



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

WHEN: MONDAY, DECEMBER 17, 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 DECEMBER 17, 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 Ryan Nichols Commissioner Gregory Arrington

ABSENT

Commissioner Dr. Alex Matheson

TOWN STAFF

Wayne Balmer Dave Williams Ryan Wozniak Laura Catanese
Planning Administrator Senior Planner Planning Technician 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.

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.

* *All General Plan Amendment presentations were given by Wayne Balmer, Planning Administrator.*
** *Chairman Sossaman changed the sequence order. Items 8, 9, & 10 were covered first, followed by Items 5, 6, & 7.*

- 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.**

APPROVED.

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

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.**

APPROVED with the inclusion of the following stipulations:

- A. To designate the area on the east side of Ellsworth Road between the proposed commercial and Ryan Road as mixed use for a depth of approximately 1320’.
 - B. The area on the west side of Ellsworth Road, south of the proposed Queen Creek Parkway to be Medium High Density residential B (Up to 8 DU/AC)
 - C. The residential area east of Ellsworth Road to be Medium High Density Residential B (Up to 8 DU/AC).
 - D. Approval of the modification of the Transportation and Circulation Element to reflect Ellsworth and Queen Creek Road retaining their current Alignments as proposed by the applicant.
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.**

APPROVED.

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.**

APPROVED.

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.**

APPROVED with the following stipulation:

Delete “reduction in travel lanes” bullet point found in the General Plan’s Goal 7, Policy 7C.

ADMINISTRATIVE ITEMS

- 11. **Review** of January 9, 2013 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 9:22 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 17 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 18th day of December 2012.