



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

WHEN: WEDNESDAY JUNE 12, 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, JUNE 12, 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 7:04 p.m.
2. **Roll Call** (one or more members of the Commission may participate by telephone)
Commissioners present: Chairman Sossaman, Vice-Chairman Ingram, Nichols, Robinson, Arrington, Matheson, and Turley.
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. Discussion and Possible Action on the May 8, 2013 Minutes (Work Study & Regular)
 - B. Discussion and Possible Action on DR13-023, "Cresleigh Homes at Hastings Farms Parcel A", a request from Perlman Architects for design review approval of three additional standard floor plans with three elevations to be constructed on 136 lots zoned R1-7 located east of Ellsworth Road at Chandler Heights Road.
 - C. Discussion and Possible Action on DR13-022 "Lennar Homes at Emperor Estates Phase IV West", a request by Lennar Homes for approval of five new floor plans with five distinct architectural elevations to be constructed on the 104 lots in the Emperor Estates Phase IV West Subdivision located at the north east corner of Sossaman and Queen Creek roads.

Motion to approve the Consent Agenda as presented.

1st: Robinson

2nd: Ingram

VOTE: Unanimous.

PUBLIC HEARINGS: No Request to Speak cards were received.

5. **Public Hearing and Possible Action on RZ13-019 / SP13-020 "Harkins at Queen Creek Marketplace"**, a request by Ralph Pew of Pew and Lake PLC, on behalf of VPQCM LLC (Vestar) for Rezoning of 14.5 acres of land from a Planned Area Development with underlying C-2 zoning to a Planned Area Development with underlying Town Center (TC) zoning in addition to a request for site plan approval for a Harkins 14 screen movie theater as well as three additional retail and or

restaurant buildings to be added to the Queen Creek Marketplace. The applicant is also requesting to increase the building height to allow for a 60' tall spire in addition to allowing exposed neon to the exterior of the Harkins building as architectural lighting. This project is located in the vicinity of the southeast corner of Rittenhouse Road and Ellsworth Loop Road within the Queen Creek Marketplace.

Senior Planner, Dave Williams, presented the request. This project is an addition to Queen Creek Marketplace. Staff supported, subject to the Conditions of Approval as outlined in the staff report.

- Rezoning of 14.5 acres of land from a PAD (Planned Area Development) with underlying C-2 zoning to a PAD with underlying Town Center (TC) zoning.
- Design of Harkins 14 (screen) movie theater plus three additional retail and/or restaurant buildings.
- New zoning designation allows sufficient building height for a 60' tall spire, with neon architectural lighting on the exterior of the building.
- Public art will be incorporated into the building design (courtyard). Design and type of art piece to be approved by staff.

- Questions/comments from the Commission:

Q: Can the Commission request that a north/south pavement break be cut for pedestrian foot traffic?

A: Yes, the Commission can add a stipulation that the applicant must provide easier connectivity for pedestrians between the buildings to the south and the theater when making a motion.

Motion to approve the RZ13-019 / SP13-020 "Harkins at Queen Creek Marketplace "as presented with the added stipulation for the applicant to work with staff to provide pedestrian access from the north of pad "N" to the theater through the parking lot.

1st: Ingram

2nd: Arrington

VOTE: Unanimous.

ADMINISTRATIVE ITEMS

6. Review of July 10, 2013 agenda items.

This item was completed during the Work Study session.

7. Report of Town Council Action.

This item was completed during the Work Study session.

8. 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.

This item was completed during the Work Study session.

9. Adjournment: The meeting adjourned at 7:29 p.m.


Motion: To adjourn.

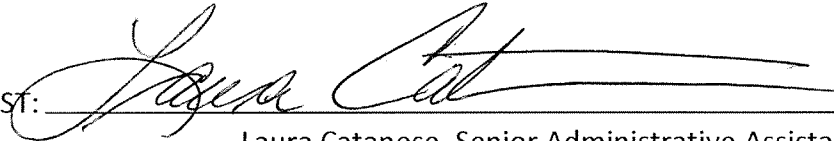
1st: Nichols

2nd: Robinson

VOTE: Unanimous.

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 June 12, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 13th day of June 2013.

Passed and Approved this day of 7/10/13