



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

WHEN: WEDNESDAY, OCTOBER 10, 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, OCTOBER 10, 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 7:04 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

CITIZENS

Boy Scout Troop 833

TOWN STAFF

Wayne Balmer
Planning Administrator

Dave Williams
Senior Planner

Laura Catanese
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 September 12, 2012 Work Study and Regular Session Minutes.

- * b. **Public Hearing and Possible Continuance 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.**
- c. **Consideration and Possible Action 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.
- d. **Consideration and Possible Action 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.

*** Item C & D were removed from the Consent Agenda for further discussion.**

MOTION: Vice-Chairman Ingram

To approve the Consent Agenda, as presented, without Items C & D

2nd MOTION: Commissioner Matheson

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

DISCUSSION: DR12-053, Victoria PAD, Parcels 10, 11, 11A (50' Wide Series)

Meritage Homes is proposing to use six different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish Colonial, Ranch Territorial and Craftsman. 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%.

Upon review of the product, Staff has determined that minor redesigns are required to meet the 40% garage face requirement. Only models shown in the 50' wide series fail to conform to the Town's 40% garage face standard. Models presented in Item 5 (60' wide series) all comply with the 40% garage face requirement. Council has indicated that they intend to uphold the 40% garage face standard. Staff has added a condition of approval that all plans must be in compliance to the 40% garage face requirement. Greg Davis stated that all 50' wide model plans will be modified so that the 40% garage face requirement is met. 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: Are all 50' product models over the 40% garage requirement standard? Yes, all the models presently have garage lot coverage slightly over the 40% design standard. all will need a 16' garage door with 2' side returns on each side.

Chairman Sossaman: Council wants to stick with the current 40% garage frontage requirement.

Commissioner Robinson: I hope Council's adherence to the 40% garage requirement standard doesn't adversely affect builders design homes with wider lots.

MOTION: Commissioner Arrington

To approve DR12-053, Victoria PAD, Parcels 10, 11, 11A (50' Wide Series), with the following stipulation: **"To add either vertical or horizontal stucco architectural features to break up mass walls as presented in designs of models 150.2457 and 150.2742"**.

2nd MOTION: Vice-Chairman Ingram

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

DISCUSSION: DR12-068, Victoria PAD, Parcels 10, 11, 11A (60' Wide Series)

Meritage Homes is proposing to use six different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish Colonial, Ranch Territorial and Craftsman. The homes range in size from 3,280 square feet to 5,686 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. The elevations incorporate 360 degree architecture, and appear to meet the requirements set forth in the Zoning Ordinance. Staff recommends approval with the following stipulations:

- All standard plans shall provide a residential front yard landscape package.
- All garage doors shall incorporate windows in the design.
- Construction of the project shall conform to the exhibits presented and conditions stipulated by any and all applicable development agreements, all subsequent amendments and/or resolutions.
- Proposed access doors from the garage to the exterior shall be standard.
- Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Vice-Chairman Ingram: No more than three (3) two-story homes should be built along the back of Hawes Road.

Commissioner Reyes: How many single level models will be offered?

One (1) model will be offered with three (3) elevations.

Commissioner Matheson: If we stipulate that no more than three (3) two-story homes are to be built along Hawes Road, will there be any problems in selling lots 1-5?

Traditionally, single level homes have sold better than two-story homes, so the builder does not anticipate any hardship with selling these lots.

MOTION: Vice-Chairman Ingram

To approve DR12-068, Victoria PAD, Parcels 10, 11, 11A (60' Wide Series), with the following stipulation: **"No more than three (3) two-story homes shall be built along the back of Hawes Road"**.

2nd MOTION: Vice-Chairman Ingram

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

ITEMS FOR DISCUSSION

5. Special Planning Commission Hearing, **Monday November 5**; (Council Chambers, 6 p.m. – 8 p.m).
6. Public Outreach using Social Media Presentation (Dave Williams, Senior Planner).

ADMINISTRATIVE ITEMS

7. **Review** of next month's agenda items.

8. **Report** of Town Council Action.

9. **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.*

10. **Adjournment**

MOTION: Commissioner Matheson
To adjourn.

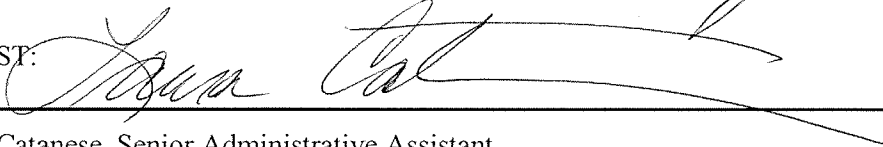
2nd MOTION: Commissioner Arrington

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

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 October 10, 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 16th day of October 2012.

Passed and Approved this day of 11/05/12