



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MARCH 11, 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, Spall, Benson, 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 February 12, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0187 MADERA WEST ESTATES PRELIMINARY PLAT, a request for a Preliminary Plat consisting of 219 lots on approximately 77 acres located at the southwest corner of Queen Creek Road and 220th Street. (Kyle Barichello, Senior Planner).

C. Discussion and Possible Approval of P19-0147 "Cloud Road and 188th Street Preliminary Plat", a request by Tyler Tussey for approval of a new 12-lot subdivision zoned R1-43 on approximately 15.24 acres, located at the southeast corner of Cloud Road and 188th Street. (Steven Ester, Planner I)

Motion to approve the Consent Agenda:

1st: Benson

2nd: McWilliams

Vote: 4-0 (Matheson, Gillette, and Sossaman absent)

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Ocotillo 11 Text Amendments and PAD Rezone cases P19-0238 and P19-0239**, a staff initiated Text Amendments and PAD rezone to create a new Residential Commercial (RC) Zoning District and rezone 11 properties from R1-6 to RC/PAD, on approximately 3.5 acres located at the SWC of Ocotillo Road and 205th Place. (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, introduced the project and the aerial. Mr. Barichello explained the general plan, surrounding, zoning and proposed zoning of the project. Mr. Barichello explained the process of the text amendments and the reason for the PAD rezone. Mr. Barichello explained a summary of the text amendments and the affected sections in the Zoning Ordinance. Mr. Barichello explained that this effort is meant to allow both commercial and residential. Mr. Barichello explained the performance criteria of the project and the implications of properties wishing to redevelop as commercial into the future. Mr. Barichello concluded his presentation summarizing all of the meetings over the past months and feedback from Town Council, property owners, Commission, and surrounding residents and that no letters of opposition were filed with the application.

Commissioner Spall asked what was meant by the screening of the properties converted to commercial? Mr. Barichello explained that for any property wishing to convert to commercial, a 6' masonry wall would be required at the property line to help screen the uses.

Commissioner Spall inquired about the parking and whether or not it could be in the front of the property. Mr. Barichello explained that the PAD outlined and intended for parking to be located in the rear of the property. Mr. Barichello explained however, that these situations would be handled on a case by case basis and may be considered later through the site plan process.

Motion to recommend approval of Ocotillo 11 Text Amendments and PAD Rezone cases P19-0238 and P19-0239, a staff initiated Text Amendments and PAD rezone to create a new Residential Commercial (RC) Zoning District and rezone 11 properties from R1-6 to RC/PAD, on approximately 3.5 acres located at the SWC of Ocotillo Road and 205th Place.

1st: Benson

2nd: Spall

Vote: 4-0 (Matheson, Gillette, and Sossaman absent)

6. **Public Hearing and Possible Action on P20-0013 "Orchard Cove Rezone"**, a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin. (Steven Ester, Planner I)

Steven introduced the project site and aerial. Mr. Ester explained the general plan designation, existing zoning, and proposed zoning. Mr. Ester stated that this is a simple rezoning request. Mr. Ester explained the layout of the project, introduced the plat, and what the density of the project is. Mr. Ester explained the landscaping around the project. Mr. Ester explained the neighborhood meeting, public participation, and input involved with the project. No Applicant presentation was given.

No comments from the public

Motion to approve P20-0013 "Orchard Cove Rezone", a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the

development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin. (Steven Ester, Planner I)

1st: Spall

2nd: Benson

Vote: 7-0 (Matheson, Gillette, and Sossaman absent)

- 7. 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 45 acres, located at the southwest corner of Ellsworth and Queen Creek roads. (Steven Ester, Planner I)

Vice Chair young introduced the next project and reminded everyone who wished to speak to fill out a speaker card.

Steven Ester, Planner I, Mr. Ester thanked everyone for being here tonight and spoke about the effort involved with this project. Mr. Ester started the presentation by explaining drone footage and the context of the site and the surrounding communities. Mr. Ester explained the general plan. Mr. Ester explained the proposed zoning and existing zoning. Mr. Ester explained the project layout and the proposed uses and their locations on the site. Mr. Ester explained the buffers of the site. Mr. Ester talked about access. Mr. Ester talked about the regional layout of the property. Mr. Ester discussed the public participation and input process of the project. Mr. Ester highlighted that there were 84 letters of opposition. Mr. Ester explained the conceptual site plan options. Mr. Ester explained the density deviation due to the general plan not allowing greater than 18 du/ac density. Mr. Ester walked through each conceptual plan option and the implication of the traffic flow through the site. Mr. Ester turned the staff presentation over to Mohamed Youssef, Deputy Public Works Director.

Mr. Youssef discussed the roadway connections surrounding the site. Mr. Youssef explained the 206th road connection is essential to complete the connection to Ellsworth Road. Mr. Youssef explained that the major road traffic will remain traveling on Ellsworth Road. Mr. Youssef explained that the majority of the traffic would be accessing through Walnut. Mr. Youssef explained the essential to the connection of the surrounding area.

Commissioner Benson inquired: How long has 206th been planned as a local roadway connection?

Mr. Youssef explained that 206th was intended as a collector road since the beginning of the QC station development.

Sean Lake, Pew and Lake, PLC introduced himself and his team. Mr. Lake thanked staff and the participation of everyone throughout the entire effort. Mr. Lake discussed the history of the site in more detail. Mr. Lake explained that no general plan change is being requested. Mr. Lake explained that they are rezoning this property to be more in compliance with the General Plan. Mr. Lake explained that the proposed zoning fits in with the long term vision of the General Plan. Mr. Lake explained the various uses on this property in addition to the multi-family piece. Mr. Lake clarified that site plan approval is not being requested at this time. Mr. Lake explained that a site plan would be required at a later time. Mr. Lake explained the history of the site dating back to 2007. Mr. Lake explained the QC Station master plan in 2007 and explained that mixed use was always envisioned in this area. Mr. Lake explained that the 206th st road location was shown in the 2007 plan. Mr. Lake explained that this property was noted in the public disclosure as mixed use which is consistent with what they are proposing today. Mr. Lake explained the access history dating back to 2006 and how the roadway changed over the years. Mr. Lake discussed the conversations relating to the neighborhood meetings. Mr. Lake discussed that multi-family is part of the request and works

together with the commercial uses and that conditions were placed on the property to reduce neighborhood concerns. Mr. Lake discussed that the buffering of the site to be 215' on the north side of the property. Mr. Lake showed architectural concepts and the multi-family design concepts and the limitation of the multi-family heights. Mr. Lake explained that the conceptual site plan B is the best option for the property owner. Mr. Lake concluded his presentation that the proposed zoning is consistent with the General Plan.

Vice Chair Young opened up the public hearing portion of the item.

James Pound, resident at 20591 E Arrowhead Lane, stated that he opposes the rezoning. Mr. Pound expressed that him and his family moved from ND to look for a place to live and found queen creek to live in. Mr. Pound believes that this land plan is not well thought out. Mr. Pound believes that 206th connection is a major disruption to the neighborhood. Mr. Pound expressed concerns about the TIA being done by the developer vs. the Town.

Carrie Woytus, resident of 20583 E Arrowhead Trail, thanked Erik and Steven for answering questions. Miss Woytus asked for clarification on history relating to the time that this developer has owned this property since 2003. Miss Woytus explained that the property owner has had plenty of opportunity to rezone this property since that time. Miss Woytus disputed that the other developments put pressure on the roadway of 206th. Miss Woytus stated her primary concern is the future traffic on 206th. Miss Woytus expressed that she is concerned about the cut through traffic and the implications of this multi-family of this project. Miss Woytus believes the developer could have completed this project way before QC station folks moved in. Miss Woytus mentioned that other projects around the valley have been opposed and requests that the Commission consider have been denied. Miss Woytus believes that this application should be denied.

Randall Gould, resident at 20670 E Mockingbird Dr. discussed that they had an email of option C eliminating 206th and that even this option was not ideal. Mr. Gould explained that the traffic is concerning because of the apartments funneling into one specific area. Mr. Gould mentioned that there were about 620 homes in this area that would cause increased issues. Mr. Gould mentioned that the past zoning at 1 acre lots. Mr. Gould expressed they wanted single family not multi-family and opposes the project.

Richard Garcia, resident at 20381 E Carriage Lane, explained that he's lived in the valley many years in different places. Mr. Garcia came to queen creek to retire. Mr. Garcia stated that he loves this community and he remembers how small it used to be. Mr. Garcia stated that he feels like he's been attached to this community and agrees that traffic is a primary concern. Mr. Garcia talked about the traffic option into QC station which funnels traffic through the residential side. Mr. Garcia mentioned that the people living in this area may not even use the commercial development and disputed the walkable nature proposed. Mr. Garcia primary argument was to dispute why multi-family is taking up 2/3 of the property as he believes should be less.

Ryan Kellogg, resident at 20468 E Canary Ct, explained that he likes the proposal but he is in opposition of the connection into their neighborhood. Mr. Kellogg talked about how many communities are not built out yet. Mr. Kellogg discussed that Ellsworth Road is chaos for traffic and there is a huge concern for anybody going west is going to funnel onto Ellsworth Road. Mr. Kellogg reiterated that he likes the proposal but believes that there are bad traffic connection points.

Rachel Mybron, resident at 20177 E Nighthawk Way, mentioned that she's a nurse and mentioned her husband profession and their commitment to the town. Miss Mybron mentioned that traffic was her primary concern. Miss Mybron expressed concerned about fast speeds through the community and she believes it is a neighborhood road. Miss Mybron talked about the turnover of the apartments. Miss Mybron talked about the traffic concerns as they relate to young children. Miss

Mybron is Concerned about the living conditions of the people surrounding the site. Miss Mybron Believe sthat 206th should be removed and still make a viable project.

Vice Chairman Young read Deb Lee's statement, resident at 20153 E Nighthawk Way. Miss Lee statement read, please do not allow traffic to exit onto Fulton Parkway.

DJ Stapley, representative of Pew and Lake, explained that he wanted to read a statement from Norm Nichols, President of Fulton Homes. Mr. Stapley read the letter and expressed that this letter would be submitted to staff for the record. Please refer to the full statement on file documenting support for this resident.

Vice Chairman Young read Gordon Farr statement, resident at 20576 E. Reins Rd. Mr. Farr stated that he was against the 206th st exit into the site.

Vice Chairman Young read Jessie Farr's statement, resident at 20576 E Reins Rd. Mrs. Farr stated that she did not want 206th used as an entry way into the site.

Matt Gunson, resident at 20539 E Carraige Lane. Mr. Gunson thinks there is opportunity for this to benefit this community. Mr. Gunson however, does not believe the increased traffic is worth it. Mr. Gunson Questions if there has there been a TIA performed for this property meeting the criteria current and projected through Queen Creek. Mr. Gunson explained that his understanding is that the answers to these questions is no. Mr. Gunson believes that an appropriate study done by a third party should be required to prove that this TIA meets the requirements and doesn't directly impact the surrounding community. Mr. Gunson explained his background and that he believes that this isn't a walkable community. Mr. Gunson explained that therefore its critical for better ingress egress for both cars and pedestrian traffic.

Vice Chairman Young read Jesse and Samantha Smiths statement, residents at 20447 E Carriage Way. The statements read that they were totally against apartments and development in this area.

Vice Chairman Young concluded with speaker cards and invited Mohamed to come up and speak

Mr. Youssef mentioned that 206th connection is a local connection for both Fulton homes and this future development and to be used for future commercial development regardless of this project. Mr. Youssef explained that traffic on Ellsworth Road would be accessed by Walnut road. Mr. Youssef clarified the TIA process and how is completed. Mr. Youssef explained that the TIA is always the burden of the developer to show the impact of the traffic in the network and is required. Mr. Youssef explained that the TIA is done by a professional engineer and reviewed by a professional engineer through multiple reviews. Mr. Youssef elaborated that multiple engineers including the Town reviews and comments on the TIA to ensure common understanding of the TIA.

Mr. Youssef also mentioned that the past two years of traffic is the most congested it will be due to regional connections and roadway expansion projects. Mr. Youssef mentioned the arterial roadways would help reduce the congestion in this specific area. Germann Road to Ironwood. Mr. Youssef recommends that the Commission step back to think about that 206th is a local street not an arterial. Mr. Youssef explained that if 206th is removed, then it causes burden on Fulton Parkway for QC station development and future commercial to the north of the project site. Mr. Youssef summarizes that 206th st connection is necessary to provide alternative access to this site. Mr. Youssef explained that the analysis of the TIA shows that most of the traffic will use Walnut road.

Commisioner Mcwilliams asked Mr. Youssef about existing vs. future traffic and the impact of nothing being done.

Mr. Youssef explained a picture of all of the construction projects being completed or designed in 2020. Mr. Youssef explained that the amount of traffic today will be less in the future because of these roadway projects.

Vice Chairman Young closed public comment invited applicant back up.

Mr. Lake explained the past efforts and the future traffic. Mr. Lake talked about the need to discuss a land use decision and not get so caught up in the traffic. Mr. Lake emphasized the consistency of previous General Plans and this proposal. Mr. Lake explained that the proposed zoning here is consistent and always been planned. Mr. Lake explained that the property is seeking to develop their property rights. Mr. Lake explained that this was more of a zoning land use decision and the uses proposed on the site. And thanked the commission for their time

Commissioner Spall asked if QC crossing to the north is zoned Mixed use?

Mr. Lake explained that this property was not a part of this effort and that this is proposed as commercial and is zoned commercial, C-2, not mixed use.

Vice Chairman Young mentioned the existing apartment buildings. Vice Chairman Young mentioned that there is a shortage of apartments throughout town and there is a shortage and a need for more. Vice Chairman Young expressed that these are market rate apartments and they are not low quality cheap apartments. Vice Chairman Young explained that the rental prices would be high. Vice Chairman Young reminded the public of the process and they are only a recommended body to this effort. Vice Chairman Young stated that there is an additional chance for feedback and discussion at the Town Council. Vice Chairman Young explained that later on in the process there will be multiple approval processes and chances for feedback later on.

Commissioner Spall clarified that the reason she asked was because there is limited options for walkability to commercial sites and traffic on primary arterial roadways. 206th local road would help.

Commissioner McWilliams expressed appreciation for everyone who spoke tonight.

Mr. Youssef clarified the number when State route comes in from 40k ADT to 34k ADT in the future when these roadway connections are built.

Motion to approve of 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 45 acres, located at the southwest corner of Ellsworth and Queen Creek roads.

1st: Benson

2nd: Spall

Vote: 7-0 (Matheson, Sossaman, and Gillette absent)

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 introduced the Planning Division intern and invited her up to speak.

Karolina Rodriguez, Planning Division Intern introduced herself and talked about her education and her internship with the Town of Queen Creek. Miss Rodriguez explained the permits and the current status.

10. Adjournment

Motion to adjourn at 6:34PM:

1st: Benson

2nd: McWilliams

Vote: 4-0 (Sossaman, Matheson, and Gillette absent)