



DRAFT Minutes
Regular Meeting
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
June 8, 2022
6:00 PM

1. Call to Order:

The meeting was called to order at 6:04 p.m.

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

David Gillette	Chair	Absent
Bill Smith	Vice Chair	Present
Leah Gumm	Commissioner	Present
Alex Matheson	Commissioner	Present
Jeff Nielsen	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present
Troy Young	Commissioner	Present

3. Public Comment: *Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Comments may also be sent to via email to PublicComment@queen creek.org by 5:30 p.m. the day of the meeting (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 May 11, 2022 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P21-0210 Light Sky Ranch Residential Design Review.
Richmond American Homes is requesting approval of six (6) new standard plans with three (3) elevations per plan to be constructed on 111 lots at the Light Sky Ranch subdivision, at the southeast corner of Crismon and Queen Creek roads. (Mallory Ress, Planner I)

- C. **Discussion and Possible Action on P21-0170 Mayberry on Rittenhouse Preliminary Plat**, a request from Sean Lake, Pew and Lake, PLC, for Preliminary Plat approval of an approximately 15.88-acre, 186 unit condominium subdivision located east of the southeast corner of Sossaman and Rittenhouse roads. (Mallory Ress, Planner I)

MOTION: To approve the Consent Agenda

1st: Matheson

2nd: Young

AYES: Smith, Spall, Gumm, Nielsen, Young, Matheson

RESULT: Approved unanimously (6-0)

5. **Public Hearing:**

None.

6. **Final Action:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*

- A. **Discussion and Possible Action on P21-0254 and P21-0255, Queen Creek Crossing Retail Center Site Plan and Preliminary Plat**, a request from Trish Flower of Upward Architects, LLC for Site Plan and Preliminary Plat approval of a 12.8 acre commercial center located north of Queen Creek Road on the west side of Ellsworth Road. (Evan Balmer, Senior Planner)

Senior Planner Evan Balmer introduced the Queen Creek Crossing Retail Center site plan and preliminary plat located north of the future Costco and he outlined surrounding properties. He said it is zoned General Commercial with a Planned Area Development Overlay (C-2-PAD) and the General Plan designation is Commercial. All proposed uses are allowed in C-2-PAD and no changes are needed. The request is for 138,000 square feet of commercial retail space with two anchor tenants on 12.8 acres. Pad sites A through D will require a separate site plan application when the uses are identified.

Mr. Balmer said the applicant is requesting a deviation from Town standards for parking spaces. The applicant is proposing 546 parking spaces and Town requires 668 spaces. He noted that the adjacent Costco has 336 excess parking stalls, which will offset this, and although it is a separate site plan the Anchor A (Costco) and this center function as one site. The applicant conducted a parking study and it concluded that a ratio of four spaces per 1,000 square feet would meet the demand of the overall development. Mr. Balmer added that the Town is currently in the process of reviewing and updating the Town's parking calculations.

Mr. Balmer briefly discussed design elements, elevations and public art concepts for the project.

Vice Chair Smith inquired about the current code for parking. Mr. Balmer said the Code requires 668 spaces and with the Costco site it more than meets the need and the two are designed to function as one site.

Vice Chair Smith asked if we conferred with Costco on the parking situation.

Jeff Axtell, from Vestar Development, said there is a confirmed contract with Costco that the parking is for everyone. He commented that Queen Creek Marketplace is the most successful shopping center in Metro Phoenix.

Commissioner Spall asked about the future tenants and commented that parking can get crowded when there are a lot of eateries, as is the case at the Queen Creek Marketplace.

Mr. Balmer said that Pads A through D would require a separate Site Plan application and parking and traffic would be addressed.

MOTION: To approve P21-0254 and P21-0255, Queen Creek Crossing Retail Center Site Plan and Preliminary Plat

1st: Young

2nd: Gumm

AYES: Smith, Spall, Gumm, Nielsen, Young, Matheson

RESULT: Approved unanimously (6-0)

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.

Planner Laney Corey reported 113 new single-family home permits in the month of May, with 849 permits issued year to date.

Ms. Corey said the following items were approved at the Town Council meeting:

- Take 5 Site Plan and Conditional Use Permit
- Mayberry on Rittenhouse PAD Rezone & Site Plan
- Mayberry on Rittenhouse and Hudson Station Annexations
- Hudson Station Rezone & Site Plan
- Fry's Fuel Center Conditional Use Permit

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

MOTION: To adjourn Regular Session
1st: Spall
2nd: Gumm
AYES: Matheson, Smith, Spall, Gumm, Nielsen, Young
RESULT: Approved (6-0)

The meeting adjourned at 6:19 p.m.

TOWN OF QUEEN CREEK

Bill Smith, 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 June 8, 2022 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 – not approved*



DRAFT MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
June 8, 2022

1. Call to Order

The meeting was called to order at 6:19 p.m.

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

David Gillette	Chair	Absent
Bill Smith	Vice Chair	Present
Leah Gumm	Commissioner	Present
Alex Matheson	Commissioner	Present
Jeff Nielsen	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present
Troy Young	Commissioner	Present

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. Public Works Department Overview (Mohamed Youssef, Public Works Director)

Public Works Director Mohamed Youssef provided an overview of the Public Works Department mission; the divisions within Public Works and the diverse function that they provide. He said they have 76 staff members who work in Environmental Services (trash and recycling); Fleet Services; Municipal Ground Services; Facility Services; Pavement Preservation & Street Maintenance; and Traffic Engineering Services. Mr. Youssef provided information on major department initiatives the following areas:

- Implement state of the art traffic signal technology (Econolite) by Jan/Feb 2023
- Develop major north/south corridors to the future SR 24
- Develop sustainable trash and recycling services
- Implement 10-year Pavement Maintenance Program
- Develop initiatives for Smart City applications

The commissioners thanked Mr. Youssef for the presentation and the wide range of services that his department provides to the Town of Queen Creek.

4. Adjournment:

The meeting adjourned at 6:52 p.m.

<p>MOTION: To adjourn the Work Study Session 1st: Young 2nd: Matheson AYES: Matheson, Smith, Spall, Gumm, Nielsen, Young RESULT: Approved (6-0)</p>
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TOWN OF QUEEN CREEK

Bill Smith, Vice Chair

ATTEST:

Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief that these are the minutes of the June 8, 2022 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: *Draft Minutes – not approved yet*