

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 June 13, 2012 Work Study and Regular Session Minutes;

Motion: Chair Sossaman
To approve the June 13, 2012 Work Study and Regular Session minutes, as presented.

2nd Vote: Vice-Chairman Ingram
All ayes. Motion carried 6-0.

b. 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,

Chair Sossaman asked that Item 4B be removed from the Consent Calendar for a separate vote.

Motion: Ryan Nichols
To approve item 4b, as is.

2nd Vote: Alex Matheson
All ayes. Motion carried 6-0.

PUBLIC HEARINGS AND POSSIBLE ACTION

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.

Motion: Vice Chairman Ingram
To continue item 5 to the next regularly scheduled meeting (August 8)

2nd Vote: Kyle Robinson
All ayes. Motion carried 6-0.

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**

DISCUSSION:

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 being presented to 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.

2. GPA12-48 – Belloero

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.

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).

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.

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.

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.

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

Jordan Rose thanked the Town on behalf of Fulton Homes for all their helpful assistance, and thinks the Commission will be pleased with the design quality that will be presented during the zoning case. 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: Fulton Homes/Queen Creek Station, GPA12-49

Jason Barney stated that more lots have been added, driven by the current market (the market is different for large acre lots). The zoning case will reveal that the mix of large acres and smaller lots that works out well, and lends itself to lots of conversations with your neighbors. Designs show a pull back from the center in order to open up the streets. Mr. Barney asked the Commission to contact him with any questions or concerns.

Bill Smith, 714 N. Monterey: Queen Creek Station, GPA12-049

Mr. Smith had questions concerning the map to GPA12-049 (purple triangle area)

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 R1-43, 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.*

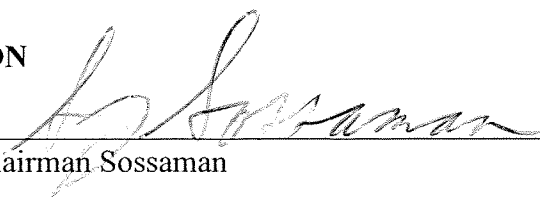
10. **Adjournment**

Motion: Commissioner Alex Matheson
To adjourn.

2nd Vote: Vice-Chairman Ingram
All ayes. Motion carried 6-0.

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