



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, February 13, 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 6:04 p.m.
2. **ROLL CALL**

Present

Chairman Ingram
Commissioner Atkinson
Commissioner Brown
Commissioner Perry
Commissioner Sossaman

Absent

Vice-Chairman Trapp-Jackson
Commissioner Moore

Staff

Present

Planning Manager Brittingham
Senior Planner Bolduc
Planner Williams
Planning Assistant Moats

Absent

ITEMS FOR DISCUSSION

3. **DISCUSSION 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 Nauvoos Station's 478 homes. The project is zoned PAD and is located at the northwest corner of Ocotillo and Crismon roads.

Senior Planner Bolduc stated staff does not support this request. He presented the staff report and asked if there were any questions from the Commission.

Chairman Ingram stated he agrees with staff's recommendation. Commissioner Perry asked for clarification on the maximum number of homes this request pertains to, as the staff report and applicant's request do not match. Mr. Bolduc clarified the number is 76.

Commissioner Sossaman asked why the applicant has changed the number. Planning Manager Brittingham responded this is due to market conditions.

There was no further discussion.

4. **DISCUSSION ON TA07-183, TEXT AMENDMENT ON SECTION 5.6 OF 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.

Commissioner Perry noted the Commission has discussed the issue of incorporating 9-foot parking spaces into the ordinance on several occasions, and asked if this was being done now. Mr. Brittingham responded this is a significant policy issue which staff has decided to address later in order to correct some of the bigger deficiencies.

Discussion took place on the number of parking spaces required for multi-family housing. Commissioner Perry noted that 2 ½ spaces for a two-bedroom apartment seems excessive, especially since guest parking is usually separate from resident parking. He felt more accurate numbers would be 1.5 spaces for a 1-bedroom unit, and 2.0 spaces for a 2-bedroom unit. Commissioner Sossaman added that in college towns, most students are sharing houses, not apartments.

Chairman Ingram questioned how this amendment would affect the number of handicapped spaces for places like The Home Depot, where there are many handicapped stalls. Mr. Bolduc responded it would greatly reduce the number of spaces.

There was no further discussion.

5. **DISCUSSION ON 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.

Chairman Ingram asked how outside storage would be enforced. Planner Williams responded this will be done through the Neighborhood Preservation Division, since this has been stipulated as part of the original Power Marketplace Business Park approval. Mr. Williams stated this project includes a perimeter fence that runs the south and east sides of the site, separate the site from adjoining tenants and also act as a screen to the roll-up doors.

6. **DISCUSSION ON 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.

Mr. Williams distributed a memo stating this item will be continued to the March 12, 2008 Planning and Zoning Commission meeting.

7. **DISCUSSION ON DR07-198, WILLIAM LYON HOMES 55' SERIES AT HASTINGS FARMS, PARCEL J**

A request by Paul Carlson of William Lyon Home 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.

Mr. Williams distributed a revised staff report which includes an additional stipulation: #9: **“Residence 3, left elevation, to be enhanced. Staff shall approve the enhancements prior to approval of construction documents.”**

There was no further discussion.

8. **DISCUSSION ON 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.

There were no questions from the Commission.

9. **DISCUSSION ON STAFF RECOMMENDATIONS FOR COMMISSION TRAINING**

Planning Manager Brittingham reviewed the handout included in the agenda packet. He noted that staff had met and discussed training options for the Commission. These options include: consultant presentations, mobile workshops, presentations from Town Departments on Town projects, and presentations from Planning Managers/Directors from surrounding municipalities.

Mr. Brittingham also provided information to the Commission on a seminar he had attended in Pinal County. This seminar was also attended by Town staff, Commissioner Brown and Vice-Chairman Trapp-Jackson. Mr. Brittingham explained some of the information provided at the seminar by Duane Black of SunCorp. Mr. Balmer stated he had downloaded Mr. Black's Power Point presentation, stating staff may be able to recruit Mr. Black as a speaker for the Commission. Chairman Ingram asked if this could take place from 5 pm to 6 pm, rather than 6 pm. Mr. Brittingham stated this could be scheduled at 6 pm.

Commissioner Sossaman asked for suggestions of mixed-use areas that could be viewed in person for Commission training, and requested that this include something that is “Master Planned”. Some of the mixed-use options suggested were Downtown Tempe and Verrado. Commissioner Perry stated he may be able to organize multi-family architects who would be able to give insight into how long it takes to get retail spaces rented/leased and filled. Commissioner Perry also spoke about an innovative new community in Tucson that is focused on “new urbanism” and green buildings. This community uses DCG for paving and other environmentally friendly elements. There is a mix of affordable and high-end housing, with zero utility bills.

On a separate issue, Commissioner Perry noted that the annual APA Conference provides good opportunities to hear expert speakers. He stated it is difficult to find local speakers with the same expertise as those at the APA Conference.

ADMINISTRATIVE ITEMS

7. **REVIEW** of next month’s agenda items.

Planning Manager Brittingham reviewed the following projects, scheduled for the March 12, 2008 Planning & Zoning Commission Meeting:

- TA08-044, Text Amendment on Portable and Temporary Signs;
- SP08-055, Shawn Stole Construction at Inverness Industrial Park;
- DR07-226, Victoria Estates by Morrison Homes Design Review

Mr. Brittingham stated the first preview of the draft new General Plan will be presented to the General Plan Update TAC/Planning and Zoning Commission on February 27. The final document will be presented in April for Planning & Zoning Commission recommendation.

Mr. Brittingham explained several proposed text amendments that Planning staff is processing. He also provided information to the Commission on the Zoning Ordinance update project, which in-house staff will be processing for the next 12-18 months, with some assistance from outside consultants. He noted a separate TAC will be formed for this project, comprised of approximately 11 people.

8. **REPORT** on Town Council Action

Director of Community Development Condit reported on action taken at the following Town Council meetings:

January 16, 2008

- State of the Town Address was presented;
- Queen Creek Firefighters (2nd group) was sworn in;
- Ten-Year Service awards were presented to Town employees Shawny Ekadis and Jan Martin;
- Acquisition of modular/temporary fire station on Sossaman Road;
- Re-assignment of Development Agreement due to shifts in homebuilders’ market;
- Minor expansion of legal non-conforming uses;

February 6, 2008

- Presentation by SRP on 30 year extended drought cycle;
- Grant Funding

Mr. Brittingham stated staff will try to schedule a speaker for a training session at the March Planning & Zoning Commission/TAC Meeting.

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

There was no discussion.

10. **ADJOURNMENT**

Motion: Commissioner Sossaman

To adjourn.

Second: Commissioner Atkinson

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

The meeting adjourned at 7:04 P.M.

PLANNING AND ZONING 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 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 14th day of February , 2008.

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