



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

**Wednesday, May 14, 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 7:08 p.m.

2. **ROLL CALL**

**Present**

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

**Absent**

Commissioner Moore  
Commissioner Perry

**Staff**

**Present**

Community Development Director Condit  
Planning Manager Balmer  
Principal Planner Brittingham  
Principal Planner McCauley  
Planner Ramos  
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 April 9, 2008 Work Study and Regular Session Minutes;**
  - b) **\*Consideration and Possible Approval of TA07-034, Text Amendment to Town of Queen Creek Zoning Ordinance, “Conditional Use Permits, Height Restrictions on Flagpoles, I-1 Industrial Standards-Percentage of Use for Retail, and Appendix C Specifications,** A request by the Town for amendments to the Zoning Ordinance, Article 3, Zoning Procedures, Section 3.5 Conditional Use Permits; Article 4 Zoning, Section 4.7.F Flagpoles and 4.9.F Specific I-1 District Performance Criteria; and Appendix C Specifications for Documents to be submitted.
  - c) **\*Consideration and Possible Approval of RZ07-086/SP07-101, “Queen Creek Crossroads”,** A request by Archicon, L.C. on behalf of Pacific Western Partners, LLC requesting rezoning from R1-43 to TC with a PAD overlay, Site Plan, Building Elevations and Landscape Plan approval for retail and restaurant use. The proposal consists of five buildings totaling 30,150 square feet on a 5.0 acre parcel. The project is located on the southeast corner of Rittenhouse and Ellsworth roads.
  - d) **\*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 will be continued to the June 11, 2008 Planning & Zoning Commission Meeting.**
  - e) **Discussion on SP07-124, “Power Marketplace Industrial Condos”,** A request by T2 Architecture Group, LLC on behalf of Power Industrial Park LLC for Site Plan, Building Elevation and Landscape Plan approval for Industrial Condos at Lots 23 and 24 of Power Marketplace Business Park. The proposal consists of 60,000 square feet of office and warehouse use on a 5.2 acre site with existing I-1 zoning. The project is located ¼ mile east of Power Road, between Germann and the realigned Rittenhouse roads.

- f) **Consideration and Possible Approval of SP08-005, “Shawn Stole Construction”**, A request by Mark Fowler of Michael & Associates, on behalf of Shawn Stole Construction, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 15 of Inverness Industrial Park. The proposal consists of approximately 15,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Crismon Road on Scotland Court.

Chairman Ingram stated he had received a Request to Speak card for Item 4b, therefore, this item was removed from the Consent Agenda for Public Hearing, Discussion and Possible Action.

Commissioner Sossaman requested Item 4c. be removed from the Consent Agenda.

**Motion:** **Vice-Chairman Trapp-Jackson**

**To approve items 4a, d, e and f on the Consent Agenda.**

**2<sup>nd</sup>:** **Commissioner Sossaman**

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

Item 4b. Consent Agenda, TA07-034

Chairman Ingram opened the Public Hearing at 7:11 PM.

- 1) Michael Robin Benning: 20521 E. Ocotillo Road, Queen Creek. Mr. Benning is an architect and has clients wishing to develop property along Germann Road; however, they would like to adjust or re-evaluate the Industrial zoning. The north side of Germann Road is zoned M. There are significant inconsistencies between City of Mesa zoning and the Town of Queen Creek’s Zoning.

Planning Manager Balmer noted that during the Work Study Session, staff and the Commission discussed revisions to stipulations on “Attachment 2”, page 3 of 22 regarding flagpoles, as follow:

Item 4.a. Change wording from “In all zoning districts...” to “In all R-2, R-3, R-4, and non-residential zoning districts...”

Items 4e. and f.: discussion took place on whether or not to include these items in the Ordinance.

Commissioner Sossaman commented on Mr. Benning’s statements regarding the City of Mesa’s manufacturing issue; he noted that when Commission training proceeds this Summer, this item will be revisited.

**Motion:**                    **Commissioner Sossaman**

**To approve item 4b of the Consent Agenda, TA07-034, “Conditional Use Permits (CUP); Height Restrictions on Flagpoles; I-1 Industrial Standards – Percentage of Use for Retail; Appendix C Specifications for Documents to be Submitted”, with the changes to Article 3 Zoning Procedures 4.7 F. a. adding verbiage to make this item apply in all zoning districts except single-family; and deleting 4e.: “Flag number limited. No more than one (1) each of the United States, State of Arizona, Foreign, National or corporate Flag shall be flown on any one site or structure.”**

**2<sup>nd</sup>:**                            **Commissioner Atkinson**  
**Vote:**                        **All ayes. Motion carried (4-0).**

**Item 4c: Consent Agenda RZ07-086/SP07-101**

Responding to a question by Planning Manager Balmer, Chairman Ingram stated he had a concern with the functionality of the pedestrian feature shown on the Site Plan, which is located in the northeast portion of the site plan. He questioned if this could be moved to the interior and possibly replace this corner with public art. He does not feel the public seating amenity may not be used.

Mike McCauley, Principal Planner, reminded the Commission that the feature at this corner is a focal point for the commercial center. It was not requested by staff, but brought forward by the applicant, and staff is in support of it. Mr. McCauley referred any further recommendations the Commission may have to the applicant.

Mr. Drew Sanderell of Archicon, representing Western Partners, LLC, addressed the Commission’s concern with the public amenity feature. He stated that Archicon was encumbered with some landscape setback issues along the roadways when they were trying to establish a usable, more functional land use on the entire site. They resolved to maintain the amount of required Open Space square footage and at the same time offer something for pedestrians because they realized they were stepping away from the normal development and basically were looking at the requirement to put in a 250’ X 50’ landscape easement along the intersection of both roads. The applicant was attempting to make this corner a great entry into the Town Center, as commuters drove south on Ellsworth Road.

Chairman Ingram responded it is a nice feature, but it is his opinion it will not get used at this location.

Mr. McCauley added that, as stated in the Staff Report, since this is a PAD request, the 50 X 250 landscape area and pedestrian feature on the site plan is something Staff took into consideration as one of the offsets for not meeting the code requirement. It was used as a trade-off on the PAD request.

Commissioner Sossaman asked if it is the idea that the space was the offset, or the use.



5. **PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON PROPOSED 802 FREEWAY ALIGNMENT**

Mr. Mark Young, the Town's Intergovernmental Liaison, gave a presentation on ADOT's Update to the Proposed State Route 802 Corridors. He stated ADOT hosted a public meeting on May 13. The last public meeting is taking place tonight, May 14. Recommendations being presented include four corridors. Mr. Young has also given this presentation to the Town's Transportation Advisory Committee who made voted to forward Option #4 (with geotechnical and environmental concerns) to the Town Council with a favorable recommendation. Mr. Young stated an environmental analysis will likely take two to three years. In addition, a funding source must be identified on the Pinal County portion of the corridor.

Mr. Young's presentation provides an opportunity for the Commission to either make a formal recommendation to Council, or simply continue to monitor the situation. This is a multi-year process. Staff is recommending the Commission make its desires known.

A short question and answer session ensued.

**Motion:** **Commissioner Sossaman**

**To recommend to Town Council it support the formal recommendation of the Transportation Advisory Committee.**

**Second:** **Commissioner Atkinson**

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

**ADMINISTRATIVE ITEMS (if not done during Work Study)**

7. **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.

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

There was no further communication from members of the Commission and Staff.

9. **ADJOURNMENT**

**Motion:** Commissioner Atkinson.

**To adjourn.**

**2<sup>nd</sup>:** Commissioner Sossaman

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

**The meeting adjourned at 7:35 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 May 14, 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 15th day of May, 2008.

Passed and Approved this day of, 2008.