



**MEETING RESULTS OF THE SPECIAL SESSION MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**WHEN: MONDAY, NOVEMBER 5, 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 Special Session Meeting open to the general public on **MONDAY, NOVEMBER 5, 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:** Chairman Sossaman called the meeting to order at 7:03 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 Ryan Nichols

**ABSENT**

Commissioner Gregory Arrington

**TOWN STAFF**

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.
  - A. Consideration and Possible Approval of the October 10, 2012 Work Study and Regular Session Minutes. **APPROVED**

**PUBLIC HEARINGS:** If you wish to speak to the Commission on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to Town Staff. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

5. **Public Hearing and Possible Action on GPA12-047, Box Canyon,** a Staff initiated request to amend the text and add a new Goal 6 to the Environmental Planning Element of the Queen Creek General Plan. **APPROVED**

6. **Public Hearing and Possible Action on GPA12-048, Belloero**, a request by Greg Davis on behalf of Arcus Private Capital Solutions to amend the General Plan Land Use Map for 122 +/- acres at the northeast corner of Ellsworth and Empire roads from Very Low density Residential (0-1 dwellings per acre) to Low Density Residential (0-2 dwellings per acre).  
**APPROVED staff recommendation with one change as follows:**  
**Gross density is not to exceed 1.5 dwellings per acre.**
7. **Public Hearing and Possible Action on GPA-12-049, Queen Creek Station**, a request by the Rose Law Group on behalf of Fulton Homes to amend the General Plan Land Use Map for 503 +/- acres of the Queen Creek Station project's 1,139 acres located on both sides of Ellsworth Road between Germann and Queen Creek roads from Employment B to Medium High Density Residential –A (3-5 du/ac), Mixed Use to Medium High Density Residential –A (3-5 du/ac), Very Low Density Residential (0-1 du/ac) to Medium High Density Residential –A (3-5 du/ac), Medium High Density Residential B (3-8 du/ac) to Medium Density Residential –A (3-5 du/ac) and Medium High Density Residential –B (3-8 du/ac) to Mixed Use. Amendment of the Transportation and Circulation Element of the General Plan is also requested to reflect that Ellsworth and Queen Creek roads retain their current alignments.  
**APPROVED with the following stipulations:**
  - A. The applicant shall adhere to staff recommended changes of Medium Density Residential (up to 3du/ac) Land Use classification, except for the property on the east side of Ellsworth Road which shall be increased to Medium Density Residential (up to 5 du/ac) per the applicant's request.
  - B. The applicant shall reconfigure the Employment A designation to retain 30' acres at the northeast corner of the proposed Queen Creek Parkway and Ellsworth Road.
8. **Public Hearing and Possible Action on GPA12-050, Aggregate Resources**, a Staff initiated request to add a new Goal 6 to the Environmental Planning Element of the Queen Creek General Plan dealing with the preservation of aggregate materials. **APPROVED**
9. **Public Hearing and Possible Action on GPA12-051, Realignment and Construction of Signal Butte & Meridian Roads**, a Staff initiated request to add a new Goal 8 to the Transportation and Circulation Element of the Queen Creek General Plan related to the realignment of Signal Butte Road. **APPROVED**
10. **Public Hearing and Possible Action on GPA12-052, Transit-Oriented Project**, a Staff initiated request to add a new Goal 7 to the Traffic and Circulation Element and new Goals 7 and 8 and other text modifications to the Town Center Element of the Queen Creek General Plan. **APPROVED**

#### **ADMINISTRATIVE ITEMS**

11. **Review** of November 14 agenda items.
12. **Report** of Town Council Action.
13. **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.*
14. **Adjournment:** The meeting was adjourned at 9:47 p.m.

#### **PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Chairman Sossaman

ATTEST:

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Laura Catanese, Senior Administrative Assistant

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I, Laura Catanese, do hereby certify that, to the best of my knowledge and belief, the foregoing Results are a true and correct copy of the Minutes of the November 5, 2012 Special 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 6<sup>th</sup> day of November 2012.