



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JULY 11, 2018
6:00 PM**

1. Call to Order

The Meeting was called to order at 6:07PM.

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

Commissioners in attendance: Vice-Chairman Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Chairman Alleman 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. Town Center Rezone Design Standards Introduction (Kyle Barichello, Planner I)

Kyle Barichello, Planner I, presented an overview of the Town Center rezone project timeline. Mr. Barichello noted that the rezone project includes the reclassification of the Town Center District to the new Downtown Core district, identification of the Downtown Core boundaries, definition of allowed and prohibited uses, and development of Design Guidelines specific to the new district. Mr. Barichello presented the Downtown Core Zoning Ordinance Text Amendment timeline.

Mr. Barichello presented the proposed Downtown Core boundaries.

Commissioner Matheson inquired: will the area currently designated as Town Center be maintained? Mr. Barichello responded, stating that existing properties that are zoned Town Center would be reclassified to either Downtown Core or General Commercial. Mr. Burningham stated that Staff is working with property owners to identify the boundaries Downtown Core area. Mr. Burningham added that some properties currently zoned Town Center are located away from the Downtown Core Area are more consistent with the C-2 General Commercial zoning district.

Mr. Barichello summarized the key components of the Downtown Core Design Guidelines, which would include:

- Design Principles and Objectives
- Definition of Goals and Themes
- Distinction and examples between public and private improvement areas
- “Aspirational” vs. “Prescriptive” standards

Mr. Barichello added that a Downtown Core section will be added to the Town Design Standards.

Commissioner Spall inquired: is there an advantage to a business to be located in the Downtown Core? Mr. Barichello responded, stating that the Downtown Core includes decreased setbacks, additional lot coverage, and façade improvement programs that could be utilized. Brett Burningham added, stating that the C-2 General Commercial district would include a conventional suburban general retail commercial development, but the Downtown Core would be more focused more pedestrian oriented development and downtown type of design. Mr. Burningham added, stating Staff is trying to set up two different type of zoning districts for two different types of development; General Commercial and a new Downtown Core special district.

Commissioner Ehmke inquired if the Downtown Core zoning would specifically apply to the area shown in the map exhibit. Mr. Barichello responded, stating that was correct. Mr. Burningham added that Staff is evaluating what the Downtown Core boundaries should be and the Town is working with each of the different property owners within the area to help define the boundaries.

Commissioner Benson inquired: why is the Circle K included in the Downtown Core but the surrounding commercial center is not? Mr. Barichello responded, stating that the center did not want to be included in the rezone and the Circle K is included to establish the four corners of the intersection of the Downtown Core area. Mr. Burningham added that the Circle K came to the Town with a plan to acquire additional property to the east and to the north for new development. Staff thought that the new development could incorporate a more downtown type of design.

ADMINISTRATIVE ITEMS

4. Recent activity update.

Brittany Kimura, Planning Intern, provided a summary of new single permit data, and noted that 181 permits were approved in June. Ms. Kimura provided a brief introduction to herself.

5. 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.

6. Adjournment

Motion to adjourn at 6:31PM:

1st: Matheson

2nd: Sossaman

Vote: 6-0 (Chairman Alleman was absent for the vote).