



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 8, 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, Gillette, and McWilliams (Commissioner Benson 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 the December 3, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0214 "Richmond American Homes at Gateway Quarter Parcel 5 Residential Design Review." Richmond American Homes is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 75 lots at Parcel 5 of the Gateway Quarter subdivision, located at the southeast corner of Ellsworth and Germann roads.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Young

Vote: 6-0 (Commissioner Benson was absent for the role)

PUBLIC HEARING:

5. Public Hearing and Possible Action on P19-0125/P19-0126/P19-0127 QC Self Storage Rezone, Conditional Use Permit (CUP), And Site Plan, a request for Rezoning with a Planned Area Development (PAD), CUP, and Site Plan approval for development of a self-storage facility on

approximately 9.11 acres, located at the southwest corner of Germann Road and 196th St. (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, provided an aerial of the project location, an exhibit of the general plan land use designation, and an exhibit of the zoning designation for the site. Mr. Barichello summarized the request to rezone the property to Employment Type-A and approval of a Conditional Use Permit to facilitate the development of a proposed self-storage facility. Mr. Barichello noted that development of the site is proposed to occur in two phases. Mr. Barichello presented the proposed Site Plan and Landscape Plan. Mr. Barichello presented the proposed building elevations.

Mr. Barichello summarized the requested deviations to the Zoning Ordinance standard, which included a request to reduce the landscape buffer requirement from 40-feet to 10-feet. Mr. Barichello presented an exhibit of Site Plan laid atop an aerial, showing the proposed landscape buffer in relation to the surrounding properties.

A neighborhood meeting was held on September 16, 2019 with no members of the public in attendance.

Commissioner Sossaman inquired: what is the height of security wall? Mr. Barichello noted that the north elevation of Building A is acting as the perimeter of the site, which is approximately 25-feet. Mr. Barichello added that the north elevation of Building B is also acting like a perimeter wall, which is approximately 11 feet.

Motion to recommend approval of P19-0125/P19-0126/P19-0127 QC Self Storage Rezone, Conditional Use Permit (CUP), And Site Plan, a request for Rezoning with a Planned Area Development (PAD), CUP, and Site Plan approval for development of a self-storage facility on approximately 9.11 acres, located at the southwest corner of Germann Road and 196th St:

1st: Young

2nd: McWilliams

Vote: 6-0 (Commissioner Benson was absent for the role)

6. 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 (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, presented an aerial exhibit of the project location. Mr. Barichello presented an exhibit of the General Plan and zoning designation for the property. Mr. Barichello presented the proposed zoning request, which includes a request for a PAD Amendment to accomplish the following:

- 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 provided a summary of the history of the site, noting that it was originally zoned to R1-18 in 2007 and rezoned to R1-9/PAD in 2014. Mr. Barichello presented exhibits of the evolution of the development plan of the project site. Mr. Barichello presented the proposed development plan, identifying the location of proposed single-story lot restrictions.

Mr. Barichello presented the proposed development standards for the development, which included a reduction in the minimum lot width for the R1-7 district from 70-feet to 60-feet. Mr. Barichello presented a table which summarized the proposed lot size composition.

A Neighborhood meeting was held on December 19th, 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 presented the additional condition of approval #19 which stated “the proposed access point at the south east corner connecting to 219th Street shall be limited to emergency access only.”

Commissioner Spall inquired if people could use the emergency exit? Mr. Barichello noted that the gate is closed off and residents could not use it; it is meant for the fire department as a crash gate. Commissioner Spall inquired if the only entryway was on Queen Creek Road. Mr. Barichello highlighted the other access point on 220th Street.

Commissioner Gillette referenced the crash gate at the Queen Creek Equestrian Estates neighborhood. Commissioner Gillette noted that the gate also includes pedestrian gates. Commissioner Gillette inquired if a pedestrian gate will be included at the southeast emergency gate?

Gary Hayes of Law Office of Gary D. Hayes P.C., representative of the applicant, noted that he and the applicant met with neighbors prior to submitting an application to hear their thoughts on what they would want to see in the development. Mr. Hayes noted that residents asked for a few changes, including removing lots in certain locations, expanding buffers, and including rail fence, among others. Mr. Hayes presented an exhibit which compared the previously approved development plan with the surrounding area and the proposed development plan with the surrounding area.

Mr. Hayes stated that they hadn't thought of a pedestrian gate at the emergency access gate at 219th Street but it could be considered. Mr. Hayes noted that their development had to connect to the Crismon Heights to the south because the Crismon Heights development constructed an access point at 219th Street.

Commissioner Sossaman asked the applicant to expand on how the town had them connect. Mr. Hayes responded, stating that the stub makes sense to connect at that location and it is helpful to have another access for emergency purposes.

Commissioner Sossaman inquired: why not have the emergency access to the south connect to 220th Street rather than the development to the south? Mr. Hayes noted that there could be some traffic concerns and resident concerns with connecting to 220th Street.

Helen Carta, resident of Crismon Ranch Estates, inquired: what is being done about the irrigation ditches? Mr. Hayes responded, stating that the existing 220th ditch will be tiled and undergrounded. The irrigation ditch to the west of the property is not on the applicant's property and they are not going to do anything to that ditch.

Wesley Seeger, resident of Crismon Heights, thanked Commissioner Sossaman for his suggestion to turn the southeastern emergency exit onto 220th Street, rather than provide an emergency gate.

Commissioner McWilliams asked the applicant to address not moving the access to 220th Street. Mr. Hayes stated that he believes it may have some impact. Mr. Hayes noted that the current approved PAD has this access point as non-gated and full access. Mr. Hayes noted that in working with Mr. Seeger, they identified this access as an emergency access only.

Joe Passarella, county island resident east of the project site, inquired if all homes on the perimeter near his home single story? Mr. Hayes responded, stating yes the homes adjacent to Mr. Passarella's property are single story.

Commissioner Young stated that there are many turns to get out of the subdivision if you were living at the southern end of the project and noted that an exit onto 220th street would be helpful. Mr. Hayes responded stating that other residents have asked for less access onto 220th Street so they were trying to balance concerns.

Commissioner McWilliams stated that it is a better plan with the exit at the southeast of the site as originally proposed.

Mr. Ruegsegger, resident of Crismon Ranch Estates, expressed his opposition for providing more density in the area.

Commissioner Gillette asked for information on the emergency gate and its transition between Crismon Heights and the proposed development. Commissioner Gillette inquired if there is a concern for vehicles crashing through the gate in the event of an emergency. Mr. Hayes responded, stating that it is very rare for this to happen and it would only be used if the vehicle can't get in utilizing another access.

Mr. Carta, resident of Crismon Ranch Estates, expressed the need for a plan to show what development is occurring in the neighborhood. Mr. Hayes responded, stating that we can only plan what we own.

Mr. Morris, resident of Crismon Ranch Estates, expressed his opposition for the development and increased density. Mr. Morris noted that he was not contacted by the applicant to discuss the proposal. Mr. Hayes noted that he left cards in the Crismon Meadows neighborhood in August to discuss the proposed development. Mr. Hayes added that the development provides a better buffer than what is approved today.

Commissioner Sossaman stated that the plan lacks creativity particularly to the south side. Commissioner Sossaman added that the density is congregates in the middle of the site.

Commissioner McWilliams expressed concerns with the proposed use of the emergency gate. Commissioner McWilliams expressed the need to see an alternative idea to change the entry configuration at the southeast.

Commissioner McWilliams made a motion to relocate the southeast access point that the exit be provided onto 220th Street and be a normal ingress and egress point.

Motion was not seconded.

Mr. Hayes responded, stating that the applicant can change the land plan to provide an exit onto 220th Street.

Chairman Matheson inquired: if the exit went onto 220th, what would need to be done? Mr. Barichello noted that staff would have to work with the Traffic Division to confirm there were no issues.

Commissioner Matheson noted that this item could be continued if this conversation may still further evolved.

Chairman McWilliams requested additional discussion from Staff on if the change provides a benefit to the development.

Motion to continue to continue P19-0186 Madera West Estates PAD to the February 12, 2020 Planning Commission Meeting:

1st: McWilliams

2nd: Spall

Vote: 6-0 (Commissioner Benson was absent for the role)

FINAL ACTION:

1. **Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Principal Planner)

Commissioner Spall nominated Commissioner Matheson as Chair and Commissioner Young as Vice Chair.

Motion to approve Commissioner Matheson as Chair and Commissioner Young as Vice Chair.

1st: Spall

2nd: McWilliams

Vote: 6-0 (Commissioner Benson was absent for the role)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. **Recent activity update.**

None.

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.

None.

9. **Adjournment**

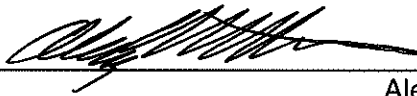
Motion to adjourn at 6:53PM:

1st: Sossaman

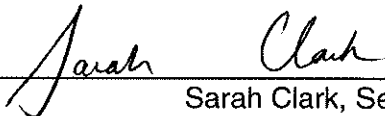
2nd: Young

Vote: 6-0 (Commissioner Benson was absent for the role)

Planning and Zoning Commission



Alex Matheson, Chairman

ATTEST: 

Sarah Clark, Senior Planner

I, Sarah Clark, 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 January 8, 2020 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.



Sarah Clark, Senior Planner

Passed and approved on February 12, 2020.