



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

WHEN: WEDNESDAY, JANUARY 9, 2013

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 **WEDNESDAY, JANUARY 9, 2013 AT 6:00 P.M.** in the Town Hall Council Chambers at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

- 1. Call to Order:** The meeting was called to order at 6:02 p.m.
- 2. Roll Call** (one or more members of the Commission may participate by telephone)

PRESENT

Chairman Stephen Sossaman	Vice-Chairman Steve Ingram	Debbie Reyes	Ryan Nichols
Kyle Robinson	Dr. Alex Matheson	Gregory Arrington	

TOWN STAFF

Wayne Balmer	Dave Williams	Ryan Wozniak	Laura Catanese
Planning Administrator	Senior Planner	Planning Intern	Senior Administrative Assistant

- 3. Discussion on ORDINANCE 523-12/TA12-097, Zoning Ordinance Article 4.7 (Floor Area Ratios/Lot Coverage) , a staff initiated modification of Article 4.7 of the Zoning Ordinance regulating Floor Area Ratios and Lot Coverage.**

Staff is proposing to increase the permitted floor area ratio from .15 to .25 and the permitted lot coverage from 20% to 25% in the R1-35 and R1-43 zoning districts. The Town's zoning ordinance employs a "progressive" system of lot coverage percentages, by which the smaller the lot, the larger the lot coverage. This system is designed to allow a larger home to be built on a larger lot, than would otherwise be possible under a "uniform" lot coverage system.

Current market trends indicate that customers are interested in building larger custom homes on acre sized (individual) lots. Some of the proposed homes have exceeded the 20% lot coverage standard, and had to be redesigned (made smaller). Requests are increasing to construct larger accessory structures such as freestanding garages, RV garages, and workshops on existing properties. The Town currently has a significant inventory of vacant large lot properties. We also have a significant inventory of existing homes on large lots that future owners may have an interest in remodeling and/or expanding. In order to both help and encourage new home construction on vacant lots (including expansion of existing homes), allowing additional lot coverage is a viable option. Setback areas would not be changed; the minimum side yards possible between homes would remain the same. Lot shape, home design, storm water retention requirements, and original building location (etc.) may mean that the maximum percentage may not be achievable in every instance. Staff recommends approval of TA12-097, as proposed.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Vice-Chairman Ingram: What is the maximum lot coverage for R1-54 designation? It shows the same lot coverage as R1-43.

Balmer: The amended text change would allow both home designations the same (approximate) square footage. The product/home increases in square footage as lot coverage increases, so that lots larger than the minimum size would have correspondingly larger square footages.

4. Discussion on ORDINANCE 525-13, TA12-113, Zoning Ordinance Article 3.3 (General Plan Amendment), a staff initiated modification of Article 3.3 of the Zoning Ordinance regulating the General Plan Amendment process.

Staff is proposing to update the text of Article 3.3 of our zoning ordinance to reflect current practices and address questions that arose during the processing of the 2012 General Plan amendments. When processing the major General Plan amendments for 2012, staff reviewed Article 3.3 which governs the processing of General Plan amendments and determined there were areas that could be updated to make them clearer and avoid possible issues in the future. Now that the 2012 General Plan amendment cycle has (almost) ended, staff is proposing to modify the text of Article 3.3 as shown in the draft ordinance attached to address these issues. Staff recommends approval of TA12-113, as proposed.

QUESTIONS/COMMENTS FROM THE COMMISSION:

There were no questions/comments from the Commission.

5. Discussion on RZ12-073/SD12-074, Emperor Estates Parcel H, a request by DR Horton for a request for rezoning from R1-18 and R1-8 PAD to R1-7 PAD, a preliminary plat for 86 lots on 29 acres in addition to a request for Design Review approval of 7 floor plans with 3 elevations each. The property is located at the south of Rittenhouse Road, west of 198th Street.

The applicant is requesting rezoning of 29 acres from R1-18 and R1-8 PAD to R1-7 PAD, approval of a preliminary plat for 86 lots and design review approval for seven (7) floor plan options with three (3) elevations each. The subdivision proposes public roadways with two connections onto Emperor Blvd at 197th Street and 195th Street respectively. The proposed density for the subdivision is 2.94 DU/AC, which is consistent with the General Plan Land Use Map, which shows Medium Density Residential with a range of 0-3 DU/AC. Proposal highlights include:

- R1-7 standard lot width of 70 feet, and an increase in lot depth to 130 feet, which provides for a minimum lot size of 9,100 square feet. Lots to the south of this project are zoned R1-6 and are 60' in width.
- Maintenance of the standard 20' setback to a front facing garage with a 15' setback to the covered porch, and/or a side entry garage. Side setbacks are 5'/10' with a minimum of 15' between structures and the rear setback is 25'. Staff is supportive of the setbacks.
- 40% standard lot coverage with a 5% increase in lot coverage for qualifying front porches. Staff supports this lot coverage.

The applicant is also requesting approval of a landscape plan for the subdivision. The plant palette, wall plan and amenities package appear to meet the standards set forth in the Zoning Ordinance. Staff recommends approval of RZ12-073/SD12-074/DR12-106, "Emperor Estates Parcel H", for Rezoning, Preliminary Plat, Landscape Plan and Design Review, subject to the conditions of approval outlined in the staff report.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chairman Sossaman: Are there homes on the major road (Rittenhouse Road)?

Williams: Yes, there are six homes, lots 6-12, on Rittenhouse Road which are called out under the "Conditions of Approval", #4 ("Lots 6-12 shall have no more than 3 two-story homes with no more than 2 side by side").

Commissioner Reyes: What is the square footage range for the product models? Model 5602 appears to be only 2,190 square feet.

Williams: The products range from 2,327 to 4,452 sq. ft. Model 5602 is, in fact, 2,382 sq. ft.

6. Discussion on RZ12-111, Town-Owned Town Center Property, a staff initiated rezoning of 20 acres from a Planned Area Development with underlying C-2 General Commercial Zoning to a Planned Area Development with underlying TC (Town Center Zoning) and a request for an increase in allowable height. The property is located north of Maya Boulevard south of Rittenhouse Road, east of the Ellsworth Loop Road and west of Ellsworth Road.

The applicant is requesting rezoning of 20 acres from a Planned Area Development with underlying C-2 General Commercial Zoning to a Planned Area Development with underlying Town Center Zoning (TC) in addition to a request for an increase in allowable height. The Town Council has identified this parcel of land as a potential future entertainment site for many years. The entertainment concept was originally proposed by VESTAR Development as part of a Phase 2 of the Queen Creek Marketplace project, but never came to fruition.

Current site zoning of C-2 General Commercial does not allow certain entertainment uses such as a movie theater, whereas Town Center zoning would allow a broader range of future uses. Town Center zoning allows for up to a maximum of a 40 height limit for structures on site, whereas C-2 General Commercial is limited to a maximum of 30 feet. In order to modify the zoning to make the site more consistent with the vision of the Town Council and the Zoning Ordinance, staff is recommending a zoning change to Town Center zoning which would allow for a wider variety of entertainment uses, in addition to increasing the base height for buildings. A 40' height limit may still not allow most some entertainment uses. Staff recommends an increase in the maximum height from 40' to 49' specific to this property. Additionally, to keep the buildings in scale with their surroundings, staff is also recommending an increase in the height of parking lot lights to 30'.

The proposal to increase the height to 49' is consistent with the vision of the Town Center Plan where higher density and more intense uses are desired, and is still within the scale of the buildings in close proximity. Staff recommends approval of RZ12-111, "Town Owned Property in Town Center", subject to the Conditions of Approval outlined in the Commission staff report.

QUESTIONS/COMMENTS FROM THE COMMISSION:

Chairman Sossaman: Does any other product in Town Center have the same height designation?

Williams: Yes, the Town Center apartments also have a 49' height designation. Height is only a singular component to a piece of land. A resident in the southwest corner of Queenland Manor gave a positive comment for this change of designation and is excited about its' future development.

Commissioner Matheson: Might one of the possibilities for this property include a hotel? Would a hotel be allowed under this height limitation?

Williams: A hotel is an allowable possibility for this property. Yes, a hotel would be an allowable use with the 49' height designation.

ADMINISTRATIVE ITEMS

7. Review of February 13, 2013 agenda items.

	PROJECT	CASE #	P&Z	COUNCIL
1.	Queen Creek Station NW/NEC Ellsworth & Queen Creek Road	RZ12-099/SD12-101	2/13	3/06
2.	Bellero – 122 Acres, Residential NEC Ellsworth & Empire	RZ12-077/SD12-078	2/13	3/06

8. Report of Town Council Action.

All the General Plan Amendments were approved by Council on 12/19, with the exception of GPA12-049 Queen Creek Station (Fulton Homes). The Council asked that this case be continued to the February 20 Council meeting after one more public outreach (neighborhood) meeting is held. The neighborhood meeting is scheduled for January 30 in the Zane Grey room at Queen Creek Library, from 6 p.m. to 8 p.m. Chairman Sossaman commented that he understood the reason Council continued case GPA12-0149, Queen Creek Station and thought the additional neighborhood meeting was a good idea, and would be helpful to Council when taking final action.

Chairman Sossaman voiced his displeasure with the map on the back of the letter informing residents of the upcoming Jan. 30 neighborhood meeting (post mark 1/08/13). Chairman Sossaman thought the map was confusing; that residents would think the yellow line on the map representing the recommendation of the Transportation Advisory Committee (TAC) was, in fact, also the recommendation of the Planning & Zoning Commission as it was put under a "Planning & Zoning Recommendation" header. For the official record, TAC recommended that Queen Creek Road be realigned, while the Commission recommended that the Ellsworth & Queen Creek roads remain on their current alignments.

Mr. Balmer stated that the applicant was concerned with the Commission's recommendation of "up to 8 homes per acre" designation. Fulton Homes is ready to move forward on this project, which will be classified as processing at risk. The Commission will hear the rezoning and subdivision case for Queen Creek Station at the February 13 meeting. Staff will make a presentation at the January 30 Neighborhood Meeting, making sure to clearly define the differences between the Commission's recommendation and TAC's.

- 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:** The meeting adjourned at 6:48 p.m.

MOTION: Vice-Chairman Ingram

To adjourn.

2nd MOTION: Commissioner Reyes

VOTE: All Ayes. **Motion carried 7-0.**

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 Minutes are a true and correct copy of the Minutes of the January 9 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 10th day of January 2013.

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