



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
OCTOBER 11, 2017
7:00 PM**

1. Call to Order

The meeting was called to order at 7:02 PM.

2. Roll Call: One or more members of the Commission may participate by telephone.

Commissioners in attendance: Commissioners in attendance: Chairman Matheson, Sossaman Alleman, Ehmke, Gough and Young (Vice Chairman Arrington was absent).

3. Public Comment: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak 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.

A. Discussion and Possible Action on the September 13, 2017 Planning Commission Meeting Minutes.

Motion to approve Consent Agenda:

1st: Ehmke

2nd: Young

Vote: 6-0 (Vice Chairman Arrington was absent for the vote).

FINAL ACTION:

5. Discussion and Possible Action on "Cresleigh Homes Hastings Farms Parcel B Residential Design Review". Cresleigh Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 168 lots in Parcel B of the Hastings Farms subdivision located east of the intersection of Chandler Heights and Ellsworth Roads.

Brett Burningham, Planning Administrator, provided a summary of the project location. Mr. Burningham summarized the request, which included a request for approval of six standard plans with three elevations each to be built on 168 lots on parcel B of Hastings Farms. Mr. Burningham summarized the square footages of each plan. Mr. Burningham presented exhibits of the three proposed elevations. Mr. Burningham noted that the proposed standard plans and landscape packages are in compliance with the Town's Zoning Ordinance and Design Standards.

Staff recommended approval of the request, subject to the Conditions of Approval included in the Staff Report.

Motion to approve "Cresleigh Homes Hastings Farms Parcel B Residential Design Review", a request by Cresleigh Homes for approval of six (6) new standard plans with three (3)

elevations each to be constructed on 168 lots in Parcel B of the Hastings Farms subdivision located east of the intersection of Chandler Heights and Ellsworth Roads:

1st: Sossaman

2nd: Ehmke

Vote: 6-0 (Vice Chairman Arrington was absent for the vote).

- 6. Discussion and Possible Action on P17-0093, "Ovation at Meridian Preliminary Plat",** a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre "active adult" community, located south of the southeast corner of Ocotillo Road and Meridian Road.

Brett Burningham, Planning Administrator, summarized the request which includes a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre "active adult" community. Mr. Burningham detailed the project location. Mr. Burningham summarized the zoning of the project site and noted that the project site was zoned on May 18, 2017. Mr. Burningham identified the three gated access points located along Meridian Road. Mr. Burningham identified the pedestrian access points. Mr. Burningham summarized the three different lot sizes proposed for the development which correspond to the PAD zoning. Mr. Burningham added that the proposed Preliminary Plat include a total of 780 lots at a density of 3.3 dwelling units per acre. Mr. Burningham added that there will be a 13,000 square foot clubhouse associated with the development and a future Site Plan request for the clubhouse will be presented before the Commission at a later date.

Greg Davis, of Iplan Consulting on behalf of William Lyon Homes, provided an aerial of the project site. Mr. Davis presented an overview of the Ovation at Meridian lotting plan as well as the lotting plan for the Meridian development to the west. Mr. Davis noted that there will be four product lines proposed for the development. Mr. Davis added that the clubhouse is proposed to be constructed with the Phase 1 of development, which consists of the northern half of the project site, and the southern half of the project will be constructed during Phase 2. Mr. Davis summarized the proposed open space and active open space provided, which include walking trails, equestrian trails, a clubhouse, a chipping area, a dog park, and a passive park. Mr. Davis identified the proposed project access points and presented an exhibit of the proposed entry monumentation.

Commissioner Sossaman inquired why the improvements of Parcel N are not included in the Preliminary Plat. Mr. Davis responded, stating that the wash improvements will be done when Parcel N is developed along with Phase 2.

Commissioner Alleman inquired: what is the legal mechanism for applying the age-restricted component of the project? Mr. Davis responded, stating that the age-restricted component of the project will be included as part of the CC&R's for the development and the project will comply with state mandates for age discrimination.

Commissioner Alleman inquired: is there a possibility to amend the CC&R's to remove the age-requirement? Mr. Burningham noted that the Town does not have any zoning restrictions in reference to the age restriction to be 55 and older.

Commissioner Alleman added that there were a number of neighbor concerns regarding traffic and the Traffic Impact Analysis was based on the traffic patterns of an age-restricted community.

Mr. Davis added that he will provide a response regarding the application of the age-restriction requirement when the Major Site Plan for the Clubhouse and Recreation Area is presented before the Commission.

Motion to approve P17-0093, "Ovation at Meridian Preliminary Plat", a request by Greg Davis of Shea Homes for a Preliminary Plat approval of a 780 lot, 244-acre "active adult" community, located south of the southeast corner of Ocotillo Road and Meridian Road:

1st: Alleman

2nd: Gough

Vote: 6-0 (Vice Chairman Arrington was absent for the vote).

PUBLIC HEARING:

None.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. **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.

None.

8. Adjournment

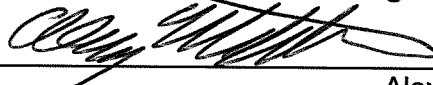
Motion at adjourn at 7:24 PM:

1st: Alleman

2nd: Young

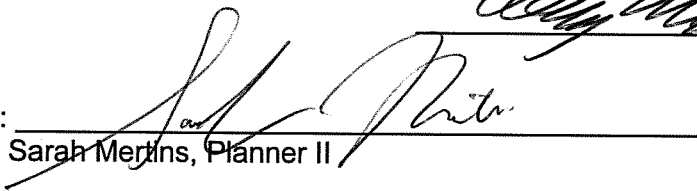
Vote: 6-0 (Vice Chairman Arrington was absent for the vote).

Town of Queen Creek Planning & Zoning Commission

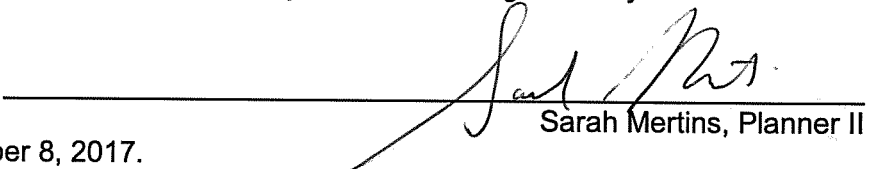


Alex Matheson, Chairman

ATTEST:


Sarah Mertins, Planner II

I, Sarah Mertins, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the October 11, 2017 Regular Meeting of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.


Sarah Mertins, Planner II

Passed and approved on November 8, 2017.