



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, April 12, 2023
6:00 PM

REGULAR SESSION

1) Call to Order:

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

2) Roll Call:

PRESENT: Jeff Nielsen, Vice Chair
Leah Gumm, Commissioner
Lea Spall, Commissioner
Troy Young, Commissioner
Alex Matheson, Commissioner arrived at 6:20 p.m.

ABSENT:

David Gillette, Chair


3) Pledge of Allegiance:

4) Public Comment:

None.


5) Consent Agenda:

5.A) Discussion and possible action on the March 8, 2023 Planning Commission Meeting Minutes.

[Minutes 03.08.23.docx](#) 

5.B) Discussion and Possible Action on P23-0008 Lennar at Harvest QC Residential Design Review Plan Additions. Joe Freeman (Lennar Homes) is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on the remaining 106 lots at Parcels 3-2 and 3-3 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads.

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[Lennar at Harvest QC RDR Plan Additions Submittal.pdf](#) 

MOTION: To approve the Consent Agenda

RESULT: Approved unanimously (4-0)

MOVER: Lea Spall

SECONDER: Leah Gumm

AYES: Jeff Nielson, Lea Spall, Troy Young, Leah Gumm

ABSENT: Alex Matheson, David Gillette

6) Public Hearing:

Vice Chair Nielsen said the applicants have requested a continuance for the public hearing items. Vice Chair Nielsen opened the public hearing for both items. There were no comments and the public hearing was closed.

6.A) Public Hearing and Possible Action on P22-0256 Rittenhouse Commons 2 PAD Rezone, a request from Greg Davis (iPlan Consulting) to PAD Rezone from C-2 (General Commercial) to MDR/PAD (Medium Density Residential) for a 166 lot single-family townhome development on approximately 16.5 acres located at the northeast corner of Sossaman and Rittenhouse roads.

Department: Development Services

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[General Plan Exhibit.pdf](#) 

[Current Zoning Exhibit.pdf](#) 

[Proposed Zoning Exhibit.pdf](#) 

[Development Plan.pdf](#) 


[Landscape Plan.pdf](#) 

[Typical Alley Exhibit.pdf](#) 

[Conceptual Elevations.pdf](#) 

[Project Narrative.pdf](#) 

[Neighborhood Meeting Summary.pdf](#) 


[Public Comment.pdf](#) 


MOTION: To continue P22-0256 Rittenhouse Commons 2 PAD Rezone to the May 10, 2023 Planning & Zoning Commission regular meeting.
RESULT: Approved unanimously (4-0)
MOVER: Lea Spall
SECONDER: Troy Young
AYES: Jeff Nielson, Lea Spall, Troy Young, Leah Gumm
ABSENT: Alex Matheson, David Gillette


- 6.B) Public Hearing and Possible Action on P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD, a request from Jesse Macias (M3 Design) for a Site Plan, Conditional Use Permit, and PAD for a carwash and drive-thru coffee shop on approximately 2.91 acres located at the northeast corner of Ellsworth Road and Hunt Highway.

Department: Development Services

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[General Plan Exhibit.pdf](#) 

[Current Zoning Exhibit.pdf](#) 

[Project Narrative.pdf](#) 

[Site Plan.pdf](#) 

[Landscape Plan.pdf](#) 

[Building Elevations and Renderings.pdf](#) 

[Public Comments.pdf](#) 

MOTION: To continue cases P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD to the May 10, 2023 Planning & Zoning Commission regular meeting
RESULT: Approved unanimously (4-0)
MOVER: Lea Spall
SECONDER: Troy Young
AYES: Jeff Nielson, Lea Spall, Troy Young, Leah Gumm
ABSENT: Alex Matheson, David Gillette

- 7) **Final Action:**

None.

8) Items for Discussion:

None.

9) Administrative Items:

1. Recent Activity Update

Planning Administrator Brett Burningham provided an update from prior Council Meetings as follows:

- a. Barney Farm Germann/Meridian Commercial Rezone was approved 6-0
- b. Reasonable Accommodation Text Amendment was approved 6-0
- c. Erik Swanson provided a presentation on Industrial Guidelines and Council gave direction to finalize

Mr. Burningham reported 130 new single family home permits were issued in March.

10) Summary of Events from Members of the Commission and Staff:

None.

11) Adjournment of the Regular Session.

The Regular Session adjourned at 6:05 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 6:06 p.m.

13) Roll Call:

PRESENT: Jeff Nielsen, Vice Chair
Leah Gumm, Commissioner
Lea Spall, Commissioner
Troy Young, Commissioner
Alex Matheson, Commissioner arrived at 6:20 p.m.

ABSENT:
David Gillette, Chair

14) Items for Discussion:

1. Overview of Park Projects

Community Services Deputy Director Adam Robinson presented on park projects and provided background history on the Parks Master Plan. He explained the necessary levels of service (LOS) needed for the Town to maintain adequate parks to serve

residents. This is measured in the number of park acres and recreation facilities per 10,000 residents. The previous plan recommended 61 acres and the number was reduced over the years in the updated Master Plans to 51 acres. Mr. Robinson said one factor that attributed to the reduction is that more parks are included with subdivisions by the developers. He said another factor to consider is the growth the town has experienced and he said Council priorities in the past were focused on transportation and public safety. Mr. Robinson said Council provided direction that now is the time to prioritize parks and the Town is catching up.

Mr. Robinson presented details on Mansel Carter Oasis Park; Frontier Family Park and the Recreation and Aquatic Center. He explained some of the cost reducing features that were included with the Aquatics and Recreation Center and programs that will be offered. Mr. Robinson presented design guidelines and renderings of the new facilities. He concluded with the timeline and completion dates for each project.

Commissioner Spall asked if there will be an annual pass to utilize the Aquatics and Recreation Center. Mr. Robinson said yes, we we will have many options and types of passes available for residents to choose from. He said the annual memberships in other communities range around \$700.

Commissioner Matheson asked if there was ever consideration to update or expand the pool currently being used by QCHS. Mr. Robinson said there was a lot of history around that topic and since then the space around it has changed and it might not be possible today.

Overview of Park Projects 

15) Adjournment of the Work Study Session.

The Work Study Session adjourned at 6:30 pm

TOWN OF QUEEN CREEK

Jeff Nielsen, 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 Planning & Zoning Commission Minutes of the April 12, 2023 Planning & Zoning Commission of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: May 10, 2023