



MINUTES
REGULAR SESSION MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
JANUARY 8, 2014
7:00 PM

1. **Call to Order:** The meeting was called to order at 7:00 p.m.
2. **Roll Call:** (One or more members of the Commission may participate by telephone)

Commissioners present:

Chair Ingram, Vice-Chair Arrington; Robinson; Sossaman; Nichols; Matheson; Turley.

3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three 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 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 December 5, 2013 Minutes (Special Session)**
 - B. **Discussion and Possible Action on the December 11, 2013 Minutes.**

Motion to approve the Consent Agenda as presented

1st: Sossaman

2nd: Arrington

VOTE: Unanimous

ITEM FOR DISCUSSION:

5. **Public Hearing and Possible Action on RZ13-041 "Church Farm" Planned Area Development (PAD) Amendment.**

Mr. Burningham provided an overview of the project.

- Applicant – William Lyon Homes
- Request for a PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55% for single-story homes only
- Project is generally located at the southeast corner of Ocotillo Road and Signal Butte Road

Mr. Burningham stated the applicant has realized that the current approved project limits the size of the developments that can be done on this size of a site. The project consists of all single story homes, and there is currently a gap in the size of livable square footage that can be developed. The applicant stated the

proposed project changes will allow a transition between the sizes of the projects, and will have a more appealing street front.

Commissioner inquired what the maximum size of the building footprint is. The applicant answered 3,300 livable s.f. with a maximum footprint of 4,600 s.f.

Public Comment

Kathleen Gardom resident of Pinal County since 1977 came forward and asked where the water for all these developments will be coming from? She also mentioned that she has concerns with the traffic on the roadways, and asked if the developer is only responsible for the improvements directly in front of their development. Commissioner Sossaman answered that the water source is from reclaimed water, and wells; and that the street improvements are completed by joint ventures between the Town and the County.

Motion to approve RZ13-041 "Church Farm" as presented

1st: Turley

2nd: Matheson

VOTE: Unanimous

6. Public Hearing and Possible Action SP13-044 "Aaron's at Shoppes at Indigo Trails."

Mr. Urias gave a brief presentation for the proposed development.

- Applicant – Single Tenant Retail LLC
- Request for a Site Plan approval of an Aaron's store
- Project is generally located east of the southeast corner of Ocotillo Road and Rittenhouse Road in the Shoppes at Indigo Trails commercial development

Mr. Urias stated the applicant is requesting Site Plan approval of the Landscape Plan and Building Elevations for a 7,000 s.f. Aaron's store to be built on an existing vacant pad (Pad B) at the Shoppes at Indigo Trails. The proposed site plan connects existing pedestrian paths located internally within the Shoppes at Indigo Trails shopping center; and the theme will match the existing approved development plan for this shopping center.

- Proposed site plan does not alter the traffic flow for the site.
- The addition of this building has no impact on the existing parking for the shopping center.
- On-site drainage and retention, and landscaping are not affected by the proposed changes.

The applicant has proposed to include a blue branding strip that encompasses all sides of the west cornice. Staff is concerned that the proposed blue branding strip as it would be visible on the other three sides of the building; and would not adhere to the approved architectural standards and current development for the existing Shoppes at Indigo Trails. Staff has received input from the existing properties adjacent to the proposed development and they have also expressed concerns about the proposed blue branding strip. In order to remain consistent with the existing shopping center, and taking the citizen input into consideration; staff is requesting that the proposed blue branding strip be limited only to the west façade above the main entrance door.

The applicant Todd Sergi requested that they be allowed to color the entire cornice blue all the way around and on top, so that all sides are the same color to create an elevated building element. The Commission then recommended to modify Stipulation #5 to include the blue strip on the cornice be painted on the front, and two sides of the cornice; and for the rear and the top of the cornice to be painted white.

Commissioner inquired what type of screen wall will be used in the rear of the building adjacent to the loading docks. Mr. Urias responded no exterior screen wall has been proposed. Commissioner suggested that the applicant install some type of natural landscape elements comparable to a screen wall at the rear of the building in order to screen the loading dock area. The applicant agreed to do so. Mr. Urias offered to work directly with the applicant and his architect to ensure that an acceptable natural screen wall be designed and installed as part of this project. Mr. Balmer stated this request could be added as a stipulation of approval by the Commission.

Mr. Sergi added that the store will receive deliveries once a week from a semi-truck. The store will use a smaller box truck for daily outgoing deliveries. Mr. Sergi added that the store hours will be Monday-Thursday from 10 a.m. to 7 p.m., Fridays from 10 a.m. to 8 p.m., Saturdays from 10 a.m. to 5 p.m., and closed on Sundays.

Motion to approve SP13-044 "Aaron's at Shoppes at Indigo Trails" subject to the Conditions of Approval outlined in the staff report, as well as with the modified and additional stipulations:

- **To modify Stipulation #5 to include the blue strip on the cornice be painted on the front, and two sides of the cornice; and for the rear and the top of the cornice to be painted white.**
- **To add Stipulation #7 to add more intense landscaping comparable to a screen wall to the east side of the project (rear of the building) in order to screen the loading dock area, and for the applicant to work with the staff on the design and installation location of the screen wall.**

1st: Robinson
2nd: Sossaman
VOTE: Unanimous

ADMINISTRATIVE ITEMS

- 7. 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.
- 8. Adjournment:** Motion to adjourn 7:47 p.m.

1st: Turley
2nd: Sossaman
VOTE: Unanimous

PLANNING AND ZONING COMMISSION

Steve Ingram, Chair

Attest:

Amy Morales-Olea, Planning Assistant

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 January 8, 2014, Regular 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 February 12, 2014