



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

WHEN: WEDNESDAY, MAY 8, 2013

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 6:00 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 Work Study Meeting open to the general public on **WEDNESDAY, MAY 8, 2013 AT 6:00 P.M.** in the Town Hall Council Chambers at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

1. **Call to Order:** The meeting was called to order at 6:02 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. **Discussion 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.**

This item was introduced to the Commission at the April 10 meeting. 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.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Commissioner Turley: Perhaps separate parking areas for parents and faculty would help alleviate vehicular congestion (during drop off/pick-up).

4. **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).**

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. A full development plan was submitted (for the entire property), however, one that illustrates how the site could be developed to

accommodate a theater, a hotel, retail, and restaurants with a unified design theme (incorporating adequate parking, landscaping, and storm water retention into the design).

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Turley: Is there an advantage to the Town to have Maya Cinemas purchase the land as opposed to leasing it?

BALMER: Maya Cinema has asked to use some public funds to aid there proposed development. Council will need to determine if such use of public funds is for the good of the community and if it will offer a good return on investment.

5. **Discussion on DR13-018, “K. Hovnanian Homes at Cielo Noche”, a design approval request from K. Hovnanian Homes for a second product line in Cielo Noche featuring 8 new floor plans with 3 elevations each. The property is located at the southwest corner of Queen Creek and Hawes roads.** K. Hovnanian Homes is proposing to use 8 different floor plans with 3 elevations each in this subdivision. The proposed architectural styles are Ranch Hacienda, Craftsman and Cottage. The homes range in size from 2,892 square feet to 5,001 square feet. All floor plans comply with the 40% garage percentage requirement. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant’s request. Single Story homes only to be built on lots 29 and 48-50. No more than 10 two-story homes be built along Queen Creek Road on lots 1-7, 108-116, and 121-130, with no more than 2 two story homes side-by-side.

QUESTIONS/COMMENTS FROM THE COMMISSION

Vice-Chairman Ingram: Is this a gated community?

BALMER: Yes, this is a gated community. In the past we have discussed stipulating that builders offer some distinctive feature on garages. All the garages in this proposal include windows on the front of the garage door.

Commissioner Arrington: This proposal contained some excellent (elevation) graphics, which really helped to better display the actual product.

6. **Discussion on DR13-015 “Richmond American at Crismon Heights”, a design approval request from Richmond American Homes featuring 8 floor plans with 3 elevations each. The property is located at the northeast corner of Crismon & Ocotillo roads.**

Richmond American Homes is proposing to use 8 different floor plans with 3 elevations each in this subdivision. The proposed architectural styles are Spanish, Craftsman and Italian. The homes range in size from 2,740 square feet to 4,019 square feet. Three of the 8 floor plans are models that were approved for the Sossaman Estates are proposed for construction in Crismon Heights. There is significant lot dimensional differences between these two subdivisions providing for more owner added options in Crismon Heights in the form of detached garages and enhanced landscaping. Based on the differences between the subdivisions, staff supports the carry over between subdivisions.

The lot fit analysis shows that each lot is buildable with at least one floor plan. All floor plans comply with the 40% garage percentage requirement. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant’s request. Richmond American Homes is providing 4 distinct paint schemes for each of the elevations in addition to 4 options for roof tile materials. Staff supports the proposed paint schemes and roofing materials. Garage service doors shall be standard on all elevations. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product. The Harlan, Darin and Robert garages are to be built only as shown on the floor plan, not as shown on the plot plans.

QUESTIONS/COMMENTS FROM THE COMMISSION

Dave Williams, Senior Planner stated for the record that the 3-car garages shown on the design plans were grabbed from another subdivision schematic of Richmond American Homes. The product proposed for Queen Creek will have 2-car garages ONLY.

Commissioner Arrington: The roof depicted on design 35L seems overly massive for a 1-story home.

WILLIAMS: The product in design 35L will better allow use of solar panels and will allow for easier installation of the solar panels.

7. Discussion on DR13-017, “Toll Brothers@Vaquero Estates”, a design request approval from Dorado Builders on 112 lots featuring 6 floor plans with 3 elevations each. The property is located at the southeast corner of Recker and Chandler Heights roads.

Toll Brothers has decided to change the name of the subdivision from “Vaquero Estates” to “Dorada Estates” on the Final Plat, which is currently being processed for Council approval. Toll Brothers is proposing to use six different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish, Andalusian and Craftsman. The homes range in size from 3,641 square feet to 5,180 square feet. All floor plans comply with the 40% garage percentage requirement. Staff has identified the lots along Ocotillo Road where 2 story homes will be limited to 1 in every 3 homes with no more than 2 two story homes side by side. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant’s request.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Matheson: What is the timetable for Ocotillo Road improvements west of Power Road?

BALMER: The timetable for the Ocotillo Road improvements is currently in discussion. The Town of Gilbert actually collected two (2) million dollars for the street improvements on the east side of the subdivision to Power Road, even though the actual street is in Queen Creek. The street improvements will not proceed west of Power Road.

ADMINISTRATIVE ITEMS

8. Recent activity update.

There will be a Commission & Committee training event on Tuesday, June 4. All Town Commission & Committee members are required to attend one of the upcoming sessions.

Commission & Committee Training (Tuesday, June 4, 2013)

Location: Council Chambers Session 1: 8:30AM to 11:30AM **OR:** Session 2: 6PM-9PM

Development Services Director, Chris Anaradian updated the Commission on the progress of the FY13-14 Budget process.

9. Review of June 12, 2013 agenda items.

	PROJECT	CASE #	P&Z	COUNCIL
1.	Harkins Theater QC Marketplace, next to Kohl’s	SP13-016	6/12	7/17
2.	Ryland Homes@La Sientiero: SWC Village Loop/Rittenhouse	DR13-XXX	6/12	7/17
3.	Cresleigh Homes@Hastings Farms NEC Ellsworth & Cloud	DR13-XXX	6/12	7/17
4.	Lennar Homes@Emperor Estates West NWC Emperor Blvd. & 198 th	DR13-XXX	6/12	7/17

10. Report of Town Council Action.

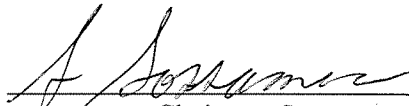
Council approved Ordinance 532-13/RZ13-0004/SD13-005/DR13-006 Quail Creek at the April 17 meeting.

- 11. **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.*
- 12. **Adjournment:** The meeting adjourned at 6:53 p.m.

MOTION: Commissioner Matheson
To adjourn.

2nd MOTION: Commissioner Turley
VOTE: All Ayes. Motion carried 6-0.

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 Work Study 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