



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

Wednesday, April 14, 2010 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 6:02 p.m.
2. **ROLL CALL**

Present

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

Absent

Vice-Chairman Moore
Commissioner Ingram

Staff Present

Community Development Director Condit
Economic Development Director Cott
Planning Manager Balmer
Principal Planner Mike McCauley
Senior Planner Dave Williams
Community Development Assistant Moats

Others Present

Ralph Pew, Pew and Lake
Tyler Wright, Pew and Lake
Jason Barney
Kenny Barney
David Woodfill, Arizona Republic

3. **Discussion on Olive Garden at Queen Creek Marketplace Site Plan Application, SP10-010**, A request by Kourtne Airheart, on behalf of Darden Restaurants, Inc. for Site Plan, Landscape Plan and Building Elevation Plan approval for an Olive Garden restaurant. The proposal consists of 7,582 square feet of commercial use on a site with existing C-3 PAD zoning. The project is located in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads on Pad A of the Queen Creek Marketplace.

Senior Planner McCauley presented the staff report, stating the development is consistent with Queen Creek Marketplace design standards and the Town's Zoning Ordinance. This project is located in the Town Center land use area of the General Plan and is consistent with the General Plan. Staff is recommending approval of the application, subject to the *Conditions of Approval* set forth in the staff report.

Commissioner Perry asked if staff had discussed matching the restaurant's roof with the center's existing roof style. Mr. McCauley responded standing seam or corrugated metal roofing would not blend well with the restaurant's Tuscan Farmhouse style. Planning Manager Balmer added staff did consult with Ryan Desmond of Vestar, who was also in agreement with the proposed elevations. The only change recommended by staff, and implemented by the applicant, was changing the coach lights.

- 4. Discussion on Standard Pacific Homes at Sossaman Estates Design Review Application, DR10-015,** A request from Susann Mozer of Standard Pacific Homes for Design Review approval of five standard floor plans with three elevations each on a total of 35 infill lots in Sossaman Estates, Parcels H, I and K, zoned R1-12 PAD, located at the northeast corner of Ocotillo Road and 186th Place.

Senior Planner Williams presented the staff report, stating Standard Pacific has bought 35 infill lots spread over three parcels, which were previously owned by Capital Pacific Homes. The proposed square footages fall in the middle of the previously approved elevations for Capital Pacific. Mr. Williams stated the applicant conducted a neighborhood meeting, which resulted in positive feedback from existing homeowners. The *Conditions of Approval* include all previous stipulations, with the addition of "No two-story homes shall be built next to existing one-story homes."

Commissioner Sossaman noted there is an existing two-story home that backs up to Ocotillo Road, and asked if a stipulation had been included to address no two-story homes on lots that back up to major arterials. Mr. Williams responded there were no stipulations in the original application to address this issue. Commissioner Sossaman noted he would like this stipulation added to the *Conditions of Approval* for the current application.

Mr. Williams corrected the Plan/Square footage table on page 2 of the staff report to include an additional plan which has 4,132 square feet.

- 5. Discussion on Circle G at The Church Farm Minor General Plan Amendment Application, GP10-014,** A request by Greg Davis of Iplan Consulting on behalf of William Lyon Homes, to amend the General Plan Land Use Map designation for 20 acres located at the southeast corner of Ocotillo and Signal Butte roads from Community Commercial to Medium Density Residential (2-3 du/ac).

Mr. Williams stated this item will be continued to the May 12 Commission meeting at the applicant's request.

- 6. Discussion on Circle G at The Church Farm Subdivision request, SD06-003**, A request by Greg Davis of Iplan Consulting, on behalf of William Lyon Homes, seeking input only on a subdivision design concept with densities of 6.97 du/ac to be built in a section of the proposed Church Farm subdivision. The project is located at the southeast corner of Signal Butte and Ocotillo roads.

Mr. Williams stated this item will be continued to the May 12 Commission Meeting. Mr. Balmer and Mr. Condit provided updated figures on new single family home permits for this fiscal year.

- 7. Discussion on Barney Farms Major General Plan Amendment, GP09-058**, 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 20 acres of Employment Type A, 20 acres of Community Commercial, and 217 acres of Medium High Density Residential-A (3-5 du/ac).

Planning Manager Balmer noted this is a resubmittal from the 2009 Major General Plan Amendments. The Planning and Zoning Commission last heard this request in November, 2009. The proposal has been revised since then. Mr. Balmer noted the major issues with this application are: location, employment areas, park issues, and the transportation system.

Mr. Balmer distributed a letter from Pew and Lake, received today, April 14, 2010, in response to the Staff Report and recommended stipulations; and a letter from Westcor in support of this application.

Mr. Balmer stated one of the biggest issues is the location of this site in relation to the Airport Over Flight Area. He stated staff has attempted to address all the issues raised by Town committees in order to arrive at the best resolution. He noted the Parks, Trails and Open Space Committee provided a memo outlining their concerns, in which they did not support or oppose the proposed General Plan Amendment. They recommended the application be reviewed in further detail in order to address what they feel are complex issues. PRAC's primary concern is the placement of residential uses next to any proposed active park site, which they feel is undesirable as it could lead to the elimination of the park's purpose and intent, due to noise, light, traffic, and early-morning/late-night uses the park would bring to the area. Mr. Balmer stated the Town's concern with this application is financial sustainability, and whether or not the Town will have an adequate resource base at build-out.

Commissioner Sossaman noted his disapproval of having the Public Works equipment yard adjacent to a residential community. Mr. Balmer responded the equipment yard would be fenced in. In addition, it is for this reason staff is recommending the area to the east of the equipment yard be designated *Mixed Use* rather than Residential. Community Development Director Condit added the staff proposed recommendation allows the opportunity to re-evaluate potential future uses.

Commissioner Sossaman questioned the staff proposal versus Council's position. Mr. Balmer responded Council has not yet taken a formal position.

Commissioner Perry addressed whether or not there are merits to having a linear park in this area from a planning perspective. He stated he likes the idea of having the *Mixed Use* category; however, he does not feel it is a good layout to have *Mixed Use* in the center of the project, next to an equipment yard and large parking lot. From experience, he stated *Mixed Use* projects do not bring in revenue if they are poorly planned and implemented. He is pleased that the new proposal resolves the transportation issue, but does not totally understand procedurally why the new proposal leaves out the *mixed use* to be presented as part of a PAD application later.

ADMINISTRATIVE ITEMS

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

Planning Manager Balmer reviewed the projects currently scheduled for the May 12 Planning & Zoning Commission Meeting:

1. Circle G at The Church Farm – GP10-014, Minor General Plan Amendment (continuance from tonight's meeting)

9. **Report** on Town Council Action

The Council minutes from March were included in the agenda packets. There was no discussion on this item.

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

Commissioner Perry stated he will be out of town on May 12, and will not be attending the Planning & Zoning Commission Meeting. He also distributed donation forms for the Relay for Life fundraiser.

11. **Adjournment**

Motion: Commissioner Sossaman

To adjourn.

Second: Commissioner Perry

The Work Study Session adjourned at 6:40 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 April 14, 2010 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 15th day of April, 2010

Passed and Approved this day of , 2010.

DRAFT