



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

Wednesday, February 9, 2011 6:30 P.M.

San Tan Conference Room, 22358 S. Ellsworth Road, Queen Creek, AZ 85142

1. **CALL TO ORDER** The meeting was called to order at 6:05 p.m. by Chairman Sossaman in the Council Chambers.

2. **ROLL CALL**

Present

Chairman Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Ryan Nichols
Commissioner Debbie Reyes
Commissioner Nichols arrived at 6:10 p.m.
Commissioner Robinson arrived at 6:27 p.m.

Absent

Commissioner Matheson

Staff Present

Director of Development Services Condit arrived at 6:10 p.m.
Community Development Manager Balmer
Senior Planner Dave Williams
Community Development Assistant Moats

Absent

3. **Discussion on CU10-083/SP10-084, "Big-O Tire"**, A request for Site Plan, Landscape Plan, Building Elevations and Conditional Use Permit for Big-O Tire to be located in the Power Marketplace at the southeast corner of Power and Rittenhouse roads.

Senior Planner Williams provided information on the applicant's request. He informed the Commission the project site was originally designed for a convenience store and Phase 2 of the Full Circle Auto Wash. The Council approved a re-plot of this site in 2008 to create a separate lot for this project. Mr. Williams stated the proposed building consists of retail and storage areas and 10 service bays. He noted the service bays are oriented north/south in order to not interfere with the residential development located on the west side of Power Road. The building's architecture is consistent with other buildings at Power Marketplace, and conforms to the approved guidelines including varied roof line, standing seam metal awnings, decorative roll up doors, decorative metal bracing elements above the roll up doors, green screens, decorative lighting and slump block. He noted the landscaping, which is adjacent to the building only, is also consistent with the approved plans for Power Marketplace. All perimeter landscaping has already been installed.

Staff is recommending approval of the applicant's request, subject to the *Conditions of Approval* listed on page 5 of the staff report.

Chairman Sossaman asked Mr. Williams to provide information about the traffic circulation for this site. Mr. Williams explained the site is designed for 360-degree traffic movement/access. There are multiple entrances, as well as a shared access point with Burger King.

Commissioner Gad questioned whether there are any pedestrian paths. Mr. Williams responded the sidewalk is located to the exterior of the site, adjacent to Power Road. There will be a sidewalk on the south side of the building, and there is an existing sidewalk that runs from the east side of the site (perpendicular to Home Depot) that will cross this area. In response to a follow-up question from Commissioner Gad, Mr. Williams stated the overall design of the Home Depot site is not pedestrian-friendly, with the exception of the sidewalk running east/west from Home Depot.

Commissioner Gad asked if staff has any concerns over noise. Mr. Williams responded most of the equipment being used by these types of businesses is quieter than in years past. He added there have been no complaints related to similar uses, such as Fletcher's Tires at the Safeway Center, or Discount Tire.

There were no further questions from the Commission.

4. **Discussion on RZ11-006/DR11-007, "Ash Creek Estates"**, A request from Fulton Homes for a PAD Amendment to modify setback and lot coverage requirements, and Design Review approval of four new floor plans with three elevations each on 144 lots for Ash Creek Estates subdivision, located south of Ocotillo Road and 220th Street.

Mr. Williams provided information on the applicant's request. He noted the applicant has fulfilled the public outreach requirements for having a neighborhood meeting. Feedback received from the neighbors was positive.

Vice-Chairman Ingram asked if there will be restrictions limiting the choice of color palettes for adjacent homes. Mr. Williams responded the colors are not limited; however, no two adjacent homes can have the same elevation. Mr. Williams explained *Condition of Approval #8*, which states, "Tracts C1, C2 & C3 shall be dedicated to the Town of Queen Creek by way of Affidavit of Correction. The Affidavit of Correction shall be recorded prior to issuance of any building permits." Mr. Williams stated this is being requested because the existing islands/infrastructure (curb, gutter, landscaping and street sign) within Tracts C1, C2 & C3 are to be removed and replaced with decorative stamped asphalt, prior to issuance of any building permits. The final design shall be reviewed and approved by Town Staff.

Commissioner Gad asked if the private, 'spine' streets were elevated. Mr. Williams responded, yes. They are six-inch with rolled curb. He also noted the private roads surrounding 220th Street are very narrow, making it difficult for fire trucks to maneuver; therefore, all homes in the subdivision are required to have fire sprinklers.

Commissioner Gad commented the applicant has provided a creative design. Mr. Williams responded the design was originally done for custom homes.

Commissioner Nichols asked what the width of 20th Street is. Mr. Williams responded there is a standard cross-section illustrated in the packet, showing 24-feet from curb to curb. Commissioner Nichols questioned this, stating he thought they were wider. Mr. Williams stated the 24-foot measurement does not include the right-of-way.

Discussion ensued on the traffic islands, which Commissioner Nichols stated he thinks are unique. Mr. Williams stated staff is not asking the median at the entrance of the subdivision be removed, only the three islands on 220th Street.

Commissioner Gad asked at what point 220th Street will come out of the subdivision. Community Development Manager Balmer responded it will come out on the east side of Signal Butte Road, near the high school.

Commissioner Gad asked for clarification on the 20'-25' setbacks, and questioned if this was done for diversity of the streetscape. Mr. Williams clarified the reason staff is supporting the request for a uniform 20-foot setback across all lots, due to the fact that the many lots have front setbacks that are already modified to accommodate elliptical landscape islands in front of the homes; additionally, the change is required to better fit the homes the applicant would like to build in this subdivision. There is adequate visual diversity due to the fact that every other home has a landscape island in front of it.

Commissioner Nichols questioned *Condition of Approval #4*, which states, "All standard plans shall provide a residential front yard landscape package". He stated his concern that the landscape package being provided would be standard and monotonous and not provide a custom look for the subdivision. He questioned the Town's landscape requirements. Mr. Williams responded the Town does not comment too heavily on residential landscape, as it is left up to the builder and homebuyer. He noted the Town's approved landscape palette does not apply to private property. Commissioner Nichols stated he would like to see a wider diversity than what the builder will install. Mr. Williams noted, even with custom homes, it sometimes takes long periods of time for the homeowner to install the landscaping. He informed Commissioner Nichols that if he felt *Condition of Approval #4* should be modified, staff would be happy to include that in the staff report to Council.

In response to a question by Commissioner Gad, Mr. Williams stated the fencing for the entire subdivision has been completed, with the exception of the walls to be erected between lots.

Commissioner Nichols questioned the area adjacent to the east property line of the subdivision, and stated it looks like there are places where vehicles are going off pavement to

gain access to other areas. Mr. Williams responded there is a farm field on the southeast property boundary, and stated most vehicles accessing this area are doing so where barricades have either been knocked down or vandalized. He added when he did an on-site inspection, he stipulated this area must be closed off; however, some limited open area is necessary in order to have access to the retention basin.

Commissioner Robinson asked if a wall will be installed at this location. Mr. Williams responded there will be no wall, as this is a future through-drive.

Referencing the off-road vehicle access, Mr. Balmer added this is common with dormant subdivisions, but once development occurs, the problem will be mitigated.

There were no further questions from the Commission.

ADMINISTRATIVE ITEMS

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

Mr. Balmer stated Queen Creek Crossroads, RZ10-107/SD10-106, is tentatively scheduled for the March 9 Planning & Zoning Commission Agenda.

Mr. Balmer stated, since there will be time before housing/development projects pick up, staff may provide additional training to the Commission on pertinent topics such as wall/fence issues.

Mr. Balmer provided information on the ASU Capstone Project, in which ASU graduate students will be undertaking a study of the Town Center Plan (area), specifically Mixed Use issues related to Town Center. He also provided information on a Town of Queen Creek Sustainability Study being conducted by the Urban Land Institute (ULI) in April.

6. **Report** on Town Council Action

Minutes from the January 19, 2011 Town Council meeting were included in the agenda binders.

Development Services Director Condit reported on the following items discussed/acted upon at the January 19, 2011 Council Meeting:

- State of the Town address given by Mayor Barney
- Approval of Scalloped Streets Ordinance
- Emperor Estates, Phase IV West
- Fireworks Ordinance making it legal to set off fireworks in Town limits on December 31, January 1, and July 3, 4 and 5.

Mr. Condit stated lengthy discussion had taken place at the January 19 meeting regarding the Emperor Estates, Phase IV solid wall issue and the five-foot setback requirement for garages. Council did not wish to entertain the applicant's request regarding the five-foot setbacks without seeing the Design Review package. Council ultimately approved the Emperor Estates,

Phase IV West application with all of the Planning & Zoning Commission's recommendation, with the exception of the five-foot setbacks.

Commissioner Gad provided further clarification on the Council's motion, stating the Town Attorney's legal point of view was that approval of the applicant's request on the five-foot setback would make it more difficult to process the Design Review cases later.

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

Mr. Balmer provided information about medical marijuana, and brief discussion ensued. He noted a blog site specifically pointing out Queen Creek's ordinance has been implemented. Since it questions Queen Creek's ordinance, Mr. Balmer has responded with a letter.

8. **Adjournment**

Motion by:

Vice-Chairman Ingram

To adjourn.

Seconded by:

Commissioner Gad

Vote:

All ayes. Motion carried 6-0.

The meeting adjourned at 6:56 p.m.

PLANNING AND ZONING COMMISSION

Chairman Sossaman

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 February 9, 2011 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 9th day of February, 2011

****These minutes are draft, and have not yet been approved.****

Passed and Approved this day of , 2011.