



**MINUTES
SPECIAL MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 29, 2020
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: Young, Sossaman, Spall, Benson, McWilliams, Gillette (Chairman Matheson 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 P19-0220 David Weekly Homes Residential Design Review. David Weekly Homes is requesting approval of eight (8) new standard plans with three (3) elevations each to be constructed on 56 lots in Parcel 1-5 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.

Motion to approve Consent Agenda:

1st: Sossaman

2nd: Benson

Vote: 6-0 (Chairman Matheson was absent)

PUBLIC HEARING:

5. Public Hearing and Possible Action on “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”, a request by Rob Friend of Fat Cats Entertainment and Ralph Pew of Pew and Lake, to amend the Pecan Lake PAD by rezoning approximately 3.7 acres (approx.) of R1-5/PAD to C-2/PAD to facilitate the development of a Fat Cats entertainment center. The property is located approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads.(Sarah Clark, Senior Planner)

Ms. Clark introduced the project, the aerial, and described the Pecan Lakes development. Ms. Clark explained the existing zoning and proposed zoning. Ms. Clark explained that this proposal would eliminate 18 residential lots and rezone some of this area as C-2/PAD. Ms. Clark explained the entertainment user, the site plan statistics, and the surrounding context. Ms. Clark explained the elevations and materials being used for the building and that the proposed lighting met the Towns Zoning Ordinance lighting standards. Ms. Clark explained the public outreach component and the next steps and concluded her presentation.

Ralph Pew, Pew and Lake, introduced himself, the applicant, and members from the project team. Mr. Pew expressed his gratitude for the special meeting to discuss the PAD amendment. Mr. Pew explained the surrounding context of the site and the trail map. Mr. Pew explained the site statistics and the reasoning for the layout, parking, and other specifics associated with the site plan. Mr. Pew explained in detail the proposed LED lighting on the building and the size of it. Mr. Pew expressed that this was not uplighting and would only be visible as seen with limited reflectivity.

Vice Chairman Young opened the case up to the public. No member from the audience had comments.

Commissioner Sossaman: Is there a traffic deceleration lane associated with the project? How have these issues been dealt with?

Mr. Pew responded, that there will be a traffic deceleration lane and it has been added as a condition of approval.

Commissioner Sossaman commented that he liked the LED lighting but had concerns with the brightness.

Commissioner Gillette asked the applicant to explain the LED lighting more specifically including the time of day the lighting will be on.

Mr. Pew responded that the lighting will only be seen from the front of the building and has not been added to the rear, facing the Pecans development. Mr. Pew expressed that this lighting has a diffuser on it which helps reduce the spill lighting from the building. Mr. Pew explained that the lighting may change seasonally.

Commissioner Benson commented that hes visited other locations and the lighting appears to be quite bright and that he is concerned here.

Commissioner Gillette asked Commissioner Benson if he thought it would impact his quality of life at home if he were to see the lighting.

Commissioner Benson responded that he would be concerned if it were on all night shining towards his home.

Mr. Pew clarified that the lighting is visible but has reduced glare and illuminosity.

Vice Chairman Young inquired if there was a dimmer option for the lighting.

Mr. Pew responded that the diffuser for the lighting serves a similar purpose. Again, its of course visible but not illuminous or impactful at the property line.

Commissioner Benson inquired about the lighting box around the signage. Is this the same as the lighting band around the entire building?

Mr. Pew expressed that the lighting around the signage is similar in style to the banded lighting around the building. The max height of the building will be 48' therefore no lighting will be above the parapet wall. Mr. Pew invited Rob Friend, from Fat Cats up to explain further.

Mr. Friend explained the LED lighting in more detail and expressed this lighting is similar to other locations around the valley.

Commissioner Gillette inquired about the hours of operation.

Mr. Friend explained that this lighting would be on until 11pm on the weekdays and 1am on the weekends.

Ms. Clark highlighted that the application was sent to the Toll Brothers development across the street and they had no additional comments on the lighting.

Motion to approve Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)

1st: Spall

2nd: McWilliams

Vote: 6-0 (Chairman Matheson was absent)

FINAL ACTION:

- 6. Discussion and Possible Action on “QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164)”**, a request from Alan Beaudoin of Norris Design for Site Plan and Preliminary Plat approval for a 19.6 acre commercial center, anchored by a Fry’s Marketplace and Pharmacy, located at the northeast corner of Ellsworth and Riggs roads.

Sarah Clark, Senior Planner, explained the project and introduced the request. Ms. Clark explained the aerial and the surrounding zoning of the site. Ms. Clark explained the subject site and the proposed 19.6 acre site. Ms. Clark explained that there was a total of 163,000 sq. ft. Ms. Clark explained that future sites will require future site plans approvals. Ms. Clark explained the landscaping around the site and that it meets code requirements. Ms. Clark explained that there is no residential proposed as part of this application. Ms. Clark explained the elevations and the materials used throughout the proposed sites and buildings. Ms. Clark concluded her presentation and invited the applicant up to speak.

Alan Beaudoin, Norris Design, introduced himself and the project team. Mr. Beaudoin explained the project and expressed his gratitude for staff and the commission for their work on this project and introduced questions.

Commissioner Sossaman inquired if these elevations were similar to other Fry’s across the valley.

Dean Munkachy, Suite 6 Architecture, clarified that this center was design to fit in with the Queen Creek design standards and they tried hard to work close with staff to implement a design that fits well.

Commissioner Sossaman expressed that he loved the elevations and commended the team for doing a great job on the design and the features included.

Commissioner Benson echoed Commissioner Sossamans comments and expressed similar kudos for the great design.

Motion to approve QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164)

1st: Benson

2nd: Gillette

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

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. Adjournment

Motion to adjourn at 6:43PM:

1st: Sossaman

2nd: Benson

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