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**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, February 13, 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: 10 p.m.
2. **ROLL CALL**

Present

Chairman Ingram
Commissioner Atkinson
Commissioner Brown
Commissioner Perry
Commissioner Sossaman

Absent

Vice-Chairman Trapp-Jackson
Commissioner Moore

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Staff

Present

Director of Community Dev. Condit
Planning Manager Brittingham
Principal Planner McCauley
Senior Planner Bolduc
Planner Williams
Planning Assistant Moats

Absent

3. **PUBLIC COMMENT**

There were no public comments.

Chairman Ingram asked if there were any requests to pull any items off the consent agenda. There were none.

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 January 9, 2008 Work Study and Regular Session Minutes;**
 - b) **Consideration and Possible Approval of SP07-194, Broadlands Building at Power Marketplace Business Park,** A request by Haley Balzano of Exclaim Design for Site Plan, Landscape Plan and Building Elevations approval for the Broadlands Industrial Building. The proposal consists of an industrial office/warehouse building of 20,000 +/- square feet designed for future industrial use on a 1.6 acre site with existing I-1 zoning. The project is located on Lot 11 in the Power Marketplace Business Park, about one-quarter mile east of Power Road, between Germann Road and the realigned Rittenhouse Road.
 - c) **Consideration and Possible Approval of SD07-202, Power and Riggs Commercial Center,** A request by Robert Kubicek Architects on behalf of Bruno Properties for Preliminary Plat approval to create five lots on 15.7 acres. The property is zoned C-2 Commercial and is located at the northeast corner of Power and Riggs roads.
 - d) **Consideration and Possible Approval of DR07-198, William Lyon Homes 55' Series at Hastings Farms, Parcel J,** A request by Paul Carlson of William Lyon Homes for design review approval of four standard floor plans with three elevations each on a total of 141 lots zoned R1-7 on 48.7 acres. The project is located northeast of the intersection of Ellsworth and Cloud roads.
 - e) **Consideration and Possible Approval of DR07-199, William Lyon Homes 70' Series at Hastings Farms, Parcels E&I,** A request by Paul Carlson of William Lyon Homes for design review approval of four floor plans with three elevations each to be built on 153 lots on 45.9 acres in Hastings Farms, Parcels E and I. This project is zoned R1-12 and is located on the east side of Ellsworth Road, north of Cloud Road.



Motion: Commissioner Sossaman

To approve the Consent Agenda, including the continuance of Item (d) SD07-202, “Power and Riggs Commercial Center” to the March 12, 2008 Planning & Zoning Commission Meeting.

2nd: Commissioner Brown

Commissioner Perry noted that during Work Study session, a revised Staff Report for DR07-198, ÷William Lyon Homes at Hastings Farms, Parcel Jö was distributed which included an added stipulation: Stipulation #9: öRESIDENCE 3, LEFT ELEVATION, TO BE ENHANCED. STAFF SHALL APPROVE THE ENHANCEMENTS PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.ö

Commissioner Sossaman revised his motion, as follows:

To approve the Consent Agenda, including the continuance of Item (d) SD07-202, “Power and Riggs Commercial Center” to the March 12, 2008 Planning & Zoning Commission Meeting, and the addition of a stipulation to Item (d), as follows: “#9: “RESIDENCE 3, LEFT ELEVATION, TO BE ENHANCED. STAFF SHALL APPROVE THE ENHANCEMENTS PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.”

2nd: Commissioner Brown.

Vote: All ayes. Motion carried 5-0 (Moore and Trapp-Jackson absent).

PUBLIC HEARINGS

5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZ07-132, NAUVOO STATION PAD AMENDMENT**, A request by Mario Mangiamele of Iplan Consulting on behalf of VIP Emperor Estates, LLC to allow 3-bay front loaded garages to be up to 60% of the front building façade for a maximum of 76 of Nauvo Stationø 478 homes. The project is zoned PAD and is located on the northwest corner of Ocotillo and Crismon roads.

Senior Planner Bolduc presented the staff report. The proposed amendment relates only to lots 99-478. The current ordinance allows two-car garages not to exceed 40% of the dwelling unitø front façade width. The applicant is proposing the following:

- Two-car front loaded garage width less than or equal to 40% of the dwelling unit front façade width (outside of return to outside of return);
- Three-car front loaded garage width less than or equal to 60% of the dwelling unitø front façade width (outside of return to outside of return) AND:

- Provide a minimum of two feet from two-car garage plane;
- Provide Carriage Park garage door design or similar; and
- Limit to 76 of lots 99-478 in Nauvoo Station (less than 20%).

The applicant feels if approved, the amendment will:

- Improve the architectural diversity and increase the product types offered in the neighborhood;
- Increase visual interest while conversely de-emphasizing the visual dominance of the garage through the use of Carriage Park garage door design, as compared to other door designs offered; and,
- The third car bay 24" recess will greatly enhance the architectural detail of the neighborhood streetscape and de-emphasize the visual dominance of the third car garage bay.

Mr. Bolduc stated Town Staff does not concur with the applicant's request, and is therefore, recommending denial of the proposed PAD Amendment.

There were no questions from the Commission of staff.

Applicant's Presentation

Mario Mangiamele of IPlan Consulting, on behalf of VIP Homes, addressed the Commission. He stated Mr. Bill Stokes from VIP Homes is also present tonight.

Mr. Mangiamele made a Power Point presentation, noting the following:

Three Goals specific to Amendment:

- To increase architectural and product diversity
- Increase visual interest
- Respond to current market conditions and desires of the current market.

He stated the Town's Zoning Ordinance contains design standards that limit the width of front façade garages. He restated the applicant's request, as previously explained by Senior Planner Bolduc. He stated this request will not change the number of lots, setbacks, or lot coverage. The request only applies to the architectural product.

Mr. Mangiamele stated currently there is no flexibility in the Town's Zoning Ordinance. The applicant understands and agrees with the Town's design standard; however, they wish to enhance the design product for the community as well as for Nauvoo Station.

Mr. Mangiamele outlined the self-imposed standards being offered by the applicant:

- 1) Standard use of carriage park doors;
- 2) Recess third car garage an additional 24 inches back from two-car garage doors;
- 3) Limit to 20% of the lots, or 76 of 379 lots in Nauvoo Station.

COMMISSION:

Commissioner Brown asked what the actual curb cut would become with the addition of the third car garage, accounting for space between the two-car garage and the one-car garage. Mr. Bolduc responded generally the widths would be larger; typically a 30-foot curb cut and corresponding increase in pavement and impervious surface, as opposed to 20 or 24-foot curb cut for a two-car garage.

Chairman Ingram opened Public Hearing at 7:34 pm. There were no public comments. The Public Hearing was closed.

Commissioner Sossaman thanked Mr. Mangiamele for the presentation and stated the Town's policy on front garage doors. The Town has always limited front garage doors and held steadfast on this rule, especially for houses the size of those in Nauvoo Station. In addition, usually a change like this would call for an offsetting amenity or benefit to the Town. It is Commissioner Sossaman's opinion that this proposal does not add to the street-scene or enhance the design. For these reasons, Commissioner Sossaman stated he will not support the applicant's request.

Chairman Ingram agreed with Commissioner Sossaman, stating that Town's philosophy that anything over 50% front façade is garage dominant.

Motion: Commissioner Sossaman

To recommend denial of RZ07-132, Nauvoo Station PAD Amendment.

2nd: Commissioner Atkinson

Vote: All ayes. Motion carried 5-0 (Trapp-Jackson and Moore absent).

6. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA07-183, TEXT AMENDMENT ON SECTION 5.6 OF THE ZONING ORDINANCE, PARKING, LOADING AND BICYCLE STORAGE STANDARDS**, A request by the Town of Queen Creek for a text amendment to the Zoning Ordinance, Article 5, Section 5.6 Parking, Loading and Bicycle Standards, Table 5.11-1 Single Family Design Requirements for Garages; and Appendix C.

This item was discussed and presented during the Work Study Session. The Commission concurred to forego the Power Point presentation and move to the Public Hearing.

Chairman Ingram opened the Public Hearing at 6:37 p.m. There were no public comments. The Public Hearing was closed.

Commissioner Perry

To recommend approval of TA07-183, "Text Amendment on Section 5.6 of the Zoning Ordinance, Parking, Loading and Bicycle Storage Standards, as presented by Staff.

2nd: Commissioner Atkinson

Vote: All ayes. Motion carried 5-0 (Trapp-Jackson and Moore absent).

ADMINISTRATIVE ITEMS

7. REVIEW of next month's agenda items.

This was discussed during Work Study.

8. REPORT on Town Council Action

This was discussed during Work Study.

9. COMMUNICATION from members of the Commission and Staff.

Commissioner Perry commented on the scope of work that was involved in completing the Residential Design Guideline Standards. In light of that, he urged the Commission and Town Staff to stand by these standards, even in the midst of market conditions.

10. ADJOURNMENT

Motion: Commissioner Atkinson

To adjourn.

Second: Commissioner Brown

Vote: All ayes. Motion carried (5-0)

The meeting adjourned at 7:39 P.M.

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COMMISSION

By: _____
Steve Ingram, Chairman

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 February 13, 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 14th day of February, 2008.

Passed and Approved this 12th day of March, 2008.

DRAFT- UNAPPROVED