



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION  
Tuesday, November 7, 2006 6:00 P.M.  
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER**
2. **ROLL CALL**

**Present**

Chairman Schweitzer  
Vice-Chairman Shifman  
Commissioner Atkinson  
Commissioner Trapp-Jackson  
Commissioner Ingram  
Commissioner Perry  
Commissioner Sossaman

**Absent**

**Staff**

**Present**

Community Development Director Tom Condit  
Planning Manager Brittingham  
Senior Planner McCauley  
Planner Williams  
Planner Ramos  
Planner Chambers  
Sr. Administrative Assistant Perez

**Absent**

Planning Assistant Moats

3. **DISCUSSION ON COMPOSITE REPORT FOR ALL 2006 PROPOSED MAJOR GENERAL PLAN AMENDMENTS**

Planning Manager Fred Brittingham discussed the process and the set up and review of each General Plan Amendment. Mr. Brittingham expressed Staff's concerns would be the impact on Williams Gateway Airport and the Waste Water System. The Planning Staff will be able to present a more detailed explanation of how the Town would be impacted.

**DISCUSSION ON GP06-001 MAJOR GENERAL PLAN AMENDMENT**, A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment for a Text Amendment to the “Regional Commercial Center” land use designation within the land use element of the General Plan. The Text Amendment would allow densities up to 25 dwellings per acre for any residential or mixed use project up to 10 dwelling units per acre average over the entire site as calculated based on the available residential land in the project. The applicant has also requested to remove the 660 foot transitional residential land uses and include a provision to exempt any residential dwelling units in a mixed use environment to not be counted against the 60% maximum land available for residential. The request currently only apply to the site at the southwest corner of Riggs and Rittenhouse.

Commissioner Perry asked what type use would be “horizontal mix use”?

Dave Williams advised the Commission that staff it would be a have businesses located next to housing on the same piece of property

**DISCUSSION ON GP 06-002 MAJOR GENERAL PLAN AMENDMENT**, A request to amend the General Plan Land use designation from Very Low Density Residential to Neighborhood Commercial for approximately nine (9) acres located at the southwest corner of Power and Riggs Road.

Planner Chambers informed the Commission of this project. Staff recommends approval.

No additional comments

**DISCUSSION ON GP06-003 MAJOR GENERAL PLAN AMENDMENT**, A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to amend the General Plan text for the creation of two new land use categories; Medium-High Density Residential (6-10 du/ac) and High-Density Residential (12-18 du/ac) and to amend the General Plan Land Use Map from:

- Low Density Residential (1-2 du/ac) to Neighborhood Commercial on approx. 15 acres located at the northeast corner of Signal Butte and Ocotillo Roads;
- Employment Type B to Neighborhood Commercial on approx. 15 acres located at the southeast corner of Queen Creek and Signal Butte Roads;
- Low Density Residential (1-2 du/ac) and Employment Type B to Medium-High Density Residential (6-10 du/ac) on approx. 30 acres located on the east side of Signal Butte Road south of Queen Creek Road; and
- Employment Type B to High-Density Residential (12-18 du/ac) on approx. 20 acres located on the south side of Queen Creek Road, half way between Signal Butte and Meridian Roads Plan.

Staff recommends Denial

**DISCUSSION ON GP06-004 MAJOR GENERAL PLAN AMENDMENT** A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to amend the General Plan Land Use Map from Very Low Density Residential and Low Density Residential to Medium Density Residential totaling 320 acres; and, Very Low Density Residential to Low Density Residential totaling 320 acres. The property is located between Cloud Road and Empire Boulevard and between Crismon and Signal Butte Roads.

Senior Planner Mike McCauley presented. Staff is recommending approval.

Commissioner Perry inquired on what would be the Sewer Impact. Senior Planner McCauley stated that he would need to look further into this and let the Commission Board know.

**DISCUSSION ON GP06-005 MAJOR GENERAL PLAN AMENDMENT**

A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to amend the General Plan text to allow for vertical and horizontal mixed uses within the Town Center land use definition and to change the General Plan Land Use Map from Employment Type B and Low Density Residential (1-2 du/ac) land uses to Town Center, which would expand the Town Center north of Rittenhouse Road and west of Ellsworth Road.

Planning Manager Fred Brittingham provided additional handouts. The Applicant has requested to withdraw some of this site from the General Plan Amendment in the later part of this afternoon. Mr. Brittingham has requested not to allow the Applicant to do so, and advised the Applicant that they will need to go into greater detail.

**DISCUSSION ON GP06-006 MAJOR GENERAL PLAN AMENDMENT** A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to amend approximately 15 acres of the General Plan Land Use Map from Low Density Residential to Neighborhood Commercial. The property is located along the northwest corner of Ellsworth and Riggs roads.

Planner Chris Ramos provided additional handouts, and advised that Staff is recommending approval for this General Plan Amendment.

Commissioner Perry inquired on if Riggs Road would be continued to be extended? Planner Ramos advised that yes it would be, upon completion of Riggs Road it will be a total of 6 lanes.

**DISCUSSION ON GP06-007 MAJOR GENERAL PLAN AMENDMENT,** A request to amend the General Plan Land Use designation from Medium Density Residential to Neighborhood Commercial for approximately six (6) acres located east of the northeast corner of Sossaman and Realigned Rittenhouse Roads.

Staff recommends approval. No further comments

**DISCUSSION ON GP06-008 MAJOR GENERAL PLAN AMENDMENT,** A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to create a new Land Use Designation “High Density Residential (12-18 dwelling units per acre)” in the General Plan Land Use Element and to amend the General Plan Land Use Map from Employment Type B to High Density Residential for 27+/- acres. The property is located approximately 400 ft. west of the northwest corner of Germann and realigned Rittenhouse Roads.

Staff has recommended denial. No further comments

**DISCUSSION ON GP04-007 MAJOR GENERAL PLAN AMENDMENT,** A request by Ralph Pew of Pew and Lake, PLC, for a Major General Plan Amendment to change the General Plan Land Use Map on approximately 330 acres from Employment Type A to:

- Neighborhood Commercial (on approx. 10 acres)
- Community Commercial (on approx. 20 acres)
- Employment Type B (on approx. 40 acres)
- Low Density Residential (1-2du/ac) (on approx. 120 acres)
- Medium Density Residential (2-3 du/ac) (on approx. 140 acres).

Staff has recommend removal of GP04-007. No further comment

4. **ADJOURNMENT**

**Motion:**            **Commissioner Sossaman**

**To adjourn the Work Study Session.**

**2<sup>nd</sup>:**                **Commissioner Atkinson**

**The Work Study Session adjourned at 6:45 p.m.**

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Paul Schweitzer, Chairman

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Sherry Perez, Sr. Administrative Assistant

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I, Sherry Perez, 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 November 7, 2006 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 7th day of November, 2006.

Passed and Approved this 10th day of January, 2007