



DRAFT MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
February 10, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 p.m.

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

Troy Young	Chair	Present via WebEx
David Gillette	Vice Chair	Present via WebEx
Matt McWilliams	Commissioner	Absent
Alex Matheson	Commissioner	Present via WebEx
Bill Smith	Commissioner	Present via WebEx
Steve Sossaman	Commissioner	Present via WebEx
Lea Spall	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 5:30 p.m. on December 9, 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 January 13, 2020 Planning Commission Meeting Minutes.

Motion: To approve the Consent Agenda

1st: Spall

2nd: Gillette

RESULT: Approved (6-0)

ABSENT: McWilliams

5. Public Hearing:

- A. Public Hearing and Possible Action on Case P20-0150 and P20-0151 The Residences at QC Commons PAD Rezone and Site Plan, a request for a PAD rezone from R1-43 and R1-35 to Medium Density Residential (MDR)/PAD and Site Plan approval for 270 units on approximately 26.07 acres, generally located at the northeast corner of Ellsworth and Riggs roads, wrapping the future Fry's Marketplace center. (Sarah Clark, Senior Planner/Project Manager)**

Senior Planner Sarah Clark introduced The Residences at QC Commons PAD Rezone and Site Plan located at the northeast corner of Ellsworth and Riggs road, wrapping the future Fry's Marketplace center for a Medium Density Residential project consisting of 270 units with a proposed density of 10.4 du/acre. She pointed out the surrounding properties and existing zoning.

The applicant is requesting a PAD Rezone from R1-43 and R1-35 to all MDR and a Site Plan for 270 dwellings on 26.07 acres. The site plan consists of a mix of attached and detached single story homes with private backyards. It includes 505 parking spaces and 20% of open space proposed with 4.2 acres of active open space.

Ms. Clark said there is one proposed PAD deviation reducing building separation from 15 feet to 10 feet. She noted that this has been approved at all other similar developments of this kind.

Ms. Clark said the main entrance for The Residences at QC Commons will be located off of Ellsworth Road with secondary access on Riggs Road. Ms. Clark gave a brief overview of elevations, floor plans and the landscape plan that includes a 30-foot landscape buffer along the Ellsworth and Riggs Road frontages. She pointed out several unique amenities to the project:

- Fenced in lighted walking paths surrounds the entire community maximizing the use of the 30-foot buffer
- Increase the trees in the area that is adjacent to existing 1-acre lots to beef-up the buffer
- Removal all landscaping that is toxic to horses
- Includes pedestrian gates at access points to Fry's Marketplace center
- Each garage will come with a garage door opener and garage closets for extra storage to ensure that garages will be used for parking
- Multi-use trails with connections to Ellsworth Road & Riggs providing access to the Sonoqui Wash trail

Adam Baugh, representing the applicant, gave a brief overview of the project. He spoke about the compatibility of the project in relation to the Fry's shopping center. He said it is a high quality project designed to look like single family homes with many strategic amenities. He said it is an ideal transition between a shopping center to single-family neighborhood. Mr. Baugh said the applicant is considerate of Queen Creek's General Plan and the project helps sustain future workforce and employment and provides diversity.

Mr. Baugh said they performed neighborhood outreach before submitting the project and met with neighbors to resolve any concerns. He said there was no opposition to the case and it received approval from staff.

There were no public comments and the Public Hearing was closed.

The Commission said they appreciated feedback from the residents and the work done by the developers and staff.

MOTION: To approve Case P20-0150 and P20-0151 The Residences at QC Commons PAD Rezone and Site Plan, a request for a PAD rezone from R1-43 and R1-35 to Medium Density Residential (MDR)/PAD and Site Plan approval for 270 units on approximately 26.07 acres, generally located at the northeast corner of Ellsworth and Riggs roads, wrapping the future Fry's Marketplace center.

1st: Matheson

2nd: Sossaman

RESULT: Approved (6-0)

ABSENT: McWilliams

5. Final Action:

None.

7. Items for Discussion: *These items are for Commission discussion only and no action will be taken. In general no public comment will be taken.*

None.

8. Administrative Items:

A. Recent activity update.

Planning Administrator Erik Swanson provided the following updates:

- Riggs and Hawes Rezone – approved by Town Council
- Sossaman Farms West Rezone – approved by Town Council
- January Single Family Home Permits - 164

9. 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.

10. Adjournment

The meeting adjourned at 6:27 p.m.

TOWN OF QUEEN CREEK

Troy Young, 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 February 10, 2021 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: _____
THESE ARE DRAFT MINUTES AND ARE NOT APPROVED.