

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 a very demanding workload, this hearing will not be presented at tonight's meeting. Staff will ask for it to be continued to the next regularly scheduled meeting. A simple rezoning case. The adult living stipulation has been deleted 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 o 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.

Major amendments are defined in our General Plan as those which are:

- Greater than 40 acres, if the change is from one residential designation to a lower intensity residential designation (R1-15 to R1-43)
- Greater than 20 acres, if the change is to increase the residential density (R1-43 to R1-15)
- Greater than 10 acres, if the change is from residential to non-residential (R1-43 to commercial)
- Greater than 40 acres, if the change is from one non-residential use to a less intense non-residential use (commercial to offices)
- Greater than 20 acres, if the change is from one non-residential use to a higher intensity non-residential use (office to commercial)
- Greater than 20 acres, if the change is from a non-residential use to a residential classification (commercial to residential)
- Addition of new Goals to the various Elements of the General Plan

At this time these proposed changes are being presented for Commission consideration as part your recommendation to the Council. Staff recommends the Planning & Zoning Commission recommend the Town Council direct staff to begin the 60 day public agency review period, which is proposed to begin on July 30, 2012. Staff will also begin public outreach to the community at-large as shown on the attached schedule.

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.

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

Yes, this is a large piece of property. The property owners have united to increase the number of dwellings per acre.

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 – Bellero

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

Proposed General Plan Amendment Schedule

Planning Commission Meeting (Introduction)	July 11, 2012 (Wednesday)
Town Council Approval to begin 60 day review	July 18, 2012 (Wednesday)
Begin 60 day review	July 30, 2012 (Monday)
First Open House	August 29, 2012 (Wednesday)
End of 60 day review	September 29, 2012 (Saturday)
Second Open House	October 11, 2012 (Thursday)
Special Planning Commission Hearing	November 5, 2012 (Monday)
Town Council Introduction	November 21, 2012 (Wednesday)
Town Council Public Hearing	December 5, 2012 (Wednesday)

QUESTIONS/COMMENTS:

Jordan Rose, Rose Law Group: Fulton Homes/Queen creek Station, GPA12-49

I’d like to thank the Town on behalf of Fulton Homes for all their helpful assistance. I think you will be pleased with the design quality that will be presented during the zoning case, and will see that there is a great deal of separation (distance) from the railroad. We look forward working with the Town to bring this project into fruition!

Jason Barney, Rose Law Group: Fulton Homes/Queen Creek Station, GPA12-49

We have added more lots, which is driven by the current market; the market is different for large acre lots. I think you will see when we bring the zoning case forward that the mix of large acres and smaller lots works out rather nicely, and lends itself to lots of conversations with your neighbors. We've also pulled back from the center and opened up the streets. When questions/concerns arise, please don't hesitate to bring them forward to us.

Bill Smith, 71_N. Monterey: Queen Creek Station, GPA12-049

Q: Regarding the purple triangle on the map, why are they not all zoned the same? Should they not all have the same zoning?

A: The area is currently zoned at R-143, and the Town is not proposing to change the zoning for this piece of land. The land can be rezoned in the future once the development potential has been determined.

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.

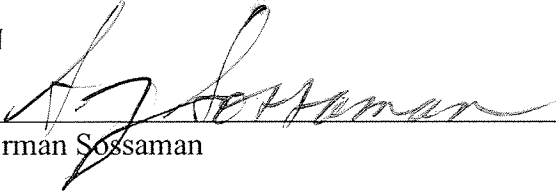
10. **Adjournment**

Motion: Commissioner Alex Matheson
 To adjourn.

2nd 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

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.

Passed and Approved this 8th day of August, 2012