



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JUNE 13, 2018  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:00PM

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

Commissioners in attendance: Vice-Chairman Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Ehmke, Commissioner Young, Commissioner Spall, and Commissioner Benson.

**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. New Commissioner Introduction** (Sarah Clark, Senior Planner)

Sarah Clark introduced Commissioner Benson to the Commission. Each Commissioner provided a brief introduction of themselves.

**4. Town Center Rezone Project Introduction** (Brett Burningham, Planning Administrator, and Jeff Denzak, Swaback Partners)

Jeff Denzak, of Swaback Partners, provided a brief history on the Town Center Plan Update which was approved in 2017. Mr. Denzak provided a project schedule for the Town Center Zoning District Update. Mr. Denzak noted that feedback provided in the Town Center Plan Update included a recommendation to review the core of the Town Center (aka the Downtown Core) and to pay particular attention to this area to create special destination oriented environment.

Mr. Denzak provided a map of the Downtown Core, which identified the proposed right-sized urban blocks for the area. Mr. Denzak provided an existing zoning map for the Downtown Core. Mr. Denzak noted that the economic analysis that was conducted for this area and it was noted that this area could accommodate an additional 150,000 square feet of additional use immediately. Looking into the future, this area could accommodate over 300,000 square feet of additional use, but this would not be possible with existing zoning.

Mr. Denzak provided an exhibit showing the drainage configuration for the proposed urban blocks. Mr. Denzak noted that each block would have to accommodate drainage on-site, and many developers might prefer to do detention basins versus underground retention. Looking at drainage in the Downtown Core a more comprehensive way could support more development within the urban blocks by reducing the amount of area constructed for retention.

Mr. Denzak presented the proposed roadway sections.

Mr. Denzak noted that current parking standards do not reflect the parking demands and characteristics of the future. Mr. Denzak stated that current parking ratios are more reflected of big box retail development. Mr. Denzak presented a parking plan that could accommodate the proposed growth without developing a parking structure. The plan included on-street parking, revised parking standards, and parking oriented towards the rear of the building.

Mr. Denzak presented an example urban block development analysis which analyzed how development might occur with existing standards, proposed urban development standards, and how much square footage of development could be accommodated. Mr. Denzak noted that existing zoning does not support the vision for development in the Downtown Core.

Mr. Denzak provided an exhibit highlighting the proposed key considerations for site design in the Downtown Core including a “build-to” line, pedestrian connections, open spaces, parking locations, and driveway location and access. Mr. Denzak also noted that particular attention should be paid to the connections between buildings and the massing of buildings in an effort to create a good public spaces. Mr. Denzak presented cross section exhibits illustrating different scenarios for private frontages. Mr. Denzak noted that his group and Staff are still discussing appropriate building height standards within the Downtown Core.

Mr. Denzak presented the project timeline and identified upcoming meetings.

Commissioner Spall inquired: could existing structures be used for the vision? Mr. Denzak noted that the recommendations provided will not happen overnight. Phasing of development in the area will allow existing development to remain and new development and redevelopment to occur overtime.

Commissioner Alleman noted that Downtown Gilbert developed using a similar strategy where the Town owned property spurred redevelopment of the area. Commissioner Alleman asked if a zoning ordinance would be enacted to cover the Downtown Core and when that rezone may happen. Mr. Denzak responded, stating that they are working with Staff to coordinate with property owners to authorize the rezone.

#### **5. General Plan Update (Sarah Clark, Senior Planner)**

Sarah Clark, Senior Planner, provided a summary of the election results of the 2018 General Plan Update. Ms. Clark noted that voters approved the 2018 General Plan at the May 15, 2018 Special election with an 84% approval rating. Ms. Clark added that the 2008 General Plan was approved by voters with 65% of voters in support of the plan. Ms. Clark also added that Staff is submitting the 2018 General Plan for a number of awards and will provide an update with the results at a later date.

### **ADMINISTRATIVE ITEMS**

#### **6. Recent activity update.**

Brett Burningham thanked Jeff Denzak for his presentation that evening. Mr. Burningham noted that the Economic Development Commission will be at a future Planning Commission meeting to discuss the new Downtown Core zoning district. Mr. Burningham noted that a draft zoning district will be provided to the Commission. Mr. Burningham added that Design Standards will be created for this zoning district as well.

Sam Rogers, Planning Intern, provided a brief introduction to himself and a summary of the work he's completed during his internship with the Town. Mr. Rogers provided a summary on recent case activity

- Pecan Lakes Master Plan was approved unanimously by the Town Council at their May 9, 2018 meeting

- USA Youth Fitness was approved unanimously by the Town Council at their May 9, 2018 meeting

Mr. Rogers noted that 108 single family building permits were approved in April and 100 permits were approved in May.

Kyle Barichello, Planner I, provided a brief introduction to himself.

Mr. Burningham noted that the August Planning Commission meeting will not be held in the Zane Grey Room because no Major General Plan Amendments were submitted and the need to hold a meeting at an alternate location is not required. Mr. Burningham added that a Joint Meeting with the Planning Commission and Town Council is planned for either the first or third Council meeting in August.

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 to adjourn at 6:40PM:**

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

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

**Vote:** 7-0 (unanimous)



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JUNE 13, 2018  
7:00 PM**

**1. Call to Order**

The meeting was called to order at 7:00PM.

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

Commissioners in attendance: Vice-Chairman Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Ehmke, Commissioner Young, Commissioner Spall, and Commissioner Benson.

**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 May 9, 2018 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on Case P18-0011 “Fulton Homes at Barney Farms Preliminary Plat”**, a request from Norm Nicholls, of Fulton Homes, for a Preliminary Plat for a new 1,702 lot lake community. The 534-acre site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and **approximately 770 feet south of Germann Road to the north.**

**C. Discussion and Possible Approval of P17-0135 “Queen Creek Crossing Preliminary Plat”**, a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.

**D. Discussion and Possible Approval of Case P17-0150 “West Park Estates Preliminary Plat”**, a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for 117 lots on approximately 51 acres located at the northeast and northwest corners of the 196<sup>th</sup> Street alignment and Ocotillo Road.

**Motion to approve Consent Agenda:**

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

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

**Vote:** 7-0 (unanimous)

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on “Del Taco Restaurant Conditional Use Permit (Case P18-0025) and Site Plan (Case P18-0024)”**, a request by Othoniel Bejarano (Food Service Concepts, Inc.) for a Conditional Use Permit and Site Plan for a new Del Taco drive-thru restaurant on Pad J within Queen Creek Marketplace. The project site is located west of the southwest corner of Ellsworth Road and Rittenhouse Road.

Sarah Clark, Senior Planner, provided a summary of the request, which included a request for approval of a Conditional Use Permit and Site Plan for a Del Taco drive-thru restaurant. Ms. Clark summarized the project location and current zoning designation. Ms. Clark presented and summarized the proposed Site Plan and Landscape Plan. Ms. Clark presented exhibits of the proposed building elevations and noted that the elevations comply with the Queen Creek Marketplace Design Standards. Ms. Clark noted that a Neighborhood Meeting was held on April 25, 2018 with no members of the public in attendance. Commissioner Sossaman inquired if the proposed parking lot lighting was consistent with the lighting used in the Queen Creek Marketplace center. Ms. Clark responded, stating that the proposed lighting was consistent with the lighting used in Queen Creek Marketplace.

**Motion to approve “Del Taco Restaurant Conditional Use Permit (Case P18-0025) and Site Plan (Case P18-0024)”**, a request by Othoniel Bejarano (Food Service Concepts, Inc.) for a Conditional Use Permit and Site Plan for a new Del Taco drive-thru restaurant on Pad J within Queen Creek Marketplace.

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Young

**Vote:** 7-0 (unanimous)

**FINAL ACTION:**

6. **Discussion and Possible Approval of P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) “Shops at Terravella”**, a request from Chris Webb, Rose Law Group, for a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for a commercial center on approximately 8.71 acres located at the northeast corner of Queen Creek and Ellsworth Roads.

Steven Ester, Planner I, presented the project location. Mr. Ester summarized the project site's General Plan land use category and zoning designation. Mr. Ester presented the proposed Site Plan, which included an Aldi grocery store, two (2) inline shops, and three (3) drive-thrus. Mr. Ester noted that the site is required to provide 180 parking spaces, and the site is providing 293 spaces. Mr. Ester presented the proposed Landscape Plan and noted that Chinese Elm trees are used to buffer the site to the adjacent residential development. Mr. Ester added that light poles are limited to 15-feet at the perimeter of the site to be respectful to the neighboring residential development. Mr. Ester presented the proposed Preliminary Plat. Mr. Ester presented the proposed building elevations. Mr. Ester presented a graphic of the proposed district icon at the Queen Creek Road and Ellsworth Loop Road intersection and the silo icon proposed at the inline shops. Mr. Ester presented the Comprehensive Sign Plan, providing exhibits of the proposed signage and the site plan indicating where each monument sign is proposed to be located.

Commissioner Sossaman inquired if any of the proposed driveway entrances are proposed to be right-in-right-out entrances and what is the distance of the driveway entrances to the intersection? Mr. Ester responded, stating that a deceleration lane was required along Ellsworth Road and he can follow-up with the Commission regarding driveway distances and configurations along Queen Creek Road.

Commissioner Spall inquired is the name of the development proposed on the M2 sign? Mr. Ester noted that those signs are single-tenant signs and will display the name of an individual business in the center.

Mr. Young inquired if the proposed Aldi building is the typical size for an Aldi. Mr. Ester deferred to the applicant.

Chris Webb, Rose Law Group, noted that the Aldi grocery store is similar to the size that you might see on the east coast or in the Midwest.

Commissioner Matheson inquired if the proposed grocery will be a Trader Joe's. Mr. Webb responded, stating that the grocery store will be an Aldi grocer.

**Motion to approve P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) "Shops at Terravella", a request from Chris Webb, Rose Law Group, for a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for a commercial center:**

1<sup>st</sup>: Young

2<sup>nd</sup>: Benson

**Vote:** 7-0 (unanimous)

#### **7. Annual Organization Meeting (Appointment of a Chairman and Vice Chair)**

Commissioner Sossaman nominated Commissioner Alleman as Chairman.

**Motion to elect Commissioner Alleman as Chairman:**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Ehmke

**Vote:** 7-0 (unanimous)

Commissioner Sossaman nominated Commissioner Young as Vice-Chair. Commissioner Young declined the nomination. Commissioner Matheson nominated Commissioner Ehmke.

**Motion to elect Commissioner Ehmke as Vice-Chair:**

1<sup>st</sup>: Matheson

2<sup>nd</sup>: Benson

**Vote:** 7-0 (unanimous)

#### **ITEMS FOR DISCUSSION:**

None.

#### **ADMINISTRATIVE ITEMS**

- 8. 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.

Brett Burningham, Planning Administrator, congratulated Sarah Clark for passing the AICP exam.

#### **9. Adjournment**

**Motion to adjourn at 7:22PM:**

1<sup>st</sup>: Ehmke

2<sup>nd</sup>: Spall

**Vote:** 7-0 (unanimous)