



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

Wednesday, May 14, 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 6:00 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 Wayne Balmer
Principal Planner Brittingham
Principal Planner McCauley
Planner Ramos
Planning Assistant Moats

Absent

3. **DISCUSSION ON 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 of Queen Creek 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.

Commissioner Atkinson questioned (page 3 of 22) Attachment 2, 4.7, F.4.a.: *“In all zoning districts, one flagpole per lot flying the American flag and/or Arizona State flag shall be allowed at a height not to exceed forty (40) feet.”*

Discussion followed on regulation 4a. and the following regulations listed on this page: 4e. and f, which address flag number limit and flag order.

Principal Planner Brittingham referred to 4a, stating this language is standard terminology for most municipalities, but could be revised. The Commission requested the wording in 4a. be revised to state this regulation applies in all zoning districts, except Single Family. The motion made in Regular Session will include this language.

4. **DISCUSSION ON 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 Elevation and Landscape Plan approval for retail and restaurant use. The proposal consists of five buildings totaling 30,150 square feet on a 5.00 acre parcel. The project is located on the southeast corner of Rittenhouse and Ellsworth roads.

Principal Planner McCauley presented a brief review of the staff report. He noted that staff had just received the pre-application for the parcel to the south of this, which is First Bank.

Chairman Ingram questioned the orientation of the drive-through, and asked if it is permitted with a screen wall. Mr. McCauley responded the drive-through for the bank and restaurant will be softened with landscaping. In addition, both projects will go through separate Site Plan review and approval.

Brief discussion took place over Chairman Ingram's concern about the functionality of the pedestrian/seating area in its current location at the northeast corner of the site.

5. **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 will be continued to the June 11, 2008 Planning & Zoning Commission Meeting.**

6. **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.

There were no questions by the Commission.

7. **DISCUSSION ON 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. **This item was continued from the April 9, 2008 Meeting to the May 14, 2008 meeting**

Planner Ramos presented a brief review of the staff report. There were no questions from the Commission.

8. **PRESENTATION AND DISCUSSION ON PROPOSED 802 FREEWAY ALIGNMENT**

Planning Manager Balmer introduced the topic, stating this is part of the broader training being provided to the Commission. A staff report and attachments showing proposed alignment maps were distributed with the commission agenda packets.

Mark Young, Legislative Liaison for the Town of Queen Creek, gave a presentation on the proposed alignments for the 802 Freeway.

Mr. Young explained the proposed alignments: Corridors #1, 2, 3 and 4. These corridors run through the Superstition Vistas State Trust Land, which is approximately 275 acres.

Mr. Young stated the last public open house is tonight. Public comments will be accepted for the next 30 days.

Mr. Young also spoke about funding, pointing out which portions are already funded; these do not include any portions running through Pinal County.

Mr. Young presented this to the Transportation Advisory Committee last week, which sent forward a recommendation for Option #4, pointing out significant concerns related to geological and environmental issues for all four corridors. Mr. Young informed the Commission they could simply monitor this, with further updates from Staff, or make a recommendation to the Town council.

Mr. Balmer noted this is also on the Regular Session agenda, should the Commission wish to make a formal recommendation.

ADMINISTRATIVE ITEMS

9. **REVIEW** of next month's agenda items.

Mr. Balmer noted the Current Applications Spreadsheet was included in the Commission's agenda binders. The following projects are scheduled for the June 11, 2008 agenda:

- Greulichs Service & Collision Center (RZ08-059/SP06-111) – continued from May 14
- Silver Queen Estates (RZ07-149/SD07-150)
- Lot 18 at Power Marketplace Business Park (SP08-067) – tentatively scheduled

10. **REPORT** on Town Council Action

This report was given during Regular Session.

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

12. **ADJOURNMENT**

Motion: **Commissioner Sossaman**

To adjourn

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

The Work Study Session adjourned at 7:03 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 May 14, 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 15th day of May , 2008.

Passed and Approved this 11th day of June, 2008 .