



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

WHEN: THURSDAY DECEMBER 13, 2012

WHERE: ZANE GREY ROOM, QUEEN CREEK LIBRARY

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 Session Meeting open to the general public on **THURSDAY DECEMBER 13, 2012 AT 7:00 P.M.** in the Zane Grey Room at Queen Creek Library located at 21802 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
Commissioner Debbie Reyes
Commissioner Ryan Nichols

Vice-Chairman Steve Ingram
Commissioner Dr. Alex Matheson
Commissioner Gregory Arrington

ABSENT

Commissioner Kyle Robinson

TOWN STAFF

Wayne Balmer
Planning Administrator

Dave Williams
Senior Planner

Ryan Wozniak
Planning Technician

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.
 - a. Consideration and Possible Approval** of the November 14, 2012 Work Study and Regular Session Minutes.
 - b. Consideration and Possible Approval of DR12-107**, Ocotillo Heights, Phase I (Richmond American Homes), a request for design approval of 5 floor plans with 3 elevations each. The property is located at the southwest corner of Signal Butte and Ocotillo roads.
 - c. Consideration and Possible Approval of DR12-081**, Charleston Estates, (Standard Pacific Homes), a request for design approval of 6 floor plans with 3 elevations each. The property is located at the northwest corner of Signal Butte and Ocotillo roads.

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 Discussion on GPA12-047, Box Canyon, a staff initiated request to amend the text and add a new Goal 6 to the San Tan Foothills Element of the Queen Creek General Plan, increasing the permitted residential density to 1.8 du/ac in Master Planned Communities, and providing environmental guidelines for Master Planned Communities.**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

6. **Public Hearing and Discussion on GPA12-048, Bello, 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).**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

7. **Public Hearing and Discussion 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.**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

8. **Public Hearing and Discussion 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 identification and preservation of aggregate materials.**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

9. **Public Hearing and Discussion 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.**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

10. **Public Hearing and Discussion on GPA12-052, Transit-Oriented Project, a staff initiated request to add a new Goal 7 to the Transportation and Circulation Element and new Goals 7 and 8 and other text modifications to the Town Center Element of the Queen Creek General Plan to encourage and promote the use of Transit Oriented Design.**

DISCUSSION AND PUBLIC HEARING ONLY; NO ACTION TAKEN

ADMINISTRATIVE ITEMS

- 11. **Review** of December 17, 2012 Special Session 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 adjourned at 8.58 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 RESULTS are a true and correct copy of the December 13 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 17th day of December 2012.