



**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:

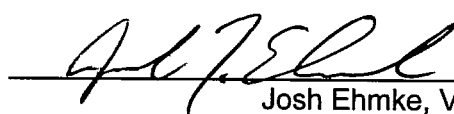
1st: Sossaman

2nd: Matheson

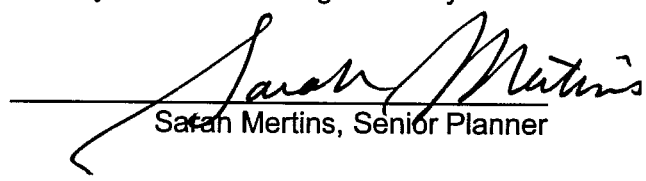
Vote: 7-0 (unanimous)

ATTEST:


Sarah Mertins, Senior Planner


Josh Ehmke, Vice Chair

I, Sarah Mertins, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the June 13, 2018 Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.


Sarah Mertins, Senior Planner

Passed and approved on July 11, 2018.