



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

Wednesday, April 9, 2008 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 7:08 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Atkinson
Commissioner Brown
Commissioner Moore
Commissioner Perry
Commissioner Sossaman

Absent

Staff

Present

Planning Manager Balmer
Principal Planner McCauley
Senior Planner Bolduc
Planner Ramos
Planner Williams
Planner Sandidge

Absent

Director of Community Dev. Condit
Principal Planner Brittingham

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. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
- a) **Consideration and Possible Approval of March 12, 2008 Work Study and Regular Session Minutes;**
 - b) ***Consideration and Possible Approval of TA08-048, Text Amendment to Town of Queen Creek Zoning Ordinance, Section 7.2, Expansion of Legal Non-Conforming Uses.**
 - c) **Consideration and Possible Approval of SP08-005, “Shawn Stole Construction”**, A request by Mark Fowler of Michael & Associates, on behalf of Shawn Stole Construction, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 15 of Inverness Industrial Park. The proposal consists of approximately 15,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Crismon Road on Scotland Court. **This item will be continued to the May 14, 2008 Commission Meeting.**
 - d) **Consideration and Possible Approval of SP07-203, “Office Industrial Parcel 13”**, A request by David Carlson of Carlson Development LLC, on behalf of Arizona Metro Mix, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 13 of Power Marketplace Business Park. The proposal consists of 22,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Power Road, north of Germann Road.
 - e) **Consideration and Possible Approval of DR08-027, “Village Estates by Kjay Homes on Parcel 2 of the Villages at Queen Creek”**, A request by Tim Wilson of Kjay Homes for Design Review approval of 23 lots, zoned R-3, located south of Rittenhouse Road and north of Village Loop Road.

No items were removed from the Consent Agenda.

Motion: **Commissioner Sossaman**

To approve the Consent Agenda, as presented.

2nd: **Commissioner Atkinson**

Vote: **All ayes. Motion carried (7-0)**

PUBLIC HEARING ITEMS

4. PUBLIC HEARING, REVIEW AND DISCUSSION OF PROPOSED GENERAL PLAN UPDATE AND DATA & ANALYSIS DOCUMENTS

Planning Manager Balmer presented the General Plan Update staff report and Power Point Presentation explaining the State requirements for communities and the process for arriving at the draft update of the General Plan. Mr. Balmer outlined the steps involved in the year-long process of updating the General Plan:

- Background
- Community vision
- Elements required by law
- Goals for each element
- Policies for each goal
- Land Use Plan
- Administration of Plan

The updated General Plan includes the following:

- 2002 General Plan
- Town Center Plan
- San Tan Foothills Plan
- Economic Development Strategy
- Capital Improvements Plan
- Transportation Study
- Development Impact Fee Studies

Mr. Balmer explained each of the elements included in the General Plan as follows:

- Land Use
- Town Center
- San Tan Foothills
- Growth Areas
- Transportation and Circulation
- Parks, Trails and Open Space
- Environmental Planning
- Water Resources

- Economic Development
- Cost of Development
- Implementation

Questions from the Commission

There were no questions from the Commission.

Chairman Ingram opened the Public Hearing at 7:45 p.m.

- 1) Court Rich of Rose Law Group 6613 N. Scottsdale Road, North Scottsdale: Mr. Rich stated he is requesting a map alteration to the southeast corner of Rittenhouse and Village Loop roads to be consistent with zoning. He is requesting Town Center designation for approximately 4.9 acres located in The Villages. He is not asking for rezoning. He stated this area is currently zoned R-3, and includes a Development Agreement allowing for 14 units per acre. The only category allowing this in the new General Plan is Town Center. He stated they do not wish to be designated Town Center. The map shows Recreation/Open Space, which is not consistent with what is currently on the property. If the developer comes back in the future to redraw lot lines or rezone, he knows he has to go through the application process.

Mr. Rich noted that as an alternative to changing the designation to TC, the text could be modified to allow for the same use in an alternate category; however, there is currently only one possible designation, which is Town Center.

Questions from the Commission

Commissioner Moore – current GP – what does this look like on current map. Wayne pointed out green pattern representing golf course at Los Colinas. The property owned by the developer is at corner where golf course clubhouse is. The map shows this as part of the clubhouse area. This part would be modified showing as being bronze, surrounding green, because we do not want to take in private property around the golf course. 2002 GP is the same. Commissioner Moore asked why this was not brought up sooner. Rose Law – Development Agreement was implemented in early 1990's. There was no consideration as the General Plan went forward as to the developer's standpoint. The map should reflect what's actually going on at this location.

Mr. Balmer described the history of this project, which began development in the County and later proceeded through the Town. Some of these issues may be best to go before Town attorney before it goes back to the Planning & Zoning Commission.

Commissioner Perry asked if the Development Agreement is with the Town. Mr. Rich responded yes; it was originally with the County and is now with the Town.

Commissioner Sossaman stated if the only option is Town Center designation (shown in red on the map), the Town would not like to put a TC designation in just this area. Mr. Rich proposed an alteration in another category.

The Public Hearing was closed at 7:50 p.m.

ADMINISTRATIVE ITEMS (if not done during Work Study)

All Administrative Items were completed during Work Study Session.

6. **REVIEW** of next month's agenda items.
7. **REPORT** on Town Council Action
8. **COMMUNICATION** from members of the Commission and Staff.
9. **ADJOURNMENT**

There being no further business to come before the Commission,

Motion: Commissioner Sossaman

To adjourn.

2nd: Commissioner Brown

The meeting adjourned at 7:50 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Chairman

Laura Moats, Planning Assistant

I, Laura Moats, 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 April 9, 2008 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 10th day of April, 2008.

Passed and Approved this ____ day of ____, 2008.