



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

**WHEN:** WEDNESDAY, AUGUST 8, 2012  
**WHERE:** TOWN HALL COUNCIL CHAMBERS  
**TIME:** 7:00 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 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)

**PRESENT**

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

**ABSENT**

Commissioner Alex Matheson

**CITIZENS PRESENT**

Dale Willis  
Ralph Pew

**TOWN STAFF PRESENT**

Wayne Balmer  
Dave Williams  
Laura Catanese

Planning Administrator  
Senior Planner  
Senior Administrative Assistant

- 3. Public Comment:** There were no public comments.
- 4. Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any 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.

- Consideration and Possible Approval of the July 11, 2012 Work Study and Regular Session Minutes.

**Motion:** Commissioner Ryan Nichols  
To approve the Consent Agenda, as presented.

**2<sup>nd</sup> Vote:** Commissioner Debbie Reyes

All ayes. Motion carried 5-0.

**PUBLIC HEARINGS AND POSSIBLE ACTION**

5. **Public Hearing, Discussion and Possible Action on RZ12-034, Victoria Estates, Parcels 10, 11, and 11A**, a request 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, began his presentation by 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. Mr. Williams pointed out a typo in the commission presentation materials; the correct rezoning number is RZ12-034. 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 R1-7PAD 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:**

There were no questions or comments from the Commission.

**PUBLIC HEARING**

Chairman Sossaman opened the Public Hearing at 7:12 p.m.

Ralph Pew of Pew & Lake, PLC stated that this was a very simple, easy case that rolls back the zoning ordinance to 2004. Citizens concerned about higher density necessitated a Development Agreement in 2009. The request for the lot coverage increase will be withdrawn as it is provided for in the current Town Zoning Ordinance.

Chairman Sossaman closed the Public Hearing at 7:14 p.m.

**Motion:**        **Vice-Chairman Ingram**

To approve RZ12-034, Victoria Estates, Parcels 10, 11, and 11A, as proposed by staff.

2<sup>nd</sup> Vote: Commissioner Nichols  
All ayes. Motion carried 5-0.

**ADMINISTRATIVE ITEMS**

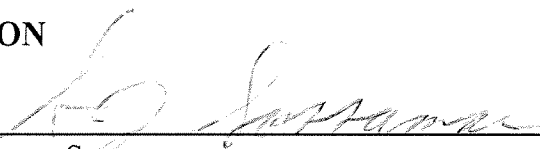
- 6. **Review** Of next month's agenda items.
- 7. **Report** of Town Council Action.
- 8. **Communication** from members of the Commission and Staff. *The Commission may not propose, discuss, deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.*
- 9. **Adjournment**


Motion: Commissioner Debbie Reyes  
To adjourn.

2<sup>nd</sup> Vote: Commissioner Kyle Robinson  
All ayes. Motion carried 5-0.

The meeting adjourned at 7:15 p.m.

**PLANNING AND ZONING COMMISSION**

By:   
Chairman Sossaman

ATTEST:  
  
Laura Catanese, Senior 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 9<sup>th</sup> day of August 2012.

Passed and Approved this day of 9/12/12