



MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
December 11, 2013
6:00 PM

1. **Call to Order:** The meeting was called to order at 6:16 pm
2. **Roll Call:** (one or more members of the Commission may participate by telephone)

Commissioners present: Chair Ingram, Vice-Chair Arrington; Robinson; Sossaman.
Commissioners absent: Nichols, Matheson, Turley

ITEMS FOR DISCUSSION

Items are for discussion only and no action will be taken. In general, no public comment will be taken.

3. **Discussion on RZ13-034/SD13-035 "Cloud Estates" (continued from the November 13, 2013 Planning & Zoning Commission Meeting).** Mr. Burningham stated that the applicant is Troy Peterson (Bowman Consulting), on behalf of Cason Tyler Ventures, LLC. This request for approval to rezone from R1-43 (Rural Estate District) to Planned Area Development (PAD)/R1-35 (Suburban Residential District) and Preliminary Subdivision Plat Approval is to permit development of a 16 lot residential development. The project is 16.5 acres, located on the south side of Cloud Road, approximately 1,400 feet east of Power Road.

Staff has spoken with four residents adjacent to the property who are in opposition of the proposed density of this rezoning request. They also expressed concerns about the possibility of losing their existing horse privileges. Staff has received five letters regarding this application, which have been provided to the Commissioners to review.

Mr. Joe Brekan, owns a 4.8 acre parcel to the east of project, spoke to express concerns regarding access to his property. The proposed development does not provide access for Mr. Brekan's property. Staff stated Mr. Brekan had met with the Town in 2005, in order to ensure that he had access to his property and he has a copy of a conceptual street plan that does show access to his property. The Town's Legal Department is currently reviewing access issues for this property and does not recommend this case be postponed in order to resolve the property owner's access issues. Staff will continue working to provide a formal response to Mr. Brekan.

Commissioner inquired whether or not the applicant is able to purchase the “T” shaped property to provide access to the surrounding properties. Mr. Burningham stated the applicant is unable to purchase that property, and the applicant will discuss these items further during the regular session.

Mr. Arthur Allen, Queen Creek resident has also expressed concerns about Cloud Road being improved and becoming busier.

Mr. Burningham stated that this development spans 350’ feet on Cloud Road, as an alternate to requiring full street improvements. Staff feels it would be more appropriate to ask for a cash in lieu payment that would be held and placed towards the infrastructure improvements at a future time, to cover the construction and project management costs of the full ½ street improvements on Cloud Road for all portions for the Right-of-Way adjacent to the project. This can be accomplished by placing revising Stipulation #7 for the approval of this project.

Mr. Burningham stated that paved access to the property would be required from Cloud Road, with a gated secondary point of access for emergency use only. He stated the Parks and Trails Master Plan shows an unpaved horse trail on Cloud, Power, and Riggs Roads.

Mr. Burningham stated in Phase I of The Rockpoint Church development they dedicated ½ of the street for right-of-way improvements; in Phase II they are required by stipulation to continue the ½ street improvements all the way to the edge of their property.

ADMINISTRATIVE ITEMS

4. Recent activity update – As discussed at the Special Planning & Zoning Meeting on December 5, 2013 the applicants for the Proposed 2013 General Plan Amendments: GP13-026 (Estates at Queen Creek Station), GP13-027 (Meridian Crossings), GP13-028 (Barney Farms), GP13-029 (The Vineyards), GP13-030 (Sonoqui Creek Village) have requested to have their cases continued to a Special Planning & Zoning Meeting on January 22, 2013.

La Jara Farms (GP13-025) was approved by the Planning & Zoning Commission on December 5, 2013.

5. Review of upcoming agenda items.

Mr. Burningham went over upcoming cases that will be on the January 8, 2014 Planning & Zoning agenda:

- RZ13-041 (Church Farms) – Request for a Planned Area Development (PAD) Amendment for Parcels C and K, to increase the allowable lot coverage for the R1-7 lots from 40% to 50% for single –story homes only.
- SP13-044 (Aarons) – Request for Preliminary Site Plan Review for construction of a new 53,625 s.f. retail building.

6. Summary of Events from members of the Commission and staff. The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

7. **Adjournment:** Motion to adjourn 6:38 pm

1st: Sossaman
2nd: Arrington
VOTE: Unanimous

PLANNING AND ZONING COMMISSION

Steve Ingram, Chair

Attest:

Amy Morales-Olea, Planning Assistant

I, Amy Morales-Olea, 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 11, 2013, Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Amy Morales-Olea
Passed and approved on January 8, 2013