



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

WHEN: WEDNESDAY, JUNE 12, 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, JUNE 12, 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 6:06 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, Matheson, Arrington, and Turley.

ITEMS FOR DISCUSSION

Items are for discussion only and no action will be taken. In general, no public comment will be taken.

3. **Discussion on RZ13-019/SP13-020, "Harkins Theater", 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 3 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. (*Public Hearing)**

Senior Planner, Dave Williams, will present this case tonight. This project will be an addition to Queen Creek Marketplace and will also include three retail/or restaurant buildings. Staff recommends case approval, as outlined in the staff report (see Conditions of Approval).

Project details include:

- Rezoning of 14.5 acres of land from a PAD (Planned Area Development) with underlying C-2 zoning to a PAD and underlying Town Center (TC) zoning.
- New zoning designation allows sufficient building height for a 60' tall spire, with neon architectural lighting on the exterior of the building.
- A public art element will be included in the final design. Design and type of art piece be approved by staff.

- Questions/comments from the Commission:

Q: If the Commission approves this case as we did the project for Maya Theaters, who decides which theater gets built? Town demographics cannot sustain two theaters.

A: True, Town population cannot sustain two movie theaters. The Commissions' role is to ensure that (project) land use adheres to the Town's General Plan, that cases comply with all zoning ordinances, and that all requests meet design standards. Council will decide which (theater) project moves forward to construction.

Q: Are there any water elements incorporated with this design? Shading elements?

A: There are no water elements in the current design. The Commission can include a stipulation for the applicant to include a water element in their design when making a motion. There will be a shading area near the front door of the building (the building faces east).

Q: If we make an allowance to change the height restriction, what are the other possible uses for Shops H?

A: Apartments would be an allowable use.

Q: Could we prohibit certain uses when making a motion to approve?

A: No, the Commission can not prohibit the land use but the Commission could make a zoning stipulation against building apartments.

Q: Where is In & Out Burger set to build?

In and Out Burger will build a restaurant on one of the front pads, near to Chick-Fil-A.

4. Discussion 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.

Planning Technician, Sidney Urias, will present this case tonight. This is the fourth design review request for this project. All parcel lots (70' x 100') were previously approved. Staff recommends approval of this case, subject to the Conditions of Approval outlined in the staff report.

- Parcel A of Hastings Farms covers approximately 52.60 acres. Cresleigh Homes is seeking to build 55' wide product on 136 lots zoned R1-7.
- Three additional floor plans with three elevations each are proposed (additions to the nine approved plans previously approved by the Commission).
- Floor plans are variations of Spanish Colonial, Craftsman Bungalow and Ranch Hacienda architectural styles.

- Questions/comments from the Commission:

Q: Was a lot analysis done?

A: Yes, a lot analysis was performed.

5. Discussion 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.

Senior Planner, Dave Williams, will present this case tonight. Staff recommends approval of this case, subject to the Conditions of Approval outlined in the staff report. Project details include:

- Five floor plans with five distinct elevations on the 104 lots in the Emperor Estates Phase IV West Subdivision. Floor plans range in size from 2,181 square feet to 3,977 square feet.
- Architectural styles include Spanish Colonial, Cottage, Italian Renaissance, Farmhouse, and Craftsman. All homes comply with the 360° degree architecture criteria and residential design guidelines.
- All floor plans comply with the 40% garage percentage requirement. Plan 5029 proposes an outdoor living area as a design option instead of 5' livable space in front of the garage face.
- The outdoor living area is 240 square feet and measures 20' wide by 12' deep. The area is enclosed on three sides except for windows, designed as a secluded livable space to entice residents out of the homes for outdoor socializing.
- Questions/comments from the Commission:
 - Q: Model 5070 has a "U" roof line that won't provide for sufficient for (rain) run-off and will result in drain off to the courtyard. Potentially, that is a lot of water to have to walk through. Can the roof line be re-designed with rain gutters on either side with extra fall space on each side of the roof?
 - A: The two sides of the "U" will have rain gutters parallel and water will be channeled to the front of the house, away from the courtyard.

ADMINISTRATIVE ITEMS

6. Recent activity update.

The Town issued more permits in May than did Scottsdale, Glendale, or Chandler, which places Queen Creek in the Valley Top Ten (for home construction). With at least 15 separate builders, Queen Creek is able to offer (potential) home owners diverse product and a plentiful choice of subdivisions. Maria Ochoa was introduced as the Planning Intern. The Town will shortly begin recruiting for a Principle Planner position. Senior Administrative Assistant, Laura Catanese, has been reassigned to Public Works and the Town is currently recruiting for a new Planning Assistant.

7. Review of July 10, 2013 agenda items.

Next month the Commission will focus on the proposed 2013 General Plan Amendment (GPA) cases. Wayne Balmer reviewed the GPA schedule with the Commission. July 1 is the start of the FY13-14 budget cycle and time once again for the Commission to appoint a Chairman and Vice-Chairman.

8. Report of Town Council Action.

All cases from last month's meeting were approved by Council at the June 5 meeting. Cases approved: School Parking Requirements Text Amendment, Maya Theaters site plan, design reviews for Cielo Noche, Crismon Heights, and Vaquero (Dorada) Estates.

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 6:56 p.m.

Motion to adjourn.


1st: Ingram

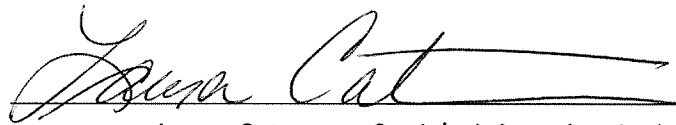
2nd: Arrington

VOTE: Unanimous.

I, Laura Catanese, do hereby certify that I caused to be posted this 5th day of June 2013 the Agenda for the June 12, 2013 Work Study Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Library, 3) Town Bulletin Board at Queen Creek Community Center.

Dated this 13th day of June 2013

By: 
Chairman Sossaman


Laura Catanese, Sr. Administrative Assistant

Passed and Approved this day of 7/10/13