



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

WHEN: WEDNESDAY MAY 8, 2013
WHERE: TOWN HALL COUNCIL CHAMBERS
TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Session Meeting open to the general public on **WEDNESDAY, MAY 8, 2013 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

1. **Call to Order:** The meeting was called to order at 7:03 p.m.

2. **Roll Call** (one or more members of the Commission may participate by telephone)

PRESENT: Vice-Chairman Dr. Alex Kyle Gregory Ryan Alan
Steve Ingram Matheson Robinson Arrington Nichols Turley

ABSENT: Chairman Stephen Sossaman

STAFF: Wayne Balmer, Planning Administrator Dave Williams, Senior Planner
Sidney Urias, Planning Technician Laura Catanese, Senior Administrative Assistant

3. **Public Comment:** There were no public comments.

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

A. **Consideration and Possible Approval of the April 10, 2013 Minutes** (Work Study & Regular)

B. **Consideration and Possible Action on DR13-015, "Richmond American at Crismon Heights"**, a request for a design approval by Richmond American for eight (8) floor plans with three (3) elevations each. The property is located at the northeast corner of Crismon & Ocotillo roads.

C. **Consideration and Possible Action on DR13-018, "K.Hovanian Homes at Cielo Noche"**, a design request from K.Hovanian Homes for a second product line in Cielo Noche featuring 8 new floor plans with 3 elevations each. The property is located at the southeast corner of Queen Creek and Hawes roads.

D. **Consideration and Possible Action on DR13-017, Toll Brothers@Vaquero Estates**, a design request approval from Dorado Builders on 112 lots featuring six (6) floor plans with three (3) elevations each. The property is located at the southeast corner of Recker and Chandler Heights roads.

MOTION: Commissioner Robinson

To approve the Consent Agenda as presented.

2nd MOTION: Commissioner Matheson

VOTE: All Ayes. Motion carried 6-0.

PUBLIC HEARINGS:

5. **Discussion on SP13-016, “Maya Theater Complex”, a site plan approval request by Maya Cinemas North America, Inc. for a 14 screen movie theater plus related retail and restaurant uses. The property is located on 20 acres of land north of Maya Road, South of Rittenhouse, east of Ellsworth Loop Road and west of Ellsworth Road, (north of McDonalds). (Presentation by Wayne Balmer)**

A request for design review approval of the proposed site plan and elevations for the proposed Maya Theater Complex. The project is to be located on 19 acres currently owned by the Town of Queen Creek located north of Maya Boulevard and south of Rittenhouse Road, between the Ellsworth Loop Road and Ellsworth Road. The proposal contains a 14 screen theater, two restaurants, four retail buildings, and an 83 room hotel. The Town and Maya Theaters are currently negotiating the sale of the property for the proposed development. Maya Theaters may only build on a portion of the site. They were asked to provide a development plan for the entire property, one that illustrates how the site could be developed to accommodate a theater, a hotel, retail, and restaurants as a cohesive development with a unified design theme (incorporating adequate parking, landscaping, and storm water retention into the design).

The site plan reflects an “entertainment district” concept with five retail/restaurant buildings surrounding a central pedestrian open space mall extending from the front of the theater. The open space incorporates a central landscaped area/and or water feature as a design element. Access to the pedestrian spine will be reflected in the design of the adjacent buildings. The theater building is proposed as “modern agricultural,” and includes a standing seam metal roof at the main entrance. Vertical columns are provided for accents on walls visible to the public and an art piece will be provided in the open space mall reflecting the architecture of the building. Restaurant and retail uses are incorporated into the southeast corner of the theater building. The landscaping for the project reflects a xeriscape theme, incorporating trees and shrubs on the Town’s approved plant list. The additional building shown on the site plan will be designed to incorporate the “modern agricultural” design theme and will be reviewed by staff for consistency at the time they are submitted for a building permit.

PUBLIC HEARING

No “Request to Speak Cards” were received.

MOTION: Commissioner Robinson

To approve SP13-016, “Maya Theater Complex” as recommended by staff presented, with an additional stipulation for “Non-vehicular and pedestrian access to the complex from Ellsworth Road to be improved by extension of a linkage to the southeast corner of the site”.

2nd MOTION: Commissioner Turley

VOTE: All Ayes. Motion carried 6-0.

6. **Consideration and Possible Action on TA13-014, School Parking Requirements, a staff initiated modification of Article 5.6 of the Zoning Ordinance regulating the required parking for elementary and junior high schools.**

Four (4) new schools are either planned or under construction in Queen Creek. They include:

- Benjamin Franklin Elementary & Junior High School (Charter)
- Benjamin Franklin High School (Charter)
- Higley Junior High School (Public))
- American Leadership Academy (school expansion)

Construction is a particular concern with regard to Town school parking requirements. The Town requires more parking for schools than any of our surrounding communities. This concern was

brought to the Town Council on March 6, and staff was asked to research the issue, review possible options for change, and provide the Council with a recommendation.

The Town's parking requirement for elementary and junior high schools is substantially greater than other communities, and requires more parking for elementary schools per square foot than for high schools. Each type of school requires 1 space per 200 square feet, but elementary schools have an additional requirement of 1 space per classroom. Parking requirements for high schools matches Mesa and Chandler, but is still higher than Gilbert and Tempe. Adequate parking for daily activities is necessary but special consideration is also needed to accommodate special events which occur on a regular basis. Additionally, the parking area must also provide adequate space for bus circulation and pickups/drop-offs, queuing space for parent pickup/drop-offs, student parking for high schools, areas for bus and service vehicle parking, etc.

On April 3 staff returned to the Town Council with an analysis of the parking requirements for the Town that included examples of neighboring communities. Based on this analysis, staff recommended that the Town modify the required parking for elementary and junior high schools from 1 space per classroom (plus 1 space for every 200 feet of floor area) to 1 parking space for every 300 square feet of floor area. The Council's direction was for staff to proceed with the proposed change.

PUBLIC HEARING

No "Request to Speak Cards" were received.

MOTION: Commissioner Turley

To approve TA13-014, "School Parking Requirements" as recommended by staff.


2nd MOTION: Commissioner Matheson


VOTE: All Ayes. Motion carried 6-0.

ADMINISTRATIVE ITEMS

- 7. **Review of June 12, 2013 agenda items.**
- 8. **Report of Town Council Action.**
- 9. **Summary of Events from members of the Commission and Staff.** The Commission may not propose, discuss, deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.
- 10. **Adjournment:** The meeting adjourned at 7:37 p.m.

PLANNING AND ZONING COMMISSION

By: 
Chairman Sossaman

ATTEST: 

Laura Catanese, Senior Administrative Assistant

I, Laura Catanese, 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 May 8, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and Approved this day of 6/12/13