to exclude the 25 ft. development transition landscape buffer between the school site (Parcel 7) and adjacent residential lots; allow view fencing with 33% openness overall when abutting large open space tracts; allow 6 ft. solid side yard fencing abutting open space tracts; allow the elimination of rubberized asphalt for Victoria Boulevard, Hawes and Ocotillo Roads; allow entry signs to exceed the maximum 5 ft. height to 5 ft. 8 in.; and, allow 10 ft. front yard setback to porch/living area and 20 ft. rear yard setback, and a preliminary plat approval for a 255 lot residential subdivision on approximately 54.5 acres. The two parcels have a zoning designation of PAD R-2 (PAD minimum lot size 4,000 s.f.). The property is located at the northwest corner of the future Ellsworth Loop Road and Ocotillo Road.

Senior Planner McCauley presented a brief overview of the staff report. The applicant is proposing "Z" lot production. The total open space is 16% for the entire Victoria subdivision. The applicant is requesting a PAD amendment to allow 33% view fencing for side yards adjacent to small open spaces, solid fencing next to large open spaces, removal of a 25-foot transitional landscape buffer between the school site and residential lots, and to allow the two entry monument signs to exceed the five-foot height limit by approximately six inches.

Staff supports the fencing and monument sign requirements; however, staff is not supporting the setback reductions due to less openness and crowding of streets.

Chairman Schweitzer asked how many side entry garages there will be. Mr. McCauley responded that staff is not concerned about the number of these elevations, and does not have an answer for this.

Chairman Schweitzer asked about who will be using the alleyway between the houses and the school site. Planning Manager Brittingham clarified this is not an alleyway. It is a transitional buffer of landscaping, with fencing required, which may create a problem.

Commissioner Perry asked about the two-story restriction shown on the plat for Lots 218-221. McCauley responded two-story homes are allowed on these lots. They can be two-story. Policy is to NOT allow this; however, in this site the applicant is proposing ample open space, therefore, staff is agreeable to this.

Discussion followed on formal stipulations that are included in the original ordinance, versus staff/Town policy

7. **DISCUSSION ON A PLANNED AREA DEVELOPMENT (PAD), REZONING, PRELIMINARY PLAT AND LANDSCAPE PLAN FOR QUAIL CREEK SUBDIVISION (RZ 16-04/S17-04).** A request from Mark Pugmire for Highland Homes for a PAD approval to eliminate the required landscaped islands for cul-de-sacs, rezoning approximately 29.8 acres from R1-43 (minimum lot size 1 acre) to R1-18 (minimum lot size 18,000 square feet) for 32 lots, and a preliminary plat approval for a 37 lot residential subdivision on 37.4 acres,. The property is located at the southeast corner of the Queen Creek Wash and Sossaman Road.

Mr. McCauley stated that Quail Creek was presented to Planning Commission last summer with a similar application, but included a request for higher density. Due to neighbor's concerns, a continuance was requested. The applicant is now requesting rezoning of 29.8 acres (82 lots) from R1-43 to R1-18. R1-18 will encompass most of the site, with the exception of the easternmost lots that face east/west. The applicant is also requesting a PAD to allow removal of required landscaped islands on cul-de-sacs. Staff concurs this is a reasonable request given the three cul-de-sacs which adjoin the wash to the north and the ample open space that is provided. A 10-foot equestrian tract is being provided on the eastern boundary, which will provide access to the wash. Staff has not received any public comments. Staff is recommending approval, subject to the conditions set forth in the staff report.

Commissioner Perry noted Condition #5 of the staff report, which states no two-story buildings on lots 1 through 8 and 37; however, according to the neighborhood meeting minutes, the applicant stated there would be no two-story homes.

Discussion took place regarding neighborhood concerns about the road being barricaded on Twin Acres Drive. Planning Manager Brittingham asked that this issue be reserved for discussion during the Public Hearing.

There were no further questions from the Commission.

8. **DISCUSSION ON REQUEST FOR APPROVAL OF REZONING, PAD, PRELIMINARY PLAT, LANDSCAPE PLAN AND SITE PLAN FOR QUEEN CREEK PROFESSIONAL VILLAGE(RZ07-05/SP10-05/S09-05)** A request from Arch Ratliff of Utaz Development for rezoning, PAD, preliminary plat, site plan, landscape plan and building elevations for an approximate 10.26 acre site, with 73,136 square feet of office condominium spaces. The current zoning is R1-6 Urban Development Type A, (6,000 square feet per dwelling unit), and the proposed zoning is C-1 Light Commercial. The site is located at the southwest corner of Ocotillo Road and Rittenhouse Road. **This item has been continued from the January 11, 2006 and December 14, 2005 meetings.**

Planning Plans Examiner/Inspector Ramos presented an overview of the staff report. Mr. Ramos noted the issues presented at the last Planning and Zoning Commission meeting in January. One of the minor stipulations added was for architectural revisions, including increasing the chimney height and adding horizontal scoring. The other improvement was made on the Type H elevation, with improvements being made mostly on the side elevation. Wainscoting and pop outs were added.

Mr. Ramos noted the outstanding issues on the previous site plan: The applicant is still making two PAD requests:

- 1) Maintain parking along frontage of realigned Rittenhouse. Staff still supports this request and feels the 74-foot wide buffer being created by the drainage easement is sufficient screening;
- 2) Deviation from section of parking code calling for landscape islands every 10 spaces. The current site plan identifies three rows of 11 and two rows of 12, for a total of 362 parking spaces, all 10-feet wide. Ramos illustrated the parking stall changes. Some portions of the parking lot are covered parking spots.

Chairman Schweitzer asked if the covered parking is for customers or occupants? Mr. Ramos responded he does not know, but will find out from the applicant. Chairman Schweitzer: liability – approval of traffic device to the north, if someone is in an accident, is the Town liable? Ramos: Jim Leubner will be here in the Regular Session to address this issue.

Minimum parking: 360 parking stalls. Asked by Ingram. Applicant is providing 362.

There were no further questions by the Commission.

9. **DISCUSSION AND POSSIBLE ACTION ON A PRELIMINARY PLAT (S14-05) AND LANDSCAPE PLAN FOR QUEEN CREEK EQUESTRIAN ESTATES:** A request from Rob Bigelow of Landmark Engineering for a Preliminary Plat (S14-05) approval and landscape plan for an approximate 14.62 gross acre, 12 lot custom home subdivision. It proposes a density of 0.82 homes per acre (gross). The site is located east of the southeast corner of Cloud and Power Roads.

Planner Ashley Lumpkin presented an overview of the staff report. The current R1-43 zoning will remain. The proposal includes twelve 1-acre lots. The applicant is providing 11% open space (2% requirement), including an equestrian trail on the boundary, which connects to the Town's equestrian trail shown on the Master Plan.

Commissioner Atkinson asked if there are any problems with neighbors on Cloud Road? Ms. Lumpkin responded that no concerns were brought to the neighborhood meeting, or noted on the neighborhood meeting minutes. Ms. Lumpkin clarified that all property owners within a 300 feet perimeter of the site were notified, including the Rancho Jardines HOA.

Vice-Chairman Shifman noted the layout shows cul-de-sac as a private road, and asked if the community is gated. Planner Lumpkin responded it will not be gated.

Vice-Chairman Shifman asked if the homeowners be responsible for maintenance of this road. Ms. Lumpkin responded the HOA will be responsible, but stipulations can be added to ensure this.

Executive Session

Chairman Schweitzer invoked a brief Executive Session at 6:55 P.M. to discuss Personnel Matters. The Work Study Session resumed at 7:00 p.m.

10. **ADJOURNMENT**

Motion to adjourn: **Commissioner Ingram.**
2nd: **Vice-Chairman Shifman.**
Vote: **All ayes (6-0) Motion carried.**

The Work Study Session adjourned at 7:00 p.m.

PLANNING AND ZONING COMMISSION

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 February 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 February , 2006.