

**MINUTES
SPECIAL SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK LIBRARY, ZANE GREY ROOM
21802 SOUTH ELLSWORTH ROAD
OCTOBER 15, 2013
7:00 PM**

1. **Call to Order:** The meeting was called to order at 7:02 p.m.
2. **Roll Call:** (one or more members of the Commission may participate by telephone)

Commissioners present: Matheson; Nichols; Robinson; Sossaman; Vice-Chairman Arrington; Chair Ingram.
Commissioners absent: Turley.

3. **Public Comment:** If you wish to speak to the Commission on items not on the printed agenda, please observe the time limit of (3) minutes. Request to speak cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during the public comment.

None.

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 August 14, 2013 Minutes (Regular Session)

Motion to approve the Consent Agenda as presented

1st: Arrington

2nd: Nichols

VOTE: Unanimous

ITEMS FOR DISCUSSION: Items are for discussion only and no action will be taken

5. **Discussion on the 2013 applications for the Major General Plan Amendments.** Staff discussed the public outreach efforts completed to date. Staff is awaiting the completion of the Fiscal Impact Analysis Study from TischlerBise on the Town's financial sustainability and self-sufficiency at build out. Staff requested that the Proposed 2013 General Plan Amendment project schedule be modified to the following dates, to allow the study to be reviewed prior to the processing of the proposed amendments:

December 5, 2013 at 7 p.m. – Special Planning and Zoning Commission Meeting, Possible Action

December 18, 2013 at 7 p.m. – Town Council Meeting, Introduction

January 15, 2013 at 7 p.m. – Town Council Meeting, Possible Action

Staff Overview:

- General Plans focus on: Community Visions, Land Use Goals and Policies, Transportation & Circulation, Parks & Recreation and Open Spaces, Emergency Services, Environmental Issues, Economic Development, Cost of Development, and Implementation.

- Queen Creek's current population is almost 29,000 people, anticipated to be at least 50,000 people by the year 2020.
- Residential building projects are currently underway within many areas in the Town Limits.

Commissioner Arrington asked staff to point out existing Employment Centers on the current General Plan Map, and to define the difference between Employment Type A and Type B. Staff clarified Type A is Light Industrial/Office Warehouse activities that are conducted within an enclosed building, Type B is Heavy Industrial that includes outside uses like manufacturing and storage.

Commissioners agreed to discuss the following items out of order to accommodate for the public comments received.

A. Discussion on GP13-025, La Jara Farms. Lindsay Schube on behalf of VIP Homes gave a presentation, requesting to change the current General Plan Designation from Employment Type A to Very Low Density Residential (up to 1 du/ac), the property is 140.76 acres and located at the southwest corner of Hawes and Germann Roads. The property is currently zoned R1-43, Single Family Residential. Ms. Schube highlighted the following information:

- The request made is to bring the General Land Use Plan into conformance with the existing approved Zoning for the property.
- The applicant is requesting that the project schedule for this case should not be amended; the applicant is requesting that the schedule remain as originally set.

No public comments received.

B. Discussion on GP13-030, Sonoqui Creek Village. Ralph Pew on behalf of KEMF Hawes & Riggs LLC, gave a presentation, requesting to change the current General Plan Designation from Very Low Density residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac) the property is 107 acres located at the northwest corner of Hawes and Riggs Roads. Mr. Pew highlighted the following information:

- Multiple neighborhood meetings have been held. Concerns with lot sizes, separation, single and story housing were brought up by residents during these meetings.
- The previous approved development plan had 80 lots; the revised request is to add an additional 60 lots to total 140 lots.
- The current General Plan designates 30% of the Town as Very Low Density Residential, 22% as Medium Density, and is lacking Low Density Residential.
- Residential uses do not produce a positive financial impact on the Town in the long run. The net impact to the town in the original plan is estimated at \$19k annually, \$15k in the proposed new plan.
- It is difficult as property owners to find specific new buyers who are interested in purchasing large custom lots.
- The Traffic Consultant Report did not show the need for a new signal light to be added at Hawes and Riggs Roads as part of this project.
- The project will be served by Town Water and Sewer.

The following are public comments received:

Les Mortensen – Noted that he is in opposition and quoted the Town Plan as follows; "Queen Creek desires to be a community different from others in the Phoenix Metropolitan Area. The small town character of the community and design development of the area to promote the Town's distinctive character an alternative that

is found in other areas.” He purchased his property with the rural distinctive designation of the R-35 Zoning (one acre lots).

David Kalinowski – Noted that he and his wife have been residents since 2009, and purchased their property as 1-unit per acre with horse property. He questioned if the new homes will be developed as one or two stories, and how the proposed changes will affect his property value? He does not feel that two story homes are contiguous with existing houses in the surrounding area.

C. Discussion on GP13-026, Estates at Queen Creek Station. Ralph Pew on behalf of RSF Property LLC and RSF Queen Creek Property LLC gave a presentation, requesting to change the current General Plan Designation from Employment Type A to Low Density Residential (up to 2 du/ac) for 156 acres located at the southeast corner of Ellsworth and Germann Roads. The property is currently zoned R1-43, Single Family Residential. Mr. Pew highlighted the following information:

- Property owners have no intention to develop this property with any type of Industrial Purpose; they plan to develop the property as residential.
- Property owners are currently in discussion with the Toll Brothers to develop the property, to include a tremendous monument entry that will marquee a prime entrance location to the Town.
- One of the benefits to the Town is that the developer would be required to improve east half of Ellsworth Rd.
- Fiscal Study projections show that if the site is developed as industrial in 25 years it may be developed to 9% of its full potential and if it is developed as residential project, it may reach its full potential in a few years.
- Comments received during Neighborhood Meeting on September 24, 2013.
 - Noise abatement on Ellsworth Road.
 - Inform residents of airport over flight zone.
 - Create an impactful entry to the Town.
 - Increase lot sizes; decrease density.
 - Improve overall subdivision design.
 - Work with schools to mitigate impact of increased student population.

Commissioner Nichols inquired on the history of the General Plan designations for this specific property. Staff responded the Town created its first General Plan in 1990, with updates in 1996, 2002, 2008, and the property has been designated as employment since that time.

No public comments received.

D. Discussion on GP13-027, Meridian Crossings. Mario Mangiamele is the applicant on behalf of Westcor/Queen Creek LLC Company. Jason Barney gave a presentation, requesting to change the General Plan from Regional Commercial to Medium Density Residential (up to 3 du/ac). The property is 466 acres on the south side of Riggs Road, west of the railroad, and currently not located within the Town limits. Mr. Barney highlighted the following information:

- In 2002 a partnership with Westcor (Macerich) was formed to pursue a “San Tan Village” style mall project.
- In 2004 the Regional Commercial General Plan designation was created and approved for the Meridian Crossing site.
- In 2007 the San Tan Village Regional Shopping Center opened up.

- In 2008 the market crashed and extremely impacted the retail market.
 - The original plan for the property was based on the inclusion of: mall, large retail component, hospital, with surrounding employment uses, and High Density Residential (up to 3,000 units).
 - Under today's conditions: Brick and Mortar retail has decreased (more purchases are being made online, big box anchor stores are longer expanding, and Queen Creek's population did not reach its original expectations).
- New plan consists of:
 - Removal of the mall and hospital, addition of single family residential development, to include a large park and neighborhood commercial. (Up to 3 units per acre, approximately 1,000 to 1,200 total units).
 - Strong inclusion of Queen Creek's trade mark character, lower density, and neighborhood feel than a high intensity urban center.
 - Close collaboration with neighboring Olive Mill and Schnepf Farms.
 - Connectivity and active open spaces.

Staff discussed available infrastructure, the need to install new roadways and an intersection, the need to extend fire services to this area, and where the funding will come from to complete this type of project.

No public comments received.

E. Discussion on GP13-028, Barney Farms. Mario Mangiamele is the applicant on behalf of Ken, Newell, Gail and Pamela Barney and Dane Chaffee. Jason Barney gave a presentation, requesting to change the General Plan from Employment Type B and Recreation/Conservation to Mixed Use and Medium High Density Residential (up to 8 du/ac). The property is 241 acres at the northeast corner of Signal Butte and Queen Creek roads. Currently zoned I-1, Heavy Industrial. Mr. Barney highlighted the following information:

- Property "park trade" was completed in 2013.
- Park parcel General Plan designation is "Open Space" consistent with use as a public park.
- As a result of the "park trade" the former park site eventually will need a new General Plan designation.
- Planning both parcels together can help:
 - Integrate and unify design, parks, trails, pedestrian connectivity, and road circulation, create themes, landscaping, and monumentation.
 - Strategically connect residential neighborhood with future employment and mixed-use areas.
- The current Heavy Industrial land designation is not the right designation to attract the high-end employers Queen Creek desires.
- Significant over-supply of existing industrial/employment land designations in region.
 - Over 15,000 acres of employment land in the Gateway region.
 - 5-10 times more than the market can absorb.
 - Queen Creek is the most competitively disadvantaged.
 - Furthest geographic location, lack of freeways, least infrastructure, etc.
- Airport compatibility, are there enough areas in the General Plan designated as employment?
- Project is compatible with Gateway's current compatibility policy based on the 1995 Part 150 Study.
- Part 150 Challenges:
 - 1995 plan is outdated, nearly 20 years old.
 - New federal regulations require quieter aircraft.
 - Actual policy implementation contradicts the study statements.
 - Part 150 allows residential in AOZ II. Nevertheless, the Gateway policy is to oppose residential in AOZ II.

- The proposed Barney Farms GPA is in AOA II. That is the sole basis for Gateway's opposition.
- Proposed mixed-use helps position Queen Creek more strategically to target higher end employers.
- Development will help build more roads and infrastructure, including the Signal Butte realignment which is critical to the Town's regional transportation plan.

Commissioner inquired what the airport overlay was on the original "park trade" site. Applicant responded that the original site was almost entirely AOZII, and the new site includes AOZ I and AOZ II. Commissioner requested that the project site graphic be updated to show the Over Flight Areas and be submitted back to the Commission for their review.

Staff has received comments in opposition of this project from the Airport Authority, strongly recommending that this project be denied partly because of the Part 150 Study issues that were raised. The strongest concern was in reference to the portion of the project on the south side of the Over Flight Area. All new development is not supported if it is not consistent with the current General Plan. The airport is growing and starting to increase their uses, a new up-to-date Part 150 Study is needed. Land use planning around the airport does need to be consistent so that it does not adversely affect the airport.

The following are public comments received:

Shane Biesemeyer- – Is in opposition of this case, and does not support Higher Density Residential that would allow for up to 8-units to the acre, and would like the plan to be re-designed to provide for Lower Density.

F. Discussion on GP13-029, The Vineyards. Ralph Pew is the applicant on behalf of Healy Faulkner LLC, the Hatch Family. Mr. Pew gave a presentation to request the General Plan be changed from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac). The property is 55 acres, located on the north side of Combs Road, west of Ironwood, and is currently zoned R1-43, Single family residential. Mr. Pew highlighted the following information:

- The proposed land use change is not isolated and is consistent with other uses in the area.
- The development potential for this site is very good, and utilities are within close proximity of this proposed site.
- The proposal is to decrease the existing Commercial Land Use Designation of 82 acres to 50 acres, to allow for the property to be more marketable for Commercial Uses.

The following are public comments received:

Randy Redd- Is in opposition of this case, and stated that the Sun Valley Farms Four Neighborhood Association has not been contacted by the applicant, and stated that this project does not meet the CC&R's for the project area.

Staff responded the Town's position is not to enforce the CC&R's, and is unable to address this issue; advising that this is a civil matter that should be resolved prior to the applicant making a formal Zoning Case.

Staff asked Commissioners to support the Revised Project Schedule for the Proposed 2013 General Plan Amendments as follows:

December 5, 2013 at 7 p.m. – Special Planning and Zoning Commission Meeting, Possible Action
December 18, 2013 at 7 p.m. – Town Council Meeting, Introduction

January 15, 2013 at 7 p.m. – Town Council Meeting, Possible Action

Staff explained that the cases would need to be re-advertised and posted; adding that it would be staff's preference to keep all the cases together on the same timeline.

Commissioners agreed to support the revised project schedule, and agreed to keep all the proposed amendments together and process them as a group.

ADMINISTRATIVE ITEMS

None.

6. Recent Activity

None.

7. Review of Upcoming Agenda Items

None.

8. Summary of Events from Commission Members and Staff

None.

9. Adjournment: Motion to adjourn 9:34 p.m.

1st: Sossaman

2nd: Nichols


VOTE: Unanimous

Attest:



Amy Morales-Olea, Planning Assistant

PLANNING AND ZONING COMMISSION



Steve Ingram, Chair

I, Amy Morales-Olea, 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 October 15, 2013, Special Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Amy Morales-Olea

Passed and approved on November 13, 2013