



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, April 10, 2024
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 Nielson
David Gillette
Spencer Hale
Leah Gumm
Aaron Ballard
Troy Young
Alex Matheson

Principal Planner Les Johnson introduced himself and provided a brief history of his career.

3) Pledge of Allegiance:

4) Public Comment:

None.

5) Consent Agenda:

Chair Gillette requested that Public Hearing Items 6.A and 6.B be moved to the Consent Agenda for consideration and possible action. Chair Gillette requested that Public Hearing Item 6.D be moved to the Consent Agenda for a continuance as requested by the applicant.

The Commission briefly discussed the proposed agenda changes and there were no objections.

Chair Gillette opened the floor for public comments on the Consent Agenda Items 6.A,

6.B and 6.D. There were no public comments received and no one in attendance wished to speak. There were no requests from the Commission for a separate presentation by staff or the applicant for these items.

MOTION: To forward a recommendation of approval of Consent Agenda Items: 6.A) Case P23-0109 Madera Retail Center Starbucks Conditional Use Permit, for CUP approval to operate a drive-thru coffee restaurant outside of the hours of 6:00am and 10:00pm; 6.B) Cases P23-0020 and P23-0165 Home Depot CUP and Site Plan Amendment, to amend the existing Site Plan and for a Conditional Use Permit to accommodate additional display areas, storage areas, and rental equipment, including rental trucks, within the existing parking lot, located within Power Marketplace, east of the southeast corner of Power and Rittenhouse roads and 6.D) Case P23-0186 Rain Deck Bus Storage CUP, for Conditional Use Permit for a continuance as requested by the applicant.

RESULT: Approved unanimously (7-0)

MOVER: Alex Matheson


SECONDER: Jeff Nielson

AYES: Jeff Nielson, David Gillette, Spencer Hale, Leah Gumm, Aaron Ballard, Troy Young, Alex Matheson


- 6.A) **Public Hearing and Possible Action on Case P23-0109 Madera Retail Center Starbucks Conditional Use Permit, a request by Alex Pitrofsky of Simon CRE for CUP approval to operate a drive-thru coffee restaurant outside of the hours of 6:00am and 10:00pm. The site is generally located approximately 370-feet south of the southeast corner of Queen Creek and Signal Butte roads.**

Department: Development Services

[Staff Report](#) 

[Aerial.pdf](#) 

[General Plan.pdf](#) 

[Zoning Exhibit.pdf](#) 

[Narrative.pdf](#) 

[Site Plan.pdf](#) 

[Landscape Plan.pdf](#) 


[Elevations - For Reference.pdf](#) 


- 6.B) **Public Hearing and possible action on Cases P23-0020 and P23-0165 Home Depot CUP and Site Plan Amendment, a request from Cassandra Permenter, Scott A Mommer**


Consulting, to amend the existing Site Plan and for a Conditional Use Permit to accommodate additional display areas, storage areas, and rental equipment, including rental trucks, within the existing parking lot, located within Power Marketplace, east of the southeast corner of Power and Rittenhouse roads

Department: Development Services


Staff Report 


Aerial 

General Plan Map 

Zoning Map 

Site Plan 

Project Narrative 

Parking Analysis 


- 6.D) Public Hearing and possible action on Case P23-0186 Rain Deck Bus Storage CUP, a request from Greg Davis, IPlan Consulting, for Conditional Use Permit approval to allow for the outdoor storage of school buses within the existing fenced property, located north of the Northeast corner of Ellsworth and Rittenhouse roads-
CONTINUANCE**

Department: Development Services


Staff Report 

Aerial.pdf 

Zoning Map.pdf 

General Plan.pdf 

Project Narrative.pdf 

Site Plan.pdf 

Landscape Plan.pdf 


Neighborhood Meeting Summary.pdf 


- 6) Public Hearing:**


6.C) Public Hearing and possible action on case P23-0185 Queen Creek Industrial Campus a request to Rezone the subject site from EMP-B (General Industrial District) to EMP-B with a PAD Overlay to allow additional building heights up to 120'. The approximate 240-acre site is located at the southeast corner of Crismon and Germann roads.


Department: Development Services


Staff Report 

Aerial Exhibit.pdf 


Existing Zoning.pdf 


General Plan.pdf 

Proposed Zoning.pdf 

QCIC - Site Plan Height Exhibit v2 (1).pdf 

QCIC - Site Section (1).pdf 

QCIC - Proposed Access Locations v2 (1).pdf 

QCIC - PAD Narrative v2 (1).pdf 

Planning Administrator Erik Swanson presented the request for a rezone for the Queen Creek Industrial Campus and outlined the site property, surrounding areas and existing zoning. The General Plan designation for the project site is zoned Industrial. Mr. Swanson said the proposal is a rezone request from EMP-B to EMPB PAD Overlay due to building heights and to remain competitive with surrounding businesses.

Mr. Swanson outlined the proposed building heights ranging from 48 feet up to 90 feet and the accessory structures up to 120 feet which will utilize a tiered plan. Mr. Swanson discussed building heights and setbacks and provided a comparison to the State Land structures. He pointed out that there are no users for this project at this time but conceptual plans were provided to show how the site may develop and what type of users may be interested in the site.

Mr. Swanson said a neighborhood meeting was held in December 2023 with no neighbors in attendance and no comments at that time. He said prior to the meeting tonight staff received comments from the adjacent property owner to the east expressing concerns with the buffering. Staff has not received any other comments regarding the application.

Mr. Swanson said the applicant spoke with the adjacent property owner and the applicant proposed an additional condition (#13). He said that the adjacent property owner was supportive of the additional condition. Condition #13 proposes that “No building shall exceed 65 feet in height within 80 feet of the east property line.”

Applicant Adam Baum presented on behalf of the Velaros family, long-time owner of the site. He outlined the site and provided history on the North Specific Area Plan (NSAP) including key goals and initiatives of the NSAP. He said the plan encouraged industrial uses and aimed to keep a competitive advantage and to prepare for increased interest in the area.

Mr. Baum said the request for additional tiered heights is to allow the development to remain competitive with surrounding properties in Mesa (north of Germann) and he said that current restrictions limit the types of users and development that can occur on the site. He discussed the proposed landscape setbacks and said there are no changes to the underlying EMP-B zoning and permitted uses. He said it is not likely that they would utilize of all the building heights and if it is needed that enhanced buffering would be provided. Mr. Baum said the applicant wants to have the ability to attract high tech manufacturers and less toward warehouse type buildings and to seek a broader range of users that may be more attractive to the Town's long-range goals of securing various employment industries.

Commissioner Young had a question on the request from Barney Farms for 65' height on the east side and asked if the stair step to 90' is included. Mr. Baum said on the west side there are single family homes and there are changes to the setback however, on the east side it is primarily heavy industrial and Mr. Barney was okay with an 80-foot setback and no building greater than 65' in the 80' setback.

Vice Chair Nielsen asked if the 150' minimum landscape setback was for all buildings or just buildings over 48' tall. Mr. Baum said that you can have a 48' building now with the current zoning. He said there is an SRP pole that has a minimum 80' easement in the area and we are outside of the setback regardless.

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

MOTION: To forward a recommendation of approval of P23-0185 Queen Creek Industrial Campus PAD Rezone, subject to the Conditions of Approval outlined in this Staff Report with the addition of Condition #13 stating that "No building shall exceed 65 feet in height within 80 feet of the east property line".

RESULT: Approved unanimously (7-0)

MOVER: Troy Young


SECONDER: Leah Gumm


AYES: Jeff Nielson, David Gillette, Spencer Hale, Leah Gumm, Aaron Ballard, Troy Young, Alex Matheson


- 6.E) Public Hearing and possible action on Bosma Farms Rezoning.(P23-0168). The request is to Rezone the subject site from R1-18/PAD (Suburban Residential) to R1-5 (Urban Development) and MDR/PAD (Medium Density Residential) for an approximate 136-acre residential development. The subject site is located North and east of the northeast corner of Combs and Meridian roads.


Department: Development Services

Staff Report 


[Aerial Exhibit.pdf](#) 


[Aerial Existing Zoning.pdf](#) 

[Aerial Proposed Zoning.pdf](#) 

[General Plan Map.pdf](#) 

[A- Conceptual Master Plan_BF.pdf](#) 

[F- Illustrative Product Diagrams.pdf](#) 

[PAD Narrative- Bosma Farms- COMPLETE- 3-20-24.pdf](#) 

Planning Administrator Erik Swanson presented the request to rezone the subject site from Suburban Residential (R1-18/PAD) to Urban Development (R1-5) and Medium Density Residential (MDR/PAD) for a 136-acre residential development consisting of 785 lots. Mr. Swanson outlined the subject site, the surrounding properties and the existing and proposed zoning. He said it is consistent with the General Plan designation of Neighborhood. Mr. Swanson presented several exhibits with options for what could be developed on the various parcels. He said there is not a homebuilder chosen for this project at this time.

Mr. Swanson provided highlights of the proposed development plan which include seven parcels:

- Request to rezone the site into two districts: R1-5 and a variety of MDR/PAD
- Parcel 1 - Potential future Town public park site with option for Town to purchase land. If Town does not purchase land it will be used as R1-5
- Parcel 2- R1-5 zoning (traditional single family homes)
- Parcel 3,4,6 – MDR-2 (various single family home products)
- Parcel 5- designated as a community park
- Parcel 7 – MDR-1 (allows multi-family type products)

Mr. Swanson said a neighborhood meeting was held on March 7, 2024 with 4 neighbors in attendance from the County islands. Concerns included wildlife preservation; didn't want to see development; home sizes and connection to Redfern Drive. He said there was another question received at a later date asking for additional information on parks.

Sean Lake, Pew & Lake, presented on behalf of the property owner, Bosma Farms. He said we have worked in this area with Schnepf Farms and the Olive Mill and described

the the vision for the area, adding that it is a gem for Town. Mr. Lake said they want to create a housing opportunity and provide for-sale type homes for people to live in this area. He discussed the park site, trails, and connectivity for the project. He said they will create walkability to the future development at the Olive Mill. Mr. Lake said the applicant worked with Town in regards to the proposed future park and Queen Creek wash area and designed the community around this.

Mr. Lake outlined each parcel and discussed the different housing types, buffers, and what would be included for the overall project. He discussed the development standards for each area of the project and illustrated how the different products blend well together. Mr. Lake said the amenities and open space will be defined further in the platting process.

Questions from the Commission were as follows:

Are the MDR-2 products for-sale units? Mr. Swanson said yes, the anticipation is a focus on for-sale single family home units.

What is planned for the Redfern Road connection? Mr. Lake said details will be worked out during the platting process and we see Redfern Road as a neighborhood street. We do not want to see it as a collector road from Redfern to Meridian. We do not want to encourage pass through traffic and we voiced this to the neighbors.

Will Airbnb's be allowed? Mr. Lake said it is too early to tell. There will be an HOA and most developers do restrict it somewhat.

Has there been a traffic impact study? Mr. Lake said we have a statement and not a full study. He discussed access points and said a full traffic analysis will be done at the platting process.

How big is the Town park in relation to Mansel Carter Park? Mr. Swanson said 30-acres is needed for ball parks and organized sports and it will be comparable to Phase I of Mansel Carter.

Are there any residents east of the project looking to annex? Mr. Swanson said occasionally residents will reach out but there are no discussions in this regard. He added that the Town analyzes any annexation request for cost benefit. Mr. Burningham said there was an annexation request in this area in the past but Council did not want to annex due to transportation issues.

The Commission asked further questions in regards to landscaping, housing types and home sizes.

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

MOTION: To forward a recommendation of approval of P23-0168 Bosma Farms Rezone, subject to the Conditions of Approval outlined in this Staff Report.

RESULT: Approved unanimously (7-0)

MOVER: Aaron Ballard

SECONDER: Spencer Hale

AYES: Jeff Nielson, David Gillette, Spencer Hale, Leah Gumm, Aaron Ballard, Troy Young, Alex Matheson

7) Final Action:

None.

8) Items for Discussion:

None.

9) Administrative Items:

Planning Administrator Erik Swanson welcomed new Principal Planner Les Johnson to the team.

Mr. Swanson reported 160 new single family home permits for the month of March, which is an 88% increase from last year.

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

None.

11) Adjournment of the Regular Session.

The Regular Session adjourned at 7:04 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 7:05 p.m.

13) Roll Call:

PRESENT:

Jeff Nielson

David Gillette

Spencer Hale

Leah Gumm

Aaron Ballard

Troy Young

Alex Matheson


14) 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. 2024 Council Strategic Planning Session Update (Sarah Clark, Principal Planner)

Senior Planner Sarah Clark presented an overview of residential development in Town. She highlighted residential permits and projects over the last ten years, with single family permitting peaking in 2019 - 2021. She discussed the increase in multi-family permits and said Queen Creek is staying busy. She discussed projections going forward and displayed the status of residential subdivisions throughout the town.

Ms. Clark discussed development trends with a shift to dense single family developments and multifamily; multi-family types; affordability challenges and housing needs. She spoke on the benefits of multi-family and the land use balance in Town.

Ms. Clark discussed efficiencies and improvements of our processes being proposed as follows 1) staff review/approval of Residential Design Review applications; 2) staff review/approval of Final Plats; 3) re-evaluate application review timeframes and 4) analyze the Queen Creek ADU

Residential Development Presentation 

B. Industrial Guidelines Update (Erik Swanson, Planning Administrator)

Mr. Swanson said we currently do not have any specific industrial guidelines and there is an increased interest in Industrial development. The purpose of establishing guidelines is to set the stage for what we are looking for and ensure orderly design which allows for flexibility. He said the feedback from the development community is the need for prescriptive language for flexibility for different types of uses and different sized projects. Mr. Swanson said the next steps are to share the guidelines with stakeholders and present the completed product to the Planning Commission and the Council.

Industrial Guidelines Presentation 

15) Adjournment of the Work Study Session.

The Work Study Session adjourned at 7:30 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 April 10, 2024 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: _____