



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MARCH 14, 2018
7:00 PM**

1. Call to Order

This meeting was called to order at 7:00PM.

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

Commissioners in attendance: Chairman Arrington, Vice Chairman Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Ehmke, Commissioner Young, and Commissioner Spall.

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.

None.

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 February 6, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Approval of P17-0157 "William Lyon Homes at Ovation at Meridian Residential Design Review". William Lyon Homes is requesting approval of eleven (11) new standard plans with three (3) elevations each to be constructed on 780 lots in the Ovation at Meridian gated "active adult" community, located south of the southeast corner of Ocotillo Road and Meridian Road.

C. Discussion and Possible Approval of P17-0177 "Hastings Farms Parcels F & G Residential Design Review". Lennar is requesting approval of eight (8) new standard plans with three (3) elevations each and one (1) new standard plan with four (4) elevations to be constructed on 249 lots in Parcels F and G of the Hastings Farms subdivision, located at the northwest corner of Cloud and Crismon Roads.

Motion to approve Consent Agenda:

1st: Sossaman

2nd: Matheson

Vote: 7-0 (unanimous)

PUBLIC HEARING:

5. THIS CASE IS BEING CONTINUED TO THE APRIL 11, 2018 PLANNING COMMISSION REGULAR MEETING.

Discussion and Possible Action on Case P17-0149 “West Park Estates”, a request from Sean Lake, Pew and Lake, to rezone from R1-43 to R1-7, R1-12 and R1-18/Planned Area Development (PAD) for 120 lots on approximately 51 acres located at the northeast and northwest corners of the 196th Street alignment and Ocotillo Road.

Motion to approve Continuation of Case P17-0149 “West Park Estates”:

1st: Sossaman

2nd: Matheson

Vote: 7-0 (unanimous)

6. **Discussion and Possible Action on Case P17-0127 “Harvest Queen Creek”** (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

Christine Sheehy, Principal Planner, provided provided a brief summary of the project location and summarized the proposed request. Ms. Sheehy presented the existing General Plan exhibit and zoning exhibit for the project site. Ms. Sheehy presented the existing development plan for the site and the proposed development plan for the site. Ms. Sheehy summarized the proposal for two new lot sizes within the development, one that will be 50' x 125', at 6,250 square feet and will comprise 9% of the development, and the other lot size that will be 75' x 130', at 9,750 square feet and will comprise 10% of the development. Ms. Sheehy also presented the proposed open space plan, wall plan elevations, and an exhibit of the proposed community monument water tower feature. Ms. Sheehy informed the Commission that a Neighborhood Meeting was held for this project on November 7, 2017, and that there were no attendees.

Commissioner Matheson expressed his support for the proposed water tower feature.

Commissioner Matheson inquired about the 11 mile trail loop and asked where it is located in relation to the development. Ms. Sheehy explained that the trail connects to the wash. Brett Burningham, Planning Administrator, further clarified the exact location of the trail and how they connect to the trail system.

Commissioner Sossaman asked if the proposed lake will be used for water storage or as a water feature. Ms. Sheehy deferred to applicant to respond. Greg Davis, applicant, explained that the water feature is a proposed 1.5 acre lake to be used as an amenity by the community.

Motion to approve Case P17-0127 “Harvest Queen Creek” (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

1st: Matheson

2nd: Ehmke

Vote: 7-0 (unanimous)

FINAL ACTION:

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.

8. **Adjournment**

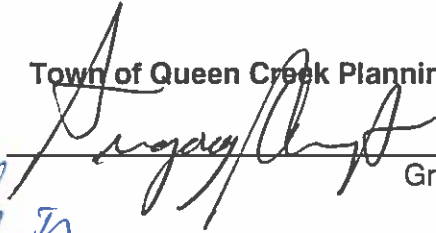
Motion to adjourn at 7:20PM

1st: Sossaman

2nd: Young


Vote: 7-0 (unanimous)

Town of Queen Creek Planning & Zoning Commission



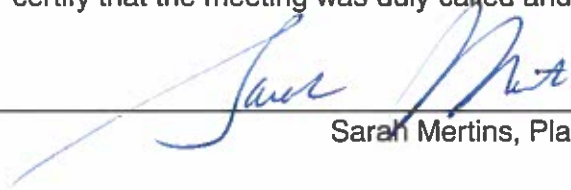
Gregory Arrington, Chairman

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 March 14, 2018 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 April 11, 2018.