



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
NOVEMBER 14, 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, Commissioner Benson, Commissioner Sossaman, and Commissioner Matheson.

**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 October 10, 2018 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P18-0148 "Richmond American Homes at Gateway Quarter Parcel 1 Residential Design Review".** Richmond American Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 138 lots of 532 lots in the Gateway Quarter subdivision located at the southeast corner of Germann Road and Ellsworth Road. (Sarah Clark, Senior Planner)

**C. Discussion and Possible Action on P18-0212 "Shea Homes Gateway Quarter Parcel 5 Residential Design Review".** Shea Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 74 lots of 532 lots in the Gateway Quarter subdivision located at the southeast corner of Germann Road and Ellsworth Road. (Sarah Clark, Senior Planner)

**Motion to approve Consent Agenda:**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Matheson

Vote: 7-0

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on “Wienerschnitzel” Conditional Use Permit (P18-0052) and Site Plan (P18-0075)**, a request by Joseph Cross (Select Engineering Services) for a Conditional Use Permit and Site Plan to allow construction of a new 831 square foot Wienerschnitzel restaurant with a drive-thru on Lot 7 within the Heritage Town Square Center. This project is located approximately 750 feet south of the southeast corner of Old Ellsworth Road and Rittenhouse Road. (Steven Ester, Planner I)

Steven Ester, Planner I, summarized the proposed request for a Wienerschnitzel Conditional Use Permit (Case P18-0052) and Site Plan (Case P18-0075).

Mr. Ester described the project site location, presented the General Plan Land Use Designation Exhibit, and a Zoning Exhibit.

Mr. Ester presented the proposed Site Plan, and noted that the restaurant does not propose indoor seating. Mr. Ester then presented the proposed Landscape Plan.

Mr. Ester presented the proposed building elevations, noting their conformance to the Heritage Square Design Guidelines.

Mr. Ester stated that a Neighborhood Meeting was held on September 6, 2018 with no members of the public in attendance.

Commissioner Sossaman inquired: what are the proposed dashed lines on the building? Mr. Ester noted that the dashed lines reference proposed signage to be reviewed and approved at a later time.

Commissioner Spall inquired: is the walkup window shown on the east elevation? Mr. Ester responded, stating yes, the walk up window is located along the east elevation.

Public Comment: None.

**Move to recommend approval of “Wienerschnitzel” Conditional Use Permit (P18-0052) and Site Plan (P18-0075)**, a request by Joseph Cross (Select Engineering Services) for a Conditional Use Permit and Site Plan to allow construction of a new 831 square foot Wienerschnitzel restaurant with a drive-thru on Lot 7 within the Heritage Town Square Center. This project is located approximately 750 feet south of the southeast corner of Old Ellsworth Road and Rittenhouse Road.

1<sup>st</sup>: Ehmke

2<sup>nd</sup>: Young

Vote: 7-0

6. **Public Hearing and Possible Action on “Rock Point Church Phase II” Conditional Use Permit (P18-0022) and Site Plan (P18-0023)**, a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane. (Steven Ester, Planner I)

Steven Ester, Planner I, presented an aerial exhibit of the project location, the General Plan Land Use Designation Map Exhibit and the Zoning Exhibit. Mr. Ester summarized the proposed request for the Rock Point Church Phase 2 Conditional Use Permit (Case P18-0022) and Site Plan (Case P18-0023), noting the Conditional Use Permit is required for churches with seating capacity over 1500 seats.

Mr. Ester presented the proposed Site Plan, and stated the site design has been oriented to align with the existing church. Mr. Ester then presented the proposed Landscape Plan, noting the landscape materials are primarily desert themed. Mr. Ester presented the proposed Building Elevations, which incorporate metal panels, brick veneer, and standing seam metal roof features.

Mr. Ester noted that a Neighborhood Meeting was held on October 16, 2018 with 7 members of the public in attendance. Generally, residents were supportive of the expansion and proposed architecture. However, a few residents were concerned with increased traffic.

Chairman Alleman expressed his congratulations to the church on their expansion.

Public Comment: None.

**Move to recommend approval of "Rock Point Church Phase II" Conditional Use Permit (P18-0022) and Site Plan (P18-0023), a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane.**

1<sup>st</sup>: Matheson

2<sup>nd</sup>: Benson

Vote: 7-0

7. **Public Hearing and Possible Action on "Orangewood Planned Area Development (PAD)" Case P18-0125**, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to R1-7/PAD and R1-12/PAD for 93 lots on approximately 44.3 acres located at the northwest corner of 220th Street and Cloud Road. (Steven Ester, Planner I)

Steven Ester, Planner I, introduced the PAD Rezone (Case P18-0125) for the proposed Orangewood development. Mr. Ester presented an aerial exhibit of the project location. Mr. Ester presented the General Plan Land Use Exhibit. Mr. Ester presented the current zoning map for the property. Mr. Ester stated that the applicant is requesting to rezone the property to R1-7 and R1-12 with a Planned Area Development Overlay. Mr. Ester reviewed the proposed Development Plan, summarizing the lot composition proposed for the development. Mr. Ester stated the minimum lot sizes in both the proposed R1-7 and R1-12 zoning areas exceed the standards set by the Zoning Ordinance. Mr. Ester noted that the properties along the Queen Creek Wash and eastern boundary will be limited to single-story. Mr. Ester summarized the proposed deviation to the Zoning Ordinance:

- Increase the R1-12 maximum lot coverage from 35% (40% with a front porch) to 40% (45% with a front porch)

Mr. Ester presented a table identifying the proposed lot composition for the development, and noted the deviation applies to 13 of the 93 total lots.

Mr. Ester noted that a Neighborhood Meeting was held on July 17, 2018 with 14 members of the public in attendance. Questions raised at the meeting included lot sizes, density, home product, traffic, and single-story restrictions. Mr. Ester stated the applicant had been working with residents around the proposal to address concerns, and that most people were generally supportive.

Commissioner Young inquired: what was the home product item listed that people had questions on at the neighborhood meeting?

Mr. Ester responded by stating residents were curious as to who the home builder was, home pricing, and the style of housing product proposed.

Sean Lake, of Pew and Lake PLC, spoke on behalf of the applicant. Mr. Lake presented an aerial map of the site. Mr. Lake expressed the applicant's desire to provide an "empty nester" type of community. Mr. Lake presented and summarized the proposed development plan, discussing the central park, the provision of wide, shallow lots, and proposed buffering. Mr. Lake illustrated the proposed buffering plan. Mr. Lake presented photo examples of the proposed home product. Mr. Lake summarized the neighborhood outreach conducted by the applicant, which included:

- Formal neighborhood meeting on July 27, 2018
- Meeting with Cloud Creek Ranch HOA on September 12, 2018

Commissioner Sossaman inquired: are 2 story products proposed? Mr. Lake stated that currently, all products are anticipated as single-story, but 2-story homes are not being ruled out.

Commissioner Sossaman asked Mr. Lake to review the proposed single-story home restrictions. Mr. Lake summarized the proposed single-story restriction along the Queen Creek Wash and eastern perimeter.

Commissioner Ehmke asked: what is the reason behind the lot coverage deviation being requested?

Mr. Lake responded, stating that the applicant anticipates the potential for casitas, which the additional lot coverage would allow.

Chairman Alleman noted that the 5% maximum lot coverage is associated with the R1-12 lots only.

Commissioner Young inquired: are the lots proposed to be equestrian? Mr. Lake stated that the equestrian discussion is related to the proposed trail along the eastern boundary, as residents wanted the existing access trail to be maintained to pull and park trailers.

Commissioner Benson inquired: how wide is the multi-use path?

Mr. Lake responded, stating the multi-use path is 12 feet wide and will be abutted by a pipe rail fence with shrubs.

Commissioner Young asked: will there be gates? Mr. Lake stated yes, there will be gates to the neighbor's properties, and neighbors will have a key to use the gate.

Commissioner Benson expressed concern that sufficient turn around space for a trailer turn-around may not be provided. Mr. Lake responded by saying the 12 foot access trail is existing and currently used by neighbors to the east. Neighbors wanted the 12 foot access trail to remain.

Commissioner Spall expressed her support for the ability to have larger homes on lots with smaller yards for maintenance purposes.

**Public Comment:**

Kathy Harvil, resident of Cloud Creek Ranch (2401 S. Cloud Creek Tr), expressed her support of the proposed development. Ms. Harvil stated although she has enjoyed the view of the empty field for quite some time, she was pleased with the quality of product that Toll Brothers provided. Ms. Harvil also expressed the need to keep the 12 foot access trail to allow for the continued use from neighbors to the east.

Commissioner Sossaman inquired: why are the lots along the Cloud Road arterial not restricted to single-story? Mr. Burningham responded, stating that while this requirement was used previously, this is not a Zoning Ordinance requirement. Mr. Burningham also referenced the provision of an enhanced open space buffer and landscaping along Cloud Road.

**Move to recommend approval of "Orangewood Planned Area Development (PAD)" Case P18-0125, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to R1-7/PAD and R1-12/PAD for 93 lots on approximately 44.3 acres located at the northwest corner of 220th Street and Cloud Road.**

1<sup>st</sup>: Young

2<sup>nd</sup>: Benson

Vote: 7-0

**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, summarized the results of the November 7, 2018 Town Council Meeting. He stated the Anglin Dairy project was continued to the December 5, 2018 Town Council meeting. Mr. Burningham discussed the recent Town Center Rezone approval, and thanked Commissioner Sossaman for his support as a Commissioner and as a member of the Economic Development Commission. Mr. Burningham thanked Kyle Barichello, Planner I, for his hard work and effort on the project. Mr. Burningham stated the Complete Fire Protection Rezone case was also approved at the November 7, 2018 Town Council meeting. Mr. Burningham concluded with the single-family building permit data for October, stating 97 new single-family homes permits were issued for a year-to-date total of 1,112 permits.

Erik Swanson, Principal Planner, introduced himself to the Commission and provided the Commission with a brief summary of his background and experience. Mr. Burningham noted that the December Planning Commission could be cancelled.

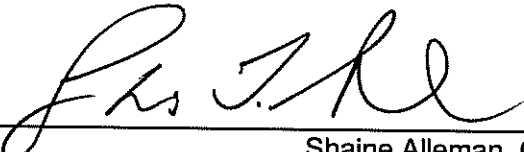
9. **Adjournment**

**Motion to adjourn at 6:46PM**

1<sup>st</sup>: Ehmke

2<sup>nd</sup>: Young

**Vote: 7-0**

  
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Shaine Alleman, Chairman

ATTEST:   
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Sarah Mertins, Senior Planner

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 November 14, 2018 Regular Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

  
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Sarah Mertins, Senior Planner

Passed and approved on January 9, 2019.