



Approved
MINUTES

TOWN CENTER COMMITTEE MEETING

July 28, 2009 7:30 a.m.

San Tan Conference Room

1. Call to Order and Roll Call

The meeting was called to order at 7:30 a.m. At roll call the following people were in attendance:

Committee Members:

Cynthia Buffington
Chris Webb
Jason Gad
Monica Munoz
Marvin Smith, Jr.
Randy Green
Council Member Barnes
Council Member Mortensen arrived at 7:34 a.m.
Ryan Desmond arrived at 7:36 a.m.
Brian Frakes arrived at 7:37 a.m.

Town Staff:

Doreen Cott, Economic Dev. Director
Wayne Balmer, Planning Manager
Michael Pacelli, Assist. Public Wks Dir.
Tom Narva, CIP Project Manager
Laura Moats, Community Dev. Assistant

Others Present:

Bill Lund
Tyler Wright, Pew and Lake
Rob Schemitsch
Richard Dyer, Independent Newspapers

Absent:

Nancy Diab
Steve Ingram
Toni Valenzuela

2. Introductions

Mr. Bill Lund, Mr. Tyler Wright, Mr. Rob Schemitsch and Mr. Richard Dyer each introduced themselves.

3. **Public Comment:** Members of the public may address the Committee on items not on the printed agenda. There were no public comments.

4. **Items for Discussion and Possible Action**

A. Consideration and possible approval of the June 23, 2009 Minutes:

Motion: Jason Gad

2nd: Monica Munoz

To approve the June 23, 2009 Meeting Minutes, as presented.

Vote: All ayes. Motion carried unanimously (7-0)

B. Discussion and Possible Action on Circulation Goals and Policies for the Multimodal Circulation System Element of the Town Center Plan

Ms. Cott noted the comments from last month's meeting have been inserted into the current Circulation Goals and Policies, with changes shown as discussed at that meeting.

Motion: Jason Gad

2nd: Chris Webb

To approve the Circulation Goals and Policies for the Multimodal Circulation System Element, as presented.

Vote: All ayes. Motion carried unanimously (7-0)

Council member Mortensen arrived at 7:34 a.m.

C. Discussion and Possible Action on Modifying the Town Center boundaries

Planning Manager Balmer provided an update to last month's discussion, showing the Town Center aerial map, Town Center Land Use Plan map, and Victoria, Parcels 10, 11 and 11a map. Mr. Balmer also pointed out other property the Town owns.

Ryan Desmond arrived at 7:36 a.m. Brian Frakes arrived at 7:37 a.m.

Mr. Balmer stated if the Committee chooses land use classifications that do not match the current General Plan, staff would initiate a major General Plan Amendment to incorporate the work of the Town Center Committee into the Plan. Once the modified map is inserted in the General Plan, new zoning classifications *may* be needed to reflect the Town Center.

Discussion took place on the Town Center Land Use Plan.

The Land Use map includes the following uses/acreages:

- | | |
|-----------------|------------------|
| o Commercial | 262 acres |
| o Mixed Use | 97 acres |
| o Multi Family | 26 acres |
| o Open space | 72 acres |
| o PQP | 61 acres |
| o Single Family | <u>163 acres</u> |
| Total | 681 acres |

Mr. Balmer pointed out an additional designation on the Town Center Land Use Map of Mixed Use Commercial/Office/Residential (shown in purple), This merges mixed use Office with Residential. The goal of this is to make the entire area *Mixed Use*.

Mr. Balmer stated the parcels located along the east side of Ellsworth Road are proposed to be converted to Office Commercial or other residential use in the future. The zoning standards for these areas may be modified for future development of the Town Center area.

Mr. Balmer pointed out the Open Space strip on the southwestern portion of the Land Use Map (green) is not in the current plan; however, it might be possible to have this area linked to Desert Mountain Park on the north, and run south to connect to Ellsworth Road. Mr. Balmer stated this would be a good Open Space amenity that would not be anywhere else in the community.

Mr. Balmer asked for Committee input regarding the Single Family areas of the Land Use Plan.

Economic Development Director Cott distributed boundary discussion points to guide discussion on possible modifications to the Town Center boundaries. Ms. Cott stated the list is in random order.

1. **Expand the boundary to include the area that is part of the recent General Plan application – Victoria Estates, Parcels 10, 11 and 11A, located east of Hawes, north of Ocotillo, northeast of Victoria Lane (Taylor Morrison).** Ms. Cott reminded the Committee of last month's discussion on this item.

Council Member Barnes asked about the benefits to having residential within Town Center. Ms. Cott responded including residential in Town Center promotes mixed use, which is an important component to maintaining balance; however whether or not to leave residential within Town Center can be discussed among the Committee.

Ms. Cott also distributed a land use graphic from the original Town Center Plan done in 1994. She pointed out this plan shows where the original vision started and what was included in the past. She asked that as the Committee discusses modifying the Town Center, it should be sensitive to this period of time, the public involvement that took place and the vision of past committees. Ms. Cott stated the 1994 plan included many goals for establishing mixed use and retaining residential in Town Center so people are close to jobs and shopping. The plan also provides for a diversification of housing types not available in other parts of Town.

As far as expanding the boundary, any new development would have to follow Town Center design standards as they come in. Jason Gad stated he felt this group is struggling to understand the inclusion of residential in the southeastern section of Town Center. He understands the intent is to have Town Center weave together the thematic roads, lighting, and other design standards, which would not be included in the existing residential portion. He is not in favor of expanding the boundaries to the northwest portion of Town Center.

In response to a question by Council Member Barnes, Ms. Cott stated the developer of Victoria would be required to follow Town Center design standards if this area were included in Town Center.

Chairman Buffington provided her position on the expansion of Town Center, stating if the boundaries continue to expand, it will no longer be a true Town Center. It will become part of Town overall. She stated the Town Center was intended to be a nucleus of mixed uses; expanding would be a risk because it

would impose stringent standards upon developers. This, in turn, will create higher building and rental prices, which could create vacant properties.

Chris Webb stated his agreement to Chairman Buffington in the sense that the Victoria piece would not benefit to being included in Town Center. He feels there is no benefit to the Town or the developer in bringing this piece in; however, he is unsure about whether or not having a portion of The Villages inside the boundary is a benefit. He is inclined to leave this portion of the Town Center boundary alone. Looking at the entire picture, there are some areas where it makes sense to expand, such as where an existing project or parcel is split by the boundary (Victoria Lane), or where inclusion in the boundary would make a nice entry point to Town Center (Queen Creek Station). Expanding the boundary at Victoria Lane would be logical because it would maintain one set of design guidelines. Expanding at the north to include Queen Creek Station would make sense, given the types of mixed uses envisioned for this area.

Ryan Desmond agreed with Chris Webb. He stated it does not make sense to expand just for the sake of expanding. He feels, from the perspective that major arterial and connector streets are the skeleton of Town Center, there are three logical areas for expansion:

- Far north at Ellsworth and Ellsworth Loop roads;
- West including Victoria Road; and,
- Southernmost where Ellsworth Loop and Ellsworth roads meet.

He stated most people passing through Town Center will know they are in Town Center as it pertains to thematic street lighting, signage, etc. Including these three areas will create a more definitive boundary that sets off the Town Center area in a meaningful, logical way. Delineating the northern and southern areas will create entrance and exit points.

Ms. Buffington disagreed with the idea of including Queen Creek Station and Victoria in the boundaries because she feels it would change the land use designations. She expressed her concern about including these areas without having a *Memorandum of Understanding* (MOU) in place. The Committee's response was that the public participation process, including neighborhood meetings, would take the place of any MOUs.

Council Member Mortensen requested comments from the developers' points of view.

Tyler Wright of Pew and Lake spoke. He represents Taylor Morrison Homes and their Major General Plan Amendment application for 130 acres located on the west side of Town Center (Hawes and Ocotillo roads). He stated the application intentionally did not include a request for Town Center designation, or to be part of the Town Center. He stated the application includes a request for a restricted active adult community which will be an integral part of Town Center without being physically defined within its boundaries. It will be possible for Taylor Morrison to apply for a PAD in the future, which will provide integration with Town Center without physically being in the boundary.

Bill Lund spoke on behalf of Victoria. He stated the reason he would like to be within Town Center is so he can plan the development as one integral property and incorporate some retail/office/residential uses. He feels it would be more difficult to accomplish this if it were split into two categories. He stated he has had some experience in developing much larger parcels in Gilbert and Chandler. Designing something that the Planning Commission and Town Council are comfortable with becomes more difficult if there are no set design standards. He feels he can provide a much more cohesive project for the community if it is included in the Town Center boundary.

Jason Gad asked if the developers feel there are any negative aspects to being included within the Town Center boundary.

Tyler Wright responded it is not a negative to be included in Town Center. He would comply with design standards for TC if it's included; however it may be cost prohibitive to development interior to the site, since Taylor Morrison is trying to set their own identity with its own unique design characteristics.

Tyler explained how Taylor Morrison can achieve their overall density goals without having TC designation, since the Town is allowing concurrent rezoning with the Major General Plan Amendment application. By requesting rezoning to Medium-High Density Residential-A (MHDR-A), Taylor Morrison will be permitted to have 5 du/acre; although they do not plan to maximize that density.

Jason Gad stated he supports expanding west of Ellsworth Loop Road and north to Queen Creek Station.

Council Member Barnes suggested adding the triangular piece located at the southwest corner of Victoria as a link to the Open Space path.

Council Member Mortensen suggested creating distinct entry points and natural landmarks by taking in the property north of Victoria, on Hawes Road, all the way up to Rittenhouse Road.

Formal voting on each of the Town Center boundary discussion points (handout) took place as follows:

1. EXPAND THE BOUNDARY TO INCLUDE THE AREA THAT IS PART OF THE RECENT GENERAL PLAN AMENDMENT APPLICATION: VICTORIA ESTATES – PARCEL 10, 11 AND 11A. EAST OF HAWES, NORTH OF OCOTILLO, NORTHEAST OF VICTORIA LANE (TAYLOR MORRISON):
In favor: 0.
Opposed: 8
Abstaining: Mortensen and Barnes

2. EXPAND THE BOUNDARY TO INCLUDE VICTORIA LANE AND THE AREA SOUTH – VICTORIA, PARCELS 5 & 9:
In favor: 7
Opposed: 1
Abstaining: Mortensen and Barnes

3. SOUTHERN ENTRY POINT OF TC
In favor: 8
Opposed: 0
Abstaining: Mortensen and Barnes

4. NORTHERN ENTRY POINT
In favor: 7
Opposed: 1
Abstaining: Mortensen and Barnes

5. INCLUDE QUEEN CREEK WASH EAST OF ELLSWORTH ROAD
In favor: 7
Opposed: 1
Abstaining: Mortensen and Barnes

6. INCLUDE QUEEN CREEK WASH WEST OF ELLSWORTH ROAD TO DESERT MOUNTAIN PARK
In favor: 6
Opposed: 2
Abstaining: Mortensen

7. INCLUDE BOTH SIDES OF RITTENHOUSE ROAD ALONG CURRENT BOUNDARY LINE
In favor: 8
Opposed: 0
Abstaining: Mortensen and Barnes

8. EXPAND THE BOUNDARY TO INCLUDE THE MOST EASTERN SECTION OF THE VILLAGE LOOP ROAD TO RITTENHOUSE AND THE RESIDENTIAL AREA SOUTHWEST OF RITTENHOUSE, NORTHWEST OF THE VILLAGE LOOP ROAD
In favor: 7
Opposed: 1
Abstaining: Mortensen and Barnes

9. CHANGE THE BOUNDARY TO **EXCLUDE** THE SINGLE FAMILY RESIDENTIAL (WILL ROGERS EQUESTRIAN ESTATES/VILLAGES/INDIGO TRAILS/OCOTILLO LAND RESIDENTIAL)
In favor: 1
Opposed: 7
Abstaining: Mortensen and Barnes

10. OTHER -

A) EXPANDING TO INCLUDE TOWN-OWNED PROPERTY ON SOUTHWEST CORNER OF BOUNDARY/QUEEN CREEK WASH AREA LOCATED AT NORTHEAST CORNER OF HAWES AND OCOTILLO ROADS; CREATES NEW WESTERN GATEWAY.

In favor: 7

Opposed: 1

Abstaining: Mortensen and Barnes

B) EXPANDING TO INCLUDE DESERT MOUNTAIN PARK

In favor: 1

Opposed: 7

Abstaining: Mortensen and Barnes

C) EXPANDING TO INCLUDE PROJECT CHALLENGE/CANYON STATE ACADEMY/PROPERTY BEHIND FRANK KUSH ATHLETIC FACILITY

In favor: 0

Opposed: 8

Abstaining: Mortensen and Barnes

D) EXPANDING TO INCLUDE TRIANGULAR PARCEL AT NORTHERN ENTRY POINT BETWEEN QUEEN CREEK ROAD AND ELLSWORTH LOOP ROAD

In favor: 0

Opposed: 7

Abstaining: 3

Motion: Jason Gad 2nd: Marvin Smith, Jr.

To approve votes in favor of Boundary Discussion Item Nos. 2, 3, 4, 5, 6, 7, 8 and 10A.

Vote: 7-1

Abstaining: Mortensen and Barnes

Motion carried.

**Note: Committee Member Steve Ingram provided his suggested Town Center boundaries prior to the meeting, which remove Will Rogers Equestrian Ranch, The Villages, and the Pinto Valley Potato Company from Town Center.*

D. Discussion and Possible Action on the Land Use Element of the Town Center Plan.

Planning Manager Balmer distributed a Draft Town Center Land Use Plan for discussion and action by the Committee. He pointed out the new (purple) Mixed Use Commercial/Office/Residential sections.

Brian Frakes requested clarifying information or guidelines for the new Mixed Use designation. Mr. Balmer responded by explaining the intent of adaptive re-uses on the east side of Ellsworth Road, shared parking, and office uses. Mr. Balmer stated the Circulation Goals and Policies serve as a guideline.

Chairman Buffington requested an additional *Historic* designation. Brief discussion followed, with some members expressing concern that imposing additional (historic) restrictions would result in more businesses moving out of Town Center. The Chairman clarified that the intent would be to encourage adaptive re-uses while exploring historical opportunities, but not to impose additional restrictions.

Ms. Cott suggested the 'historical' element be added as a policy item in the Land Use Goals and Policies, as follows: *Encourage adaptive reuse of current residential structures while exploring historic options.*

Motion: Monica Munoz 2nd: Jason Gad
To approve the Land Use Element revisions as provided to the Committee, with the addition of the policy item: Encourage adaptive reuse of current residential structures while exploring historic options.

Vote: 8-0
Abstaining: Mortensen and Barnes
Motion carried.

** This item will be brought back before the Committee at its September, 2009 meeting for staff to provide further information and to offer more discussion.*

E. Plus/Delta Review of Meeting

There were no comments.

5. Announcements

The next meeting will be on Tuesday, August 25th at 7:30 a.m. in the San Tan Conference Room of the Development Services Building.

6. Adjournment

Motion: Jason Gad 2nd: Chris Webb

To adjourn.

All ayes. Motion carried 11-0

The meeting adjourned at 9:05 a.m.

Respectfully Submitted,

Laura Moats, Community Development Assistant

Cynthia Buffington, Chairperson

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 July 28, 2009 Town Center Committee Meeting. I further certify that the meeting was duly called and that a quorum was present.

Dated this 29th day of July, 2009

Passed and Approved this 25th day of August, 2009.