



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

Wednesday, March 11, 2009 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 6:05 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Moore
Commissioner Perry
Commissioner Fehlan
Commissioner Atkinson
Commissioner Sossaman

Absent

arrived at 6:08 p.m.

arrived at 6:12 p.m.

Staff

Present

Community Development Director Tom Condit
Planning Manager Wayne Balmer
Principal Planner Fred Brittingham
Principal Planner Mike McCauley
Community Development Assistant Laura Moats

3. **Discussion on SP080-176/CU08-117, "Desert Horizon Nursery"**. A request by Bill Stevenson for approval to extend the previously approved time limit to operate a retail plant nursery in conjunction with a wholesale plant nursery. The property is located at 19250 S. Ellsworth Road.

Principal Planner Brittingham presented background information on the conditional use renewal request. The original conditional use permit was granted on November 5, 2003 and has expired. In the time since the renewal application was filed, the Town and applicant have been working together and reached an agreement on issues related to payments for roadway improvements in front of the site. Staff is recommending approval of the request.

There were no questions from the Commission.

4. **Discussion on SP08-165/RZ09-004 “Ellsworth Office Building”.** A request by Ron Ravenscroft for approval of a rezoning, site plan, landscape plan and building elevations for an office use. The property is located at 22043 S. Ellsworth Road.

Principal Planner McCauley provided a brief summary of this requested rezoning from Residential to C-1 for a drywall contracting business. This is an adaptive reuse located in Town Center.

Commissioner Fehlan asked if trucks will be present. Mr. McCauley responded there will not be trucks present for the purpose of loading or unloading; just customer traffic. He explained the parking plan, which is three on-site parking spaces, and two street spaces. The parking spaces are wider than a typical space.

Commissioner Sossaman questioned if there is room for restriping if the owner, or use changes. Mr. McCauley responded there is adequate room for restriping.

There were no further questions from the Commission.

5. **Discussion on SP09-010, “In-N-Out Burger”.** A request by Doug Couper of Greenberg Farrow, on behalf of In-N-Out Burger, for Site Plan, Landscape Plan and Building Elevation Plan approval for an In-N-Out Burger restaurant. The proposal consists of 3,350 square feet of commercial use on a site with existing C-2 PAD zoning. The project is located in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads on Pad 1 in the Queen Creek Marketplace.

Principal Planner McCauley presented the summary of the staff report. This is a site plan for a pad located in the Queen Creek Marketplace. Mr. McCauley distributed the Power Point in hard copy which consisted primarily of a variety of elevations used by In-N-Out Burger in several different locations, including Santa Clarita, CA; Westwood, CA, Fisherman’s Wharf in San Francisco, CA; Tucson, AZ, San Tan Village in Gilbert; and Towne Center Crossroads in Chandler.

Mr. McCauley pointed out staff is not supporting the applicant’s requested material to be used on the window canopies, which is PVC. Staff does support the applicant’s requested color of red. Staff has provided suggestions for alternative material options such as standing seam metal, canvass or a trellis with turnbuckles.

Commissioner Sossaman asked why staff was not in support of the PVC material. Mr. McCauley responded this material has not been called out in the Zoning Ordinance. Historically, staff has requested something that is more durable and higher quality. A standard seam metal or trellis would be acceptable.

The Commission was in concurrence with turnbuckles as an acceptable material. The Commission's second choice is maroon canvassing, as shown on several of the illustrations presented. There were no further questions from the Commission.

6. **Discussion on GPA09-015, Minor General Plan Amendment** to Circulation/Transportation Element of the General Plan concerning the Signal Butte and Meridian roads corridor.

Director of Community Development Condit presented this town-initiated request. In December, Town staff was directed by the Council to proceed with this Town-sponsored minor General Plan Amendment. Mr. Condit stated that Maricopa County Department of Transportation (MCDOT) is currently conducting a Signal Butte Corridor study. The study includes the area from US 60 south to Rittenhouse Road, and from Crismon east to Meridian. Town Staff has been working to get a Meridian Road connection north to the 802 Freeway, which is one and one-half miles north of Queen Creek. This freeway is scheduled for construction in 2016. Developments north of Town, including the DMB and Laveen properties, are included in the city of Mesa's General Plan, which identifies Signal Butte Road as a major corridor. The city of Mesa has planned Meridian as a half-diamond, ending at the 802 Freeway. However, Mesa has not put a priority on Meridian Road connecting to the freeway. Other challenges related to the Meridian Road project include land issues north of Germann. For Signal Butte, the main challenge is at the railroad tracks, which does not include any plans or funding for a railroad crossing. Rittenhouse Ranch on the Creek/Sentiero is an existing platted subdivision in the area south of the railroad. There are plans at the Riggs/Meridian intersection for an overpass or underpass. The Town is proposing a minor General Plan Amendment as a solution to this issue. The proposal is to connect Signal Butte Road to Meridian Road by creating a transition that curves from the north at Signal Butte and Queen Creek roads, south to Meridian and Ocotillo roads. In addition, Meridian Road would connect to the 802 Freeway and connect south to the new principal arterial running from Signal Butte to Meridian and Ocotillo roads. The desired outcome is to improve and increase the potential for traffic movement for not only Queen Creek, but also northeast Pinal County, leading up to the 802 Freeway. This would also accelerate economic development potential in this area.

Planning Manager Balmer referred to a Tribune article that had been distributed at the Commissioners' places. The article describes MCDOT's plans for making Signal Butte Road a continuous stretch between US 60 and Rittenhouse Road, and quotes Director Condit on Queen Creek's intentions for the Signal Butte/Meridian roads corridor. Mr. Balmer stated the Town wants to ensure the study being conducted by MCDOT has value to the Town.

Commissioner Atkinson asked who the affected property owners are. Mr. Condit stated there has been mixed response by property owners, and that since the Council directed staff to proceed with this minor General Plan Amendment in December, some property owners have changed. Mr. Condit referred to letters of support from property owners Darrell Truitt of Meridian Crossing developers and on behalf of WDP (Jack Rasor), Canyon Oaks (Bill Lund), and Circle G Development (Jason Barney); and Daryl Wolfswinkel. These letters were distributed at the Commissioners' places. Mr. Condit stated staff has met with some landowners and stressed that the Town has always partnered with landowners through

development agreements, facilities and improvement districts, shared funding with regional partners like MCDOT or ADOT, or funding from stimulus monies. Mr. Condit also noted this proposal is a general concept at this point. The Town has offered to meet with property owners and make adjustments to meet all parties' needs.

Commissioner Moore stated he thinks this is a great solution to the transportation issues facing Queen Creek and northern Pinal County.

After further discussion, Commissioner Sossaman suggested a statement be included in any Town action on this issue allowing any land affected by the proposed realignment have its land use reviewed.

Mr. Condit noted part of the reason the Town would like to proceed quickly with this minor General Plan Amendment is due to MCDOT's Signal Butte Road corridor study. Queen Creek staff wants to provide input on this study so the County has a better idea of Queen Creek's future transportation plans. MCDOT has asked the Town for traffic counts south of Rittenhouse Road.

There was no further discussion.

7. Staff Presentation on Zoning Ordinance Update

Principal Planner Brittingham provided an update to the Commission, noting significant proposed changes in Chapters 1-7 of the Zoning Ordinance. Mr. Brittingham stated the public hearing schedule has been postponed due to Council direction for additional signage issues to be reviewed and possibly amended. The Planning & Zoning Commission public hearing will be on May 6 and the Town Council's public hearing will be June 3. Mr. Brittingham stated more changes will be made to this document before it is presented in final format to the Commission in May. The proposed final document will be given to the Commission at least one week prior to the scheduled public hearing. Mr. Brittingham asked the Commission to submit any suggested changes they may have in the interim.

Mr. Balmer provided additional information to the Commission on the sign code revisions scheduled to go to Town Council in April. An East Valley Tribune article on this issue was distributed at the Commissioners' places.

ADMINISTRATIVE ITEMS

All Administrative Items were deferred to Regular Session, due to lack of time.

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 Sossaman**

To adjourn.

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

The Work Study Session adjourned at 7:01 p.m.

PLANNING AND ZONING COMMISSION

Steve Ingram, Chairman

ATTEST:

Laura Moats, Community Development 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 March 11, 2009 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 March, 2009

Passed and Approved this 8th day of April, 2009.