



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

**WHEN: THURSDAY, DECEMBER 13, 2012**

**WHERE: ZANE GREY ROOM, QUEEN CREEK LIBRARY**

**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 **THURSDAY, DECEMBER 13, 2012 AT 6:00 P.M.** in the Zane Grey Room at the 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 6:11 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 Ryan Nichols
Commissioner Gregory Arrington	Commissioner Dr. Alex Matheson

**ABSENT**

Commissioner Kyle Robinson

**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 a brief oral outline of case GPA12-047, Box Canyon. Staff has received several concerns from residents via email. The applicant will make a brief presentation at tonight's meeting.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

There were no questions/comments from the Commission.

- 4. 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).**

Mr. Balmer gave a brief oral outline of case GPA12-048, Bello. The applicant has done further research since his last presentation to the Commission. There are approximately 1,300 vacant lots in Queen Creek. The applicant is still researching the density issue raised by Council (December 5 meeting).

**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 a brief oral outline of case GPA12-049, Queen Creek Station. Staff received a letter from Tom Lindsay; Superintendent of Queen Creek Unified School District, stating that he wants Ellsworth Road to remain on its' current alignment.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

There were no questions/comments from the Commission.

- 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 oral outline of case GPA12-050, Aggregate Resources.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

There were no 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 oral outline of case GPA12-051, Realignment and Construction of Signal Butte & Meridian Roads.

**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 oral outline of case GPA12-050, Aggregate Resources.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

**Commissioner Matheson: Reducing the travel lanes seems counter-intuitive to keeping north/south traffic flowing on Ellsworth Road** (see staff report "DISCUSSION", Transportation & Circulation Element – New Goal Policy 7C, "a"). **Can this item be revised or deleted entirely?** Yes, if directed by the Commission during session, staff can delete the new goal policy calling for a reduction in travel lanes.

- 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 gave a brief oral outline of case DR12-107, Ocotillo Heights, Phase I. There is a set-back issue with lot 145 (Dominick) that will need redesign.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

**Chairman Sossaman: What is the average lot width?**

7,000 sq. feet to 8, 000 sq. feet for R1-9 and approximately 8,300 sq. feet for R1-7.

**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 gave a brief oral outline of case DR12-081, Charleston Estates. All elevations meet design standards. There are 83 lots, all R1-7. One lot is 49’ wide but fits the code as the porch wraps around. Lots 216-238 lie along the arterial roads.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

**Commissioner Arrington:** I am glad to see the stipulations were called out in the staff report.

**ADMINISTRATIVE ITEMS**

**9. Review** of December 17, 2012 Special Session agenda items.

**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 6:47 p.m.

**MOTION: Commissioner Matheson**

To adjourn.

**2<sup>nd</sup> MOTION: Commissioner Reyes**

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

**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 Minutes are a true and correct copy of the Minutes of the December 13, 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 20<sup>th</sup> day of December 2012.

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