



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

WHEN: WEDNESDAY, AUGUST 8, 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, AUGUST 8, 2012 AT 6:00 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)

PRESENT

Chairman Steve Sossaman
Vice-Chairman Steve Ingram
Commissioner Debbie Reyes
Commissioner Ryan Nichols
Commissioner Kyle Robinson

TOWN STAFF PRESENT

Wayne Balmer
Dave Williams
Laura Catanese

ABSENT

Commissioner Alex Matheson

Planning Administrator
Sr. Planner

Senior Administrative Assistant

3. Discussion and Possible Action on RZ12-034, Victoria Estates, Parcels 10, 11, and 11A, a request by 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 at the intersection of Hawes and Ocotillo roads.

Dave Williams, Senior Planner, briefed the Commission on this proposal, stating that approval of this proposal essentially "rolls back time" to the 2004 zoning ordinance. The proposal consists of a request by Ralph Pew of Pew and Lake PLC to:

- Repeal Ordinance 466-09 and Resolution 813-09
- Rezone property from R1-4 and R1-5 to R1-7 PAD and R1-9 PAD
- Terminate the existing recorded Development Agreement
- Revert Victoria Parcels 11 and 11A subdivision back to 2004 conditions/Preliminary Plats approved by prior Ordinances and Development Agreements.

In 2004 the Town Council approved preliminary plats for Victoria Parcels 10, 11 and 11A. Parcel 10 was approved and recorded as a Final Plat on November 27, 2007. Improvement Plans (Grading/Drainage, Landscaping, Paving, etc) for parcels 10, 11 and 11A were also approved and

signed by Staff on November 27, 2007. In 2009, Taylor Morrison proposed the Active Adult Concept and moved away from the plans approved in 2004 by requesting zoning of these properties to a higher density (R1-4 and R1-5). Town Council approved the concept, zoning and preliminary plats with Ordinance 466-09 and Resolution 813-09. Since that time, Taylor Morrison has taken no action to move forward with approval of Final Plats or construction to implement that concept. No changes had been made by Taylor Morrison to the preliminary plats approved in 2009. The Final Plat approved in 2007 for Parcel 10 also remained unchanged in its larger lot configuration. Zoning on these proposed changes would revert from the current R1-4 and R1-5 to the previous R1-7 PAD and R1-9 PAD, the underlying zoning districts prior to the changes in 2009.

The applicant is also requesting a lot coverage increase from 40 to 45%. The code already provides for an additional 5% bonus in lot coverage for single family homes with a qualifying front porch/courtyard of at least 120 square feet in size and a minimum of 8' in depth. Staff does not support this request for further change, and would prefer the applicant utilize the option already provided for in the Zoning Ordinance.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chair Sossaman: Will this proposal require another development agreement?

No, this proposal does not require a new development agreement. Taylor Morris Homes had one because of the "Active Adult Concept" stipulation.

Vice-Chair Ingram: Are there any potential conflicts with current zoning ordinances?

No, the proposal does not call for any conditions outside the normal scope. Staff rejected the requested 45% lot coverage because current zoning ordinance covers what is needed.

Commissioner Nichols: What if the front porch/courtyard area was subtracted? Does the proposal still meet the required 40% lot coverage regulation?

Even if the front porch/courtyard were removed, the lot coverage would exceed the 40% lot coverage ordinance.

Commissioner Nichols: How is the architecture enhanced by having a front porch/courtyard?

The front porch/courtyard feature enhances the pedestrian entry and creates a nice dynamic entryway.

Commissioner Nichols: After so many years, do the street improvements still meet regulation?

Parcel 10 (far west side) has two (2) offset intersections less than 100' and meets regulation. Parcel 10 was reviewed and approved by the Town Engineer in 2004 and is recorded. The two cross sections meet fire code, grading, and drainage requirements.

Commissioner Nichols: Does this proposal meet Town Center Street Design plans?

Yes, Town Center designs encourage this type of low level design/intensity and encourage higher density planning.

ADMINISTRATIVE ITEMS

4. Review Of next month's agenda items.

Staff will make a population growth presentation at the next meeting. Hastings East has 880 plated lots that are ready for construction. An additional 3,800 lots are now in the hands of the home builders, which translates to an increase of 10,000 people able to move into Queen Creek. If the General Plan Amendments and Church Farms is added to the mix, Queen Creek has the potential to increase its' population by 20,000-30,000.

PROJECT

CASE

P&Z

Council Action

1.	Ocotillo Heights, Ph II NWC Signal Butte and Rittenhouse roads 64 acres residential	RZ12-057 SD12-058	9/12	10/03
2.	Cielo Noche SWC QC and Hawes roads Approximately. 63.3 acres	RZ12-061 SD12-062	9/12	10/03
3.	Villagio by Maracay Homes SEC Sossaman & Queen creek roads	DR12-067	9/12	10/03
4.	Estates @ Hastings Farms NEC Ellsworth & Cloud roads 495 acres - residential	RZ12-054 SD12-055	9/12	10/17

5. Report of Town Council Action.

Council approved proceeding with the General Plan Amendments for this year. The terms for Commissioner Reyes, Ingram, and Sossaman expire at the end of the month. All three expressed a desire to continue their duties as Commissioners. Their possible reappointment will go before Council for approval on August 15; staff is recommending all three reappointments. The Mayor has also recommended that Greg Arrington, President and CEO of ABM Development Services, be appointed to complete the remaining year of Jason Gad's term on the Commission.

6. Summary of Current Events from members of the Commission. *The Commission may not propose, discuss, deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda..*

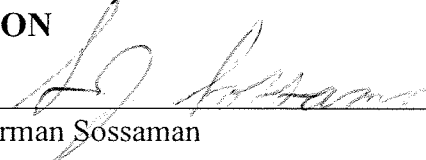
7. Adjournment

Motion: Vice-Chairman Steve Ingram
To adjourn.

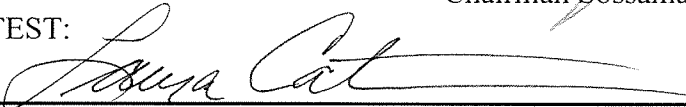
2nd Vote: Commissioner Ryan Nichols
All ayes. Motion carried 5-0.

The meeting adjourned at 6:52 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 August 8, 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 9th day of August 2012.

Passed and Approved this day of 9/12/12