



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, June 11, 2008 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 7:15 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Atkinson
Commissioner Moore

Absent

Commissioner Perry
Commissioner Sossaman

Staff

Present

Community Development Director Condit
Planning Manager Balmer
Principal Planner Brittingham
Principal Planner McCauley
Planning Assistant Moats

Absent

3. **PUBLIC COMMENT**

There were no public comments.

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.

a) **Consideration and Possible Approval of May 14, 2008 Work Study and Regular Session Minutes;**

- b) ***Consideration and Possible Approval of RZ07-149/SD07-150, “Silver Queen Estates”**
A request by Ralph Pew of Pew and Lake, LLC for Rezoning from R-4 and R1-43 to PAD with underlying R1-18 zoning, and approval of a Landscape Plan and Preliminary Plat consisting of 59 lots. The project is located in the vicinity of the southwest corner of Hawes and Chandler Heights roads.
- c) ***Consideration and Possible Approval of RZ08-059/SP06-111, Greulichs Service & Collision Center**, A request by Chris Greulich on behalf of Northeast Scottsdale Auto Group for Rezoning, Site Plan, Building Elevation and Landscape Plan approval for two primary buildings totaling approximately 17,000 square feet of automotive oriented service and office space. The applicant is requesting rezoning from I-1 Light Industrial to I-1 Light Industrial with a PAD overlay. The property is located north of the re-aligned Rittenhouse Road between Power and Sossaman roads. **This item was continued at the May 14, 2008 Planning & Zoning Commission Meeting.**
- d) **Consideration and Approval of SP08-067, “Power Marketplace Business Park, Lot 18”**, A request by Ken Mohn, Architect, for Site Plan, Building Elevations and Landscape Plan approval for an approximately 16,600 square foot two-story industrial/office building on 1.07 acres at 18375 S. 187th Place in the I-1 zoning district.

Commissioner Atkinson asked that item 4b., “Silver Queen Estates”, be removed from the Consent Agenda.

Motion: Commissioner Moore

To approve items 4a., 4c., and 4d. on the Consent Agenda, with a revision to the May 14, 2008 Regular Session Minutes, as follows:

Change the heading under Consent Agenda item no. 4e. from “SP07-203, Office Industrial Parcel 13”, to “SP07-124, Power Marketplace Industrial Condos”

2nd: Commissioner Atkinson

Vote: All ayes. Motion carried. (4-0) Perry, Sossaman absent.

4b. **RZ07-149/SD07-150/SILVER QUEEN ESTATES**

Planning Manager Brittingham addressed the Commission to answer questions. Commissioner Atkinson referred to staff’s proposed stipulation #24 (which would replace the current stipulation listed in the staff report. This item was briefly discussed during Work Study Session. Commissioner Atkinson stated he preferred to approve this request with the original stipulation, rather than the newly proposed stipulation presented by staff during Work Study.

Mr. Ralph Pew of Pew and Lake, PLC addressed the Commission, stating the stipulation was revised because the original stipulation would place a private restriction in the CC&Rs prohibiting gates in the future; if the Town's policy changes in the future, it would not be possible to install gates. The revised stipulation simply states this subdivision is designed without gates; if, in the future, the residents want to have the gates, the request would be required to go through Planning & Zoning and Town Council for approval. Changing the stipulation simply mitigates there being a restriction in the covenants. It allows the residents to go through the zoning process for the amendment in the future, should they wish.

Commissioner Moore asked how many acres are in this R-4 district. Mr. Pew responded about half the property is zoned R-4, which allows apartment complexes.

Commissioner Moore asked if an apartment complex were to be developed on this site, would it be gated. Mr. Pew responded it would be gated.

Chairman Ingram asked staff how gated communities are addressed in the General Plan and whether or not they are discouraged.

Principal Planner Brittingham responded, with the exception of Town Center in extenuating circumstances, subdivisions shall not be gated. It would ultimately be the Town Council's decision.

Commissioner Moore stated he feels this is a good fit for this area and is consistent with the General Plan.

Chairman Ingram opened the Public Hearing at 7:26 pm. There were no public comments. The Public Hearing was closed.

Motion: **Commissioner Atkinson**

To approve RZ07-149/SD07-150, "Silver Queen Estates", as presented by staff, with the original Stipulation #24 as stated on the staff report, as follows:

"The following note shall be included on the Final Plat and in the CC&R's: 'This subdivision was not designed to be a gated community. Entrance or security gates are specifically prohibited.'

Motion failed for lack of a second.

Motion: **Commissioner Moore**

To approve RZ07-149/SD07-150, “Silver Queen Estates”, as presented by staff, with the proposed change to Stipulation #24, as follows: “The following note shall be included on the Final Plat and in the CC&R’s: ‘This subdivision was not designed to be a gated community. Should gates be proposed in the future, a redesign and approval by the Town Council will be required.’

2nd: **Vice-Chairman Trapp-Jackson**

Vote: **Moore, Ingram, Trapp-Jackson: “Aye”.**
 Atkinson: “Nay”

Motion carried. (3-1). Perry, Sossaman absent.

5. **Presentation by Jill Kusy Regarding the DMB Mesa Proving Ground Major General Plan Amendment in the City of Mesa.** This presentation was given during Work Study.
6. **Presentation by Paul Gilbert Regarding the Pacific Proving Major General Plan Amendment in the City of Mesa**

Mr. Balmer introduced Mr. Paul Gilbert, 4800 N. Scottsdale Road, who represents Bill Laveen owner of the southern 1/3 of the Mesa Proving Grounds, which is approximately 1,700 acres. Mr. Balmer stated the Town has been asked to comment on both Major General Plan Amendment applications (DMB property and Mr. Laveen’s property).

Mr. Gilbert stated the future SR802 bisects this property, and will provide a direct link between Pacific Proving, the airport, Queen Creek and other parts of Pinal County. The Ellsworth/Queen Creek roads interchanges will provide access to the freeway. Pacific Proving is requesting a Mixed Use Community land use designation, which Mesa created in 2007. Eventually, Pacific Proving will process a zoning request for a Planned Community District (PCD).

Mr. Gilbert stated the project vision is illustrated on the hand-out, which shows three main cores: Urban, Employment and Suburban. These cores are consistent with the City of Mesa’s General Plan. Uses in these core areas will include high-rise, retail, commercial, office and residential. This plan will generate approximately 30,000 jobs near the airport.

QUESTIONS FROM COMMISSION:

Chairman Ingram asked if there is a scheduled timeline. Mr. Gilbert responded the General Plan amendment is currently being processed; however, because the proposed freeway is a factor in this development, there is no timeline on the zoning yet.

Planning Manager Balmer asked the Commission for consideration as a group on the DMB and Pacific Proving Major General Plan Amendment proposals. He noted the similarities between the two projects: high density residential/high density offices/urban environment not usually seen in this part of the valley. He stated even though this is a county island, it does provide benefits to the Town of Queen Creek. Mr. Balmer finished by stating the Town is prepared to write and forward a letter to the City of Mesa regarding the benefits these amendments will bring to the Town of Queen Creek.

ADMINISTRATIVE ITEMS (if not done during Work Study)

7. **REVIEW of next month's agenda items:**

Mr. Balmer referred to the Current Applications Spreadsheet provided in the agenda packets, and noted the following projects currently scheduled for the July Planning & Zoning Commission Meeting:

- Pegasus Airpark PDS Modification of Stipulations/RZ08-020
- Schnepf Farms Conditional Use Permit request

8. **REPORT** on Town Council Action

Director of Community Development Condit noted the Council Summary and Minutes are included in the Agenda packets, and offered to respond to any questions from the Commission. There were no questions or comments.

9. **COMMUNICATION** from members of the Commission and Staff.

Vice-Chairman Trapp-Jackson expressed her interest in working on the Zoning Ordinance Update with Town Staff. Mr. Balmer thanked her for her interest and provided a brief status report on the process

Mr. Balmer stated a presentation will be given at the July Commission Meeting on a ballot initiative titled: "Move Arizona", which is a proposal to add .01 to the sales tax for gasoline in order to generate revenue for road improvements.

Brief discussion ensued on the differences between the DMB proposal and the Laveen proposal.

9. **ADJOURNMENT**

Motion: Vice-Chairman Trapp-Jackson

To adjourn.

2nd: **Commissioner Atkinson**

Vote: All ayes. Motion carried (4-0).

The meeting adjourned at 7:45 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Chairman

ATTEST:

Laura Moats, Planning Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the June 11, 2008 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12th day June, 2008.

Passed and Approved this 9th day of July, 2008.