



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

Wednesday, April 11, 2012 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142

1. **CALL TO ORDER** The meeting was called to order at 7:01 p.m. by Chairman Sossaman in the Council Chambers of the Town Hall.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Chairman Steve Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Alex Matheson
Commissioner Ryan Nichols
Commissioner Debbie Reyes
Commissioner Kyle Robinson

Absent

Staff

Present

Planning Administrator Wayne Balmer
Senior Planner Dave Williams
Development Services Assistant Laura Moats

Absent

3. **PUBLIC COMMENT**
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 March 14, 2012 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of DR12-017, "Blandford Homes at The Pecans"**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

- c. **Consideration and Possible Approval of DR12-028, “Maracay Homes at Montelena”**, A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each, to be constructed on the 56 remaining lots in the Montelena Subdivision, located at the northeast corner of Chandler Heights and Hawes roads.

Item B. was removed from the Consent Agenda for presentation and further discussion.

Motion: Vice-Chairman Ingram

To approve the Consent Agenda, as presented, without Item No. b

2nd: Commissioner Gad
Vote: All Ayes. Motion carried 7-0.

- d. **Consideration and Possible Approval of DR12-017, “Blandford Homes at The Pecans”**, A request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total, to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.

After presentation by staff and the applicant, the Commission recommended approval of DR12-017, “Blandford Homes at The Pecans”, with the following additional stipulation:

- 1) The applicant’s request, as stated in their April 11, 2012 letter to staff regarding including an additional 44 lots to be built on in subsequent phases be included in the original request under DR12-017.
- 2) That the proposed accessory structures be modified/enhanced to include architectural styling consistent with the elevation of the home, to include a separate access door and window(s); and
- 3) Designate a future location for placement of the accessory structure on each lot at the time of building permit issuance for the primary structure.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION

5. **Public Hearing, Discussion and Possible Action on RZ12-006/SP12-007, “Banner Health Center – Queen Creek”**, A request from C. Dale Willis on behalf of Victoria Lund Investment Group, LLC to rezone approximately 11.78 acres on the west side of Ellsworth Loop Road,

The Commission recommended approval of RZ12-006/SP12-007, as presented, with the following additional stipulations:

- 1) Commission to review a written description, prior to building permit issuance, of the proposed art concept to include a description of why the proposed concept was chosen, the theme of the proposed concept, the budget for the art work and the compatibility of the proposed concept with the architectural theme and building design of the project.
- 2) Spacing of parking spaces to be within the Town standards of one landscaped island for every 10 parking spaces.
- 3) The Y-shaped intersection at the entrance to be reconfigured to more of a 90-degree angle to reduce the potential for on-site access concerns.

ADMINISTRATIVE ITEMS - all Administrative Items were concluded during the Work Study.

7. **Review** of next month’s agenda items:
8. **Report** on Town Council Action.
9. **Communication** from members of the Commission and Staff
10. **Adjournment**

The meeting adjourned at 9:20 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Sossaman, Chairman

ATTEST:

Laura Moats, Development Services 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 Results of the April 11, 2012 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 April, 2012.

These are RESULTS only.