



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

Tuesday, November 10, 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 6:00 p.m.

2. **ROLL CALL**

Present

Chairman Trapp-Jackson
Commissioner Atkinson
Commissioner Ingram
Commissioner Perry
Commissioner Reyes
Commissioner Sossaman

Absent

Commissioner Moore

Staff Present

Community Development Director Condit
Planning Manager Balmer
Principal Planner McCauley
Community Development Assistant Laura Moats

Others Present

3. **Discussion on Rock Point Church, RZ09-039/CU09-041/SP09-040**

Principal Planner McCauley presented the staff report, with background information. He stated this had previously been approved as a PAD in 2003; however, that included just 11 acres. The applicant has presented a new request for 33 acres, to be developed in six phases, with the first phase to include a worship center for 800 people, Sunday school classroom space and worship spaces for 5th through 12th Grades. The request includes a Conditional Use Permit due to seating capacity over 1,500. In addition, the applicant's requested PAD includes:

1. Parking lot lighting fixtures to be 20 feet in height along the western and southern perimeters, and 25 feet in height within the remaining parking lot in lieu of the maximum allowed height of 15 feet.
2. Exceed 30-foot maximum building height and 40-foot maximum height for the church seating area to allow:
 - a. 40-foot maximum building height for Phase I buildings;
 - b. 50-foot maximum height for future sanctuary seating with 60 maximum for architectural embellishment;
 - c. 40-foot maximum height for children's/administration building;
 - d. 40-foot maximum height for multi-use building

3. Directional signs to be 6'6" in height instead of maximum allowed height of 4'.

Mr. McCauley stated staff is in support of this request since the applicant will be installing 30% more trees than the minimum amount required, and the directional signs will be located in an area that will not create hazards for pedestrians or motor vehicles.

Commissioner Atkinson noted he is concerned with the additional height for the lighting fixtures, and questioned why staff is supporting this request. Mr. McCauley responded this is a large scale project, and as such, the higher light fixtures will be centered in the project and they will be shielded so they do not affect the dark skies ordinance. In addition, since the lights will be higher, there will be less of them installed. The building height increase will allow a greater balance with the clustering of the buildings, reduce the number of fixtures and therefore, conserve energy and minimize light pollution and glare.

Commissioner Ingram noted this project is adjacent to a residential subdivision, and asked when the lights would be turned off and if they would be on a timer. Mr. McCauley responded the lighting fixtures will be installed away from the perimeter of the site. Staff will work with the applicant on the timing of the lights. Mr. McCauley added the County is currently working on a dark sky ordinance which the Town will follow. Mr. McCauley asked the Commission to keep in mind the lighting is necessary for security reasons.

4. **Discussion Text Amendment to Zoning Ordinance, Article 6.16 Sign Regulations/TA09-075**

Planning Manager Balmer stated this item will be continued in order to organize all of the Commissions' comments from the September and October meetings. Mr. Balmer stated he would also be speaking with the Commissioner's individually to ensure all comments and concerns are addressed in the next staff report.

5. **Discussion on Major General Plan Amendment Application, Victoria Estates Parcels 10, 11 & 11A, GP09-057/RZ09-059.** A request by Ralph Pew on behalf of Taylor Morrison Homes to amend the General Plan Land Use Map for 125 +/- acres known as Victoria, Parcels 10, 11 and 11a, located at the northwest corner of Hawes and Ocotillo roads from Medium Density Residential (2-3 dwellings per acre) to Medium High Density Residential-A (0-5 dwellings per acre).

Mr. Balmer presented the staff report. He stated public comments centered around the concern that school-aged children would be generated from this development if the requested zoning was approved, but the age-restricted project did not get developed. To that end, staff is recommending the Victoria Estates, Parcels 1-, 11 and 11A development booklet dated July 13, 2009 be stipulated as an inclusion in the zoning approval.

Referring to the staff report, Mr. Balmer corrected a typographical error on page 3, first paragraph, "...for a total of 445 lots." He stated 445 should be changed to 345 lots.

Mr. Balmer distributed a letter of support from the Queen Creek Unified School District to Ralph Pew dated November 10, 2009. The letter was signed by Candy Cooley, Director of

Facilities. Mr. Balmer noted the staff memo from Economic Development Director Doreen Cott shows Dr. Murlless motioned for approval of this project at the Economic Development Commission's October 28, 2009 meeting. Commissioner Perry asked if this letter should be included in the motion at the Regular Session. Mr. Balmer responded, "Yes". Mr. Balmer added that all internal town staff has reviewed this application and recommended their approval.

Commissioner Sossaman asked if the Development Agreement for this project could be amended once the zoning and lot sizes had been put in place, and if there would be a Deed Restriction. Mr. Balmer responded there will be a Development Agreement put in place at the time of zoning, and a Deed Restriction during the Subdivision plat process. Mr. Balmer stated if the developer changes the project in the future, the zoning ordinance would need to be amended. The zoning would stay as it currently is (before GPA approval) if the conditions of the GPA approval were not met in the future.

There was no further discussion on this case.

6. **Discussion on Major General Plan Amendment Application, Barney Farms, GP09-058/RZ09-060**, A request by Ralph Pew on behalf of Barney Farms to amend the General Plan Land Use Map designation for 257 acres located at the northwest corner of Queen Creek and Meridian roads from Employment Type B to Employment Type A, 20 acres of Community Commercial, 137 acres of Medium High Density Residential-A (3-5 dwellings per acre), and 79 acres of Medium High Density Residential-B (5-8 dwellings per acre).

Mr. Balmer presented the staff report, noting the overall density of this proposed project is about 1,000 dwelling units on 257 acres, which is significantly higher than the rest of the community. Mr. Balmer noted it is the applicant's feeling that the density issue will translate into development of the property. Staff is concerned with the proximity of this project to Phoenix-Mesa Gateway Airport. Mr. Balmer referred to the Airport Land Use Compatibility Analysis conducted by the applicants' aviation consultant, which includes an over flight map. He explained the colored areas, which represent Aircraft Over flight Areas I, II and III (AOA I, II and III). He noted the applicant feels the noise contour levels will decrease in the future. Staff also has an issue over the resulting decrease in the amount of Employment area if this project were approved as requested. Mr. Balmer referred to a letter from Elliott Pollack stating his opinion at build-out the Town will not have enough Employment land to be economically sustainable. Mr. Balmer noted staff is recommending this request be denied. In the alternative, the Commission could recommend a continuance based on an amended application in which the applicant is willing to assist with the connection of Meridian and Signal Butte roads, which also includes a reconfiguration of East Park. The amendment is not being presented as part of the application under consideration by the Commission at tonight's meeting. Mr. Balmer stated if the Commission recommended a continuance and the Council agreed, this would allow an opportunity for further evaluation, discussion and staff analysis of the proposed amendment to the application. Mr. Balmer stated the revised options would be presented with further detail during Regular Session.

Commissioner Perry questioned the stair-stepping of the tan colored area on the over flight map and asked what method was used to implement the stair-stepping, rather than a straight diagonal area. Mr. Balmer responded the decision was to stair-step to the nearest half-mile mark in order to more easily locate boundaries, rather than an issue of noise areas.

Commissioner Perry asked if the applicant would be able to re-file if the case was continued. Mr. Balmer responded the applicant can re-file if the case is denied. If it is continued, they can present an amended plan/application without paying filing fees. Mr. Balmer added the law states the Council must hear the application this calendar year; however, Council does not necessarily have to take action on the case this year.

Commissioner Perry noted the staff report states CMC Steel had presented a letter of protest, and noted this would not be considered a legal protest due to the distance CMC Steel is from the subject property. Mr. Balmer agreed and stated it is considered a letter of opposition.

Mr. Balmer discussed the proposed land use map, noting that the proposed 7.5 dwelling units/acre would give this area the highest density in town. He reminded the Commission the zoning is being processed concurrent with the Major General Plan Amendment application; however, each parcel would need separate Site Plan approval at a later date.

ADMINISTRATIVE ITEMS

7. **Review** of next month's agenda items.

Mr. Balmer stated Barney 20 has been postponed to the January meeting; therefore, the only item on the December agenda will be the continuation of the Sign ordinance amendment.

8. **Report** on Town Council Action

The Town Council minutes from September and October were provided in the agenda binders.

9. **Summary of Current Events** from members of the Commission.

There was no discussion under this agenda item. Community Development Director Condit informed the Commission the Town Center Committee had recommended Council approval of decorative lighting fixtures for the Ellsworth Loop Road project, from Ocotillo north to Rittenhouse Road. Mr. Balmer updated the Commission on the work the Town Center Committee has been doing since February. He stated the updated Town Center and Redevelopment Area Plans will hopefully go to Council Public Hearing in March, 2010.

8. **Adjournment**

Motion: Commissioner Sossaman

To adjourn.

Second: Commissioner Ingram

The Work Study Session adjourned at 6:45 p.m.

PLANNING AND ZONING COMMISSION

Kathy Trapp-Jackson, 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 November 10, 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 day of, 2009

Passed and Approved this day of , 2009.

DRAFT