

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'. Staff is supportive of the setbacks. The standard lot coverage is 40% 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 meet the standards set forth in the Zoning Ordinance.

QUESTIONS/COMMENTS FROM THE COMMISSION

Vice-Chairman Ingram: Looks like some of the lots are backing the road. Can we stipulate that they not be two story homes on these lots?

(Williams): Yes, you can stipulate that only one story homes be built along the wash.

Chairman Sossaman: There is a buffer to the east of the property but drainage will flow to the west.

Commissioner Nichols: The retention basin to the east of the property is good for a high volume of runoff but the retention basins on the west side are considerably smaller. How will the water get to the large retention basin on the east side? Can we make a stipulation for a minimum first flush test be completed on all basins?

(Williams): The Town engineers were unable to attend tonight's meeting but the grading and drainage depicted on the plat meet Town standards. You are welcome to question the applicant about the retention basins during the regular sessions.

4. Discussion 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. When the Post Office facility was constructed in 1987, there was no requirement to rezone a property if the use is for a Federal, State or Local municipality. As there still is no such requirement by law, the former Post Office site retained its original residential zoning. 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.

There are many uses (per Town Center Zoning) that would be permissible at this site, including restaurants, retail, and office uses. The site was designed with enough parking to accommodate those uses. Given that this is an existing site, staff would process building permits administratively. No site plan approval would be required to be processed through the Planning Commission and Town Council unless extensive changes were proposed. Economic Development has reviewed this rezoning request and is supportive of the change to encourage new businesses into the Town Center.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Nichols: Who is the owner of the property?

Curtis & Helen Highley are the owners of the property. Town staff will work jointly with the owners to market the property.

5. Discussion on DR13-008, "Victoria Estates", a request for a design approval by Taylor Morrison for eight (8) floor plans with three (3) elevations each.

Taylor Morrison Homes is proposing to use eight different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish, Tuscan and Prairie. The homes range in size from 2,212 square feet to 3,980 square feet. The lot fit analysis shows that each lot is buildable with at

least one floor plan. 67% of the total elevations (16 total variations) meet the requirements for the additional 5% increase in lot coverage. All floor plans comply with the 40% garage percentage requirement. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request.

QUESTIONS/COMMENTS FROM THE COMMISSION

There were no questions/comments from the Commission.

6. Discussion on DR13-010, "Charleston Estates", a request for design approval by Standard Pacific for six (6) floor plans with three (3) elevations each.

Standard Pacific Homes is proposing to use six different floor plans with three elevations each in this subdivision. The proposed architectural styles are Spanish, Adobe Hacienda and European Cottage. The homes range in size from 2,916 square feet to 4,332 square feet. Four of the proposed models (6521, 6222, 6524 and 6525) meet the requirements for qualifying front porches and rear covered patios for additional lot coverage. The remaining two models meet all zoning requirements for the standard lot coverage

All floor plans comply with the 40% garage percentage requirement. The final plat has a prohibition which states that "no two story homes may be built backing up to 220th street, Ocotillo Road or Signal Butte Road". All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request.

QUESTIONS/COMMENTS FROM THE COMMISSION

There were no questions/comments from the Commission.

ADMINISTRATIVE ITEMS

7. Review of April 10, 2013 agenda items.

	PROJECT	CASE #	P&Z	COUNCIL
1.	Text Amendment Change: Requirements for School Parking Lots	TA	4/10	5/01
2.	Text Amendment Change: Temporary School Banners	TA	4/10	5/01
3.	Richmond American@Sossaman Ests. Phs 3A Sossaman & Queen Creek roads	DR	4/10	5/01
4.	Lennar Homes@Emperor Estates West NWC Emperor Blvd. & 198 th	DR	4/10	5/01

8. Report of Town Council Action.

Last month's rezoning cases were approved by Council at the March 6 meeting (Bellerio, Queen Creek Station, and Ben Franklin Charter School). Staff is taking the appointment of Alan Turley to the Planning & Zoning Commission to Council on March 20 for approval. Mr. Turley currently serves on the Transportation Advisory Board (TAC). If appointed to the Commission by Council, Mr. Turley will have to resign his committee membership to TAC.

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 6:43 p.m.

MOTION: Vice-Chairman Ingram

To adjourn.

2nd MOTION: Commissioner Nichols

VOTE: All Ayes. Motion carried 5-0.

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 Work Study 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