



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Wednesday, March 10, 2010 7:00 P.M.**

**Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER** The meeting was called to order at 7:00 p.m.

2. **ROLL CALL**

**Present**

Vice-Chairman Moore  
Commissioner Ingram  
Commissioner Perry  
Commissioner Reyes

**Absent**

Chairman Trapp-Jackson  
Commissioner Atkinson  
Commissioner Sossaman

**Staff**

**Present**

Community Development Director Condit  
Planning Manager Balmer  
Economic Development Director Doreen Cott  
Community Development Assistant Laura Moats

**Absent**

3. **PUBLIC COMMENT**

Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. **There were no public comments.**

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.

- a. **Consideration and Possible Approval of February 10, 2010 Work Study and Regular Session Minutes;**
- b. **Consideration and Possible Approval of Recommendation on Ellsworth Road (Cloud to Empire) Project for the Town's Scalloped Street Assessment Program;**

**Motion:**                    **Commissioner Perry**

**To Approve the Consent Agenda, as presented.**

**2<sup>nd</sup>:**                         **Commissioner Reyes**

**Vote:**                      **All ayes. Motion carried 4-0**  
**(Trapp-Jackson, Atkinson, Sossaman absent)**

**5. Public Hearing, Discussion and Possible Action on Town Center Plan Update**

Economic Development Director Cott thanked the Committee members for their time and work since the Committee began its monthly meetings in February, 2009. She also thanked Town staff for its assistance in the Town Center Plan Update over the past 12 months, including staff from the Planning and Public Works Divisions who attended many meetings and provided input. She noted positive feedback was received from both the public open house and Town Center survey.

Ms. Cott provided a Power Point presentation which included graphics illustrating the Town Center boundary with developed parcels and parcels planned for development, as well as graphics showing the 1994 Town Center Plan and the current Land Use Plan. Ms. Cott noted the 1994 Town Center Plan shows the original land use vision for Town Center including residential, employment, commercial and public park uses. She stated this was presented to the current committee to consider in order to maintain the integrity of the Town Center as it was envisioned in the 1990s. Ms. Cott stated the Town Center Committee would like the Planning & Zoning Commission to take action on the following Committee recommendations:

- Proposed Boundary Change
- Proposed Land Use Change
- Proposed Mixed Use Definition
- Proposed decorative elements (landscaping, site furnishings, street lights, traffic signals)

*Proposed Decorative Elements*

Trees: Ms. Cott stated the Committee was asked to make a recommendation on a primary tree and an accent tree from a comprehensive landscape palette, which was provided by EPG. The Committee's recommendation for the primary tree is the Fantex Ash; the Committee recommended the Texas Mountain Laurel for the accent tree. Both tree choices are low water uses. The Town's Parks and Recreation Operations manager concurred with the choices, stating they would not cause maintenance concerns. The Committee did not make specific selections on shrubs and groundcovers, but recommended certain plants that pose maintenance issues, not be used, such as the *Desert Spoon, Milkweed, Yucca* and *Deer Grass*. The Committee also recommended using plants that provide a variety of color.

Site furnishings: The Committee recommended a Polywood bench and trash receptacle to be used in public areas. Ms. Cott stated the Town Logo can be used on both pieces, and a center

arm rail can be ordered for the benches. The Polywood was chosen because it is made from recycled materials, and it would be cooler in hot months.

Pedestrian lights: The Committee recommended maintaining and continuing with the pedestrian lights currently being used in the Town Center.

Town Center Boundaries: Ms. Cott stated the Committee spent an entire meeting discussing potential boundary changes, which would not impact land uses, and are dependent on Council action. Ms. Cott illustrated the proposed boundary map. She noted each boundary change recommendation was voted on separately, stating one Committee Member was concerned with expansion of the northern boundary, which is piece of Queen Creek Station, where an agreement has been drafted by Queenland Manor and the Queen Creek Station developer to maintain Employment Type B in this area.

Mixed Use Definition: The Committee recommended approval of a new Mixed Use definition, which would combine the two current land use categories of Mixed Use: *Commercial Office and Mixed Use*, into one new category: *Commercial, Office and Residential*. The new category as recommended, offers flexibility and addresses challenges associated with varying parcel sizes within this area. This new land use category was applied to Victoria, Parcels 5 and 9, the northern entry piece, and for residential structures along Ocotillo and Ellsworth roads. The Committee recommended the new definition include a quantifiable standard for a mixture of office, commercial or residential uses, that will serve as guidelines. The Committee understands Town Council has the discretion to make changes, but wanted to achieve a balance of land uses without being overly restrictive. This language would be specific to Town Center. If this land use change and definition are approved, staff will initiate a Major General Plan Amendment beginning in June, 2010.

Building Design Features: The Committee agreed the elements in the current plan are still a relevant mixture of different materials, and did not recommend any changes.

Amenities Plan: The Committee did not make any new recommendations on the Amenities Plan. The planned amenities include water features, pocket parks, pedestrian rest areas (benches), landscaping and a park with amphitheater northwest of the wash. The Southern Gateway Plan is included in the current plan; Ms. Cott illustrated an updated design, which is included in the Dibble Design Concepts Report.

Street Lights/Traffic Signals; Pole/Arms/Bases: Ms. Cott stated the Committee wanted the Town Center to have a distinct feeling. The Committee first looked just at street lights and traffic signals for the Ellsworth Loop Road project, due to the timing of road improvements between Ocotillo and Rittenhouse. The Committee recommended decorative street lights and traffic signals in this area. At a subsequent meeting the Committee took one step further and defined an area within Town Center for decorative streetlights; therefore it recommended the inclusion of decorative streetlights on all arterial roads in Town Center, excluding Ellsworth Loop Road, Rittenhouse, residential subdivisions and the section of Ellsworth Road north of Rittenhouse. Ms. Cott noted standard SRP street lights will be used on roads with higher speed

limits. The Committee recommended painted, fluted poles, clam shell bases, and decorative light fixtures at the following five core intersections:

- Ellsworth/Maya roads
- Ellsworth Road/Victoria Lane/Heritage Loop Road
- Ellsworth/Ocotillo roads
- Ellsworth Road/Sierra Park Blvd.
- Ocotillo Road/Heritage Loop Road/209<sup>th</sup> Way

All other poles would be painted, and clam shell bases and standard light fixtures.

Ms. Cott stated in October, Council approved the Committee's recommended decorative elements on Ellsworth Road for the Ellsworth Road project (streetlights, traffic signals and site furnishings) Road project.

The Town Center Update was on the February Economic Development Commission's agenda, at which time the Commission discussed the update, but did not make a recommendation. The Update is scheduled on the March EDC agenda for recommendation.

Implementation Strategy: Ms. Cott stated the Implementation Matrix is organized by Element. The Committee updated all action items and prioritized them by low to high budget impacts. Ms. Cott informed the Commission staff will recommend to Council that a "Town Center Committee" of some form remain active in order to work with Staff and Council to complete some of the action items specific to the Town Center.

There were no questions from the Commission.

Vice-Chairman Moore thanked Director Cott for all her work on the Committee.

The Public Hearing was opened at 7:20 p.m.

- 1) Jason Gad, 21970 E. Via del Rancho, Queen Creek (QC Villages), Mr. Gad spoke in support of the Town Center Plan update as presented and recommended by the Committee and Ms. Cott. He stated he has lived in Queen Creek since 2004. He is addressing the Commission as a member of the Town Center Committee since its inception in February, 2009. He stated he was privileged to serve on the Town Center Committee, and spoke in support of the Committee recommendations and the presentation made by Doreen Cott. He stated the Committee was made up of a very diverse group of people, which did not include unanimous votes on all items; Mr. Gad feels this is a reflection of what was represented on the Committee. The Committee had good discussions on all the topics presented, especially the proposed boundary extensions. Mr. Gad stated he feels the Town Center is a planning area that represents what people coming into Town will feel. He supports all the design elements about which Ms. Cott spoke. Mr. Gad stated the discussion on the boundary extension was the most controversial. The Committee's vote was a majority vote with which everyone felt comfortable.

- 2) Chris Webb, 18674 E. Lark Drive, Queen Creek (Cortina) Mr. Webb addressed the Commission as Vice-Chairman of the Town Center Committee. He echoed what Mr. Gad said. Mr. Webb stated it has been a great experience working on the Town Center Update with staff and other committee members. He recognized the efforts of Doreen Cott, Wayne Balmer, and Laura Moats. He stated the Town did an excellent job comprising the committee. Because of the diversity, there was not total agreement on all issues; there was a lot of debate. Staff did a very good job of being objective by not steering the group one way or another, but let the group work out each issue. Mr. Webb stated the Committee arrived at set of recommendations which were unanimously approved, with few exceptions. The recommendations include a number of important elements. Mr. Webb stated he feels other committee members would also agree and be supportive of the recommendations before the Commission. He encouraged the Commission to recommend approval of the Town Center Plan changes as presented, stating the Committee has worked hard on them and feel they are a good plan for Queen Creek. He also feels approval of update as recommended will send a good message to other residents who may consider serving on Town committees in the future.

Vice-Chairman Moore thanked the Committee and Town Staff. The Public Hearing was closed at 7:26 p.m.

Commissioner Ingram echoed Mr. Gad and Mr. Webb's comments, as a member of the Committee, stating the Committee's recommendation is not just a rubber-stamp. He supports the recommendation.

Commissioner Perry complimented the Committee for its work.

**Motion:**                    **Commissioner Perry**

**To approve the Town Center Plan Update, as recommended.**

**2<sup>nd</sup>:**                            **Commissioner Ingram**  
**All ayes.**                    **Motion carried 4-0. (Trapp-Jackson, Atkinson, Sossaman  
absent).**

## **ADMINISTRATIVE ITEMS**

All administrative items were discussed during Work Study.

6. **Review** of next month's agenda items
7. **Report** on Town Council Action
8. **Communication** from members of the Commission and Staff

**9. Adjournment**

**Motion:** Commissioner Reyes  
**To adjourn.**  
**2<sup>nd</sup>:** Commissioner Ingram  
**Vote:** All ayes. Motion carried 4-0. (Trapp-Jackson, Atkinson, Sossaman absent).

The meeting adjourned at 7:27 p.m.

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Mike Moore, Vice-Chairman

ATTEST:

\_\_\_\_\_  
Laura Moats, Community Development Assistant

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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 10, 2010 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of March , 2010.  
Passed and Approved this 14th day of April , 2010.