



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

WHEN: WEDNESDAY MARCH 13, 2013

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 Regular Session Meeting open to the general public on **WEDNESDAY, MARCH 13, 2013 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:** The meeting was called to order at 7:01 p.m.
2. **Roll Call** (one or more members of the Commission may participate by telephone)

PRESENT:	Chairman Stephen Sossaman	Vice-Chairman Steve Ingram	Kyle Robinson	Gregory Arrington
ABSENT:	Dr. Alex Matheson			
STAFF:	Wayne Balmer, Planning Administrator Sidney Urias, Planning Technician			
	Dave Williams, Senior Planner Laura Catanese, Senior Administrative Assistant			
3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.
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 Feb. 13, 2013 Minutes** (Work Study & Regular)
 - B. **Consideration and Possible Action on DR13-008, "Victoria Estates"**, a request by Taylor Morrison for design approval of eight (8) floor plans with three (3) elevations each.
 - C. **Consideration and Possible Action on DR13-010, "Charleston Estates"**, a request by Standard Pacific for design approval of six (6) floor plans with three (3) elevations each.

MOTION: Commissioner Robinson
To approve the Consent Agenda as presented.

2nd MOTION: Commissioner Arrington

VOTE: All Ayes. Motion carried 4-0.

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 Possible Action on RZ13-004/SD13-005/DR13-006, “Quail Creek”, a rezoning request by K. Hovnanian from R1-18 PAD to R1-9 PAD. Approval of a preliminary plat for 47 lots is also requested in addition to design approval of five (5) floor plans with three (3) elevations each. The property is located on Sossaman Road, south of the Queen Creek Wash.**

PRESENTATION BY DAVE WILLIAMS:

The applicant is requesting rezoning of 37.3 acres from R1-18 PAD to R1-9 PAD, approval of a preliminary plat for 47 lots and design review approval for 5 floor plans with 3 elevations each. Quail Creek was originally approved in 2004 for a preliminary plat with R1-18 zoning for lots ranging in size from approximately ½ acre to ¾ acres in size. No final plat was ever processed.

The subdivision is proposed to be gated with private roadways with two connections to Sossaman Road. Twin Acres Road as it currently exists is in unincorporated Maricopa County and is only an easement. Staff has recommended (and the applicant has agreed to comply) installation of a fire access road on the Quail Creek property north of the Twin Acres alignment to provide stabilized access along the southern edge of their property for emergency services. The proposed density for the subdivision is 1.33 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. The applicant is proposing an R1-9 standard lot width of 90 feet and depth of 145 feet. The applicant seeks deviation from the maximum dimensions due to the irregular shapes of the several lots in this proposed subdivision. The applicant is also proposing to maintain the standard 20’ setback to a front facing garage, however, and is proposing 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’. The standard lot coverage is 40% with a 5% increase in lot coverage for qualifying front porches. The applicant is also requesting approval of a landscape plan for the subdivision.

Staff recommends approval of RZ13-004/SD13-005/DR13-006, “Quail Creek Subdivision”, for Rezoning, Preliminary Plat, Landscape Plan and Design Review, subject to the conditions of approval as outlined in the staff report.

APPLICANT PRESENTATION (Greg Davis, iPlan Consulting):

The applicant presented the following project highlights to the Commission:

- 47 Lots, 1.3 du/ac density
- 13.9 acres of open space, 3 parks with play stations
- Larger lots placed along wash
- increase in lot depth & areas
- 5’ reduction in front yard set-back requested

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Robinson: Will the improved growth area be fenced?

(Williams): Yes, it will. There will be a 10’ landscaped area followed by 25’ area dedicated to the Town for fire access.

Chairman Sossaman: Will the Town be responsible for maintenance of the dedicated area once accepted? What (Town) fund will pay for the maintenance of the fire access lane?

(Williams): Maintenance of the fire access lane will come out of the Town’s General Fund account.

Commissioner Robinson: As the fire access lane will support Fire service, is it possible to pay for its’ maintenance out of the Fire Department funds?

(Williams): That would be a matter for Town management to decide.

Vice-Chairman Ingram: According to the plat, the east side of the property is 4" higher than the land at Sossaman Road. What is the direction of the drainage runoff?

(Davis): Although the engineering project scope is not as yet complete, Town engineers have reviewed the plat and have not raised any issue with regard to drainage design.

Chairman Sossaman: With the drainage flow going west to east, you'll have to raise the west end of the property 8" so it will be higher than the street.

PUBLIC HEARING

No person came forth to give a (verbal) public comment. One (1) Request to Speak card was received, however, asking that the following written comment be entered into the official record.

Travis Miller, 19335 E. Twin acres Drive, Queen Creek, AZ 85142

Written Comment: "I am concerned with traffic using Twin Acres Drive to use the Queen Creek track. Currently, trucks and trailers park on "Quail Creek" land to access the trail. Therefore, I think the track should be paved".

MOTION: Vice-Chairman Ingram

To approve case RZ13-004/SD13-005/DR13-006, "Quail Creek" as recommended by staff, with the addition of the following stipulation:

"Only single story homes shall be constructed on the five (5) lots adjacent to Sossaman Road (Lot 1, Lot 15, Lot 16, Lot 30, & Lot 31)".

2nd MOTION: Commissioner Arrington

VOTE: All Ayes. Motion carried 4-0.

6. Public Hearing and Possible Action on RZ13-007, "Former Post Office", a staff initiated rezoning request from R1-43 to Town Center (TC) designation.

Staff is requesting rezoning of 0.9 acres of land located at 22048 S. Ellsworth Road from R1-43 to Town Center Zoning (TC). This site is the former location of the 4,368 square foot Queen Creek Post Office built in 1987. With the completion of the new Post Office on the Ellsworth Loop Road and this site becoming vacant, the lack of formal zoning has created a condition where the building cannot be used for its built intent as a commercial use. Recognizing this condition, staff has initiated this rezoning to bring the property into compliance with the proper zoning district and encourage redevelopment of this site.

Staff recommends approval of RZ13-007, "Former Post Office", subject to the conditions of approval as outlined in the staff report.

QUESTIONS/COMMENTS FROM THE COMMISSION

There were no questions/comments from the Commission.

PUBLIC HEARING

No Request to Speak cards were received for this case.

MOTION: Commissioner

To approve case RZ13-007, "Former Post Office" as recommended by staff.

2nd MOTION: Commissioner

VOTE: All Ayes. Motion carried 4-0.

ADMINISTRATIVE ITEMS

7. Review of April 10, 2013 agenda items.

8. Report of Town Council Action.

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 7:22 p.m.

MOTION: Commissioner Arrington

To adjourn.

2nd MOTION: Commissioner Robinson

VOTE: All Ayes. **Motion carried 4-0.**

PLANNING AND ZONING COMMISSION

By: 
Vice-Chairman Ingram

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 March 13, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and Approved this day of 4/10/13