



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

**WHEN: WEDNESDAY, JULY 11, 2012**

**WHERE: TOWN HALL COUNCIL CHAMBERS**

**TIME: 6:00 p.m.**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **WEDNESDAY, JULY 11, 2012 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

**AGENDA**

1. **Call to Order**
2. **Roll Call** (one or more members of the Commission may participate by telephone)

Chairman Steve Sossaman	Commissioner Ryan Nichols
Vice-Chairman Steve Ingram	Commissioner Kyle Robinson
Commissioner Jason Gad	Commissioner Debbie Reyes
Commissioner Alex Matheson	
- Staff**  
**Present**  
Planning Administrator, Wayne Balmer  
Senior Planner, Dave Williams  
Sr. Administrative Assistance, Laura Catanese  
Planning Intern, Ryan Wozniak
3. **Certificate of Appreciation:** Commissioner Gad was recently elected to serve on Town Council and can no longer serve as a P&Z Commissioner. The commissioners honored newly elected Council Member Gad with a certificate of appreciation. Council Member Gad thanked the commissioners for their support, saying that serving on the Planning & Zoning Commission was good training he would put to good use serving on Town Council.
4. **Consideration and Possible Approval of SP12-043, IHOP at Queen Creek Fiesta, a request by Daniel Bowers of Studio B2 for approval of a Site Plan for an IHOP Restaurant to be located at the northeast corner of Ellsworth Loop Road and Victoria Lane, 20710 E. Victoria Lane,**

The case is fully compliant with all aspects of code. This is the first case that has utilized social media for public outreach; public comment has been mostly positive (31 positive responses received). The few negative comments received have primarily focused on displeasure with *any* type of commercial development rather than on IHOP itself, indicating a desire to maintain a rural setting in Queen Creek. This case was in process before the recession. A stipulation to connect the Victoria sidewalk to the IHOP front door has been added to promote ease of pedestrian traffic flow. Some colors have been changed also to maintain architectural integrity (blue awnings).

**No questions from the Commission.**

5. **Public Hearing, Discussion and Possible Action on RZ12-034, Victoria Estates, Parcels 10, 11, and 11A, a request Ralph Pew of Pew and Lake, PLC to repeal Ordinance 466-09 and Resolution 813-09; and to rezone the property from R1-4 and R1-5 to R1-7 PAD and R1-9 PAD. The property is located northeast of the intersection of Hawes and Ocotillo roads.**

Due to the workload, this case will not be presented at tonight's meeting. Staff will ask for it to be continued to the August 8 meeting. The adult living stipulation has been proposed for deletion by Taylor-Morrison, and the lot sizes have increased. The case is essentially "rolling back" to four (4) years ago when 400 lots were approved originally.

#### **ITEM FOR DISCUSSION**

6. **Introduction of Major General Plan Amendment Applications:**

- **Box Canyon, GPA12-047, southeast corner of Hunt Highway and Power Road**
- **Bellero, GPA12-048, RZ, northeast corner of Ellsworth Road and Empire Blvd**
- **Fulton Homes/Queen Creek Station, GPA12-049, northwest and northeast corners of Ellsworth and Queen Creek roads**
- **Aggregate Resources, Gpa12-050, and new Goal 6 to Environmental Element**
- **Realignment and construction of Signal Butte and Meridian roads, GPA12-051, add new Goal 7 to Transportation and Circulation Element, and Goals 7 and 8 to the Town Center Element**
- **Transit-Oriented Project, GPA12-052, and new Goals 7 and 8 to Transportation and Circulation Element**

In June of each year the town accepts requests for possible Major General Plan Amendments. By state law, requests for Major Amendments are accepted once a year and must be acted on within the same year. As part of the process the Town Council must officially act to initiate the amendment cycle. Once the process has begun, the State prescribes the steps that must be taken to complete the effort, culminating in the case being officially presented to the Town Council in December for final action.

At this time these proposed changes are being presented for Commission review prior to presentation to the Council.

## CASE SUMMARIES AND AMENDMENT SCHEDULE

### 1. GPA12-47 – Master Planned Community text modification

A request by Bowman Consulting on behalf of seven property owners to revise the current definition of a Master Planned Community to increase the allowable residential density from 1.0 to 1.8 dwellings per acre. The area designated Master Planned Community is located south of Hunt Highway, east of Gilbert Road, in the San Tan Foothills area. Staff is concurrently proposing a new Goal 6 be added to the San Tan Foothills Element of the General Plan establishing Master Planned Community Design Standards.

#### QUESTIONS FROM THE COMMISSION:

**Has a slope analysis been completed?**

Yes, a preliminary review has been done.

**Is the 1.8 allowable residential density for the *whole* development?**

Yes. The property owners have joined together in their application.

**Is this a joint development or are the property owners looking out for their own best interests?**

This is a joint concept development and the property owners plan to work with a buyer.

### 2. GPA12-48 – Bellerio

A request by iPlan Consulting on behalf of ARCUS Queen Creek Holdings to modify the current land use designation on the 122 acre on the east side of Ellsworth Road, north of Empire Boulevard from Very Low Density Residential (up to 1 dwellings per acre) to Low Density Residential (up to 2 dwellings per acre). The property is located adjacent to Pegasus Airpark and was previously approved as the Pegasus Estates subdivision in the R1-35 zoning district.

#### QUESTIONS FROM THE COMMISSION:

**Why has the open space been reduced/removed?**

The channel was changed to parallel the road.

### 3. GPA12-49 – Fulton Homes/Queen Creek Station

A request by Rose Law Group on behalf of Fulton Homes and the property owners within the Queen Creek Station to amend both the Land Use and Transportation and Circulation elements of the General Plan. When the Queen Creek Station General Plan amendment was approved in 2007 it contained proposals to realign both Ellsworth and Queen Creek roads and to establish new land use classifications for Mixed Use and Medium High Density Residential (up to 8 dwellings per acre). This request proposes to retain and expand Ellsworth and Queen Creek roads on their current alignments and reduce the amount of area designated for Mixed Use, while increasing the area designated for Medium High Density Residential A (up to 5 dwellings per acre).

#### QUESTIONS FROM THE COMMISSION:

**There is an East Mesa/Queen Creek Transportation Study that includes this area and is in conflict. Have you reviewed the study?**

Yes, staff has reviewed the study. The ultimate design for Ellsworth Road is unknown (will it be 4 lanes? 6 lanes?).

**Will there be homes along the railroad tracks?**

No, there is a great deal of separation between the homes and the tracks.

**Do we have a completed water/sewer analysis study for the proposed changes?**

The zoning case will provide detailed studies of vital criteria such as water/sewer, transportation, economic development, and public safety.

**4. GPA12-50 – Identification and Preservation of Aggregate Resources (staff initiated)**

With the passage of SB 1598 local communities are required to identify areas with aggregate resources on their General Plan and establish policies to protect these resources from encroachment by potentially incompatible land uses. Staff is proposing a new Goal 6 to be added to the Environmental Planning Element of the General Plan to establish a process for identification, use and preservation of aggregate resources within the Town's Planning Area.

**NO QUESTIONS FROM THE COMMISSION**

**5. GPA12-51 – Realignment and Construction of Signal Butte and Meridian Roads (staff initiated)**

With the approval of GPA10-040 which incorporated the realignment of Signal Butte Road east to Meridian Road, the completion of the Signal Butte Road Corridor Study and the Meridian Road Design Concept Report currently underway, staff is proposing a new Goal 8 to be added to the Transportation and Circulation Element of the General Plan supporting the realignment and construction of Signal Butte and Meridian roads. With approval of this change the Roadway Realignment Area currently shown on the General Plan will be deleted.

**QUESTIONS FROM THE COMMISSION**

**Has a potential commuter rail location in Town Center been identified?**

Although an exact location has not been identified, The ASU Cap Study suggested that the Queen Creek Unified School District's (QCUSD) bus barn that is west of Ellsworth Road would make a convenient location for a future commuter rail.

**6. GPA12-52 – Transit Oriented Design (staff initiated)**

The recently completed Town Center Plan, the ULI Advisory Panel Report and the ASU Capstone Project all recommend the Town take a more proactive position in the establishment of transit oriented design standards in the Town Center. Staff is proposing a new Goal 7 be added to the Transportation and Circulation Element and new Goals 7 and 8 be added to the Town Center Element of the General Plan and the text of the definition of the Town Center be modified to incorporate new provisions to encourage transit oriented design in new projects in the Town Center.

**NO QUESTIONS FROM THE COMMISSION**

**ADMINISTRATIVE ITEMS** (if not finished during Work Study)

- 7. **Review** of next month's agenda items.
  - 1. Victoria PAD, Units 10, 11, and 11A
  - 2. Major General Plan Amendment application approval process
- 8. **Report** on Town Council Action
- 9. **Communication** from members of the Commission and Staff. *The Commission does not propose, discuss, deliberate or take action on any matter in the 'summary' unless the specific matter is properly noticed on the agenda.*

There is one vacant commissioner position and 3 terms will expire 8/31/12. Council Member Gad had one year remaining on his commission. Commission renewal can be for one (1) year rather than two, if preferred. Staff will send interest form to the commissioners whose terms are expiring.

**10. Adjournment**

**Motion:** Commissioner Alex Matheson  
**To adjourn.**

**2<sup>nd</sup> Vote:** Vice-Chairman Ingram  
**All ayes. Motion carried 7-0.**

The meeting adjourned at 7:49 p.m.

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Chairman Sossaman

ATTEST:  
\_\_\_\_\_  
Laura Catanese, Sr. Administrative Assistant

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I, Laura Catanese, 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 July 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 12th day of July, 2012. **These are DRAFT minutes, which have not yet been approved.**

Passed and Approved this day of