



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

WHEN: WEDNESDAY, SEPTEMBER 12, 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 Work Study Meeting open to the general public on **WEDNESDAY, SEPTEMBER 12, 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
Commissioner Alex Matheson
Commissioner Gregory Arrington

ABSENT

TOWN STAFF

Wayne Balmer
Dave Williams
Laura Catanese

Planning Administrator
Senior Planner
Senior Administrative Assistant

3. Discussion on RZ12-057/SD12-058, Ocotillo Heights, Phase II, a request for rezoning and subdivision plat approval of an approximate 64-acre residential subdivision to contain 174 lots. The property is currently zoned R1-43, and includes a request for design review approval of 5 floor plans with 3 elevations each. The property is located at the northwest corner of Signal Butte and Rittenhouse roads.

The applicant is requesting a continuance until the Planning Commission Meeting scheduled for October 10, 2012 at 7:00 PM in order to allow additional time to prepare architectural materials for review.

4. Discussion on RZ12-061/DR12-066, Cielo Noche, a request for preliminary plat and design approval for 164 lots zoned R1-7 PAD with design review for 5 floor plans with 3 distinct elevations. The property is located at the southwest corner of Queen Creek and Hawes roads. There are approximately 63.3 acres of land for this property.

Dave Williams, Senior Planner, briefed the Commission on this case. This is a gated subdivision with 2 access points onto Queen Creek Road. When the case first was submitted and known as Emperor

Estates, this property was to connect with the street network to Roman Estates on the south and Villagio on the west side. Both subdivisions would like to eliminate these connections to minimize pass through traffic and support the K Hovanian proposed design for Cielo Noche. Density for the subdivision is 2.6 DU/AC and is consistent with the General Plan Land Use Map for Emperor Estates. This will be a private, gated community that will have a distinctive entrance and all are 50 foot wide product. All models offer a double recessed garage, which is an enhanced architectural feature (43% garage frontage instead of the standard 40%). Vice-Mayor Benning has requested that garage frontage requirements/standards be a topic at the October 3 Council meeting. One resident concern has been thus far received; the resident in question did not want any two-story homes built behind their property. The applicant has tried several times to make contact with this resident and address their concerns but has not been able to reach them.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Chair Sossaman: The 43% garage frontage coverage goes with how many of the homes? Any stipulations about how many two-story homes can be put side-to-side?

All of the homes are to have the 43% garage frontage, which is an architectural enhancement to the product. Yes, under "Conditions of Approval" in the staff report, #4 states "No more than 9 two story homes shall be built along Queen Creek Road, with no more than two 2 story homes side by side."

Commissioner Nichols: Are the roads in the subdivision private? Are they narrower? Will the road on the southwest side be completed?

Yes, the roads in the subdivision are private, but they are not any narrower. No, the developer will not be required to complete the roadway to the southwest. There are too many underground utilities under the road to eliminate it. It once was a connection point to Bellagio but is now an offset easement. The Town will abandon a portion of the right-of-way.

Commissioner Robinson: What will be the price range of the models?

The price range of the models offered is unknown at this time.

Vice-Chair Ingram: If the garage did not have an indentation, it would meet standard compliance, correct?

Yes, the double recessed garage door increases the garage frontage.

5. **Discussion on RZ12-054/DR12-069, "The Estates at Hasting Farms"**, a request for preliminary plat and design approval for 344 lots to be zoned R1-7 PAD and R1-9 PAD, and includes seven new residential standard plans. The proposed plans include four single level designs ranging from 2,279 to 2,997 square feet and three two story designs ranging from 3,608 to 4,154 square feet. The property is located at the northeast corner of Ellsworth and Cloud roads, and includes approximately 147 acres.

Dave Williams, Senior Planner, briefed the Commission on this case. The applicant is requesting to rezone 147 acres from R1-43, R1-18 and R1-7 PAD to R1-7 and R1-9 PAD in addition to requesting approval for a preliminary plat for 344 lots and design review approval for 7 floor plans with 3 elevations each. Density for the subdivision is 2.45 DU/AC, and is consistent with the General Plan Land Use Map for Hastings Farm. Overall density for Hastings Farms will remain under 3 DU/AC with this change. There is a modification to the rear setback to 25' to livable space, and 20' to a covered rear patio. Staff supports this modification. These are all 50' wide homes with a 16' garage door with the standard 6" recess. Open space required for this project is 20% and the proposal provides 27.1% of open space. The proposal includes an amenities package designed to appeal to a broad age range.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Chair Sossaman: What is the percentage breakdown of the two lot sizes?

Dave Williams will cover this detail in depth during the regular session. The subdivision offers several different lot dimensions and the ratio is about 50/50 between large lots and small lots. The larger lots are designed around the perimeter and the small lots are more toward the center.

Vice-Chair Ingram: What is the status of the eastern parcels?

They are preparing to submit the final plat soon.

- 6. Discussion on DR12-067, Villagio by Maracay Homes**, a request for design review for 135 lots with three elevations each for single and two-story plans. Single level designs range from 2,339 square feet to 2,632 square feet. Two-story plans range from 3,389 to 4,012 square feet. The property is located on Queen Creek Road, east of Sossaman Road.

Dave Williams, Senior Planner, briefed the Commission on this case. Maracay Homes is proposing to use seven different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish Colonial, Italianate, and Ranch Hacienda. The homes range in size from 2,339 square feet to 4,012 square feet. All of the proposed models meet the requirements for front porches and rear covered patios. All of the front porches meet the requirements to allow for an additional 5% in lot coverage for a total of 45%. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Chair Sossaman: Some of the two-story homes have some "rough looking" elevations (5052 B). Maracay wants to offer more "enhanced" elevations for this project. Many of the model A elevations in Lucia are not selling.

ITEMS FOR DISCUSSION

- 7. Presentation and Discussion on Population Growth.**
- 8. Discussion on 40% garage frontage requirements for single family homes.**
Current design standards (40% garage frontage) were adopted in 2009. Some standards are more "resolutions and guidelines" rather than strict requirements and some standards became actual ordinances/requirements. Council policy is to use the 40% garage standard to measure compliance when deciding a case, unless presented with something unique. Vice-Mayor Benning would like to discuss 40% garage frontage standards at the September 19 Council and would value the Commissions' input.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Commissioner Robinson:

I would like to have more flexibility in the standard for adaptability when market trends change.

Chair Sossaman:

A firm standard that won't change is needed – or else, how do you classify the differences?

Commissioner Robinson:

By using the garage door that faces the street (side garages do not matter as much).

Wayne Balmer suggested making the garage door width the standard for compliance. The Commission agreed that adopting the garage door width as the new garage frontage standard was reasonable.

- 9. Presentation and Discussion on Home Construction – Soon and Sooner.**
Item 7 will be included in this presentation at the regular session.

ADMINISTRATIVE ITEMS

10. Review of next month’s agenda items.

1.	Ocotillo Heights, Ph II NWC Signal Butte and Rittenhouse roads 64 acres residential	RZ12-057 SD12-058	10/10	11/17
2.	Victoria PAD (Parcels 10, 11, 11A 50’ wide series) SWC QC and Hawes roads Approximately. 63.3 acres	RZ12-034	10/10	11/17
3.	Victoria PAD (Parcels 10, 11, 11A 60’ wide series) SWC QC and Hawes roads Approximately. 63.3 acres	DRXXXX	10/10	11/17

11. Report of Town Council Action.

12. Summary of Events 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.*

a. ULI Boards and Commissions Conference
 Friday, December 7, 2012
 Black Canyon Conference Center, Phoenix
 Wayne Balmer encouraged the Commission to participate if possible.

b. Designated seat on Town Center Committee
 Jason Gad was the designated P&Z representative at the Town Center Committee meetings and can no longer sit on the committee now that he is a Council Member. Chair Sossaman asked interested Commissioners contact Wayne Balmer directly for more information.

13. Adjournment

BY: _____
 Laura Catanese, Sr. Administrative Assistant

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 September, 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 13th day of September 2012.
 These are DRAFT minutes, which have not yet been approved.

Passed and Approved this day of __/__/__