



DRAFT MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
November 10, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 p.m.

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

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

3. Public Comment: Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. 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 October 14, 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.

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 October 14, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P20-0154 Richmond American Homes Residential Design Review. Richmond is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 51 lots in Parcel 2-2 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)

C. Discussion and Possible Action on P20-0110 Zimmerman Dairy/ North Creek Preliminary Plat, a request from Drew Huseth of Woodside Homes, for a Preliminary Plat approval for Phase 1 of the

North Creek community, consisting of 365 single-family lots on 105 acres, located generally at the southeast corner of Meridian and Germann roads. (Sarah Clark, Senior Planner/Project Manager)

Motion: To approve the Consent Agenda

1st: Sossaman

2nd: Smith

RESULT: Approved (6-0)

5. Public Hearings:

- A. Public Hearing and Possible Action on P20-0048 and P20-0052 The Bungalows at Combs and Gantzel PAD Rezone and Site Plan**, a request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for 236 units on approximately 19.9 acres, located west of the northwest corner of Combs and Gantzel roads. (Steven Ester, Planner II)

Steven Ester, Planner II, introduced the Bungalows at Combs and Gantzel project located west of the northwest corner of Combs and Gantzel roads and summarized the surrounding properties. He said the applicant is requesting a PAD rezone from Rural Estate (R1-43) to Medium Density Residential (MDR) to allow for an attached and detached single-story multi-family gated residential rental community with private backyards. The current zoning is C-2 (General Commercial).

Mr. Ester said the project will have 470 parking spaces and exceeds the 20% open space requirement with 36% open space (7.16 acres). Mr. Ester reviewed the landscape plan and access points which are designed to have an enhanced sense of arrival. He noted that the landscape features are spread across the development to emphasize a residential character.

Mr. Ester summarized the project amenities which support the theme of the South Area Specific Plan. He reviewed the various elevations which are designed much like single-family homes and said amenities include clubhouse, spa, pool, and open common areas.

Mr. Ester outlined the three (3) deviations to the Zoning Ordinance that were requested:

1. Reduce the required building separation of 15 feet to 10 feet
2. Reduce the required buffer area to the north from 15 feet to 10 feet
3. Reduce the required buffer area on the west from 10 feet to 5 feet

Mr. Ester reported on feedback from the Economic Development Department staff regarding concerns when property is rezoned from commercial to residential. He said the Economic Development staff performed an internal analysis along with the findings from a recent market analysis and land use study completed by Elliot Pollack Company. They considered several factors such as size of remaining commercial parcel; changing retail market conditions; location of project; existing commercial in the area and increased household spending with higher density projects and they had no concerns with the project.

Mr. Ester said several questions were raised at neighborhood meetings regarding access to county properties to the north; easements for continued horse and trailer use; fire and emergency services; proposed density; future commercial development to the east; and future use of Sangria Lane. All questions were addressed and the applicant agreed to add a 15 foot wide chip-sealed access for private use for the Pinal County area residents, which received support from neighbors.

Sean Lake presented project information on behalf of the applicant. He gave an overview of the preliminary development plan, amenities, elevations and provided conceptual imagery of design elements.

Mr. Lake discussed access points for the surrounding properties. The primary questions from residents concerned access to existing Pinal County properties to the north. Mr. Lake said the applicant will provide neighbors to the north private access to Combs by a 15 foot "alley" on the Bungalow property and the developer will landscape another 10 feet. Written support of this access agreement was received by ten (10) neighbors.

Mr. Lake said there was a lot of discussion on how Sangria Lane would be used and additional meetings are planned to resolve concerns and find solutions. He said the developer will work with Town Traffic Engineering Division to address this prior to submittal of permits as outlined in Condition of Approval #11. Mr. Lake noted that staff recommends project approval and property owners agree with Condition of Approval #11.

Commissioner Smith asked if Town traffic engineers looked at the project access and Fire Department access. Mr. Lake said future plans for Fire are being worked out and the west boundary is just for emergency access. He said Sangria Road and their portion of Combs will be improved and they will work with the Fire Department. He added that Condition of Approval #11 addresses this.

Commissioner Leah Spall had concerns with school traffic and peak hours.

Commissioners had additional questions on the Sangria Road alignment and entry points for the future Fire Department and Fry's and asked if the Town was comfortable with this.

Planning Administrator Erik Swanson said there has been extensive discussion with Town traffic engineers. They recognize the concerns of the ALA Campus and all parties have agreed to explore a wide range options to relieve congestion. Options to consider include a signal at Sangria Lane, punch outs and Combs Road common access points. Mr. Swanson said he has confidence that the traffic team will address the concerns in Condition #11 and explore all options to make the best decisions.

Commissioner Smith asked if Condition #11 will be vetted out before going to Council. Mr. Swanson said it is not likely that a clear cut answer will be available in time.

Commissioner Sossaman said that Condition #11 is there to address traffic solutions down the road and there should be a solution available by that time. He said this gives the applicant the ability to move forward and to properly line things up, noting that the commercial project is not even there yet.

Mr. Lake summarized that Sangria Lane is the only access to Combs and Sangria is shared with commercial. He said the developer is working with the Fire Department to work out the solution. When the final stages and the Fire Department entrance is determined we can line up the traffic signal. Mr. Lake said that leaving it open at this point may provide for better solutions later on and leave us open for better options.

Motion: To approve P20-0048 and P20-0052 The Bungalows at Combs and Gantzel PAD Rezone and Site Plan subject to the Conditions of Approval.

1st: Sossaman

2nd: McWilliams

AYES: Young, McWilliams, Sossaman, Smith, Gillette

NAYES: Spall

RESULT: Approved (5-1)

- B. Public Hearing and Possible Action on P20-0085 Madera MDR PAD Amendment**, a request by Garry Hayes on behalf of Communities Southwest for an amendment to the Madera PAD to reduce the size of the General Commercial (C-2) parcel located at the southeast corner of Signal Butte and Queen Creek roads from 26.6 acres to 9.13 acres and amend the remaining 17.5 acres from C-2 to Medium Density Residential (MDR) to accommodate a single-story attached and detached multi-family for rent community. (Sarah Clark, Senior Planner/Project Manager)

Senior Planner Sarah Clark introduced the Madera MDR PAD Amendment located at the southeast corner of Signal Butte and Queen Creek roads. The General Plan designation is Neighborhood and the existing zoning is C-2/PAD overlay.

Ms. Clark provided zoning history, explaining in 2016 the property was rezoned to R1-5 (Urban Development District), R1-7 (Urban Development Type A District) and C-2 (General Commercial) with three separate commercial corners. In 2017 Town Council approved an amendment to reorganize the residential and consolidate the commercial corners. Ms. Clark said the PAD request today is to reduce the size of the C-2 (General Commercial) from 26.6 acres to 9.13 acres and amend the remaining 17.5 acres to MDR (Medium Density Residential) for a single-story attached and detached rental community.

Ms. Clark said the Site Plan is not included, but a conceptual site plan has been provided showing 175 single story units for rent, landscape buffers, amenities and elevations. The applicant will submit a site plan at a later date that will comply with the conceptual plan being presented and will include access points. The applicant requested one deviation to the plan to reduce the required building separation of 15 feet to 10 feet. Planning staff supports the deviation.

Ms. Clark reported on the economic impact due to the reduction of the commercial corner in relation to the future State Route 24, which was an initial concern of the Economic Development staff. As part of the review process the Town hired Elliot D. Pollack to perform a study to evaluate the current and future commercial demands in the area. They looked at surrounding areas, estimated population growth, and demand for dedicated commercial uses. The results of the

analysis showed changing retail trends and found the area is oversaturated and too much commercial may not be viable for the amount of projected residential in the area.

Ms. Clark said neighborhood meetings were held and there was no public attendance and no calls were received. The amendment is scheduled for the December 2, 2020 Town Council Meeting

Applicant Garry Hayes presented on behalf of Community Southwest. He said they are in the process of developing the Site Plan and explained that the reason for the conceptual site plan is they want the consumers to know what will be developed in the commercial portion behind the residential first. Mr. Hayes said commercial developers are very particular in choosing where to locate and some of the challenges for the site include the SRP easement and the location is set too far off road. He referenced the Pollack reports and said the results matched what they are experiencing. He said commercial developers are very selective and the area is oversupplied. He said the zoning change to residential will help future commercial sites. Mr. Hayes commended staff for their time and attention and said it was a good experience working in Queen Creek.

Commissioner Spall asked for more information on Condition of Approval #5.

Mr. Hayes read Condition #5 which was a timing condition proposed by the applicant.

Condition #5: Construction shall commence above foundation walls within three years of the effective date of the ordinance granting this rezoning or the Town shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

Commissioner Gillette asked for confirmation that this will be the second multi-family development in this block. Ms. Clark said that is correct, the other development is located at the southeast corner of Ocotillo and Signal Butte.

There were no public comments.

Motion: To approve P20-0085 Madera MDR PAD Amendment subject to the Conditions of Approval.

1st: Spall

2nd: Smith

RESULT: Approved (6-0)

6. Final Action:

None.

7. Items for Discussion:

None.

8. Administrative Items:

A. Recent activity update.

Planning Intern Laney Corey reported 186 new single family home permits in September 2020 and 219 permits in October 2020. She noted the increase from last year with 142 single family home permits in October 2019.

Mr. Swanson provided the following updates from the November 4, 2020 Town Council Meeting:

- The Zoning Ordinance Text Amendment, Article 6.12 Recreational Marijuana, was approved by Town Council. Staff will provide updates regarding the Election results.
- The U-Haul Conditional Use Permit/Site Plan and the Queen Creek Station South Phase II Rezone and Site Plan were approved unanimously by Town Council.
- The Zimmerman Dairy/North Creek PAD Rezone passed with a 4-3 Town Council split vote.

Mr. Swanson introduced the new Planner, Mallory Ress. Ms. Ress provided a brief background of her work history and said she switched to planning after a career in law. She practiced land use law and elder law prior to her position as a planner for the City of Tucson.

B. Summary of Events from members of the Commission and staff. The Commission may not deliberate take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

Commissioner Sossaman announced a Veteran’s Day Event at 8 a.m. at Schnepf Farms Cemetery.

9. Adjournment

The meeting adjourned at 7:15 p.m.

TOWN OF QUEEN CREEK

Troy Young, Vice-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 November 10, 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: