



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD  
COUNCIL CHAMBERS  
January 8, 2014  
6:00 PM**

1. **Call to Order:** The meeting was called to order at 6:05 pm
2. **Roll Call:** (one or more members of the Commission may participate by telephone)

**Commissioners present:**

**Chair Ingram, Vice-Chair Arrington; Robinson; Sossaman; 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 RZ13-041 "Church Farm" Planned Area Development (PAD) Amendment.** A request by William Lyon Homes for a PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55% for single-story homes only, generally located at the southeast corner of Ocotillo Road and Signal Butte Road.

Mr. Burningham provided an overview of the project:

- Parcel C contains 55 acres.
- Parcel K contains 109 acres.
- The PAD Amendment request effects 425 lots zoned R1-7 in the Church Farm development.

Mr. Burningham stated the applicant believes the previously approved plan limits the maximum living area for the development of the lots, and the applicant is requesting to increase the maximum lot coverage. The applicant feels that this increase will result in higher amounts of single story homes being sold and built in parcels C and K.

- Request to increase the maximum lot coverage for the R1-7 parcels to 50% (or 55% with the 5% bonus for enlarged front porches) — for only single story homes.

Commissioner inquired if the floor plans have been previously approved in Design Review. Staff responded only one has been submitted for Design Review, that the applicant plans to continue moving forward with additional submittals for only single story homes at this time.

- 4. Discussion on SP13-044 "Aaron's at Shoppes at Indigo Trails".** A request by Single Tenant Retail LLC for a Site Plan approval of an Aaron's store located east of the southeast corner of Ocotillo Road and Rittenhouse Road in the Shoppes at Indigo Trails commercial development.

Mr. Urias provided a brief overview for the project. He said staff has concerns specifically about the west elevation. Staff has received input from nearby offices who have expressed concerns regarding the proposed design of the project. As an attempt to help address their concerns; staff has requested that the blue stripping be limited to only the west side of the building.

Commissioner asked if the proposed exterior of the building will match the existing adjacent buildings. Mr. Urias stated that what is being proposed does match the existing properties adjacent to this project.

Commissioner inquired what type of screen wall will be used in the rear of the building adjacent to the loading docks. Mr. Urias responded no exterior wall was proposed. Commissioner inquired if the applicant can add a screen wall in order to screen the loading docks. Mr. Balmer stated that a screen wall could be added as a stipulation for this project, and that staff could work directly with the applicant and their architect on the design and placement of the screen wall.

Commissioner asked how many parking spaces are required for this project, and if dedicated parking spaces on the plans that are designated just for customer loading. Mr. Urias answered there are sufficient parking spaces for this project and there are spaces specially dedicated for customer loading.

#### **ADMINISTRATIVE ITEMS**

- 5. 2014 Planning and Zoning Commission Meeting Calendar**

Mr. Balmer went over the 2014 Planning and Zoning Commission Meeting Calendar and provided copies to all of the Commissioners, and asked them to place the dates on their calendars.

- 6. Recent activity update.**

Mr. Balmer stated that his last day with the Town of Queen Creek is January 9, 2014.

- 7. Review of upcoming agenda items.**

Mr. Burningham stated that the Cloud Estates Case will go before the Council on January 15, 2014.

Mr. Balmer stated that the special meeting for the Proposed 2013 General Plan Updates that was previously continued by the Commission will be held on January 22, 2014.

- 8. 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.

9. **Adjournment:** Motion to adjourn 6:39 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 January 8, 2014, 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 February 12, 2014*