



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 10, 2018  
6:00PM**

**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: Chairman Alleman, Commissioner Ehmke, Commissioner Young, Commissioner Spall, and Commissioner Benson (Commissioner Sossaman and Commissioner Matheson were 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 September 12, 2018 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on “Pecan Lake Preliminary Plat (Case P18-0001) and Residential Design Review (P18-0153)”**, a request by Lonnie McCleave for a Preliminary Plat for the development of a 47-lot gated community and future Agritainment, church, and commercial uses. The applicant is also requesting approval of three (3) standard plans with three (3) elevations each to be constructed within the community. The project site is generally located west of the northwest corner of Ellsworth Road and Riggs Road, east of the Horseshoe Park and Equestrian Centre. (Sarah Clark, Senior Planner)

**C. Discussion and Possible Action on P18-0138, “Crismon LDS Church Meetinghouse Site Plan”**, a request by Jason Fowers for approval of a Major Site Plan for a new 18,515 square foot LDS Church Meetinghouse, located approximately 1,600 feet west of the southwest corner of Crismon Road and Germann Road. (Steven Ester, Planner I)

**Motion to approve Consent Agenda:**

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

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

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)

**PUBLIC HEARING:**

- 5. Public Hearing and Possible Action on Case P18-0135 “Town Center Rezone”**, a staff initiated rezone to update the Town Center (TC) Zoning District to allow greater zoning flexibility in the new Downtown Core (DC) District of Queen Creek on approximately 70 acres located between S Ellsworth Loop Rd. and S Ellsworth Rd. from E Victoria Lane to the intersection of S Ellsworth Rd. and S Ellsworth Loop Rd. (Kyle Barichello, Planner I)

Kyle Barichello, Planner I, presented the aerial exhibit of the proposed Downtown Core boundaries. Mr. Barichello summarized the action items associated with the rezone case, which included request for the approval of:

- Rezoning of 70 acres to the new Downtown Core (DC) District
- Existing Town Center (TC) Zoning change
- Zoning Ordinance Text Amendments
- Design Standards Text Amendments
- Downtown Core Design Guidelines Manual

Mr. Barichello provided a brief summary of which documents will be approved or revised as part of the rezone request which included the Zoning Ordinance, the Design Standards, and the Downtown Core Design Guidelines Manual.

Mr. Barichello summarized the project outreach on the project to date.

Mr. Barichello discussed a few of the outcomes and recommendations from the 2017 Town Center Plan Update, which included the identification of the Town Center Core. Mr. Barichello discussed the ultimate vision as documented in the 2017 Town Center Plan Update.

Mr. Barichello summarized the rezone request to rezone the area within the proposed Downtown Core boundaries from C-1 “Light Commercial”, TC “Town Center”, R1-43 “Rural Estate District”, and C-2 “General Commercial” to DC “Downtown Core”. Mr. Barichello added that properties currently zoned TC “Town Center” will be reclassified to C-2 “General Commercial” or MDR “Medium Density Residential”.

Mr. Barichello summarized the proposed amendments to the Zoning Ordinance and Design Standards, which included:

1. Addition of new definitions to Zoning Ordinance
2. Clarification, adjustment, addition, or striking of language throughout the Zoning Ordinance
3. Updating the Permitted Use Table to reflect new DC District
4. Updating the “Article 5: Site Improvement Standards” for fencing/walls, landscaping, lighting, parking, etc.
5. Revision and addition of language in “Article 7: Sign Regulations”
6. Addition of “Chapter 7: Downtown Core (DC) District” to the Design Standards

Mr. Barichello added that the phrase “alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator” was added to a number of the sections in the Zoning Ordinance to address potential future conflicts and to provide added flexibility. Mr. Barichello summarized the Downtown Core Design Guidelines Manual and presented a few example sections.

Mr. Barichello added that a few of the key considerations detailed in the Downtown Core Design Guidelines were added into the Town’s Design Guidelines, in a new section titled DS.7 Downtown Core (DC) Design Standards.

Mr. Barichello presented an example development scenario for a future development in the Downtown Core District, comparing the proposal against current Zoning Ordinance and Design Standards versus proposed Downtown Core standards. Mr. Barichello presented a summary of the proposed zoning standards for the Downtown Core zoning district. Mr. Barichello added that the proposed rezone would allow for current uses and businesses to remain.

Mr. Barichello discussed the outcomes of the September 26, 2018 Economic Development Commission Meeting, noting that staff received a strong support from the Commission. Mr. Barichello also noted that the Commission stressed the need to provide flexibility to developers in the Downtown Core.

Commissioner Spall inquired about the shared parking arrangement and accommodating parking needs. Mr. Barichello noted that some businesses may require parking on-site, but as development occurs, more shared parking may be provided.

Commissioner Ehmke inquired: is there a timeframe in place for the existing businesses to conform to the Downtown Core design standards? Mr. Barichello noted that existing businesses will not be required to conform to the Downtown Core Design Standards.

Public Comment: None.

Chairman Alleman thanked Staff for their work and expressed excitement for the implementation of the Downtown Core zoning district.

**Move to recommend approval of Case P18-0135 “Town Center Rezone”, a staff initiated rezone to update the Town Center (TC) Zoning District to allow greater zoning flexibility in the new Downtown Core (DC) District of Queen Creek on approximately 70 acres located between S Ellsworth Loop Rd. and S Ellsworth Rd. from E Victoria Lane to the intersection of S Ellsworth Rd. and S Ellsworth Loop Rd.**

1<sup>st</sup>: Young

2<sup>nd</sup>: Spall

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)

6. **Public Hearing and Possible Action on “Madera West Planned Area Development Rezone (Case P18-0041)”**, a request from Michelle Yerger, of Communities Southwest, to rezone a 94-acre property (approx..) from RU-43 (Maricopa County; R1-43 Town equivalent zoning) to R1-7, R1-12, R1-18, and C-2 with a Planned Area Development Overlay to facilitate the development of a 192 lot residential community with a commercial corner. The project site is located at the southwest corner of Queen Creek Road and Signal Butte Road. (Sarah Clark, Senior Planner)

Sarah Clark, Senior Planner, noted that the rezone case follows an annexation application that was submitted to the Town to annex the property, which is currently located in a Maricopa County island, into the Town. Ms. Clark added that the first public hearing for the annexation was held at the September 19, 2018 Town Council Meeting where no members of the public provided comment and the next public hearing for the annexation request is scheduled for the November 7, 2018 Council Meeting.

Ms. Clark summarized the proposed rezone request, which included a request to rezone the 94-acre property from RU/43 (Maricopa County Zoning), which is the equivalent to the R1-43 Queen Creek zoning district, to R1-7, R1-12, R1-18 and C-2 with a PAD Overlay to facilitate the development of a 192 lot residential community and a 19-acre commercial corner.

Ms. Clark presented an aerial exhibit of the project site and presented the General Plan Land Use Exhibit for the property. Ms. Clark summarized the proposed development plan for the project. Ms. Clark presented the requested deviations to the Zoning Ordinance, which included:

- Reducing the R1-7 minimum lot width from 70-feet to 60-feet for 55% (86 lots) of the 155 R1-7 lots within the development.
- Increase the R1-7 minimum lot depth from 100-feet to 125-feet

- Increase the R1-12 minimum lot depth from 120-feet to 140-feet
- Increase the R1-18 minimum lot width from 120-feet to 140-feet
- Increase the R1-18 minimum lot depth from 150-feet to 170-feet
- Limit R1-18 lots at the southern boundary to single story

Ms. Clark presented a table and a development plan which outlined the proposed lot sizes and lot composition for the development.

Ms. Clark noted that two neighborhood meetings were held for the proposed project. The first Neighborhood Meeting was held on March 26, 2018 with 11 members of the public in attendance. Questions and concerns that were brought up included limiting the homes along the southern boundary to single-story, comparable lot widths and transitions, roadway and traffic improvements, and lighting impacts. The second Neighborhood Meeting was held on June 25, 2018 with 9 members of the public in attendance. Questions and concerns that were raised were in regards to roadway improvements and the development of the commercial corner.

Sean Lake, of Pew and Lake LLC, spoke on behalf of the applicant. Mr. Lake provided a summary of neighboring properties owned by Communities Southwest. Mr. Lake presented a zoning exhibit of the subject property and of the properties in the surrounding area. Mr. Lake summarized the proposed lot sizes and discussed the proposed deviations to the Zoning Ordinance Standards.

Commissioner Ehmke inquired: where does the entrance to the Barney Family Sports Complex line up with the proposed entrance to the development? Mr. Lake responded, highlighting the alignment of the driveway locations, noting that the entrance to the Madera West project aligns with the driveway access to the Benjamin Franklin Charter School located on the north side of Queen Creek Road.

Chairman Alleman inquired: were other issues brought up at the neighborhood meetings? Mr. Lake responded, stating that the plan presented before the Commission is substantially different than the development plan that was presented at the first Neighborhood Meeting. At the first meeting, residents asked for larger lots, and the development plan was revised to include larger lots, particularly along the southern boundary of the site.

Public Comment: None.

**Motion to recommend approval for “Madera West Planned Area Development Rezone (Case P18-0041)”, a request from Michelle Yerger, of Communities Southwest, to rezone a 94-acre property (approx..) from RU-43 (Maricopa County; R1-43 Town equivalent zoning) to R1-7, R1-12, R1-18, and C-2 with a Planned Area Development Overlay to facilitate the development of a 192 lot residential community with a commercial corner. The project site is located at the southwest corner of Queen Creek Road and Signal Butte Road.**

1<sup>st</sup>: Ehmke

2<sup>nd</sup>: Benson

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)

7. **Public Hearing and Possible Action on P18-0034 “Complete Fire Protection”,** a request from Les Partch, Functional Formation Architecture, to rezone from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park) for office and warehouse uses on a 5.0-acre (approx.) site located on the south side of Germann Road, 1,315 feet (approx.) east of Sossaman Road. (Christine Sheehy, Principal Planner)

Ms. Sheehy presented an aerial exhibit of the project site. Ms. Sheehy presented the General Plan Exhibit for the property, noting that the site is designated Industrial in the General Plan Land Use Map. Ms. Sheehy presented the existing zoning exhibit, noting that the property is adjacent to Employment Type-A zoned properties to the west and to the south. Ms. Sheehy summarized the request to rezone the property from R1-43 to Employment Type-A.

Ms. Sheehy stated that a Neighborhood Meeting was held on June 21, 2018 with no members of the public in attendance.

Commissioner Young inquired about the business. Brennan Ray, who spoke on behalf of the applicant, stated that Complete Fire provides commercial fire protection service including installation of fire services, fire sprinkler systems and suppression systems for commercial buildings.

Public Comment: None.

1<sup>st</sup>: Spall

2<sup>nd</sup>: Young

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)

### **FINAL ACTION:**

#### **8. Discussion and Possible Approval of P18-0150 “Toll Brothers at The Crossings at Meridian”.**

Toll Brothers is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 129 lots in The Crossings at Meridian community, located south of the southeast corner of Ocotillo Road and 226th Street. (Brittany Kimura, Planning Intern)

Brittany Kimura, Planning Intern, provided an aerial exhibit of the project site which is located in Parcel F1 of the Meridian subdivision, which is also known as The Crossings at Meridian. Ms. Kimura summarized the composition of the lots included with the residential design review request, where Toll Brothers requested approval for 6 standard plans with 3 elevations each to be built on 129 lots zoned R1-4 in The Crossings at Meridian subdivision. Ms. Kimura summarized the proposed elevations, which included “Craftsman”, “Prairie”, “Ranch”, “Modern”, and “Farmhouse”. Ms. Kimura presented elevation exhibits of the proposed plans.

Commissioner Spall inquired: what is the proposed size of the homes. Ms. Kimura responded, stating that the homes range in size from 2,768 square feet to 4,168 square feet.

Commissioner Benson inquired: what the setback requirements are for the neighborhood? Ms. Kimura responded, stating that the products proposed are 40-foot wide and 45-foot wide being proposed on 55-foot wide lots. The proposed product meet the setback requirements for the subdivision.

**Motion to approve P18-0150 “Toll Brothers at The Crossings at Meridian”, a request by Toll Brothers for approval of six (6) new standard plans with three (3) elevations each to be constructed on 129 lots in The Crossings at Meridian community, located south of the southeast corner of Ocotillo Road and 226th Street.**

1<sup>st</sup>: Benson

2<sup>nd</sup>: Young

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)

### **ITEMS FOR DISCUSSION:**

None.

### **ADMINISTRATIVE ITEMS**

#### **9. 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 thanked Brittany Kimura for the work that she is doing and the assistance she is providing the Planning Staff. Mr. Burningham also stated that he appreciates the Work Study Sessions held with the Commission on the Downtown Core Rezone and Text Amendments. Mr. Burningham also acknowledged Kyle Barichello for his work on the project. Mr. Burningham presented the new single family permit data received, noting that there was a decrease in the total building permits for the Town and as well as the region.

**10. Adjournment**

**Motion to adjourn at 6:48PM**

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

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

**Vote:** 5-0 (Commissioner Sossaman and Commissioner Matheson were absent for the vote)