



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
May 13, 2020
6:00 PM**

Following the recommendations from the Center for Diseases Control and Prevention (CDC) to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, the May 13 Queen Creek Planning Commission meeting physical attendance in the Council Chambers will be limited to members of the Planning Commission and necessary staff only.

Some members of the Planning Commission and Staff may attend electronically. Others may attend, including the public and media, by accessing and listening to the Town Council meeting online at QueenCreek.org and following the instructions on that webpage.

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: Smith, Gillette, McWilliams, Spall, Sossaman, Young, Matheson.

Prior to item 3, Chairman Matheson briefly outlined the steps regarding how to participate or comment during the meeting.

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 April 8, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0155 The Shops at the Pecans Preliminary Plat a request from Vince Di Bella of Adaptive Architects Inc. for Preliminary Plat approval of a 9-acre (approx.) site for a future commercial development located approximately 1,075 feet north of the northwest corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner)

- C. Discussion and Possible Approval of P19-0256 Jorde North Preliminary Plat**, a request by Hilgart Wilson for approval of a new 401-lot subdivision zoned R1-5 on approximately 94.48 acres, located west of Crismon Road and south of Germann Road. (Christine Sheehy, Principal Planner)

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Young

Vote: 7-0

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on P19-0032 Schnepf Farms PAD Rezone**, a request from Sean Lake, Pew and Lake PLC, on behalf of Mark Schnepf, for a PAD Rezone of approximately 225 acres from R1-43 to Agritainment (AT)/PAD and C-2 (Commercial) to allow future development of the existing Schnepf Farms property, located at the northwest corner of Riggs and Rittenhouse roads. (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, introduced the project and the aerial showing the site's location. Mr. Barichello walked through the existing general plan designation and zoning of the property, while also touching on surrounding zoning districts. Mr. Barichello stated the proposed PAD Rezoning request from R1-43, R1-18, EMP-A, and unincorporated Maricopa County land to Agritainment/PAD and C-2.

Kyle briefly described how the plan proposed is supported by the previously approved South Specific Area Plan, which identifies Schnepf Farms as one of three unique properties in Town for Agritainment uses. Mr. Barichello continued onto to explain how the conceptual exhibits highlight the proposed uses on the property, referencing the keynotes. Kyle explained how the conceptual plan will allow for flexibility, but that a Site Plan submittal will be required in the future.

Mr. Barichello outlined the public outreach process, stating the 1st neighborhood meeting for the project was held on June 26, 2019 with no attendees. Kyle referenced a 2nd neighborhood meeting was held on December 19, 2019 with a 18 attendees. Mr. Barichello detailed how the residents from La Sentiero had concerns about the proposed residential area north of the wash near their community. Kyle further explain how the applicant removed this area from the application, and left it to be unincorporated Ru-43 in Maricopa County.

Mr. Barichello concluded by walking the Commissioners through the revised Conditions of Approval as they relate to certain aspects of the project.

Sean Lake, Pew and Lake PLC, introduced himself and the proposal to the Planning Commission on behalf of the Schnepf Family. Mr. Lake began by stating how Schnepf Farms is an existing facility, and the proposed PAD Rezone seeks to bring the area into conformance with the General Plan by applying the Agritainment/PAD and C/2 PAD zoning districts.

Mr. Lake walked through the site location, General Plan designation, and current zoning. Sean referenced how the South Specific Area Plan highlights certain aspects of site design to help administer the overall theme and intent of the area. Mr. Lake mentioned that previously Schnepf Farms was included as an example in the South Specific Area Plan itself, and he provided images to illustrate the intent and vision of the proposal.

Mr. Lake concluded his presentation by stating he was in support of the revised Conditions of Approval, and requested they be read into the motion if the Commission approved the project.

Commissioner Smith asked about Condition of Approval #5 regarding the equestrian trail being dedicated and how it would be maintained. Kyle responded that a trail is identified to eventually connect down at Riggs Road, and that the Town would come back later in the future to maintain the trail as apart of the master plan. Erik Swanson, Interim Planning Administrator, responded that Signal Butte Road is currently an improved road, and there are currently no plans to improve the applicable section that involves the trail being discussed. Mr. Swanson explained if the ROW was dedicated, the Town would install the trail and maintain it, as this is why the original Condition of Approval was amended to more closely frame what the original language tied to the Signal Butte Road improvements. Commissioner Smith clarified that Staff was supportive of the change. Mr. Swanson responded that Staff was supportive of the change. Sean Lake discussed how the amended language also allows the Town to improve the trail before Schnepf Farm ultimately develops.

Chairman Matheson opened the public comment. No speakers were received, so Chairman Matheson closed the public comment.

Motion to recommend approval of P19-0032 Schnepf Farms PAD Rezone, a request from Sean Lake, Pew and Lake PLC, on behalf of Mark Schnepf, for a PAD Rezone of approximately 225 acres from R1-43 to Agritainment (AT)/PAD and C-2 (Commercial) to allow future development of the existing Schnepf Farms property, located at the northwest corner of Riggs and Rittenhouse roads, subject to the amended Conditions of Approval.

1st: Young

2nd: McWilliams

Vote: 7-0

6. **Public Hearing and Possible Action on Case P18-0193 Empire Point**, a request from Sean Lake, Pew and Lake PLC, to Rezone from R1-43 to R1-5 and C-2 for a 533 lot single-family residential subdivision on approximately 180 acres located at the northwest corner of Empire Boulevard and Gary Road. (Erik Swanson, Interim Planning Administrator)

Erik Swanson, Interim Planning Administrator, introduced the project and the aerial showing the site's location. Mr. Swanson stated a concurrent Annexation of the property was also in process following the standard course of approval. Erik continued on to walk through the existing General Plan designation and zoning of the property, while also touching on surrounding zoning districts. Mr. Swanson identified how the proposed zoning is in conformance with the General Plan, and that the request is a rezoning from RU-43 to R1-5/PAD and C-2 at the commercial corner.

Mr. Swanson stated there are no deviations from the R1-5 standards, and that the PAD is used as a tool to show what is intended to be built. Erik went over the development plan, discussing the proposed lot sizes and noting that this development's lots exceed the minimum 5,000 SF area required in the R1-5 district. Mr. Swanson discussed the proposed density of 3.49 du/ac and how this is similar to the Harvest subdivision in the immediate area.

Mr. Swanson highlighted the open space standards and breakdown of how active open space is applied. Erik explained that as a part of the process, the developer will be installing wash improvements along the Sonoqui wash in the area. Mr. Swanson then walked through each phase of the development and their associated improvements to occur.

Erik stated a neighborhood meeting was held with 3 residents in attendance. Mr. Swanson reminded the Commission that a 1200' mailing boundary was notified and there has been no other input received.

Sean Lake, Pew and Lake PLC, introduced himself and the proposal to the Planning Commission. Mr. Lake started by identifying the surrounding areas, as well the General Plan designation and zoning

districts. Mr. Lake reiterated the request to rezone from the existing RU-43 (Maricopa County) to R1-5/PAD and C-2 at the corner of Empire and Gary roads. Sean described the unit count and how the proposed open space exceeds the minimum of 20% by providing a total of 29%, much of which is active open space designed to feature specific amenities for attraction within the project. Mr. Lake stated the desirable layout of the project was a product of working through the process with Staff. Sean also mentioned that a preliminary plat would be following the approval of the rezoning and annexation application.

Commissioner Spall asked if the wash will be realigned at any point? Sean responded that there will be additional Engineering involved when that stage of the plans are finalized, but that the wash would ultimately enter and flow in the same way that it currently does.

Chairman Matheson opened the public comment. No speakers were received, so Chairman Matheson closed the public comment.

Motion to recommend approval of P18-0193 Empire Point, a request from Sean Lake, Pew and Lake PLC, to Rezone from R1-43 to R1-5 and C-2 for a 533 lot single-family residential subdivision on approximately 180 acres located at the northwest corner of Empire Boulevard and Gary Road, subject to Conditions of Approval.

1st: Spall
2nd: Gillette
Vote: 7-0

- 7. Public Hearing and Possible Action on P19-0162/P19-0235 Fry's Fuel Station Conditional Use Permit and Site Plan**, a request from Alan Beaudoin of Norris Design for Conditional Use Permit and Site Plan approval for a fuel station and convenience store located in the future Fry's Marketplace commercial center at the northeast corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner)

Sarah Clark, Senior Planner/Project Manager, introduced the project and the aerial showing the site's location, highlighting that the site is within the overall Fry's development. Sarah walked through the existing General Plan designation and zoning, while explaining why the Conditional Use Permit is required. Ms. Clark presented the overall Site Plan for context.

Ms. Clark showed the elevations of the proposed fuel station and canopies, noting how the designs incorporate the same materials used on the primary Fry's building in the center. Sarah then showed the Commissioners the previously approved Fry's elevations for comparison.

Ms. Clark stated a neighborhood meeting was held on December 16th, 2019 with no members in attendance, and no questions or input have been received. Sarah concluded by noting this case would be proceeding to the May 20th, 2020 Town Council meeting if approved.

Alan Beaudoin, Norris Design, introduced himself and thanked staff for their effort. Mr. Beaudoin stated he was pleased with the final design given the approved Fry's elevations, and he was happy to answer any questions.

Chairman Matheson opened the public comment. No speakers were received, so Chairman Matheson closed the public comment.

Motion to recommend approval of P19-0162/P19-0235 Fry's Fuel Station Conditional Use Permit and Site Plan, a request from Alan Beaudoin of Norris Design for Conditional Use Permit and Site Plan approval for a fuel station and convenience store located in the future Fry's

Marketplace commercial center at the northeast corner of Ellsworth and Riggs roads, subject to Conditions of Approval.

1st: Young
2nd: Spall
Vote: 7-0

FINAL ACTION:

8. Discussion and Possible Action on P20-0043 Malone Place Parke Residential Design Review.

Mattamy Homes is requesting approval of eight (8) new standard plans with three (3) to four (4) elevations per plan to be constructed on 134 lots in Parcels 1 and 3 of the Malone Place Parke subdivision, located at the northwest corner of Ocotillo and Meridian roads. (Karolina Rodriguez, Planning Intern)

Karolina Rodriguez, Planning Intern, briefly introduced herself to the Commissioners and her schooling background. Ms. Rodriguez transitioned into the presentation by identifying the site's location, and also noting the existing lot counts and zoning.

Ms. Rodriguez outlined the plans being proposed at Parcel 1, stating there are 5 new 40' wide plans with 3 elevations each. Karolina then continued to describe Parcel 5, explaining that there are 3 new 50' wide plans with 4 elevations each. After showing the elevation renderings, Ms. Rodriguez concluded her presentation and thanked the Commissioners.

Motion to approve P20-0043 Malone Place Parke Residential Design Review. Mattamy Homes is requesting approval of eight (8) new standard plans with three (3) to four (4) elevations per plan to be constructed on 134 lots in Parcels 1 and 3 of the Malone Place Parke subdivision, located at the northwest corner of Ocotillo and Meridian roads.

1st: Spall
2nd: Gillette
Vote: 7-0

9. Discussion and Possible Action on P19-0062 The Shops at the Pecans Comprehensive Sign Plan,

a request from Vince Di Bella of Adaptive Architects Inc., for approval of a Comprehensive Sign Plan for the Shops at the Pecans commercial development located approximately 1,075-feet north of the northwest corner of Ellsworth and Riggs Roads. (Sarah Clark, Senior Planner)

Motion to approve P19-0062 The Shops at the Pecans Comprehensive Sign Plan, a request from Vince Di Bella of Adaptive Architects Inc., for approval of a Comprehensive Sign Plan for the Shops at the Pecans commercial development located approximately 1,075-feet north of the northwest corner of Ellsworth and Riggs Roads.

Sarah Clark, Senior Planner/Project Manager, introduced the project and the aerial exhibit. Ms. Clark stated there is an existing Site Plan in place for the area, and briefly presented the plan while also detailing the uses on-site. Sarah pointed out the proposed locations of the signage on the Site Plan, as well as the building elevations for context. Ms. Clark noted the wall signage shown meets the Town's allowances per the Zoning Ordinance.

Ms. Clark continued onto to show the identification signage proposed, again noting how Backyard Taco's wall signage meets the current standards set by the Zoning Ordinance. Sarah presented the elevations of the monument signage, before concluding her presentation.

Commissioner Sossaman asked if Backyard Taco could use a similar truck-style sign like they have done at their Gilbert location? Sarah Clark replied by explaining how the signage proposed in the CSP is what is being requested, so if Backyard Taco wanted to add a similar sign in the future, the CSP would need an amendment approved through the Planning Commission.

1st: Young
2nd: Smith
Vote: 7-0

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

10. Recent activity update.

Erik Swanson, Interim Planning Administrator, informed the Commissioners that Council recently approved The Academy Rezone and Site Plan at their last meeting. Erik also reported that the Schnepf Farms and Empire Point cases are both going through the Annexation request, and Council has heard them initially at their previous meeting.

Mr. Swanson concluded by providing an update on permits, stating 222 permits were issued for single-family residential lots in the month of April. Erik then compared the numbers to March (169 permits issued) and February (136 permits issued) for context.

11. 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.

None.

12. Adjournment

Motion to adjourn at 7:06PM:

1st: Young
2nd: McWilliams
Vote: 7-0



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
May 13, 2020
6:00 PM**

Following the recommendations from the Center for Diseases Control and Prevention (CDC) to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, the May 13 Queen Creek Planning Commission meeting physical attendance in the Council Chambers will be limited to members of the Planning Commission and necessary staff only.

Some members of the Planning Commission and Staff may attend electronically. Others may attend, including the public and media, by accessing and listening to the Town Council meeting online at QueenCreek.org and following the instructions on that webpage.

1. Call to Order

The meeting was called to order at 7:07PM

2. Roll Call: One or more members of the Commission may participate by telephone.

Commissioners in attendance: Smith, Gillette, McWilliams, Spall, Sossaman, Young, Matheson.

ITEMS FOR DISCUSSION:

3. 2020 Major General Plan Amendments (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, introduced herself to the Commission and began by explaining that this item was intended to provide a high level introduction and overview of the case. Ms. Sheehy began by highlighting the proposed General Plan Amendment site's location, while also stating the property is currently zoned EMP-A and EMP-B with existing agricultural uses occurring.

Ms. Sheehy presented an exhibit showing the existing General Plan designation of Industrial and the proposed General Plan designations of Neighborhood and Commercial.

Christine then walked through a timeline schedule of the case's process and next steps, in terms of upcoming meetings and review periods. Ms. Sheehy noted specifically where the case was at this point in time, and that the Commissioners would likely see this item for a work session in July.

Commissioner Smith asked if it was going from Industrial to Residential, and what was to the north of the property across Germann Road? Ms. Sheehy confirmed the proposal would turn the Industrial into Neighborhood and Commercial designations. Christine explained that to the north there is vacant industrial land within the City of Mesa's jurisdiction.

Commissioner Gillette asked if the steel company had given any pushback as they had on historically similar cases? Christine responded by stating the case has not been formally shown or opened to the public at this time, so the involvement was not quite known just yet.

Commissioner Spall asked what happens to the industrial land to the south and east of the project site, if the GPA is approved? Christine replied by saying that the other areas would not be included, so it is hard to say what would happen to them. Commissioner Spall stated she thought the other surrounding areas would then likely become residential as well.

Commissioner Smith asked where the QC Solar site is in relation to this site? Christine replied that it was to the south, and is already developed.

4. **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.

None.

5. **Adjournment**

Motion to adjourn at 7:19PM:

1st: Sossaman

2nd: Young

Vote: 7-0