



MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
Virtual Meeting
March 24, 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 February 10, 2021 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P21-0015 Meritage Homes at Spur Cross Residential Design Review. Meritage Homes is requesting approval of five (5) new standard plans with four (4) elevations each to be constructed on 59 lots at Parcel 1 of the Spur Cross subdivision, located north of the northeast corner of Signal Butte and Ocotillo roads. (Steven Ester, Planner II)

- C. **Discussion and Possible Action on P20-0200 Pulte Group Residential Design Review.** Pulte Group is requesting approval of five (5) standard plans with three (3) elevations each to be constructed on 80 lots in Parcel 3-1 of Harvest Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)

Motion: To approve the Consent Agenda

1st: Matheson

2nd: Spall

RESULT: Approved unanimously (7-0)

5. **Public Hearing:**

- A. **Public Hearing and Possible Action on case P21-0047 Arizona State Land Department Specific Plan Amendment**, a request from Carolyn Oberholtzer (BFSO) to Rezone approximately 950 acres of the State Land Specific Plan creating a new zoning designation of Urban Employment located north and east of the northeast corner of Germann and Meridian roads. (Erik Swanson, Planning Administrator)

Planning Administrator Erik Swanson introduced the Arizona State Land Department Specific Plan Amendment, noting that the plan was approved by the Planning Commission and Town Council at the end of 2019. He said tonight's amendment to the Specific Plan is to rezone approximately 950 acres of State Land Trust from Urban and Neighborhood to a new Urban Employment land use designation. Mr. Swanson said the new designation would allow for employment and commercial uses only and prohibit residential in this area. Mr. Swanson explained that with the State land, the plan was always intended as a multi-decade plan and it was expected that modifications would be made as market demands change.

Mr. Swanson introduced Carolyn Oberholtzer, land use attorney with Bergin, Frakes, Smalley & Oberholtzer, and outside land use counsel for the Arizona State Land Department. She summarized the history of the State Trust land and said there is an increasing demand in the region for significant employment campuses.

Ms. Oberholtzer gave a brief overview of the purpose of the State Trust land and said there is a constitutional mandate to manage land to maximize revenue for the trustees. She said State Trust land is not public land and it is held in the State Trust for the sole purpose of generating revenue to benefit its beneficiaries, such as Arizona K-12 public schools and more.

Ms. Oberholtzer outlined the original Specific Plan property boundaries; proposed land use changes and the establishment of development standards unique to regional employment campuses. She concluded with details on the upcoming auction on April 21. She said this Specific Plan amendment is a necessary precursor to increase the chances of a successful auction.

Commissioner Sossaman asked if we would still maintain our landscaper buffer under this new designation. Mr. Swanson responded yes and said all our design standards and site plan standards

remain. He explained performance criteria for smaller office uses and said if a larger tenant with larger buildings comes in the applicant may request modifications.

Commissioner Spall asked if we have an Urban Employment designation in other areas in Queen Creek. Mr. Swanson said we do not; this is a unique designation for this area.

Commissioner Matheson asked if there is a potential buyer or specific type of use for the auction land. Ms. Oberholtzer said state land goes to auction either by an applicant driven process or State Land Commissioner driven process. This is a Commissioner driven request with a lot of demand to get it ready for auction. We are encouraging many bidders and the minimum bid is \$87M.

Motion: To approve P21-0047 Arizona State Land Department Specific Plan Amendment

1st: Spall

2nd: Gillette

RESULT: Approved unanimously (7-0)

- B. Public Hearing and Possible Action on cases P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan**, a request from Jason Sanks (Sustainability Engineering Group) on behalf of Wadsworth Queen Creek, LLC & JHK, LLC (Owner) for a Conditional Use Permit (CUP) for a veterinary hospital and Site Plan approval on approximately 3.29 acres located south of the southeast corner of Rittenhouse and Ellsworth roads. (Mallory Ress, Planner I)

Planner Mallory Ress introduced the Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan request located in Heritage Square Center. She pointed out nearby properties and existing zoning designations. She gave details on the Site Plan for a 33,556 square foot two-story building on 3.29 acres which will provide 24/7 pet care and emergency services for domestic pets including dogs and cats.

The applicant is requesting a 7% reduction in parking spaces with justification based on the assumption that it is a 24-hour facility where employees will come in shifts and maximum spaces will not be utilized at one time. Ms. Ress said they will have outdoor exam rooms and a future portable MRI scanner and the applicant will provide decorative screening elements so they will not be in view. She noted that there is no kennel or lodging at the facility.

Ms. Ress said the elevation will complement the existing Heritage Square with a mix of contemporary and modern design. A virtual neighborhood meeting was held with two attendees who expressed support for the project and to date staff has received no other public input.

Ms. Ress said that questions came up regarding storage of medical supplies and disposal of medical waste. The developer said details are not confirmed but will be similar to their other facilities where medical supplies are stored in locked operating rooms and biohazardous materials are disposed of in the morgue located on the first floor adjacent to the gated service

area. Commissioner Smith asked if the morgue is located within the building or on the loading dock.

Project Manager Eric Gerster of Sustainability Engineering Group said the morgue is inside the building and can be accessed through a locked door through the loading dock and is not a direct connection to the loading dock.

Motion: To approve P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan.

1st: Smith

2nd: McWilliams

RESULT: Approved unanimously (7-0)

6. Final Action:

- A. Discussion and Possible Action on P20-0136 Harvest Station Comprehensive Sign Plan**, a request from Sean Lake of Pew & Lake, PLC for approval of a Comprehensive Sign Plan for the 12.3 acre Harvest Station commercial center located at the southwest corner of Gary and Riggs roads. (Christine Sheehy, Principal Planner)

Principal Planner Christine Sheehy introduced the Harvest Station Comprehensive Sign Plan for the Harvest Station commercial center. Ms. Sheehy said the Commission recently approved the Site Plan and this is for onsite shops. Ms. Sheehy outlined the two deviations being requested:

1. Additional signage on the corner shops. Ms. Sheehy said this will not increase the maximum square footage. It will increase the height only based on corner shop buildings' unique corner location.
2. Use of architecturally integrated raceways for signage. Ms. Sheehy said that based on the way our code was written, signs with exposed raceways are prohibited. She said now there are better ways to place signs on raceways that give it a more attractive and modern look.

The Commission had questions on raceways and Ms. Sheehy provided more detail on the old way that raceways were used and the new type of signage that utilizes architectural integrated raceways that is becoming more common in higher end commercial centers.

Commissioner Smith had concerns on whether we could be certain that signs would be installed using the new preferred method once approved.

Motion: To approve P20-0136 Harvest Station Comprehensive Sign Plan.

1st: Matheson

2nd: Spall

AYES: Gillette, Matheson, McWilliams, Sossaman, Spall, Young

NAYES: Smith

RESULT: Approved (6-1)

- B. Discussion and Possible Action on P20-0189 Power Marketplace Business Park Comprehensive Sign Plan Amendment**, a request from Elizabeth Pappas of Royal Sign Company for approval of a Comprehensive Sign Plan Amendment for the 47.8 acre (approx.) Power Marketplace Business Park located east of the northeast corner of Germann and Power Roads. (Mallory Ress, Planner I)

Planner Mallory Ress introduced the Power Marketplace Business Park Comprehensive Sign Plan Amendment and pointed out nearby properties and existing zoning. She said the majority of the lots are vacant or undeveloped at this time.

The applicant is requesting two deviations from the Zoning Ordinance for increased multi-tenant monument sign height and increased multi-tenant monument sign area. Ms. Ress said the applicant's justification for increased area is because of the design of the business park, where most lots are internal to the site and passerbys would have to enter the park to see the signage. Ms. Ress gave details on the signage being requested, including height, design and comparison to other business signs in Power Marketplace.

Commissioner Spall asked if there would be enough space on the signage for all the tenants once the park is developed. Raymond Owens from Royal Signs said that not everyone will fit on the signs and the basis for who is allowed on a sign is up to the property management company and this is common practice.

Motion: To approve P20-0189 Power Marketplace Business Park Comprehensive Sign Plan Amendment.

1st: Gillette

2nd: Spall

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

Mr. Swanson reported that 215 single-family home permits were issued in February 2021, which was the third highest in recent history. Year-to-date 379 permits have been issued which is up 33% from the same time last year.

Mr. Swanson reported that Town Council unanimously approved the Residences at Queen Creek Commons PAD Rezone and Site Plan at their last meeting.

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.*

10. Adjournment

The meeting adjourned at 6:52 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 March 24, 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 April 14, 2021