



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, September 13, 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
Troy Young
David Gillette
Leah Gumm
Spencer T Hale

ABSENT:

Jeff Nielson

3) Pledge of Allegiance:


4) Public Comment:

None.

5) Consent Agenda:

5.A) Consideration and possible approval of the June 14, 2023 Planning Commission Meeting Minutes.

Department: Development Services

Draft Minutes 06.14.23.pdf 

MOTION: To approve the June 14, 2023 Planning Commission Meeting Minutes.

RESULT: Approved unanimously (5-0)

MOVER: Troy Young

SECONDER: Leah Gumm

AYES: Alex Matheson, Troy Young, David Gillette, Leah Gumm, Spencer T Hale

ABSENT: Jeff Nielson

6) Public Hearing:

6.A) Public Hearing and Possible Action on P23-0115 Elanto PAD Rezone and P22-0254 Elanto MDR Site Plan, a request by Adam Baugh of Withey Morris Baugh, PLC to rezone approximately 155 acres from HDR, R1-5 and C-2 to MDR, R1-5, and C-2 with a PAD overlay, and for Site Plan approval for a 50-acre 320 unit medium density residential development with various unit types. The project site is generally located at the northeast corner of Pima and Meridian roads and approximately 930-feet south of the southwest corner of Germann and Ironwood roads.


Department: Development Services


Staff Report 

Aerial - PAD Rezone.pdf 

Aerial - MDR Site Plan.pdf 

General Plan Exhibit.pdf 

Existing Zoning Exhibit.pdf 

Proposed Zoning Exhibit.pdf 

Elanto PAD Narrative.pdf 

Elanto General Circulation Exhibit.pdf 

Elanto MDR Site Plan.pdf 

Elanto MDR Preliminary Landscape Plan.pdf 

Elanto Neighborhood Meeting Summary.pdf 

Senior Planner Sarah Clark presented the rezone and site plan for Elanto, a proposed community of housing, recreation and shopping. She said the site is part of a larger parcel and the applicant is requesting a rezone of approximately 155 acres of the overall site from High Density Residential (HDR), R1-5 and C-2 to Medium Density Residential (MDR), C-2 and R1-5 PAD.

The applicant is also proposing to set aside the 57 acre R1-5 parcel for potential purchase by the Town for a future park. The project consists of two sites that are located in two different areas and Ms. Clark outlined the project location, zoning designation and surrounding properties. They are also requesting site plan approval for a 50-acre 320 unit MDR development.

Ms. Clark reviewed the site plan and said the development includes required landscape buffers, walking trails and an additional landscape buffers to be provided by the developer. She said the following deviations are being requested by the applicant and are supported by staff:

1. To reduce the required multi-family building separation from 15' to 10'
2. To reduce the landscaped buffer between MF and SF from 30' to 20'

Ms. Clark reviewed the multiple housing types being offered in the gated community and discussed open space, amenities, parking and elevations. She said units will have garages that are for parking only (not storage).

Ms. Clark said the first neighborhood meeting had 12 people in attendance and general questions were asked. There were no residents at the second neighborhood meeting.

Applicant Adam Baugh of Withey Morris Baugh PLC presented a brief presentation outlining the history of the property which has been agricultural for decades. He said Elanto and the downsized area will result in less units. He highlighted the area that is proposed for a future park that will be designed, owned and operated by the Town. He said the overall site will have three components: a regional park; commercial and residential. Mr. Baugh said the project will have an intentional connection to the proposed future park and provided an overview of the Elanto community with a focus on a 54-acre village concept with resort-like amenities and open space. He said the project has less overall density and will accommodate a variety of lifestyles and incomes.

Commissioner Young asked if the park earmarked. Mr. Baugh said, no, we are working with the Town. He said homes could be built if the Town doesn't do the park.

Chair Gillette ask if it is a proposed regional park or community park? Mr. Baugh replied that it is a regional park in the 50-acre range.

Chair Gillette asked what the vision is for the outstanding R1-5. Mr. Baugh said it is later down the road in a future phase.


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


MOTION:	To forward a recommendation of approval of P23-0115 Elanto PAD Rezone and P22-0254 Elanto MDR Site Plan, subject to the Conditions of Approval outlined in this report.
RESULT:	Approved unanimously (5-0)
MOVER:	Spencer T Hale
SECONDER:	Troy Young
AYES:	Alex Matheson, Troy Young, David Gillette, Leah Gumm, Spencer T Hale
ABSENT:	Jeff Nielson


6.B) Public Hearing and Possible Action on the Banner Ironwood Verizon Monopine Conditional Use Permit (P23-0089) and Site Plan (P23-0090), a request from Graham Chapman (Pinnacle Consulting Inc.) for Conditional Use Permit and Site Plan approval to allow for construction of a new 65’ tall monopine cell tower located approximately 1,230 feet southwest of the southwest corner of Gantzel Road and Banner Way.


Department: Development Services

Staff Report 

Aerial Exhibit.pdf 

General Plan Exhibit.pdf 

Current Zoning Exhibit.pdf 

Existing Site Photos and Simulations.pdf 

Site Plan.pdf 

Planning Administrator Erik Swanson presented the Banner Ironwood Verizon request for a Conditional Use Permit and Site plan to allow construction of a 65 foot monopine cell tower. He said it is designed to look like a pine tree and is located on the Banner campus in an area consisting of solar panels and the intent is to build out the area with medical offices long-term. The monopine will be contained within a 40' x 40' equipment area and staff supports the location and design of the site as presented.

The proposed tower is located about 550 feet from residential to the west and 444 feet from residential to the south which is outside of our notification and buffer area. In accordance with the neighborhood meeting process in the Zoning Ordinance, a neighborhood meeting was not held due to the proximity to residential and the fact that the surrounding property is owned by Banner, who is leasing the property to the applicant. No public input has been received to date.

Commissioner Young asked who was the owner of strip of land on the west side and how tall is the hospital itself. Mr. Swanson said it is owned by Banner and their intentions are to expand long term in that area. Mr. Swanson said offhand he estimates that Banner Hospital is approximately 75 feet tall. There were no questions for the applicant, who was in attendance at the meeting.

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

MOTION: To forward a recommendation of approval of the Banner Ironwood Verizon Monopine Conditional Use Permit (P23-0089) and Site Plan (P23-0090), subject to the Conditions of Approval outlined in this report.

RESULT: Approved unanimously (5-0)

MOVER: Leah Gumm

SECONDER: Alex Matheson

AYES: Alex Matheson, Troy Young, David Gillette, Leah Gumm, Spencer T Hale

ABSENT: Jeff Nielson

7) Final Action:

None.

8) Items for Discussion:

None.

9) Administrative Items:

A. Recent Activity Update

Planner Nate Warren reported on single family home building permits issued for the last three months. He said there were 99 permits issued in June; 140 permits issued in July and 181 permits issued in August. This was an increase each month from last year's numbers.

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

None.

11) Adjournment of the Regular Session.

The Regular Session Meeting adjourned at 6:36 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 6:36 p.m.

13) Roll Call:

PRESENT:

Alex Matheson
Troy Young
David Gillette
Leah Gumm
Spencer T Hale


ABSENT:

Jeff Nielson

14) Items for Discussion:

A. Capital Improvements Department Overview (Brad Novacek, Capital Improvement Program Manager)

Mr. Novacek discussed the department mission, organizational chart and types of capital improvement projects that the Town does. He said CIP is essentially the design and construction department for the Town. He discussed the department budget and listed the priority projects and gave status updates on many of the current Town projects.

CIP Department Presentation 

15) Adjournment of the Work Study Session.

The Work Study Session adjourned at 6:52 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 September 13, 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: _____

