



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION  
Wednesday, January 13, 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 6:00 p.m.

2. **ROLL CALL**

**Present**

Commissioner Ingram  
Commissioner Atkinson  
Commissioner Reyes  
Commissioner Sossaman  
Commissioner Moore arrived at 6:55 p.m.

**Absent**

Chairman Trapp-Jackson  
Commissioner Perry

**Staff Present**

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

**Others Present**

3. **Presentation by Town Manager on Home Rule**

Town Manager John Kross provided a presentation on Home Rule, which will be on the March ballot. This is the third time this issue will be on the ballot. Mr. Kross reported it has been supported by the voters each time. Mr. Kross also gave a presentation on the fiscal year 2010-11 Financial Outlook, including the national, state and Queen Creek perspectives. In response to a question by Commissioner Sossaman, Mr. Kross stated excess Town funds are banked. The Town is required to have a 25 per cent cash reserve. The current total reserve is near 65 per cent, which has resulted in consistently strong bond ratings for the Town.

4. **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 northeast 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)

Planning Manager Balmer explained this is on the agenda a second time due to problems encountered with the legal notice, which needed to be re-advertised, and therefore, brought back to the Commission for another formal vote. Commissioner Atkinson noted he had voted against this application at the Public Hearing in November, and has not changed his position.

**5. Discussion on A Country Place Event Center, GP09-088/RZ09-086/SP09-087/CU-09-085**

A request by Michelle Dahlke of Arizona Planning Solutions on behalf of Mike Nasser, for a Minor General Plan Amendment from Medium Density Residential (2-3 du/acre) to Commercial Services, (CS), Rezoning from R1-43 to C-1 Light Commercial, Site Plan and Conditional Use approval for an outdoor event center and restaurant. The site is 0.9 acres +/- and is located at 20401 S. Sossaman Road.

Mr. Williams briefly presented the report, noting he added a stipulation not included in the agenda packet which prohibits amplified music, allowing acoustic music only. The remaining stipulations are standard, referring to architecture, landscaping, and screening of mechanical equipment. Mr. Williams noted stipulation number 7: *The median nose transition in Sossaman Road shall be replaced with a MAG Std. Dtl 223 median nose transition per the approved preliminary Grading and Drainage plan.* Mr. Williams stated the applicant will be responsible for handling this.

Commissioner Sossaman asked for clarification on the stipulation prohibiting amplified music. Mr. Williams responded amplified music will not be allowed at any time.

Commissioner Reyes asked about the parking spaces. Mr. Williams explained stipulation number 2 caps the maximum occupancy at 110, which was figured according to parking spaces (22), rather than building occupancy. In response to Commissioner Reyes' question about overflow parking, Mr. Williams stated the applicant will need to figure out where to put overflow parking. He stated the speed on Sossaman Road prohibits parking on that road. It is a logistical issue that will need to be worked out.

Commissioner Sossaman addressed neighborhood parking and the potential for receiving complaints. He noted ingress and egress to the site will also be an issue. Mr. Williams agreed, stating the Town's traffic engineer had reviewed the application and completed a significant analysis during the pre-application and technical review phases. The traffic engineer has stated he is comfortable with the application. Mr. Williams stated Maricopa County Sheriff's Office (MCSO) may have to undertake enforcement if parking north of the site becomes an issue.

**6. Discussion on Cunningham's Indoor Shooting Facility, SP09-103/CU09-102,** A request by Chris Cunningham for a Site Plan and Conditional Use Permit approval for an Indoor Shooting Range located at 18395 S. 186<sup>th</sup> Way, south of the intersection of Rittenhouse Road and 186<sup>th</sup> Street in the Power Marketplace Business Park.

Mr. Williams provided a brief report, noting this is an application for an indoor shooting range to be located at an existing building. The finished facility will include a ten-lane indoor range with concrete walls on each lane. It will be a family-friendly environment, offering classes to adults and children. Mr. Williams noted the parking requirements were calculated using the entire space of the facility, even though the occupied space will be one-third of the building. Public comments supporting this use were attached to the staff report. Mr. Williams distributed

additional emails in support of the facility. Staff is recommending approval of this request. There were no questions by the Commission.

7. **Discussion on Decorative Trim Expansion, RZ09-094/SP08-174** A request by Gabriel F. Guzman, of Orbe's Architects, for a Planned Area Development (PAD), Site Plan, Landscape Plan, and Building Elevation Plan approval for Decorative Trim Expansion Phase II. The proposed expansion consists of adding a 10,000 s.f. steel building to an existing 6,250 s.f. steel building on a 2.8 acre site with existing I-1 zoning. The project is located at 19399 E. Germann Road.

Principal Planner McCauley provided a brief report, noting this is the second phase in a two-part development, adding 10,000 square feet to the existing portion. Staff is recommending approval of this request. There were no questions by the Commission.

8. **Discussion on Cresleigh Homes at Hastings Farms, Parcel A, DR09-095,** A request from Perlman Architects for design review approval of four additional standard floor plans with three elevations each on a total of 136 lots zoned R1-7 on approximately 57.8 acres, located east of Ellsworth and Chandler Heights roads.

Mr. Williams provided a brief report, stating this is the first of three Design Review cases being presented for approval of additional, new floor plans in existing, previously approved subdivisions. In this subdivision, six to seven models are 95 per cent completed. Stipulations from the original approval are included in the staff report, along with four additional stipulations:

- A minimum of three different styles of garage doors shall be incorporated into the design. Staff to approve the final design prior to submittal of standard plans.
- A minimum of three exterior paint colors per elevation shall be required. Paint colors to be approved by staff prior to submittal of standard plans.
- All rear elevations to be enhanced utilizing stucco pop outs or recessed windows. Final rear elevations to be approved by staff prior to submittal of standard plans.
- Rear patios for plans 1818, 2126, and 2628 shall be a minimum of 180 square feet in size.

Mr. Condit clarified the builders will continue to build the existing models as well. Mr. Williams specified there are no private owners in this subdivision. All lots are owned by the developer.

9. **Discussion on Highland Homes at Lucia, DR09-104,** A request from Kendal Baxley of KB Drafting and Design for design review approval of three additional standard floor plans with three elevations each on a total of 102 remaining lots in the Lucia subdivision, zoned R1-12, located at the northeast corner of Sossaman and Ocotillo roads.

Mr. Williams provided a brief report, stating this subdivision does have private owners, as two of the models were sold. The remaining home is owned by a bank or investment firm. The five original floor plans were approved by Element Homes, each having three elevations, with architectural styles including Spanish Colonial, Craftsmen, Bungalow, Territorial Ranch and Monterey. The Conditions of Approval include those approved with the original Design Review application, as well as one new stipulation: Rear patios for plans 2054 and 2873 shall

be a minimum of 180 square feet in size. The new floor plans will range in size from 2,000 square feet to 2,873 square feet.

Commissioner Sossaman asked if the building envelope is the same. Mr. Williams responded the building envelope did not change; therefore, an owner wishing to add onto their home would be able to do so based on the lot coverage.

There were no further questions by the Commission.

10. **Discussion on Highland Homes at Crismon Heights, DR09-106**, A request from Kendal Baxley of KB Drafting and Design for design review approval of three additional standard floor plans with three elevations each on a total of 102 remaining lots in the Crismon Heights subdivision, zoned R1-12, located at the northeast corner of Crismon and Ocotillo roads.

Mr. Williams provided a brief report, stating this design review product matches Lucia. This subdivision has existing homes and is approximately 50 per cent built-out. Mr. Williams stated he has not received any public comments. This subdivision was originally not approved for two-story homes. The applicant is proposing an additional two-story model. The Conditions of Approval include those included in the original design review case, as well as two additional stipulations:

- All pop-outs, wainscoting, and stone veneer shall be extended to the side wall returns.
- Rear patios for plans 2054 and 2873 shall be a minimum of 180 square feet in size.

Commissioner Sossaman noted the existing homeowners who have single-story homes are not expecting to have a two-story home built next to, or across from, them. He asked that additional outreach be done by either Town staff or the builder. He also requested a stipulation be added to address not building two-story homes next to, or adjacent to, existing single-family homes. The applicant, who was present, agreed to Commissioner Sossaman's request. Commissioner Ingram added the stipulation should also prohibit two-story homes to be built adjacent to a major road.

Planning Manager Balmer reviewed a handout he had distributed prior to the meeting on the ***Top 5 Subdivisions for Permit Issuance – Home Sales***. The top five subdivisions for permits include:

- Cortina
- Langley Gateway Estates
- Ocotillo Landing
- Queen Creek Villages
- Montelena

Mr. Balmer stated Blandford Homes has bought lots at the existing Nauvoo Station and at Hastings Farms, a new subdivision. Church Farms includes approximately 2,000 lots, but will not be developed for another two years.

11. **Discussion on Text Amendment to Zoning Ordinance, Article 6.16 Sign Regulations, TA09-075**, A request by the Town of Queen Creek for an Amendment to the Zoning Ordinance, Article 6.16, Sign Regulations (This item was continued from the November Commission meeting).

Senior Planner Mike McCauley provided a brief report listing staff's recommendations for changes to the Sign Regulations of the Zoning Ordinance. He explained the staff report includes text with strikethroughs, which shows what staff is not recommending, and yellow highlighted text, which shows the areas staff is recommending.

12. **Discussion on Election of Vice-Chairman to fill vacancy left by Karen Fehlan**  
Commissioner Ingram noted this item will be formally acted upon at the Regular Session meeting.

### **ADMINISTRATIVE ITEMS**

- All Administrative Items were deferred to the Regular Session due to time restraints.
13. **Review** of next month's agenda items.
14. **Report** on Town Council Action  
The Town Council minutes from September and October were provided in the agenda binders.
15. **Summary of Current Events** from members of the Commission.
8. **Adjournment**

**Motion:** Commissioner Sossaman  
**To adjourn.**  
**Second:** Commissioner Reyes  
**The Work Study Session adjourned at 7:01 p.m.**

### **PLANNING AND ZONING COMMISSION**

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Kathy Trapp-Jackson, Chairman

ATTEST:

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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 January 13, 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 14th day of January, 2010

Passed and Approved this 10<sup>th</sup> day of February, 2010.