



DRAFT MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
August 12, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:05 p.m.

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

Alex Matheson	Chair	Present
Troy Young	Vice Chair	Present
Steve Sossaman	Commissioner	Present
Lea Spall	Commissioner	Present
Matt McWilliams	Commissioner	Present
David Gillette	Commissioner	Present
Bill Smith	Commissioner	Present

3. Public Comment: Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Please observe the time limit of (3) minutes. Comments may also be sent to via email to PublicComment@queencreek.org by 6:30 p.m. on August 12, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). 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 July 8, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P20-0018 Ellsworth Ranch Preliminary Plat a request from RVI for Preliminary Plat approval of an approximately 190-acre, 452-lot single-family residential subdivision located at the northwest corner of Chandler Heights and Ellsworth roads (Kyle Barichello, Senior Planner)

C. Discussion and Possible Action on P20-0090 Maracay at Madera Parcel 1A 50' x 120' Residential Design Review. Maracay Homes is requesting approval of five (5) new standard plans with three

(3) elevations each to be constructed on 105 lots at Parcel 1A of the Madera subdivision, located south of the southeast corner of Signal Butte and Queen Creek Roads. (Steven Ester, Planner I)

- D. Discussion and Possible Action on P20-0095 Maracay at Madera Parcel 1A 60' x 120' Residential Design Review. Maracay Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 70 lots at Parcel 1A of the Madera subdivision, located south of the southeast corner of Signal Butte and Queen Creek Roads. (Steven Ester, Planner I)

Motion: To approve the Consent Agenda

1st: Sossaman

2nd: Young

Absent: Smith, McWilliams

Result: Approved (5-0)

5. Public Hearings:

- E. **Public Hearing and Possible Action on P20-0092 Katsiris Rezoning**, a request by Jessica Sarkissian (Upfront Planning & Entitlements) for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial) for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway. (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, summarized the project location and gave a brief annexation history. The Earnhart/U-Haul site on the east side was annexed in 2017. A request for annexation for the Katsiris property and parcels from three other property owners was approved in 2018.

Ms. Sheehy summarized the zoning proposal to rezone 6.63 acres from R1-54 to C-2 (Commercial), which is consistent with the General Plan. A Site Plan is required and will be presented to the Commission at a future date by developers of the property in compliance with the C-2 development standards. Ms. Sheehy said a 30-foot landscape buffer is required to adjacent residential zoning districts and will be included.

Ms. Sheehy discussed neighborhood outreach and said in-person neighborhood meetings have been temporarily suspended due to the pandemic, but project contact information was provided via letters, website links and signage. She reported that only one email was received regarding height and lighting.

Ms. Sheehy stated that this project is scheduled to be heard by the Town Council on September 2, 2020 and said project representative Jessica Sarkissian is attending virtually to answer questions.

Motion: To approve P20-0092 Katsiris Rezoning, for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial) for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway.

1st: Young

2nd: McWilliams

Vote: Approved (7-0) unanimous

- F. **Public Hearing and Possible Action on P20-0058 and P20-0059 Harvest Station Commercial Rezone and Site Plan**, a request by Sean Lake (Pew & Lake) to rezone approximately 12.33 acres from R1-5/PAD (Urban Residential District) to C-2 (General Commercial District) for a shopping center development, located at the southwest corner of Riggs and Gary Roads. (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, provided a summary of the project location which surrounds the Harvest Station master planned community, The Olive Mill and a Pinal County proposed residential development. Ms. Sheehy presented the General Plan Exhibit and said the site is designated as Neighborhood, which does allow for supplemental commercial uses in compliance with the General Plan.

Ms. Sheehy summarized the proposed request to rezone 12.33 acres from R1-5/PAD to General Commercial (C-2). No PAD is requested and there are no deviations to the C-2 development standards. The applicant is proposing the use for future retail shopping. A Conditional Use Permit for a future gas station will be submitted at a later date.

Ms. Sheehy presented the proposed Site Plan, Landscape Plan and elevations for the development. She said it will include retail with a pedestrian covered walkway; a six foot screen wall and public art. Ms. Sheehy said the project meets South Specific Area Plan (SSAP) guidelines.

Ms. Sheehy summarized the neighborhood outreach for the project, where a virtual Neighborhood Meeting was held on June 11, 2020 and July 7, 2020 where no members of the public attended. Ms. Sheehy stated that this project is scheduled to be heard by the Town Council on September 2, 2020.

Commissioner Spall inquired, who the anchor user might be. Ms. Sheehy said no specific tenants were provided to the Town.

Sean Lake, of Pew and Lake spoke on behalf of the applicant. Mr. Lake summarized the project location and presented the existing and proposed zoning exhibits for the site. Mr. Lake summarized the proposed Site Plan and noted that buffers are provided for the residential Harvest Community. Mr. Lake presented a rendering of the arterial roadway art feature and the proposed building elevations and noted that the art ties in with the agritainment theme of the area.

Commissioner Smith asked if the caboose is a monument sign or is it an actual caboose. Mr. Lake responded, stating that it is an actual caboose on tracks that is proposed to be used for signage.

Commissioner Gillette asked if the caboose will be donated or is it coming from elsewhere? Mr. Lake responded, stating it would be provided by the developer.

Motion to approve P20-0058 and P20-0059 Harvest Station Commercial Rezone and Site Plan, a request by Sean Lake (Pew & Lake) to rezone approximately 12.33 acres from R1-5/PAD (Urban Residential District) to C-2 (General Commercial District) for a shopping center development, located at the southwest corner of Riggs and Gary Roads.

1st: McWilliams

2nd: Spall

Vote: Approved. (7-0) unanimous

- G. **Public Hearing and Possible Action on P20-0079 Harvest Station Multi-Family Rezone**, a request by Sean Lake (Pew & Lake) to rezone approximately 12.58 acres from R1-43 (Rural

Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast corner of Riggs and Gary Roads. (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, summarized the project location. She said it located across from the Harvest Station Commercial project that was just discussed. Ms. Sheehy presented the General Plan Designation (Neighborhood) and she noted that it allows for high density multi-family developments.

Ms. Sheehy summarized the proposed request for a rezone of 12.58 acres from R1-43 to High Density Residential (HDR). She said that a Site Plan was not submitted with the rezoning, and noted that a Major Site Plan will need to be submitted in the future. At this time the applicant is just requesting the HDR zoning change and she said they are not asking for any deviation from the HDR standards.

Ms. Sheehy summarized the Neighborhood Outreach for the project, noting that a virtual neighborhood meeting was held on July 11, 2020 and July 7, 2020 with no members of the public in attendance. Ms. Sheehy said she received a call from a resident who inquired if the project would be low income housing, and Ms. Sheehy stated that the project would be market rate housing. Ms. Sheehy stated that the project is scheduled to be heard at the September 2, 2020 Town Council meeting.

Sean Lake, of Pew and Lake spoke on behalf of the applicant. Mr. Lake summarized the project location and existing site characteristics. Mr. Lake presented the existing and proposed zoning exhibits for the site. Based on the Queen Creek market, Mr. Lake said multi-family is a good fit for this project. Rentals in Queen Creek are second to Scottsdale and he projected a high rent quality project.

Mr. Lake noted that no deviations are being requested from the ordinance and a Site Plan for the site would be presented to the Town at a later date. He explained that the applicant wants to rezone first to identify the land use. Mr. Lake presented an exhibit of a conceptual site plan for the site.

Commissioner Sossaman inquired, what is the maximum height of buildings under HDR zoning and what is the maximum height of the commercial zoning across the street. Ms. Sheehy stated that the maximum height for commercial is 48-feet and the maximum height in HDR is 40-feet.

Commissioner McWilliams inquired if the applicant knew what was developing in the county to the southeast of the site. Mr. Lake responded, that is being developed as future residential development in Pinal County.

John Del Arroyo, 1317 W. Belmont Red Trail, resident of San Tan Valley asked if this complex is going to be a secure gated community. Mr. Lake responded that more than likely this will be a gated community, but highlighted that it is unknown for certain until a developer is identified. Mr. Lake noted that this will be presented to the Commission at a later date.

Marical Santolaya, who did not provide an address, submitted a comment card in opposition of the item.

Jason Eisenberg, 5129 E Calle del Norte, Phoenix AZ, submitted a comment card in support of the item.

Motion: To approve P20-0079 Harvest Station Multi-Family Rezone, a request by Sean Lake (Pew & Lake) to rezone approximately 12.58 acres from R1-43 (Rural Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast corner of Riggs and Gary Roads.

1st: Gillette

2nd: McWilliams

Vote: Approved. (7-0) unanimous

6. Final Action:

None.

7. Items for Discussion:

None.

8. Administrative Items:

A. Recent activity update.

Erik Swanson, Interim Planning Manager, provided the following updates:

- The proposed 2020 Major General Plan Amendments were withdrawn
- Chairman Matheson and Commissioner Spall and Vice Chair Young were reappointed at the August 5 Town Council meeting.
- The Desert Horizon Conditional Use Permit (CUP) was approved at the August 5, 2020 Town Council meeting.
- 164 single family residential permits were approved for July. Mr. Swanson noted that the average is approximately 145 per month. Mr. Swanson added that we are 33% above where the Town was this time last year.
- Planner Kyle Barichello is leaving the Town to take another position and he was acknowledged for his contributions to the Planning Department.

The Commission thanked Kyle for his work.

B. 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:

The meeting adjourned at 7:02 p.m.

TOWN OF QUEEN CREEK

Alex Matheson, Chair

ATTEST:

Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Regular Session Minutes of the August 12, 2020 Regular Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: