



DRAFT MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
April 14, 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	Present via WebEx
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 March 24, 2021 Planning Commission Meeting Minutes.

Motion: To approve the Consent Agenda

1st: Sossaman

2nd: Gillette

RESULT: Approved unanimously (7-0)

5. **Public Hearing:**

- A. **Public Hearing and Possible Action on P20-0206 Power and Chandler Heights Center**, a request by Wendy Riddell, (Berry Riddell, LLC) for a rezoning of approximately 4.98 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for future commercial uses consistent with the General Plan, located north and east of the northeast corner of Power and Chandler Heights roads. (Christine Sheehy, Principal Planner)

Principal Planner Christine Sheehy introduced the Power and Chandler Heights Center rezone for 4.98 acres from Rural Estate (R1-43) to General Commercial (C-2) for future commercial uses. She pointed out nearby properties and existing zoning designations and said the property wraps the existing Circle K at the northeast corner of Power and Chandler Heights. The rezone is consistent with the General Plan and a site plan will be submitted in the future, which will include the required 30-foot landscape buffer adjacent to the residential zoned properties. Ms. Sheehy said all other C-2 requirements apply and the applicant is not asking for any deviations.

Ms. Sheehy said that a letter of support was received tonight from landowners abutting the site. A neighborhood meeting was held and the questions raised were in regards to the site plan submittal (which will occur after the rezone); CC&R's (the Town does not regulate or enforce CC&Rs); and prevention of future commercial zoning. Following the meeting, staff received one letter in opposition stating concerns with CC&R conflicts, traffic, noise, parking lots and additional buildings.

Wendy Riddell, applicant from the law firm Berry Riddell, provided a brief presentation of the project and said the request is consistent with the Town's General Plan use for commercial which had been in effect since 2002. She said they are not seeking any deviations. She discussed the Power & Chandler Heights CIP improvement projects by the Town and said the project will maximize the Town's investment with the commercial use.

Ms. Riddell addressed the CC&R question regarding an item in the recorded CC&R from 1972, which restricted commercial. She said this was removed in Superior Court in 2015 and there is no CC&R for this site (lot 46) that limits commercial. She said the project has community support and said an additional comment from an abutter was recently received requesting a solid masonry wall around the eastern boundary and the abutter also wanted assurance that a nightclub would not be included in the project. Ms. Riddell committed to the construction of a masonry wall along the eastern boundary and assured him that a nightclub could not be built without an additional conditional use permit under the C-2 designation.

Motion: To approve P20-0206 Power and Chandler Heights Center Rezone subject to the Conditions of Approval and with the stipulation that the applicant will construct a masonry wall around the eastern boundary.

1st: Gillette

2nd: Smith

RESULT: Approved unanimously (7-0)

6. Final Action:

- A. Discussion and Possible Action on P21-0025 Acero Queen Creek Site Plan**, a request from Andrew Busching of the IDM Group for Site Plan approval of a 476-unit multi-family family development on a 24.25 acre site, located west of the southwest corner of Ellsworth and Queen Creek roads. (Steven Ester, Planner II)

Planner Steven Ester introduced the Acero Queen Creek Site Plan for a 476-unit multi-family apartment development on Ellsworth and Queen Creek roads. He outlined the surrounding properties and said the current zoning is Mixed-Use with a Planned Area Development (PAD) Overlay. The General Plan designation is Urban and he said the Town historically supports multi-family and commercial in this area. Mr. Ester provided a brief history of the Ellsworth and Queen Creek PAD that was Council approved on April 1, 2020 and said this is the first site plan request for this PAD. Two stipulations were added to the PAD request relating to the multi-family (maximum building height and density) and both standards have been satisfied.

Mr. Ester reviewed details of the site plan that includes 27 buildings consisting of one, two and three bedroom units. Mr. Ester discussed access, parking, elevations, open space and landscaping requirements. He pointed out the buffering from residential neighborhoods that will be included which consists of a 6-foot decorative theme walls on the north and southwest edges; 320 feet total buffering on northern edge; 80 feet on southwest edge; and 15 feet on the east side which is intended to create a walkable transition to the future commercial. There were no neighborhood meetings required.

Applicant Jordan Gaither of VP Construction/IDM Group gave a background of the company values and their projects in other cities. He said it is the first project in Queen Creek and they are committed to constructing an attractive, luxury product for long-term residency.

Brandy Wilson from IDM outlined site amenities such as custom designed pools, dog parks, play areas and clubhouse amenities. She presented exterior elevations with a variety of materials intended to create visual interest. She said interior design and balconies are designed for luxury contemporary living and she said each project is uniquely designed to fit the community it is built in.

Commissioner Sossaman asked how the project fits into the surrounding community. Mr. Gaither said the project is located in a dense area with a lot of activity and he addressed traffic flow integration with intersections and the commercial.

Mr. Esther said that the Walnut intersection will be a fully signalized traffic intersection at buildout.

Vice Chair Gillette commented on the variety of quality amenities and said it is in line with the General Plan. He asked if there will be any site restrictions with the QC Station residents in regards to views (mountains). Mr. Gaither said a line of site study was performed on how they would view the project itself but not particularly from the mountains.

Mr. Ester discussed the extra buffering and setbacks and said there was a focus on how to orient the buildings in regards to line of site, due to the oddity of the triangular shaped lot. He said the applicant was allowed to go up to a higher height; but did not.

Commission Spall asked if they have any completed projects in the East Valley. Mr. Gaither said there are projects in Gilbert (Acero Cooley and Acero Val Vista) and in one in East Mark in Mesa.

Motion: To approve P21-0025 Acero Queen Creek Site Plan, subject to the Conditions of Approval.

1st: Spall

2nd: Smith

RESULT: Approved unanimously (7-0)

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

Discussed at Work Study Session.

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 6:50 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 April 14, 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



DRAFT MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
April 14, 2021

1. Call to Order

The meeting was called to order at 6:51 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	Present via Web Ex
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. Items for Discussion: These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

A. Economic Development Program of Work Overview (Doreen Cott, Economic Development Director)

Economic Development Director Doreen Cott outlined the role of her department, which includes the Economic Development Division, Horseshoe Park and Equestrian Centre (HPEC), and the Economic Development Commission/Downtown Arts & Placemaking Subcommittee. The department is responsible to attract and retain businesses and help them grow and expand in Queen Creek and to stay informed with local and regional issues that will affect development in Queen Creek.

Ms. Cott said the Economic Development Strategic Plan was recently updated and she gave a brief overview on the following:

- **Economic Development Program of Work**
Five target sectors were identified along with strategic focus areas.
- **Downtown Core Update**
The updated Town Center Plan identified a downtown core and new design guidelines

were developed to assist with new development. The East/West Connector Roads start construction in September and underground drainage design is underway to make the smaller lots in downtown more developable. The department is seeking direction from Council on RFP's proposals for Town-owned downtown sites; and the Circle K Land Exchange is almost complete.

- **Downtown Arts & Placemaking Committee Update**
An art contest for design of a re-usable Shop QC shopping bag was held and new bags with winning designs will be available soon.
- **State Land Projects**
State Land Annexation and the recent rezone resulted in a tremendous amount of leads for Queen Creek from large developers looking for large land sites.
- **Invest the QC Website**
A stand-alone website with Information for businesses and Economic Development information was developed.

The Commission asked what the vision is for the Downtown in regards to walkability, parking and development. Ms. Cott said the East/West Connector roads will have on-street parking, a parking analysis will be performed and shared parking will be considered. She said it will be important to bring in new business and development in the downtown area and the improvements will help attract a developer.

B. Council Strategic Planning Session Update (Brett Burningham, Development Services Director)

Development Services Director Brett Burningham said his division includes Planning & Zoning, Code Enforcement, Building Safety and Engineering. Annually they review efficiencies to see where improvements can be made. Mr. Burningham outlined the following proposals for 2021:

1. Planning - Develop an FAQ document for residents to summarize zoning setbacks
2. Planning - Text Amendment for Residential Design Review process (see Item C.)
3. Engineering – Reduce plan review for Minor Land Divisions. Completed.
4. Engineering - Update and simplify Engineering Pre-Application (provide checklists)
5. Building Safety - Develop a standard plan process for Residential Solar Panels Permit, saving two weeks of review time for applicants.
6. Building Safety - Develop a final inspection sticker for new homes at the electrical box, that will serve as their Certificate of Occupancy and they can take a picture of it.

C. 2021 Text Amendments (Erik Swanson, Planning Administrator)

Planning Administrator Swanson introduced the Residential Design Review (RDR) Amendment which proposes to amend the process so homebuilders who have received RDR approval within the past 12 months are able to use the approved housing product in other parcels/subdivisions without requiring an additional RDR approval (administrative approval would be required).

Mr. Swanson said currently all housing products require RDR staff and Planning Commission review and approval to meet standards. He discussed the benefits, which would save homebuilders approximately 3-6 months of approval time and would reduce staff review times for a product that has already been reviewed. He said there are considerations to work through to assure a quality unique product that fits the area.

Commissioner Sossaman asked how did you come up with the 12 month approval time frame and suggested that it could be lengthened due to the amount of time it takes to build a subdivision. Mr. Swanson said they considered change in market standards and said they will reach out to the development community for feedback on the new amendment.

Mr. Swanson concluded with department updates, reporting that 182 single-family home permits were issued in March 2021. Year-to-date 562 residential permits have been issued which is up 24% from the same time last year.

Mr. Swanson reported that Town Council approved the State Land Project; the Jorde Farm South Annexation; and recommended changes to the current code for mobile food trucks at their last meeting.

Mr. Swanson said that with the implementation of vaccines we have potential for in-person meetings in May; however, no decisions have been made yet.

4. Adjournment

The meeting adjourned at 7:36 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 Work Study Session Minutes of the April 14, 2021 Work Study 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: