



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
FEBRUARY 12, 2020
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order at 6:37PM.

2. Roll Call (one or more members of the Commission may participate by telephone)

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

ITEMS FOR DISCUSSION

These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

3. Transportation Engineering Division (Mohamed Youssef, Deputy Public Works Director)

Mohamed Youssef, Deputy Public Works Director, introduced himself to the Commission and summarized his background. Mr. Youssef summarized the relationship between traffic engineering and land use. Mr. Youssef summarized some of the roles and responsibilities of the division including designing traffic signals, signal maintenance, signal timing, pavement markings, and signing.

Mr. Youssef noted that a traffic signal optimization study was done for the Town four years ago, but the study hasn't been updated due to construction. Mr. Youssef added that the Town is in the process of modifying signal timing, particularly for the weekend.

Mr. Youssef identified the national standards used by the Transportation Division including the Manual on Uniform Traffic Control Devices. Mr. Youssef summarized the studies completed by the Department, including speed studies, providing an overview of what a speed study does and how its results focus on engineering issues versus enforcement issues.

Mr. Youssef noted that the Town assists with the design traffic control and inspections for construction zones.

Mr. Youssef summarized the Town's use of CCTV. Mr. Youssef noted that the Town does not record anything on CCTV.

Mr. Youssef provided an aerial exhibit showing the population of Queen Creek, the population of San Tan Valley and the single access to the freeway system. Mr. Youssef presented an exhibit of the Queen Creek Grid System at Build Out.

Mr. Youssef pointed out the Town's unique challenges to transportation including the railroad and wash crossings.

Mr. Youssef highlighted the importance of managing access points in the Town.

Mr. Youssef summarized the Level of Services for traffic. Mr. Youssef noted that the Town tries to maintain a Level of Service D when a development comes in, noting that if the Level of Service is lower than D, the developer would be required to make traffic control changes, such as a signal or turn lane. Mr. Youssef noted that vehicle capacity is higher on roads that are better managed.

Mr. Youssef summarized the transportation projects in the next 2 years.

Commissioner Spall: do different cities and Towns have lagging turning signals? Mr. Youssef responded, stating that it's a case by case basis. Mr. Youssef added that Queen Creek uses the leading left turn and Gilbert and Scottsdale are the only two cities in the valley using a lagging left turn.

Commissioner McWilliams inquired: what other things are we doing to help alleviate traffic, given the increasing population? Mr. Youssef responded, summarizing projects being undertaken by the Town including identifying Germann Road as a Road of regional significance, moving into more technology, participating in the commuter rail study and the north-south corridor project, and working with Pinal County.

4. Ocotillo 11 Update (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, noted that there was a neighborhood meeting held for the proposed project, with a majority of those in attendance from the Will Rogers neighborhood to the south of the project site. Mr. Barichello noted that the overwhelming feedback was that those in attendance were supportive of looking ahead at this area and propose something that is scaled to the area.

Mr. Barichello presented the aerial of the project location and briefly summarized the project. Mr. Barichello summarized the impetus behind the proposed project. Mr. Barichello noted that the process for the project would include a text amendment for the new Residential Commercial (RC) zoning district and a PAD rezone case to rezone the 11 lots to RC with a PAD Overlay. Any future businesses would submit an Administrative Site Plan application for approval.

Mr. Barichello summarized the proposed permitted uses. Mr. Barichello added that residential uses would still be allowed so there is no pressure or requirement for existing homes to convert to commercial.

Mr. Barichello summarized the proposed performance criteria which include:

- No outdoor display of goods
- Outdoor storage shall be fully screened
- Business operations inside buildings only
- Parking in rear of site
- Property line walls

Mr. Barichello summarized the proposed landscape buffers which include a 15-foot rear yard landscape buffer for commercial uses and a front yard landscape buffer.

Mr. Barichello summarized the traffic and parking considerations for the area, which included minimizing traffic conflicts, no back outs onto Ocotillo, new uses must meet traffic and parking standards and new uses must receive final approval by the Town.

Mr. Barichello presented a site plan example of an existing home and a site plan of a home that converted to a commercial use. Mr. Barichello presented the proposed design guidelines. Mr. Barichello presented photo redevelopment examples consistent with the proposal.

Mr. Barichello presented the proposed project phasing. Mr. Barichello summarized the project process and upcoming next steps

Commissioner McWilliams inquired: what is the buffer that Cambridge Academy provided adjacent to Will Rogers? Mr. Barichello, presented an aerial exhibit of the Cambridge Academy site. Commissioner McWilliams pointed out that the parking is immediately adjacent to the shared wall at Cambridge Academy.

Commissioner Benson: how does the buffer help the future commercial developments? Mr. Barichello noted that Staff has worked with the existing property owners, including those interested in converting to commercial, on the proposed landscaped buffer.

Commissioner Young inquired: what if multiple property owners wanted to combine lots and propose a coffee shop, would it be acceptable? Mr. Barichello noted that through the Pre-Application process, Staff would have a more complete view of the proposed use, but the proposed permitted uses for this zoning district does not target restaurants due to potential traffic concerns.

Commissioner McWilliams inquired: are there exceptions for properties that have existing buildings within the rear landscape buffer area? Mr. Barichello noted that the buildings are currently grandfathered and residents are not required to comply with this requirement.

Commissioner Sossaman inquired: if a coffee use with sufficient parking and circulation was proposed, would they not be able to utilize outside area for dining? Mr. Barichello noted that the proposed project was not targeting restaurants, but Staff is open to input. Commissioner Sossaman expressed that the proposed rules may be too restrictive, including the landscape buffer and not being able to utilize the outdoor area for work.

Commissioner Sossaman inquired: is there a lot coverage maximum? Mr. Barichello noted that the maximum lot coverage would be 80 percent. Mr. Barichello added that the 15-foot landscape buffer is also a requirement in the Downtown Core.

Commissioner Sossaman expressed that he doesn't believe traffic would be as much of a concern in this area as previously expressed by others. Commissioner Sossaman expressed the need to open up possibilities. Commissioner Sossaman added that he would like to open up the conversation about being allowed to use the outdoor area.

Commissioner Gillette expressed his support for allowing restaurants, similar to Downtown Gilbert. Commissioner Gillette inquired: if any home owners have expressed selling their homes to be developed into commercial? Mr. Barichello noted that some residents have expressed that they are aware of the opportunity. Mr. Barichello added that the Downtown Core is the area where downtown development is focused.

Mr. Barichello noted that a restaurant is required to park 1 space for 50 square feet of area of area, where a 1,600 square foot restaurant would require 30 parking spaces and compared this with the size of the lots included in this project. Mr. Barichello added that a PAD Amendment could be submitted in the event that the initial zoning could not accommodate an alternative request.

Chairman Matheson inquired: if a property converts to a commercial use, could it revert back to residential? Mr. Barichello responded stating yes it could revert.

ADMINISTRATIVE ITEMS

5. Recent activity update.

None.

6. 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.

7. Adjournment

Motion to adjourn at 7:27PM:

1st: Benson

2nd: Young

Vote: 7-0 (unanimous)

TOWN OF QUEEN CREEK

Alex Matheson, Chair

Sarah Clark, Senior Planner

Passed and approved on March 11, 2020