



Requesting Department:  
Development Services

**TO: PLANNING AND ZONING COMMISSION**

**THROUGH: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR**

**FROM: BRETT BURNINGHAM, PRINCIPAL PLANNER**

**RE: PUBLIC HEARING AND POSSIBLE ACTION ON MAJOR GENERAL PLAN AMENDMENT GP13-029 (THE VINEYARDS),** a request by Ralph Pew on behalf of Healy Faulkner LLC to amend the General Plan Land Use Map for 55 acres west of Ironwood Road on the north side of Combs Road from Commercial and Mixed Use to Medium Density Residential (0-5 du/ac).

**DATE: MARCH 12, 2014**

#### **STAFF RECOMMENDATION**

The applicant is requesting a Continuance in an effort to further analyze the Town's Specific Area Planning process. The applicant has indicated that they would like to continue to work with Town staff to consider the location of The Vineyards property and its inclusion within a Specific Area Plan.

Staff recommends that this case be Continued until the May 14, 2014 Planning Commission meeting (please see the attached letter from the property owner).

February 25th, 2014

The Honorable Gail Barney  
Mayor and Council Members, Town of Queen Creek  
22350 South Ellsworth Road  
Queen Creek, AZ 85142

**RE: Continuance Request; GP13-029; The Vineyards**

Dear Mayor Barney and Town Council Members:

Healy Faulkner, LLC, respectfully requests a continuance of the above-referenced case from the April 2, 2014 meeting of the Queen Creek Town Council, to the June 11, 2014 meeting.

On January 22, 2014, The Planning Commission continued its public hearing and vote on this item to its March 12, 2014 meeting. We are now requesting Planning Commission continues its public hearing until the May 14, 2014 meeting. Granting this continuance will allow the Council to have the full benefit of the Planning Commission analysis and recommendation on this case.

Additionally, the additional time granted by a continuance will provide the property owner, the Planning Commission and Town Council with adequate time to:

- 1) Evaluate the TischlerBise *Market Demand and Absorption Analysis* study and its possible implications to this General Plan Amendment request;
- 2) Evaluate the Applied Economics *Fiscal Balance Report* prepared for the Maricopa Association of Governments to evaluate the impact of the study's conclusions on this General Plan Amendment request; and
- 3) Analyze the Specific Plan process and work with Town staff to consider the location of this property and, therefore, the propriety of its inclusion within a Specific Plan.

Thank you for your attention to this request. Please call me if you have any questions.

Sincerely,

Adam J. Hatch  
**Healy Faulkner LLC**