



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
SEPTEMBER 12, 2018
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order at 6:26PM.

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

Commissioners in attendance: Chairman Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Vice-Chairman Ehmke 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 (Kyle Barichello, Planner I)

Kyle Barichello, Planner I, provided a brief update regarding activity on the Town Center Rezone. Mr. Barichello noted that the Town Center Plan identified recommendations which included the creation of a Downtown Core zoning district. The Town Center Rezone case intends to implement regulations for the Downtown Core. Mr. Barichello presented the proposed boundaries to the Downtown Core. Mr. Barichello noted that nine (9) residents and business owners were in attendance at the Neighborhood Meeting, which was held on August 14, 2018. Questions included clarification on Town owned properties, roads, timing, and maximum building height. Mr. Barichello noted that everyone in attendance was generally in support of the request. Mr. Barichello provided a summary of the presentation provided at the Economic Development Commission Meeting regarding the proposed rezone case. Mr. Barichello added that the Economic Development Commission was generally in support of the request, but concerns were raised regarding the shared drainage strategy and the potential for over regulation.

Mr. Barichello summarized the components of the Text Amendment, which include draft Downtown Core Design Guidelines, Zoning Ordinance Text Amendments, and Design Standards Text Amendments. Mr. Barichello provided an overview of the proposed text amendments, which include:

- Update existing TC zoning district to new DC district
- Adjustments to the permitted use table
- Adjustments to the development standards
- Addition of language to clarify Downtown Core standards
- Revise and add language relating to Downtown Core zoning district

- Addition of a “Requisites” chapter from Downtown Core Design Guidelines document

Mr. Barichello provided an example “catch all” language that is proposed and is intended to provide flexibility and provide direction when a potential conflict might arise. The proposed language gives authority to the Planning Administrator to make the final determination when a potential conflict arises between the Downtown Core standards and standards detailed in the Zoning Ordinance.

Mr. Barichello stated that the consultant also prepared the Downtown Core Design Guidelines and presented examples of the standards included in the proposed Downtown Core Design Guidelines document. Mr. Barichello highlighted that the Downtown Core Design Guidelines will be a separate document, however, a number of the requirements detailed in the document will be included in a new section (Section DS.7 Downtown Core (DC) Design Standards) in the Town Design Standards.

Mr. Barichello presented the tentative public hearing dates anticipated for the Downtown Core Text Amendment.

Chairman Alleman expressed his support for the proposed text amendments for the new Downtown Core district.

Commissioner Young inquired if the vision for the Downtown Core would be similar to the San Tan Mall or is it the vision intended to be more pedestrian oriented? Mr. Barichello responded stating that the vision is intended to foster a pedestrian oriented environment.

Commissioner Matheson inquired: why is the property at the southwest corner of Ocotillo Road and Ellsworth Loop Road not included in the Downtown Core boundaries? Mr. Barichello noted that the property owner requested not to be included in the boundaries. Mr. Barichello added that this was the only property owner who expressed that they did not want to be included in the Downtown Core area.

Commissioner Sossaman expressed the need for flexibility in the standards, particularly regarding private development in the Downtown Core to allow for creativity and to not discourage private development.

Chairman Alleman inquired: do private property owners have to opt into their property being rezoned to Downtown Core or are they automatically rezoned to Downtown Core? Brett Burningham, Interim Development Services Director, stated that the goal is to work with all property owners to be supportive of the rezone to Downtown Core.

Commissioner Sossaman stated that the shared drainage and the shared parking approach are benefits to property owners within the Downtown Core.

Commissioner Spall inquired: will the Town assist existing businesses to update their property to meet the proposed Downtown Core Design Standards? Chairman Alleman responded, stating that current businesses could continue their operations as they are today, but future development would redevelop according to the Downtown Core Design Guidelines.

4. Zoning Ordinance Text Amendments (Sarah Clark, Senior Planner)

Sarah Clark, Senior Planner, provided a summary of proposed text amendments. Ms. Clark provided an update on the Food Truck Text Amendment, summarizing proposed definitions and permitting requirements for mobile food vendors. Ms. Clark also summarized the items that the Staff is still working on including conflicts with Special Events and business license fees for mobile food vending. Ms. Clark also noted that the Arizona League of Cities and Towns is developing a draft ordinance for mobile food trucks.

Commissioner Sossaman inquired if gas powered carts, such as a food cart with a gas powered bicycle, could be permitted? Ms. Clark responded that the topic has not yet been considered, but she will provide an update to the Commission regarding the topic.

Commissioner Sossaman inquired: who would enforce these regulations? Ms. Clark responded, stating that the Code Enforcement Division would enforce the regulations.

Ms. Clark provided a summary of the Arizona State Statues regarding structured sober living homes. Ms. Clark Noted that the State Department of Health will license such facilities by 2020, but in the interim, Municipalities may implement a license for structured sober living homes. Ms. Clark stressed that the license is not intended to restrict this type of use, rather it is implementing what is permitted by State Law.

Commissioner Young inquired: would structured sober living homes be required to maintain the separation distance requirements as assisted living homes are required to do? Ms. Clark responded, stating yes all group residential facilities will maintain the existing 1,200 separation requirement.

5. Changes to the Open Meeting Law (Sarah Clark, Senior Planner)

Ms. Clark provided a brief summary of the update to the Open Meeting Law which requires a roll-call vote for legislative items. Ms. Clark noted that because the Planning Commission only provides recommendations for legislative items, such as rezoning requests, the roll-call vote does not apply.

ADMINISTRATIVE ITEMS

6. Recent activity update.

None.

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 7:06PM.

1st: Matheson

2nd: Young

Vote: 6-0 (Commissioner Ehmke was absent for the vote)



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
SEPTEMBER 12 2018
6:00 PM**

1. Call to Order

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

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

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

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 August 8, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Approval of P18-0121, "Ranch LDS Church Meetinghouse Site Plan", a request by Jason Fowers for approval of a Major Site Plan for a new 20,859 square foot LDS Church Meetinghouse, located at the northwest corner of Crismon Road and Queen Creek Road.

The Chairman proposed to move case P18-0121, "Ranch LDS Church Meetinghouse Site Plan" from the Final Action agenda to the Consent Agenda, barring any questions or discussion from the Commission. The Commission agreed to move the case to the Consent Agenda.

Motion to approve Consent Agenda.

1st: Sossaman

2nd: Matheson

Vote: 6-0 (Commissioner Ehmke was absent for the vote)

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Case P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”**, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.

Kyle Barichello, Planner I, provided a summary of the project location and request. Mr. Barichello presented the zoning exhibit and the General Plan Land Use Exhibit for the subject property. Mr. Barichello presented the Proposed Zoning Exhibit and summarized the requested zoning designations. Mr. Barichello noted that as part of the Pre-Annexation Development Agreement, the Town was required to initiate the rezone request for the subject property. Mr. Barichello stated that a Neighborhood Meeting was held on August 13, 2018 with 7 members of the public in attendance. Concerns raised at the meeting included future development plans, traffic, timing of development, and water availability. Mr. Barichello added that staff received an email from a resident expressing concern with the proposed development.

Ralph Pew of Pew & Lake, PLC spoke on behalf of the applicant. Mr. Pew responded to a resident concern which expressed at the Neighborhood Meeting regarding water, stating that water is governed by the 100 year Assured Water Supply that every development must prove. This will be addressed with future development applications.

Commissioner Spall inquired: what is the vision for the multi-family development? Mr. Pew responded, stating that the intent was to locate the multi-family on the arterial adjacent to the commercial development. Mr. Pew noted that there is not a specific user intended, but stated that it will comply with the Town’s standards for multi-family residential development.

Commissioner Sossaman noted that Planning Commission is fulfilling the requirement to rezone the property as per the Pre-Annexation Development Agreement and the Commission will get more opportunities to review development plans in the future.

Public Comment: None.

Motion to recommend approval of Case P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.

1st: Sossaman

2nd: Young

Vote: 6-0 (Commissioner Ehmke was absent for the vote)

6. **Public Hearing and Possible Action on Case P18-0139, “Gerber Collision at Power Marketplace PAD Amendment”** a request from Ralph Pew, Pew & Lake, PLC on behalf of the Queen Creek Power Marketplace, LLC, for a Planned Area Development (PAD) amendment to the Power Marketplace development (Ordinance 334-06) to remove a condition of approval that restricts the number of automotive related uses, located on Business Park Road between Germann Road and Rittenhouse Road in the Business Park at Power Marketplace.

Kyle Barichello, Planner I, identified the project location and provided the General Plan Land Use Exhibit and the Current Zoning Exhibit of the subject property. Mr. Barichello summarized the request to remove the Condition of Approval #7 for the Power Marketplace development, which limited the development to three auto-oriented uses. Mr. Barichello noted that a Neighborhood Meeting was held on August 22, 2018 with no members of the public in attendance. Mr. Barichello added that Staff received a letter of support from the Power Marketplace Business Park Property Owners' Association and a letter of support from a neighboring business owner.

Public Comment: None.

Chairman Alleman inquired about the existing auto-oriented uses in the development. Mr. Pew responded, stating that there is a collision center, an auto parts store, and a rental car business. Chairman Alleman inquired: how many vacant properties were in the center? Mr. Pew presented the aerial photo of the center, highlighting vacant parcels.

Chairman Alleman spoke in support of removing the stipulation.

Public Comment: None.

Motion to recommend approval of Case P18-0139, "Gerber Collision at Power Marketplace PAD Amendment" a request from Ralph Pew, Pew & Lake, PLC on behalf of the Queen Creek Power Marketplace, LLC, for a Planned Area Development (PAD) amendment to the Power Marketplace development (Ordinance 334-06) to remove a condition of approval that restricts the number of automotive related uses, located on Business Park Road between Germann Road and Rittenhouse Road in the Business Park at Power Marketplace.

1st: Young

2nd: Benson

Vote: 6-0 (Commissioner Ehmke was absent for the vote)

- 7. Public Hearing and Possible Action on P18-0095 "Town Property Rezone (North of Post Office)",** a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

Steven Ester, Planner I, presented an aerial exhibit of the project location. Mr. Ester then presented the General Plan Land Use Exhibit and a Current Zoning Exhibit of the subject property. Mr. Ester noted that the request included a staff-initiated request to rezone the Town owned property from R1-43 and C-1 to C-2. Mr. Ester noted that the request to rezone the property stemmed from Council direction, where a Request for Proposal (RFP) is intended to be issued for the site in order for it to be developed into potential office or commercial uses. Mr. Ester noted that a Neighborhood Meeting was held on August 7, 2018 with two members of the public in attendance who were generally supportive of the project and primarily were curious about the proposed plans for the site.

Chairman Alleman inquired: what is the timeframe for the RFP to be issued? Marissa Garnett, Economic Development Coordinator, stated that a timeline for the RFP is not yet known at this time.

Public Comment: None.

Motion to recommend approval of P18-0095 “Town Property Rezone (North of Post Office)”, a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

1st: Matheson

2nd: Benson

Vote: 6-0 (Commissioner Ehmke was absent for the vote)

FINAL ACTION:

None.

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, Interim Development Services Director, provided a summary of new single family permits data and noted that 181 homes were permitted in June, 167 homes were permitted in July, and 149 homes were permitted in August.

Chairman Alleman noted that he had the new opportunity to go to the new Mansel Carter Oasis Park and encouraged others to visit the park.

9. Adjournment

Motion to adjourn at 6:26PM:

1st: Sossaman

2nd: Matheson

Vote: 6-0 (Commissioner Ehmke was absent for the vote)