



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
FEBRUARY 12, 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: Matheson, Young, Sossaman, Spall, Benson, Gillette, and McWilliams.

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 January 8, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on the January 29, 2020 Special Planning Commission Meeting Minutes.

C. Discussion and Possible Action on P19-0231 Bridle Ranch Residential Design Review, Toll Brothers is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 112 lots at Ranchos Legante AKA Bridle Ranch subdivision, located at the southwest corner of Ellsworth and Riggs roads. (Erik Swanson, Interim Planning Administrator)

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Benson

Vote: 7-0 (unanimous)

PUBLIC HEARING:

5. Public Hearing and Possible Action on P19-0186 Madera West Estates Pad Amendment, Request for a PAD amendment to Ordinance 553-14 to rezone from R1-9/PAD to R1-9/PAD and R1-7/PAD for a 219 lot future residential development, located at the Southwest corner of Queen Creek Road and 220th Street (Kyle Barichello, Senior Planner) This case was continued from the January 8, 2020 Planning Commission Meeting.

Kyle Barichello, Senior Planner, provided an aerial exhibit of the project site. Mr. Barichello presented the General Plan exhibit and a zoning district exhibit for the subject property. Mr. Barichello summarized the requested zoning for the site. Mr. Barichello summarized the proposed PAD Amendment which included requests to:

- Amend the zoning and land plan from R1-9/PAD to R1-9/PAD & R1-7/PAD
- Revise the lot development standards and increase the number of lots from 156 to 219 lots (addition of 63 lots)
- Increase the net density from 2.1 du/ac to 2.99 du/ac

Mr. Barichello presented the zoning history of the property and provided a series of the historic development plans for the project site.

Mr. Barichello presented the proposed development plan and noted the change to the access at the southeast portion of the site, which now exits onto 220th Street and is a gated access point for ingress and egress for residents only.

Mr. Barichello summarized the proposed lot distribution.

A neighborhood meeting was held on December 19, 2019 with 8 members of the public in attendance. Questions and concerns that came up at the meeting included:

- A request for single story restrictions for homes immediately adjacent to County lots
- Build out of 220th Street along the east edge of the property
- South exit only access from Madera West Estates into Crismon Heights via 219th Place
- Changes from the former Barney Park Estates plan
- Prior Town park location

A letter of opposition from a resident Crismon Heights neighborhood was submitted to staff, which highlighted the concern regarding the southernmost access point.

Mr. Barichello summarized the activity at the January 8, 2020 Planning Commission meeting where the item was presented, including:

- 5 people spoke at the January 8th commission meeting about the following:
 - Existing irrigation ditch placement
 - Concern of traffic flow through the proposed exit onto 219th place into the Crismon Heights subdivision
 - Concern about the increased density of the homes from the previous plans
 - Confirmation of single-story restrictions around the perimeter
- Planning Commission discussed the layout of the land plan and expressed concerns about circulation
- The Planning Commission moved to continue the case to their February 12, 2020 meeting.

Mr. Barichello noted that following the January Planning Commission meeting, Planning Staff worked with Traffic Engineering and the applicant to discuss alternative option and the applicant proposes adding an additional full access point onto 220th Street at the southeast corner of the site. Mr. Barichello noted that Staff determined that no major impact to the safety of the surrounding area with the proposed access onto 220th Street.

Additional concerns from residents were expressed to Planning Staff and the applicant after the Planning Commission meeting which included opposition to increased density, concerns with increased traffic onto 220th Street, and questions on next steps. Staff has received no other comments or emails following the January 8, 2020 Planning Commission Meeting.

Mr. Barichello noted that the next steps for the project include a Town Council Meeting scheduled for March 4, 2020.

Gary Hayes of Law Office of Gary D. Hayes P.C., representative of the applicant, noted that he appreciated the Commission's comments provided at the previous meeting and believes the revised development plan is an improvement.

Commissioner Gillette noted that he believes the development plan presented is a better plan.

Commissioner Young noted that the plan presented is a good compromise to address access for the lots at the southern end of the project.

Commissioner McWilliams echoed the statements of the provided by the Commissioners.

Michael Savage, resident of Crismon Ranch Estates, expressed opposition for the project and stated his opinion that the developers should adhere to the property's existing approved development plan.

Daniel Morris, resident of Crismon Ranch Estates, expressed opposition for the project. Mr. Morris questioned why the original proposal was changed and what the average lot size in Queen Creek is.

Mr. Hayes noted that the previous development was not gated and had public streets. The development community now wants gated communities, which would have private streets. Mr. Hayes noted that this is the lot size home builders are looking for. Mr. Hayes noted that the smaller lots are focused adjacent to the dairy and in the center. Mr. Hayes summarized the differences in lot sizes and buffering from the existing development plan with the proposed development plan. Mr. Hayes also identified the single-story home restriction.

Commissioner Young inquired: what are the Charleston Estates lots zoned? Mr. Barichello noted that the majority of Charleston Estates is R-7 with a strip of R1-15 along the northern boundary. Commissioner Young inquired what the property to the north east is zoned. Mr. Barichello noted that the Light Sky Ranch community is zoned R1-7.

Motion to recommend approval of P19-0186 Madera West Estates Pad Amendment, a request for a PAD amendment to Ordinance 553-14 to rezone from R1-9/PAD to R1-9/PAD and R1-7/PAD for a 219 lot future residential development, located at the Southwest corner of Queen Creek Road and 220th Street:

1st: Spall

2nd: Sossaman

Vote: 7-0 (unanimous)

6. **A continuance to the March 11, 2020 Planning and Zoning Commission Meeting has been requested. Public Hearing and Possible Action on P18-0201 Ellsworth And Queen Creek Pad Rezone**, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to MU (Mixed Use) with a Planned Area Development (PAD) Overlay for a commercial development consisting of retail, office, and multi-family residential uses on approximately 44.7 acres, located at the southwest corner of Ellsworth and Queen Creek roads.

Motion to continue Case P18-0201 “Ellsworth And Queen Creek Pad Rezone” to the March 11, 2020 Commission Meeting:

1st: Sossaman

2nd: Young

Vote: 7-0 (unanimous)

FINAL ACTION:

7. **Discussion and Possible Approval of P20-0024 “Rock Point Church Comprehensive Sign Plan”**, a request from Michael Donada, on behalf of Rock Point Church, for approval of a Comprehensive Sign Plan at Rock Point Church on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane

Steven Ester, Planner I, presented an aerial exhibit of the project site. Mr. Ester summarized the request, which included a request for approval of the Comprehensive Sign Plan with 5 deviations from the Zoning Ordinance which included:

- Increasing the area of the monument sign
- Allowing a temporary banner to be fixed atop a monument sign along the roadway
- Increasing the allowed directional signage area and height
- Allowing the main building id sign to be mounted atop the roof of their new building
- Increasing the allowed projecting sign area

Mr. Ester presented the site plan which identifies the signage location. Mr. Ester presented elevations and details of the proposed signage.

Commissioner Spall inquired: where is the existing monument sign located? Mr. Ester identified the existing monument sign location.

Motion to approve of P20-0024 “Rock Point Church Comprehensive Sign Plan”, a request from Michael Donada, on behalf of Rock Point Church, for approval of a Comprehensive Sign Plan at Rock Point Church on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane:

1st: Young

2nd: Gillette

Vote: 7-0 (unanimous)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

8. **Recent activity update.**

None.

- 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.

Erik Swanson, Interim Planning Administrator noted that the Town Council approved the Fat Cats PAD and Site Plan at their February 5, 2020 Meeting. Mr. Swanson stated that the Town approved 149 single family permits for the month of January.

10. Adjournment

Motion to adjourn at 6:34PM:

1st: Benson

2nd: Young

Vote: 7-0 (unanimous)