



MINUTES
Regular Session & Possible Work Study Session
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
November 9, 2022
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.

David Gillette	Chair	Present
Leah Gumm	Commissioner	Present
Alex Matheson	Commissioner	Absent
Matt McWilliams	Commissioner	Absent
Jeff Nielsen	Commissioner	Present
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@queencreek.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 October 12 and October 18, 2022
Planning Commission Meeting minutes.
- B. Public Hearing and Possible Action on P22-0223 Reasonable Accommodation Text Amendment, a staff initiated text amendment to Article 6.3 Group Residential Facilities of the Zoning Ordinance adding language regarding the reasonable accommodation waiver process.
- C. Discussion and Possible Action on P22-0159 KB Homes at Mickey 40 (aka Enclaves at Sonrisa) Residential Design Review. KB Homes is requesting approval of six (6) new

standard plans with three (3) elevations per plan to be constructed on 162 lots at the Mickey 40 (aka Enclaves at Sonrisa) subdivision, located internal to the northeast corner of Queen Creek and Ellsworth roads.

- D. Discussion and Possible Action on P22-0158 Hancock Hudson Station Site Plan, a request by Sean Lake of Pew and Lake for the Site Plan approval of a 22.49 acre (approx.) 240 unit single-story for rent community located at the southeast corner of 220th Street and Queen Creek Road.
- E. Discussion and Possible Action on P22-0092 Volare Estates Preliminary Plat, a request from Sean Lake, Pew and Lake, PLC, for Preliminary Plat approval of an approximately 7- acre, 34 unit hangar condominium located east of the northeast corner of Empire Blvd and Ellsworth Road.
- F. Staff has requested a continuance for this case. Public hearing and possible action on U-Haul on Ocotillo Conditional Use Permit and Site Plan (Cases P22-0042 and P22-0043), a request from Jerod Negrette, RCAA Architect Inc., for a CUP and Site Plan approval for a self-storage facility and outdoor vehicle storage, located at the southeast corner of Ocotillo and Crismon roads.
- G. Discussion and Possible Action on P22-0110 Madera West Estates Residential Design Review. Richmond American Homes is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on 115 lots at the Madera West Estates subdivision, located at the southwest corner of Queen Creek Road and 220th Street.

MOTION: To approve the Consent Agenda

1st: Commissioner Nielsen

2nd: Commissioner Spall

AYES: Spall, Gumm, Nielsen, Young, Gillette,

RESULT: Approved unanimously (5-0)

5. Public Hearing:

- A. Public hearing and possible action on Queen Creek Veterinary Clinic Building Expansion Conditional Use Permit and Site Plan (Cases P22-0118 and P22-0204), a request from Cain Garcia, SPS+ Architects, for a CUP and Site Plan approval for the construction of an approximately 4,400 SF building addition at the existing veterinary clinic, located east of the southeast corner of Ocotillo and Hawes roads.

Planner Mallory Ress provided a general overview of the proposed request to construct a 4,400 SF building addition at the existing veterinary clinic. Ms. Ress presented the project location and surrounding areas and gave details of the site plan and conditional use permit.

Ms. Ress discussed the landscape plan and said the applicant is asking for two deviations to the required landscape buffers on the north and south property lines. She said the reduced landscape buffer is consistent with adjacent properties and trees and shrubs will

be installed within the southern landscape buffer.

The applicant is also requesting a parking reduction from 42 required spaces to 34 proposed parking spaces. Ms. Ress explained that the Zoning Ordinance does not specifically delineate parking for a veterinary clinic so the equivalent requirements for a medical office were used. She said staff is supportive of the parking reduction requested.

A neighborhood meeting was held by the applicant with five members of the public in attendance. Concerns included architectural consistency, the southern landscape buffer and no additional kennels as a part of this project.

Ms. Ress noted that staff added an additional condition of approval that no animals shall be kept unattended in the patio area.

Shane Morrison, General Counsel for the project, was in attendance to answer questions.

Commissioner Spall asked if the parking was adequate for clients. Mr. Morrison said we currently have 15 spaces and 17 spaces will be added. He said staffing would not be doubled and explained that the expansion is for treatment areas and equipment and will not increase foot traffic.

Chair Gillette asked if there was a contingency plan for the parking with the abutting businesses. Mr. Morrison said yes, the long-term goal is to share parking, but nothing is formalized at this time and shared spaces are not needed yet.

Commissioner Nielsen asked what type of trees would be planted on the southern buffer area. Mr. Morrison said it would be like for like trees. Planner Ress said it may be Sweet Acacia but was not certain.

Chair Gillette opened the public hearing. There were no comments and the public hearing was closed.

MOTION: To approve case P22-0118 and P22-0204 Queen Creek Veterinary Clinic Building Expansion CUP and Site Plan, subject to the Conditions of Approval

1st: Commissioner Nielsen

2nd: Commissioner Young

AYES: Spall, Gumm, Nielsen, Young, Gillette

RESULT: Approved unanimously (5-0)

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 P22-0127 Christ Church of the Valley Queen Creek Site Plan, a request from Keith Green (Next Idea Architects) for Site Plan approval of a 51,120 SF church development on 15.2 acres, located at the southeast corner of Ellsworth and Chandler Heights roads.

Steven Ester, Planner II, presented the site plan for a 51,120 SF church development on 15.2 acres. He outlined the proposed location, surrounding properties and the zoning designations. He said this is a remnant piece from the Hasting Farms subdivision and noted that churches are permitted by-right in all zoning districts.

Mr. Ester said there would be a proposed fenced sports field on-site for the STAR (Striving to Achieve Real Significance) Program, which is a church program for children featuring flag football and soccer. The program is limited to fall and spring only and is not open to the public. He discussed parking, lighting, and buffering for the sports field and said the applicant reduced the height of the light poles and said the lights will be programmed to turn off no later than 10 p.m.

Mr. Ester concluded with information on access points, elevations and design elements for the project.

Commissioner Nielsen asked if a traffic analysis was done and if there will be a “right-in /right-out” for the church. Mr. Ester said yes, there are three access points and the main access is a “right-in /right-out”. He said there is a fourth access for the Fire Department and he said the project was reviewed by our Traffic Department and no issues were found.

Chair Gillette commented on the benefits of the STARS program. He asked how the lighting compares to other facilities and if there were any resident complaints at the other locations. Project Manager, Keith Green (Next Idea Architects) said the lighting will not extend out past property lines and it was lowered to 60’ – 70’ and said he has had no feedback from residents at their other facilities.

Commissioner Nielsen asked how the 10 p.m. automatic shutoff of the lighting is enforced. Mr. Ester said this is a condition listed in their Conditional Use Permit. Mr. Green replied that the 10 p.m. shut off is typical at all campuses and he assured the Commission that it will definitely be turned off at 10 p.m. and an automated shut off from their phone will be used.

Chair Gillette ask what is the frequency of events. Mr. Green said the season is spring (Feb – May) and fall (Sep – Nov) on Monday through Wednesday from 5:00 -9:00 p.m. with an occasional fourth night if needed. He said Saturdays are from 8:00 a.m. to 3:00 p.m. with no lighting and football is on Friday night from 5:00 – 9:00 pm.

Commissioner Young asked if the lighting could be adjusted if there are any issues. Mr. Green replied yes.

MOTION: To approve case P22-0127 Christ Church of the Valley Queen Creek Site Plan, subject to the Conditions of Approval

1st: Commissioner Young

2nd: Commissioner Spall

AYES: Spall, Gumm, Nielsen, Young, Gillette

RESULT: Approved unanimously (5-0)

- B. Discussion and possible approval of P22-0109 Vineyard Towne Center Comprehensive Sign Plan, a request from Scott Henson (Vestar) for approval of a Comprehensive Sign Plan at a commercial development on approximately 23 acres, located at the northwest corner of Combs and Gantzel roads.

Planner II, Steve Ester presented the comprehensive sign plan for the Vineyard Town Center commercial development which includes a Sprouts and other retail shops and restaurants. He outlined the proposed location, surrounding properties and the zoning designations.

Mr. Ester said the request includes four deviations from the Zoning Ordinance:

- Increased monument sign height
- Increased monument sign area
- Increased aggregate wall sign area for majors and shops
- Increased wall sign area calculation for majors and shops A & B

Mr. Ester explained the requested deviations for the three ground-mounted monument signs for multi-tenants, which will be located along Gantzel and Combs roads. He said it is similar to other developments of this size and gives the multi-tenants visual presence from the roadway.

The increase in aggregate wall signage and the increased wall sign area calculation applies to Sprouts and Shops A & B only and is consistent with all the Sprouts signage at their other locations.

Lisa Ranzenberger, Signage Designer, presented on behalf of the applicant and provided a broad overlook of the project and reasons for the requested deviations. She said the intent was two-fold; to provide simple, proportionate agrarian design elements for the project and to provide valid framework for tenants of the commercial development. She provided examples of three existing shopping plazas in Queen Creek (QC District, Ironwood Crossing and QC Marketplace). She said the requested increases are in keeping with other developments of similar size and use and give needed street presence for a development of this size.

Commissioner Nielsen asked if the Sprouts at QC District has similar signage. Scott Henson, Vestar representative, said this is Sprouts standard signage and they are not asking for anything different. He said the other reason for taller signage is the national tenant that will locate in Phase II has asked for this.

Commissioner Spall asked if all three proposed monument signs would be the same height. Ms. Ranzenberger said yes.

Commissioner Spall asked how the width of the signage compares to the other developments. Ms. Ranzenberger said it probably close to the dimensions at QC District.

Commissioner Young commented that we already approved 18' tall monument signs in the other shopping centers and this project is larger so he is not opposed.

MOTION: To approve P22-0109 Vineyard Towne Center Comprehensive Sign Plan

1st: Commissioner Nielsen

2nd: Commissioner Young

AYES: Spall, Gumm, Nielsen, Young, Gillette

RESULT: Approved unanimously (5-0)

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.

- Planning Administrator Erik Swanson provided a recap of recent Planning Commission items that were approved by Town Council.
- Mr. Swanson said the Commission bylaws require that a chair and vice chair position shall be appointed annually. He said this could be done at the December or January meeting. The Commission opted for the January 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.*

None.

There was no Work Study Session at this meeting.

10. Adjournment

The meeting adjourned at 6:47 p.m.

MOTION: To adjourn Regular Session

1st: Commissioner Spall

2nd: Commissioner Nielsen

AYES: Spall, Gumm, Nielsen, Young, Gillette,

RESULT: Approved unanimously (5-0)

TOWN OF QUEEN CREEK


David Gillette, 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 November 9, 2022 Regular Session Minutes 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: December 14, 2022