



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, November 8, 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 Ingram
Commissioner Perry
Commissioner Sossaman
Commissioner Trapp-Jackson

Absent

Staff

Present

Community Development Director Condit
Planning Manager Brittingham
Planner Chambers
Planning Assistant Moats

Absent

3. **ITEMS FOR DISCUSSION**

- A. **DISCUSSION ON RZ06-33/SD06-033 "CIRCLE G AT THE CHURCH FARM"**
submitted by Greg Davis, iPlan Consulting for PAD Rezoning, Preliminary Plat, and Landscape Plan approval for a master planned single-family subdivision with 1,745 units on approximately 885 acres, located at the southeast corner of Signal Butte and Ocotillo Roads. The site is currently zoned Rural-43 and requests a Planned Area Development (PAD) with underlying zoning districts of R1-43, R1-18, R1-12, R1-7, R-2, and C-2. *The applicant has requested a continuance to the December 13, 2006 Meeting.*

Planner Chambers noted this will be presented at the December 13, 2006 P&Z Meeting. There were no questions from the Commission.

- B. **DISCUSSION ON RZ06-001/SD06-020 “BELLE ESTATES”** submitted by Matt Everling of PlanRight Consulting, LLC. The project requests a rezoning from R1-54 to R1-35 PAD, Preliminary Plat and Landscape Plan approval for an eight (8) lot single-family subdivision on approximately 9.61 acres. The property is located approximately a quarter mile south of the southwest corner of Hunt Highway and Bell Road. **This was continued at the 10/11 Planning Commission Meeting.**

Discussion took place regarding Stipulation #15 of the staff report, which relates to the building setback. Staff and the applicant have not reached an agreement on this issue. The staff recommendation is that the setback be measured from the drainage easement line. The applicant has requested further consideration of this issue.

Commissioner Atkinson asked for confirmation from staff that the purpose of the setback requirement is to set homes apart. All, but Lot #2, would be affected by this. The setback establishes the building envelop. A potential problem could occur with fencing. Commissioner Atkinson asked for clarification from staff on setback requirements in R-2 and R-4 Districts.

Commissioner Perry stated his is unclear about the shared use paths on west side and east side. Planner Chambers responded that Stipulations #2 #14C address this issue:

- 2) An unpaved 12' shared use trail shall be provided along Bell Road, per the adopted PTOS Master Plan. This trail shall be delineated as an equestrian easement on both the Final Plat and Landscape Plans;
- 14c) The drainage discharge area at the northeast corner of Lot 4 (as shown on the Preliminary Plat dated 11-01-06) and adjacent to Bell Road shall be designed to accommodate an equestrian trail crossing.

Brief discussion ensued regarding slopes at the discharge area.

Vice-Chairman Shifman asked if there have been any discussions to clarify the issue of fencing. Planner Chambers responded the applicant's narrative states there will not be fencing; however, fencing was shown on the plan. This issue needs clarification due to the wash and lot lines.

In response to a question raised by Commissioner Perry, Planner Chambers clarified that according to Stipulation #1, the applicant must follow all standards as required, except as amended by the PAD.

Brief discussion took place regarding the potential elimination of Lots #4 & #6. Staff clarified that if the Commission recommends approval of the project, then the recommendation will include deleting Lots 4 and 6

Commissioner Ingram asked if the proposed square footage of the homes is 5,000 square feet, or 4,000 square feet. Mr. Lake responded both sizes are possible, adding these are conceptual drawings.

Engineering Manager Leubner clarified the standards for the easement (along wash) and the setbacks of houses (in event of erosion that wears away the banks of the wash).

Planning Manager Brittingham pointed out the potential problems with granting the applicant's request on a case-by-case (lot-by-lot) basis, especially in the future if, and when, the last lot is sold and staff that is involved with this case now is not around to stop the permit from being issued with incorrect setbacks (building envelopes).

There were no further questions or discussion by the Commission.

The following agenda items were not discussed, as the Commission completed all Public Hearings at the November 7, 2006 meeting.

- C. **PRESENTATION OF COMPOSITE REPORT FOR ALL NINE PROPOSED MAJOR GENERAL PLAN AMENDMENTS**
- D. **DISCUSSION ON GP06-001 MAJOR GENERAL PLAN AMENDMENT**
- E. **DISCUSSION ON GP06-002 MAJOR GENERAL PLAN AMENDMENT**
- F. **DISCUSSION ON GP06-003 MAJOR GENERAL PLAN AMENDMENT**
- G. **DISCUSSION ON GP06-004 MAJOR GENERAL PLAN AMENDMENT**
- H. **DISCUSSION ON GP06-005 MAJOR GENERAL PLAN AMENDMENT**
- I. **DISCUSSION ON GP06-006 MAJOR GENERAL PLAN AMENDMENT**
- J. **DISCUSSION ON GP06-007 MAJOR GENERAL PLAN AMENDMENT**
- K. **DISCUSSION ON GP06-008 MAJOR GENERAL PLAN AMENDMENT**
- L. **DISCUSSION ON GP04-007 MAJOR GENERAL PLAN AMENDMENT**

4. **ADMINISTRATIVE ITEMS** – *this item was presented during Regular Session*

- a. **REVIEW** of next month's agenda items.
- b. **REPORT** on the Town Council Action
- c. **COMMUNICATION** from members of the Commission and Staff

5. **ADJOURNMENT**

Motion: **Vice-Chairman Shifman**

To adjourn.

Second: **Commissioner Trapp-Jackson**

Vote: **All ayes. Motion carried (7-0).**

The Work Study Session adjourned at 6:20 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, Chairman

Laura Moats, Planning Assistant

I, Laura Moats, 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 8, 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 10th day of November, 2006.

Passed and Approved this 10th day of January, 2007.