



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 11, 2017  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01 PM.

**2. Roll Call** (one or more members of the Commission may participate by telephone)

Commissioners in attendance: Commissioners in attendance: Chairman Matheson, Sossaman Alleman, Ehmke, Gough and Young (Vice Chairman Arrington was absent).

**ITEMS FOR DISCUSSION**

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

**3. On-Camera Training** (Marnie Schubert, Communications, Marketing & Recreation Director)

Marnie Schubert, Communications, Marketing & Recreation Director, provided a presentation on On-Camera Training. Ms. Schubert provided tips on how to best present oneself on camera including:

- Wearing suitable clothing
- Having water
- Sitting up straight
- Remembering your body language
- Using your natural voice
- Remembering to breathe

**4. Summary of Town Traffic and Transportation Planning** (Mohamed Youssef, Transportation Engineering Manager)

Mohamed Youssef, Transportation Engineering Manager, provided an update on Town Traffic Engineering. Mr. Youssef noted that he is now responsible for design and operations as part of the new Traffic Engineering Division, which is now under the Public Works Department.

Mr. Youssef summarized the various responsibilities of the Traffic Engineering Division including:

- Reviewing new Planning and Engineering applications
- Maintaining the Town's 48 traffic signals
- Reviewing and approving traffic control permits
- Managing the Town's Intelligent Transportation Systems (ITS)
- Responding to internal and external customer inquiries

Mr. Youssef noted that the Town's Traffic Engineering Division coordinates within the Town's various departments but also with outside agencies including Maricopa Association of

Governments, Central Arizona Governments, Arizona Department of Transportation, Federal Highway Association, and adjacent municipalities.

Mr. Youssef stated that the Town Council approved the Town's first Transportation Master Plan in 2016.

Mr. Youssef summarized the various transportation plans and projects that impact the Town including:

- North-South Corridor Study
- SR24 Extension, German Road Study
- Southeast Valley Transit Study
- Local Transit Study
- Passenger Rail Study
- Roadway Widening

Mr. Youssef provided an exhibit that highlighted the ADOT Passenger Rail from Phoenix to Tucson which would pass through the Town.

Mr. Youssef summarized the different responsibilities of the Division including:

- Conducting and reviewing studies such as Intersection Analyses, Access Management studies, Bike and Pedestrian Safety studies and Traffic Impact Studies
- Reviewing traffic signage
- Overseeing Traffic signal construction, operations, and maintenance

Mr. Youssef noted that an acceptable Level of Service (LOS) is LOS C or LOS D, where LOS E or LOS F is not acceptable. Mr. Youssef added that when a new development is proposed, the development has to mitigate its impact on the street system to maintain LOS C or LOS D.

Mr. Youssef summarized the Town's Traffic Management Center operations.

Commissioner Young inquired: what are the major arterial roads where coordinated signal timing is used? Mr. Youssef responded, stating the Ellsworth Road is coordinated from Empire Boulevard to Fulton Parkway where from 5:00AM to 10:00AM, the signal coordination favors northbound traffic and from 3:00PM to 8:00PM the signal coordination favors southbound traffic.

Commissioner Sossaman inquired if the signal coordination on Ocotillo takes into consideration the high school's hours of operation. Mr. Youssef responded, stating that yes, speed, distance, and traffic volume, impacted by the school's hours of operation, are inputs of the signal coordination analysis.

Commissioner Gough inquired if there has been any consideration to turn intersections into roundabouts to reduce on accidents. Mr. Youssef responded stating, that a roundabout was considered at the intersection of Old Ellsworth Road, north of Rittenhouse Road, but the Home Owner's Association did not approve of the proposal.

Commissioner Alleman inquired: if driving north on Ellsworth Loop Road in the morning, do the lights on Victoria Lane or Maya Road stay red if there is not a vehicle stopped at the light? Mr. Mohamed stated that the signal timing is based on the speed and distance of intersections to create platoons of cars moving together and does not take into consideration if a vehicle is not stopped at an intersection. Mr. Youssef added that the intersections have sensors to identify whether a vehicle is stopped an intersection, but are only used during off-peak hours.

Commissioner Ehmke inquired if signal timing coordination is used on the weekends. Mr. Youssef responded, stating that mid-day signal coordination is used on the weekends.

Chairman Matheson inquired: does it appear that the Town is maintaining the LOS C or LOC D. Mr. Youssef stated that LOS goes up and down and is impacted by a variety of factors.

Chairman Matheson inquired: what is the plan for Power Road south of Ocotillo? Mr. Youssef stated that the Transportation Master Plan identifies Power Road as 5 lanes. Mr. Youssef added that Maricopa County Department of Transportation is working on a small area transportation study from Chandler Heights Road, to Hunt Highway, to Higley Road, to Ellsworth Road.

### **ADMINISTRATIVE ITEMS**

#### **5. Recent activity update.**

None.

#### **6. Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

Mr. Burningham thanked Keith for managing the clerk duties for the meeting that evening and announced that Sarah Mertins, Planner II, got married and is returning as Sarah Clark.

#### **7. Adjournment**

##### **Motion to adjourn at 7:01PM**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Alleman

**Vote:** 6-0 (Vice Chairman Arrington was absent for the vote)



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 11, 2017  
7:00 PM**

**1. Call to Order**

The meeting was called to order at 7:02 PM.

**2. Roll Call:** One or more members of the Commission may participate by telephone.

Commissioners in attendance: Commissioners in attendance: Chairman Matheson, Sossaman Alleman, Ehmke, Gough and Young (Vice Chairman Arrington was absent).

**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.

**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 September 13, 2017 Planning Commission Meeting Minutes.**

**Motion to approve Consent Agenda:**

1<sup>st</sup>: Ehmke

2<sup>nd</sup>: Young

**Vote:** 6-0 (Vice Chairman Arrington was absent for the vote).

**FINAL ACTION:**

**5. Discussion and Possible Action on “Cresleigh Homes Hastings Farms Parcel B Residential Design Review”.** Cresleigh Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 168 lots in Parcel B of the Hastings Farms subdivision located east of the intersection of Chandler Heights and Ellsworth Roads.

Brett Burningham, Planning Administrator, provided a summary of the project location. Mr. Burningham summarized the request, which included a request for approval of six standard plans with three elevations each to be built on 168 lots on parcel B of Hastings Farms. Mr. Burningham summarized the square footages of each plan. Mr. Burningham presented exhibits of the three proposed elevations. Mr. Burningham noted that the proposed standard plans and landscape packages are in compliance with the Town’s Zoning Ordinance and Design Standards.

Staff recommended approval of the request, subject to the Conditions of Approval included in the Staff Report.

**Motion to approve “Cresleigh Homes Hastings Farms Parcel B Residential Design Review”, a request by Cresleigh Homes for approval of six (6) new standard plans with three (3)**

**elevations each to be constructed on 168 lots in Parcel B of the Hastings Farms subdivision located east of the intersection of Chandler Heights and Ellsworth Roads:**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Ehmke

**Vote:** 6-0 (Vice Chairman Arrington was absent for the vote).

6. **Discussion and Possible Action on P17-0093, “Ovation at Meridian Preliminary Plat”,** a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre “active adult” community, located south of the southeast corner of Ocotillo Road and Meridian Road.

Brett Burningham, Planning Administrator, summarized the request which includes a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre “active adult” community. Mr. Burningham detailed the project location. Mr. Burningham summarized the zoning of the project site and noted that the project site was zoned on May 18, 2017. Mr. Burningham identified the three gated access points located along Meridian Road. Mr. Burningham identified the pedestrian access points. Mr. Burningham summarized the three different lot sizes proposed for the development which correspond to the PAD zoning. Mr. Burningham added that the proposed Preliminary Plat include a total of 780 lots at a density of 3.3 dwelling units per acre. Mr. Burningham added that there will be a 13,000 square foot clubhouse associated with the development and a future Site Plan request for the clubhouse will be presented before the Commission at a later date.

Greg Davis, of Iplan Consulting on behalf of William Lyon Homes, provided an aerial of the project site. Mr. Davis presented an overview of the Ovation at Meridian lotting plan as well as the lotting plan for the Meridian development to the west. Mr. Davis noted that there will be four product lines proposed for the development. Mr. Davis added that the clubhouse is proposed to be constructed with the Phase 1 of development, which consists of the northern half of the project site, and the southern half of the project will be constructed during Phase 2. Mr. Davis summarized the proposed open space and active open space provided, which include walking trails, equestrian trails, a clubhouse, a chipping area, a dog park, and a passive park. Mr. Davis identified the proposed project access points and presented an exhibit of the proposed entry monumentation.

Commissioner Sossaman inquired why the improvements of Parcel N are not included in the Preliminary Plat. Mr. Davis responded, stating that the wash improvements will be done when Parcel N is developed along with Phase 2.

Commissioner Alleman inquired: what is the legal mechanism for applying the age-restricted component of the project? Mr. Davis responded, stating that the age-restricted component of the project will be included as part of the CC&R’s for the development and the project will comply with state mandates for age discrimination.

Commissioner Alleman inquired: is there a possibility to amend the CC&R’s to remove the age-requirement? Mr. Burningham noted that the Town does not have any zoning restrictions in reference to the age restriction to be 55 and older.

Commissioner Alleman added that there were a number of neighbor concerns regarding traffic and the Traffic Impact Analysis was based on the traffic patterns of an age-restricted community.

Mr. Davis added that he will provide a response regarding the application of the age-restriction requirement when the Major Site Plan for the Clubhouse and Recreation Area is presented before the Commission.

**Motion to approve P17-0093, “Ovation at Meridian Preliminary Plat”, a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre “active adult” community, located south of the southeast corner of Ocotillo Road and Meridian Road:**

1<sup>st</sup>: Alleman

2<sup>nd</sup>: Gough

**Vote:** 6-0 (Vice Chairman Arrington was absent for the vote).

**PUBLIC HEARING:**

None.

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

7. **Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

None.

8. **Adjournment**

**Motion at adjourn at 7:24 PM:**

**1<sup>st</sup>:** Alleman

**2<sup>nd</sup>:** Young

**Vote:** 6-0 (Vice Chairman Arrington was absent for the vote).