



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, May 10, 2023
6:00 PM

REGULAR SESSION

1) Call to Order:

The meeting was called to order at 6:01 p.m.

2) Roll Call:

PRESENT:

Alex Matheson
Jeff Nielson
Lea Spall
Troy Young
David Gillette
Leah Gumm

Alex Matheson attended via WebEx

3) Pledge of Allegiance:


4) Public Comment:

None.

5) Consent Agenda:

5.A) Discussion and possible action on the April 12, 2023 Planning Commission Meeting Minutes.

Department: Development Services


[Minutes 04-12-23.pdf](#) 


5.B) Discussion and Possible Approval of P22-0284 Queen Creek Station South Commercial Comprehensive Sign Plan, a request from Michael Donada (Signs

Plus) for approval of a Comprehensive Sign Plan at a commercial development on approximately 9.7 acres, located at the southeast corner of Ellsworth and Walnut roads.

Department: Development Services

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[QC Station South Commercial Comprehensive Sign Plan.pdf](#) 

- 5.C) Public Hearing and Possible Action on P23-0048 Site Plan and Preliminary Plat approval, a staff initiated text amendment to Section 3.3 Site Plan and Final Subdivision Review of the Zoning Ordinance.

Department: Development Services

[Staff Report](#) 

Chair Gillette opened the public hearing for Consent Item C. There were no comments and the public hearing was closed.

MOTION: To approve the Consent Agenda

RESULT: Approved unanimously (6-0)

MOVER: Troy Young

SECONDER: Lea Spall

AYES: Alex Matheson, Jeff Nielson, Lea Spall, Troy Young, David Gillette, Leah Gumm

6) Public Hearing:


- 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](#) 

Planner II, Steven Ester presented the Rittenhouse Commons PAD2 rezone request. He outlined the project location, zoning designation and the surrounding properties. He noted that it is surrounded by the Union Pacific Railroad, the existing Cortina subdivision to the west and several industrial areas. He said the request is to rezone the site from C-2 General Commercial to MDR/PAD Medium Density Residential for a 166 lot single-family home townhome development on 16.5 acres. Mr. Ester said the General Plan designation is Commercial, however because the project site is under 20 acres a General Plan Amendment is not needed.

Mr. Ester said it is a triangular shaped site that was originally designated as commercial and failed to develop and was acquired by the current applicant. Mr. Ester provided details on the landscape buffers the walking trails and the location of the SRP easement on the site. He said the project has 419 parking spaces with 2-car garages that share a common driveway and noted that the garages will not face Rittenhouse Road.

Mr. Ester said there will be two full access points, 45% open space and he discussed the conceptual elevations and unit types that are proposed. There is one deviation being requested for a reduction to the rear setback from ten (10) feet to three (3) feet due to the required placement of utility lines. Mr. Ester mentioned that the MDR designation and development standards cover a broad range of product types and ownership formats and staff anticipates that requests for deviations may occur.

Mr. Ester said two neighborhood meetings were held (in 2021 and 2023) with six residents in attendance. Concerns were in regards to increased traffic; road improvements on Sossaman Rd; decrease in surrounding property values; school capacity and water assurance. Staff has received 5 emails in opposition and 1 email in support of the project at this time. He also noted that Condition #10 in the staff report is voided and has been removed. The next step will be the Town Council meeting on June 7, 2023.

Commissioner Spall asked if there will be a signal at the main entry point on Sossaman Road. Mr. Ester said there are no signals at either access point and both entries allow for full-turning movements in and out of the development.

Applicant Greg Davis, IPlan Consulting, discussed the history of the parcel and said because of the unique shape, the proximity to the railroad, minimal traffic and many other major existing commercial centers close by that it has struggled to attract commercial users. He said a financial analysis was done and the study suggested a different use other than commercial. Mr. Davis briefly reviewed the access points; open space; amenities and the products being offered. He said the design is compatible with the neighborhood.

Mr. Davis addressed the neighborhood concerns which included density, traffic and road improvements. He said the road improvements that are proposed will improve conditions in the area.

Commissioner Young asked what the price point and rents will be. Mr. Davis said they are not rentals, it is a for sale product, and the price range will likely be somewhere between \$350- \$500K.

Vice Chair Nielsen asked if the residents can park in the driveway or is it constricted to garage parking. Mr. Davis said garage parking is required and no on-street parking is allowed.

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

MOTION: To approve P22-0256 Rittenhouse Commons 2 PAD Rezone, subject to the Conditions of Approval included in this report with the omission of Condition #10 .

RESULT: Approved unanimously (6-0)

MOVER: Jeff Nielson

SECONDER: Leah Gumm

AYES: Alex Matheson, Jeff Nielson, Lea Spall, Troy Young, David Gillette, Leah Gumm


- 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](#) 

[Neighborhood Meeting Summary.pdf](#) 

[Public Comments.pdf](#) 

Planner II Steven Ester presented the Site Plan, Conditional Use Permit and PAD for Cobblestone Carwash and Gravity Coffee. He outlined the surrounding properties and said the zoning is designated C-2 General Commercial after the annexation from Pinal County in 2018. The PAD is tied to the coffee shop site to allow one landscape buffer deviation along Hunt Highway. Mr. Ester reviewed details of the Site Plan which proposed 34 parking spaces and 22% open space. He reviewed the carwash queue of 435 feet and the coffee shop queue of 275 feet. He discussed the two access points on Hunt Highway and reviewed the elevations of each building. He said they will use a variety of colors and masonry to provide some consistency between users.

Mr. Ester reviewed the location of the proposed PAD deviation to allow a reduction of the required arterial landscape buffer along Hunt Highway from 30 feet wide to 18 feet on a portion of the frontage near the Gravity Coffee site only. He noted that all other landscape buffers and open space standards are met. He said staff does not support the deviation.

Mr. Ester said a neighborhood meeting was held with 6 residents in attendance. Concerns were in regards to improvements of the adjacent roads, existing storm drainage and washout areas along the site, noise mitigation from the carwash and minimal lighting and signage was preferred because of the proximity to the base of the San Tan Mountain. Staff has received 2 emails in opposition of the project. This item will go to the June 7, 2023 Town Council meeting.

Vice Chair Nielsen asked when the architectural review will occur. Mr. Ester said it has already been done and what you see is what is applied for.

Commissioner Spall inquired about access from San Tan Valley and how do they enter the site and also asked for more information regarding the four lanes for the drive-thru. Mr. Ester said there is full access from San Tan Valley with a left turn in. He said the drive-thru lanes are unique to the brand and he will let the applicant speak on that.

Applicant Jesse Macias, M3Design said he has been working with staff for nine months and he feels the collaboration has created a better project and end result. He provided snapshots of the site and briefly discussed access and neighborhood outreach. He said the request for a PAD has to do with the landscape setback in that area. He described the double drive-thru concept used for the coffee shop to provide better functionality and the drive-thru will be staffed with live people only without menu boards.

Mr. Macias said the reason for the deviation from the 30 foot setback is unique to the site and provided examples of existing hardships which are mainly due to existing drainage issues. He said they are improving Ellsworth Road from Hunt Highway to the south edge of their property and addressed drainage mitigation and costs. He reviewed the landscaping being done overall on the entire site and added that the properties to the east (Dunkin Donuts and Earnhardt) do not meet the 30 foot setbacks. He said they do not think the deviation will impact surrounding properties.

Chair Gillette asked for examples of other establishments that use the two lanes in and two lanes out for drive-thrus. Mr. Macias said more and more fast food users are doing the double drive thru but he cannot pinpoint an exact location.

Chair Gillette asked Mr. Macias if he can confirm that that Town allowed setback deviations in the past for the properties he mentioned to the east. Mr. Macias did not know how the deviations happened, he said there was a 30-foot easement approved, but he said the end product does not have the 30 feet and said staff may be able to address that.

Mr. Ester responded that the project was annexed from the County and there was some previous influence from previous design up to that point. He said the 30 feet was interpreted as an easement and it was not a deviation. The reason that you are not seeing a true 30-feet of landscaping is because the easement includes the sidewalk, but there is a 30-foot access easement on paper for those projects.

Commissioner Young asked if the 18 feet that is being requested by the applicant includes the 6 foot sidewalk.

Mr. Macias replied no, the right of way line is where it starts and the sidewalk is not included in the 30-feet landscape.

Commissioner Young had concerns about safety on that corner and asked if the drainage area can be dug down deeper to bring a little more room for the project. Mr. Macias said they looked at all options but because of shallow drainage flows they were not able to. He added that they added a decel lane and an acceleration lane to mitigate concerns about speed in that area.

There was additional discussion on the double drive-thru lanes and Mr. Macias provided more information on ordering and exiting the coffee shop.

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

Chair Gillette provided additional comments on the setback deviation and said he understands the previous zoning was inherited from Pinal County, but said he does not want to make deviations the norm. He also voiced concerns regarding safety in that area.

Commissioner Nielsen felt that the site may not have been engineered enough and asked if the building could be moved over some and come up with a compromise.

MOTION: To approve P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD, subject to the Conditions of Approval outlined in this report.

RESULT: Approved (4-2)

MOVER: Lea Spall

SECONDER: Alex Matheson


AYES: Alex Matheson, Jeff Nielson, Lea Spall, David Gillette


NAYS: Troy Young, Leah Gumm


- 6.C) Public Hearing and Possible Action on P22-0260 Pecan Lake Entertainment Center PAD Rezone, a request from Greg Davis (iPlan Consulting) to rezone approximately 2 acres from R1-43 to AT (Agritainment) to be incorporated into the larger 12-acre Pecan Lake Planned Area Development (PAD) and a request to update the Pecan Lake PAD development plan to incorporate a variety of new entertainment uses. The subject site is located west and north of the northwest corner of 206th Street and Riggs Road.

Department: Development Services

Staff Report 

Aerial Exhibit.pdf 

General Plan Exhibit.pdf 

Current Zoning Exhibit.pdf 

Proposed Zoning Exhibit.pdf 

PAD Narrative.pdf 

Conceptual Site Plan.pdf 

Neighborhood Meeting Summaries.pdf 

Emails Opposition COMBINED.pdf 

Emails Support COMBINED.pdf 

Planning Administrator Erik Swanson presented an overview of the Pecan Lake Entertainment Center PAD Rezone request. He said there are two components to the request 1) rezone a 2-acre parcel from R1-43 to Agritainment and 2) update the larger Pecan Lake PAD development plan to incorporate a variety of new entertainment uses to establish the Pecan Lake Entertainment Center.

Mr. Swanson provided background history on the unique Agritainment Zoning District and said it brings together agritainment uses with entertainment and the applicant must be very specific with the use put on the property and the use must be requested. He explained what was originally approved for the location and said the

request tonight is to expand the permitted uses to include a zip line, ropes course, electric go-karts, wave pool, putting golf, parking lot and associated uses in the existing building. He addressed building height and parking. Mr. Swanson said the existing parking has 39 spaces and 175 spaces are proposed and the applicant is also working with the LDS church for additional parking. He presented the conceptual site plan and said if the project is approved the developer must submit a site plan application.

Mr. Swanson said there were two neighborhood meetings with 23 residents in attendance. Issues raised by residents concerned traffic; congestion in the 206th Road area; concerns about change to the original vision for Pecan Lake; noise; lighting and security given the proposed uses. Staff received 52 comments in support (22 were in close vicinity of the site) of the project and 13 in opposition.

Ralph Pew, Pew & Lake, presented on behalf of Riggs Road LLC owner and developer of the Pecan Lakes Entertainment Center. Mr. Pew explained the purpose of the request and the unique qualities of an Agritainment District and related uses that are associated with it. He gave examples of other agritainment uses in the area and the associated uses. He said PLEC started as the Botanical Garden with an agritainment focus and uses are being added evolving over time. Mr. Pew said tonight we are asking for a recommendation on two questions 1) should the 2-acre parcel be rezoned to Agritainment to accommodate a 175 space parking lot for this facility and 2) should the PAD Development Plan that accompanied the case in 2018 be updated to allow a variety of new uses. Mr. Pew said this is the only portion of the zoning code that operates this way, where you need to apply for a PAD and Site Plan and designate the specific uses to be reviewed and approved. He said that staff recommends approval.

Greg Davis, IPlan Consulting, presented information on the existing Botanical Garden and said the goal was to bring in other entertainment uses to expose people to the agritainment project with a focus on health and active play. He referred to the table of permitted uses and said the proposed uses fit within the table definitions. Mr. Davis spoke on the expansion plans for the Botanical Garden, which is the main agritainment focus, to help it succeed. He presented design concepts for the various buildings and entertainment features and said the buildings will have an agritainment themed design. Mr. Davis explained the activities that will take place including noise mitigation, compatibility to surrounding areas, traffic flow and proposed parking. He said neighborhood meetings concerns were all addressed including parking in Phase I which will be the first order of business.

Commissioner Young commented on the parking across from Caldwell's. He said he appreciates the noise mitigation and likes that the project offers more for kids to do. He said it is important to recognize the neighbor's concerns.

The following spoke in opposition of the project:

Troy Kastorff, 20644 E Natalie Way, Queen Creek, AZ 85142
Carrie Webber, 20652 E Natalie Way, Queen Creek, AZ 85142

The following spoke in favor of the project:

Kevin Petersen, 24833 S. 206th Place, Queen Creek, AZ 85142

Christian Talbot, 20939 E. Mockingbird Drive, Queen Creek, AZ 85152
Adrienne Browning, 20660 E Natalie Way, Queen Creek, AZ 85142
Ashlyn Edwards, 24872 S. 205th Place, Queen Creek, AZ 85142
Jeremy Wright, 20511 E. Sunset Court, Queen Creek, AZ 85142
Lacey Montierth, 24832 S. 206th Place, Queen Creek, AZ 85142
John Ward, 24774 S. 205th Place, Queen Creek, AZ 85142
Chance Howard, 20712 E Marsh Rd, Queen Creek, AZ 85142
Cameron Howl, 24349 S. 201st Ct, Queen Creek, AZ 85142

The following filled out a comment card but did not wish to speak, and were in support of the project:

Chris Hadji, 20494 E Via De Palmas, Queen Creek, AZ 85142
Susan Hadji, 20494 E Via De Palmas, Queen Creek, AZ 85142
Jordan Montierth, 24832 S. 206th Place, Queen Creek, AZ 85142

Sterling Tanner, 24873 S. 206th Place, Queen Creek, AZ 85142 - had concerns about noise

Chair Gillette closed the public hearing. The Commissioners had the following comments and questions:

Chair Gillette said he is sensitive to those adjacent to the project and said it is not an easy decision for the Commission. He said the Commission is an unbiased panel that considers all information presented.

Vice Chair Nielsen asked if the Town has a noise ordinance. Mr. Swanson said yes, the cutoff is 10 p.m. and noise levels are measured from the adjacent property line. He provided information on how residents can file complaints. Mr. Davis said the hours of operation are 10 a.m. to 10 p.m. He said a sound study was performed for each use which measured noise levels versus ambient noise and we were below levels and in compliance.

Commissioner Spall commented on the parking on 206th Street and noticed no parking signs on the road. She asked if similar signs can be placed on Natalie Way. Mr. Davis said that would be up to the Town but he would support that. Mr. Swanson said he can reach out to the traffic division regarding signage.

Commissioner Gumm said that this is a good use for the space. She said that she is active on social media and there are many comments that teenagers need more to do and this would help.

Commissioner Matheson concurred and said it is a good use for the area.

The following public comments were received and entered as part of the record:

C.S. Webber Email 

Troy Kastorff Email 

MOTION: To approve P22-0260 Pecan Lake Entertainment Center PAD Rezone, subject to the Conditions of Approval included in this report.
RESULT: Approved unanimously (6-0)
MOVER: Troy Young
SECONDER: Jeff Nielson
AYES: Alex Matheson, Jeff Nielson, Lea Spall, Troy Young, David Gillette, Leah Gumm

7) Final Action:

None.

8) Items for Discussion:

None.

9) Administrative Items:

There were no administrative items or recent activity updates reported.

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

None.

The Commission took a brief recess at 8:20 p.m. and returned at 8:32 p.m.

11) Adjournment of the Regular Session.

The Regular Session Meeting adjourned at 8:33 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 8:37 p.m.

13) Roll Call:

PRESENT:
Jeff Nielson
Lea Spall
Troy Young
David Gillette
Leah Gumm

ABSENT:
Alex Matheson

14) Items for Discussion:

A) Discussion on Industrial Design Guidelines (Erik Swanson, Planning Manager)

Mr. Swanson introduced the discussion on Industrial Design Guidelines. This subject was previously addressed in 2019 and is being reintroduced due to an increased interest in industrial development. The purpose is to ensure orderly development that corresponds with the high level of design in Queen Creek. The guidelines will provide prescriptive language and allow for flexibility depending on the development type. Mr. Swanson showed some renderings of existing and future projects that reflect the intent of the guidelines.

Mr. Swanson said the next steps are to continue to refine the guidelines based on Council direction and share ideas with stakeholders. It will come back to the Planning Commission when completed and then it will be presented to Council for a vote.

15) Adjournment of the Work Study Session.

The Work Study Session Meeting adjourned at 8:40 p.m.

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 Planning & Zoning Commission Minutes of the May 10, 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: _____