



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, June 11, 2008 6:00 P.M.

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

1. **CALL TO ORDER** The meeting was called to order at 6:12 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 Wayne Balmer
Principal Planner Brittingham
Principal Planner McCauley
Planning Assistant Moats

Absent

3. **Discussion on 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.

Principal Planner Brittingham distributed a revision to Stipulation #24, which states: *"The following note shall be included on the Final Plat and in the CC&Rs: '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.'* Brief discussion took place on the revised and original stipulations. Mr. Brittingham noted staff is recommending approval of this item on the Consent Agenda. He noted the Commission has the choice of approving the stipulation as originally worded, or revised.

Chairman Ingram asked Staff how Stipulation #16 (regarding removal of septic tanks) will be enforced and/or monitored. Engineering Manager Leubner responded staff will do the best it can to track the removal of all septic tanks. Director of Community Development Condit added that it was his belief this mobile trailer park has one large tank that several mobile homes are tied into. This would make monitoring easier.

4. Discussion on 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 from the May 14, 2008 meeting to June 11, 2008.**

Principal Planner McCauley provided brief background on the project, stating the applicant is requesting relief from development standards due to the unique shape of the parcel. He stated parking will be in the rear, with a landscape buffer. Vice-Chairman Trapp-Jackson asked if the property owners association would be responsible for ensuring maintenance of the lots. Mr. McCauley responded the individual property owners will be maintaining their respective lots.

Chairman Ingram asked where the cars will be stored, since this is a collision center. Mr. McCauley responded that outdoor storage in Industrially zoned areas is allowed. Discussion took place on the abandoned right-of-way at Rittenhouse Road.

5. Discussion on 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 sf. two story industrial/office building on 1.07 acres at 18375 S. 187th Place in the I-1 zoning district.

Principal Planner Brittingham provided a brief staff report. Engineering Manager Leubner requested the deletion of Stipulation #13 which refers to sidewalks, as there are no sidewalks on this parcel.

6. Discussion on Presentation by Jill Kusy regarding the DMB Mesa Proving Ground Major General Plan Amendment in the City of Mesa

Planning Manager Balmer introduced Jill Kusy of DMB. Ms. Kusy gave a Power Point presentation explaining DMB’s development philosophy, a history of DMB and its local projects, and the Mesa Proving Ground property owned by DMB. DMB has filed a Major General Plan Amendment application with the City of Mesa with plans to annex, rezone and develop this property. Ms. Kusy also spoke about the importance of this property in proximity to the proposed State Route 802/Williams Gateway Freeway. This property does not have frontage on the future Williams Gateway Freeway, so the development has been planned based on the interchanges at Germann and Queen Creek roads.

Ms. Kusy also spoke about a 434-acre parcel owned by the Arizona State Land Department which is integral to DMB because of its location between the freeway and DMB's property. DMB has filed a General Plan Amendment and rezoning application on behalf of the State Land Department, requesting a mixed use community with Planned Community District zoning. Ms. Kusy explained the proposed golf course/resort portion of DMB's development, which will be located at the northern portion of the site in order to take advantage of mountain views.

Questions by the Commission

Commissioner Atkinson asked what the build-out population is. Ms. Kusy responded 15,000 residential dwelling units are proposed, with 2.6 persons per household.

Commissioner Moore stated he feels this project benefits the Town of Queen Creek because it offers employment opportunities close to home. In addition, this development will help mitigate commuter traffic and bring amenities to the East Valley that do not currently exist.

Commissioner Atkinson stated he liked the development, but has concerns about the infrastructure, and where the people who work there will live. Discussion ensued on affordable housing, and how long affordable housing will be near the jobs. Ms. Kusy stated the market will respond to the desires. Ms. Kusy addressed Commissioner Atkinson's infrastructure concerns by stating Mesa has a good water plan and will have available resources for this development. Mr. Balmer added that Mesa's population is 460,000; their water portfolio is adequate for a population of 700,000.

7. Discussion on Presentation by Paul Gilbert regarding the Pacific Proving Major General Plan Amendment in the City of Mesa

Chairman Ingram stated this presentation will take place during Regular Session.

ADMINISTRATIVE ITEMS

Chairman Ingram stated all Administrative Items would take place during Regular Session.

8. **REVIEW** of next month's agenda items.
9. **REPORT** on Town Council Action
10. **COMMUNICATION** from members of the Commission and Staff.

11. **ADJOURNMENT**

Motion: **Commissioner Atkinson**

To adjourn

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

The Work Study Session adjourned at 7:07 p.m.

PLANNING AND ZONING COMMISSION

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 Work Study 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 of June, 2008.

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