



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

WHEN: MONDAY, DECEMBER 17, 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 **MONDAY, DECEMBER 17, 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 6:12 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. 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.**

Mr. Balmer gave the Commission a brief update of recent events concerning GPA12-047, Box Canyon. Staff received an email from resident Regina Whitman and has responded to her concerns for the natural environment of the area.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chairman Sossaman: The requested zoning designation is up to 1.8 du/ac, correct?

Yes, that is correct. The 1.8 du/ac is an "intensity level" or gauge. The Commission will actually rule on the specific zoning designation once the applicant submits a plan, during a future rezoning case.

- 4. Discussion on GPA12-048, Bellero, 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).**

Mr. Balmer gave the Commission a brief outline of GPA12-048, Bello. The applicant will make their own presentation tonight for GPA12-048, Bello. Pegasus Airpark residents still feel the buffer is inadequate.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no questions/comments from the Commission.

- 5. 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.**

Mr. Balmer gave the Commission a brief update of recent events concerning GPA12-049, Queen Creek Station and gave details of the latest communications received from residents. The primary concern for this case is the reduction of Mixed-Use land, going from 130 acres of land to approximately 70 acres of land (about half). Residents of the Ellsworth Mini Farms do not think the buffer zone is sufficient. Jordan Rose (Rose Law Group) will introduce a deed restriction on current property, so that home buyers in Queen Creek Station are aware they are purchasing land near farms.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chairman Sossaman: How much of the Town's planning area is designated for Mixed-Use?

Approximately 300-400 acres of land in the Town's planning area is designated for Mixed-Use.

Commissioner Robinson: It may not hurt Queen Creek to have land designated for Mixed-Use around Town Center. Chandler has been successful with such planning (land near Orbital).

- 6. 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.**

Mr. Balmer gave a brief outline of GPA12-050, Aggregate Resources. There is no new information on this case.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- 7. 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.**

Mr. Balmer gave a brief outline of GPA12-051, Realignment and Construction of Signal Butte & Meridian Roads. There is no new information on this case.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no questions/comments from the Commission.

- 8. 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.**

Mr. Balmer gave a brief outline of GPA12-052, Transit-Oriented Project. There is no new information on this case.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no questions/comments from the Commission.

9. **Discussion on 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.**

Mr. Williams will outline DR12-107, Ocotillo Heights, Phase I (Richmond American Homes) during the regular session.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no question/comments from the Commission.

10. **Discussion on 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.**

Mr. Wozniak will outline DR12-081, Charleston Estates (Standard Pacific Homes) during the regular session.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no question/comments from the Commission.

ADMINISTRATIVE ITEMS

9. **Review of January 9, 2013 agenda items.**

	PROJECT	CASE #	P&Z	COUNCIL
1.	Text Amendment ZO Article 4.7 Floor Area Ratios/Lot Coverage	TA12-097	1/09	2/06
2.	Town-Owned Town Center Property Commercial, North of McDonald's	RZ12-111	1/09	2/06
3.	Quail Creek Sossaman Road, south of QC Wash, Residential	PA12-0009	1/09	
4.	Text Amendment to modify Article 3.3 Approval Process for General Plan Amendments	TA12-113	1/09	2/20

10. **Report of Town Council Action.**

11. **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.*

12. **Adjournment:** The meeting adjourned at 7:48 p.m.

MOTION: Vice-Chairman Ingram

To adjourn.

2nd MOTION: Commissioner Reyes

VOTE: All Ayes. Motion carried 6-0.

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 Minutes of the December 17, 2012 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 20th day of December 2012.

These are **DRAFT** minutes, which have not yet been approved. Passed and Approved this day of __/__/__

DRAFT