



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

WHEN: WEDNESDAY, OCTOBER 10, 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, OCTOBER 10, 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:** Chairman Sossaman called the meeting to order at 6:03 p.m.
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 Kyle Robinson
Commissioner Alex Matheson
Commissioner Gregory Arrington

ABSENT

Commissioner Ryan Nichols

TOWN STAFF

Wayne Balmer
Planning Administrator

Dave Williams
Senior Planner

Laura Catanese
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 has requested a continuance for this case until the November 14 Planning and Zoning Commission meeting.**
4. **Discussion on DR12-053, Victoria PAD, Parcels 10, 11, 11A (50' Wide Series)**, a request by Greg Davis, on behalf of Meritage Homes, for approval of six new floor plans with three elevations each to be constructed in Parcel 11A on 111 lots in the Victoria Subdivision located at the northeast corner of Ocotillo and Hawes roads.

Meritage Homes is proposing to use six different floor plans with three elevations each in this subdivision. The homes range in size from 2,457 square feet to 4,436 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%. Council indicated

at the October 3 session that they intend to uphold the 40% garage face standard. Staff has added a condition of approval that all plans must comply with the 40% garage face requirement. The elevations have been reviewed with additional conditions of approval added to address areas where architecture could be enhanced. Staff supports the applicant's request with these additional conditions.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Commissioner Arrington: Can the builder introduce visual embellishments such as vertical/horizontal stucco to break up the mass wall on models 150.2457 and 150.2472?

Yes, these particular models had success for the builder in other communities. The applicant is willing to work with staff to solve any problems/issues concerning architectural features.

Vice-Chairman Ingram: How far apart are the homes in this series? Is the builder receptive to alternate floor plans/designs?

The homes are 65' wide and 15' apart. Meritage has had success with these models in other communities, but have indicated they are willing to work out any issues.

Commissioner Robinson: I like having solar options.

5. **Discussion on DR12-068, Victoria PAD, Parcels 10, 11, 11A (60' Wide Series)**, a request by Greg Davis, on behalf of Meritage Homes, for approval of six new floor plans with three elevations each to be constructed in Parcel 11 on 77 lots in the Victoria Subdivision located at the northeast corner of Ocotillo and Hawes roads.

Meritage Homes has proposed three (3) architectural styles; Spanish Colonial, Ranch Territorial and Craftsman. The homes range in size from 3,280 square feet to 5,686 square feet (80' deep lots). 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. The elevations incorporate 360 degree architecture, and appear to meet the requirements set forth in the Zoning Ordinance. All of the models in the 60' series meet the 40% garage face requirement standard. Staff recommends approval, providing the Conditions of Approval are met (in Staff Report).

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Chairman Sossaman: Lots 125' deep are not as opposing and present a unique situation.

Vice-Chairman Ingram: Do we currently have any stipulations that state how many two-story homes can be built next to one another?

There is not any type of stipulation in the Zoning Ordinance that prohibits how many two-story homes can be built next to one another, but the Commission can always make such a stipulation when approving a subdivision.

Vice-Chairman Ingram: How deep is the retention basin?

Maximum depth for the retention basin is 4'.

Commissioner Matheson: Are there any half-way streets between Ocotillo and Hawes roads?

No, there are no halfway streets between Ocotillo/Hawes roads but there is one just south of the Arizona Boys Ranch.

ITEMS FOR DISCUSSION

6. Special Planning Commission Hearing, **Monday November 5**; (Council Chambers, 6 p.m. – 8 p.m.).

The following General Plan Amendment cases will be presented for recommendation to the Planning Commission at a Special Commission Hearing meeting on November 5th.

- Queen Creek Station (GPA12-049)

- Bello (GPA12-048)
- Master Planned Community Definition Modification (GPA12-047)
- Aggregate Identification (GPA12-050)
- Realignment and construction of Signal Butte and Meridian roads (GPA12-051)
- Design(GPA12-052)

7. Public Outreach using Social Media Presentation (Dave Williams, Senior Planner).

Dave Williams, Senior Planner, gave a presentation on Social Media that he had recently presented at the APA State Conference in Flagstaff. Traditionally, outreach efforts to gather comments or opinions yield little, if any, results from the public. Social Media was tested on two recent cases, Church Farms and IHOP. Church Farms elicited 16 downloads while IHOP experienced 116 downloads! By law, the Town must send out letters to property owners (within a 900' or 1200' of the site perimeter), print notices in the newspaper, and post information on public bulletin boards as part of their public outreach efforts. Social media use has seen a significant increase in use in the last few years. The two test cases indicate that social media may become a viable and valuable addition to future efforts to engage the public.

ADMINISTRATIVE ITEMS

8. Review of next month's agenda items.

| | PROJECT | CASE # | P&Z | COUNCIL |
|----|---|------------------------------|------------------------------|----------------|
| 1. | Box Canyon SEC Hunt Hwy/Power roads Text Amendment: Def of Master Planned Community | GPA12-047 | 11/05 Special MTG | 12/05 |
| 2. | Bello NEC Ellsworth Road and Empire Blvd. 122 acres residential | GPA12-048 | 11/05 Special MTG | 12/05 |
| 3. | Queen Creek Station (Fulton Homes) NWC/NEC Ellsworth & Queen Creek roads 503 acres | GPA12-049 | 11/05 Special MTG | 12/05 |
| 4. | Aggregate Resources No viable aggregate deposits in our community. Proposed text change to bring the Town into compliance with the State requirement. | GPA12-050 | 11/05 Special MTG | 12/05 |
| 5. | Realign/Construction of Signal Butte/Meridian roads Incorporation of realigned Signal Butte Road into the Transportation and Circulation Element of the General Plan approved | GPA12-051 | 11/05 Special MTG | 12/05 |
| 6. | Transit Oriented Project Town staff has proposed this change to officially incorporate the ULI and ASU Capstone recommendations into the General Plan. | GPA12-052 | 11/05 Special MTG | 12/05 |
| 7. | Text Amendment ZO Article 6.8 Home Based Occupations | TA12-087 | 11/14 | 12/05 |
| 8. | Ocotillo Heights, Ph II NWC Signal Butte and Rittenhouse roads 64 acres residential | RZ12-057 SD12-058 | 11/14 | 12/05 |
| 9. | Emperor Estates 4 East NWC Emperor Blvd. and 198 th Street 29 acres residential | RZ12-073 SD12-074 | 11/14 | 12/05 |

9. Report of Town Council Action.

Council approved Cielo Noche RZ12-061/DR12-066 with the stipulation that builder comply with the 40% garage face standard.

10. 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.*

11. Adjournment

MOTION: Vice-Chairman Ingram
To adjourn.

2nd MOTION: Commissioner Matheson

VOTE: All Ayes. **Motion carried 6-0.**

The meeting adjourned at 6:54 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 October 10, 2012 Work Study Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 16th day of October 2012.

These are **DRAFT** minutes, which have not yet been approved.

Passed and Approved this day of __/__/__