



**MINUTES OF THE SPECIAL WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Monday, November 10, 2008 6:00 p.m.**

**Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER** The meeting was called to order at 6:08 p.m.

2. **ROLL CALL**

**Present**

Chairman Steve Ingram  
Vice-Chairman Kathy Trapp-Jackson  
Commissioner Mike Perry  
Commissioner Karen Fehlan  
Commissioner Don Atkinson

**Absent**

Commissioner Mike Moore  
Commissioner Steve Sossaman

**Staff**

**Present**

Community Development Director Tom Condit  
Planning Manager Wayne Balmer  
Principal Planner Fred Brittingham  
Principal Planner Mike McCauley  
Community Development Sr. Admin Assistant Sherry Perez

**Absent**

3. **Discussion on GP08-117 MAJOR GENERAL PLAN AMENDMENT** A request by Rob Schemitsch on behalf of Victoria Lund Investment Group LLC to amend the Land Use Map designation for 51 acres (Victoria Parcels 5 and 9) at the northwest corner of Ocotillo and Ellsworth Loop roads from Medium Density Residential (MDR), 2 to 3 homes per acre, to Town Center (TC).

Staff gave a brief overview of the request.

Commissioner Perry questioned the time schedule that it would take for the Town Center Committee to study this area and determine what size the Town Center is to become? Principal Planner Brittingham responded that it will take approximately a year for the Town Center Committee to determine what size the Town Center needs to be. This committee will consist of the Town's Economic Development and, Planning Staff, Planning and Zoning Commission and members from the public.

Commissioner Ingram questioned on how are the current commercial projects doing? Principal Planner Brittingham responded that currently the Town has several commercial projects going out of business; however the Town has new commercial projects that have been submitted for review and approval.

*Staff advised that if the Commission does approve of this item, the designation line that currently goes thru the school site will need to be adjusted excluding the school, and provide this change to Staff prior to Council's action.*

There were no further questions from the Commission.

4. **Discussion on GP08-118 MAJOR GENERAL PLAN AMENDMENT**, A request by Ralph Pew on behalf of Taylor Morrison Homes to amend the General Plan Land Use Map for 130 acres (Victoria Parcels 10, 11, and 11A) at the northeast corner of Ocotillo and Hawes roads from Medium Density Residential (2-3 dwellings per acre) to Medium High Density Residential – A (0-5 dwellings per acre)

Staff gave a brief overview of the request.

Commissioner Perry questioned if this zoning and development plans could be done along with the General Plan Amendment? Principal Planner Brittingham responded that some communities do run these concurrently but it is based off of policies. The Town requires that the item be submitted for the new General Plan Amendment first item the zoning and development plans follow after.

There were no further questions from the Commission.

5. **Discussion on GP08-119 MAJOR GENERAL PLAN AMENDMENT**, A request by Ralph Pew on behalf of Barney Farms to amend the General Plan Land Use Map designation for 257 acres at the northeast corner of Queen Creek and Meridian roads from Employment Type B to Employment Type A (20 acres), Community Commercial (20 acres), medium High Density Residential –A (0-5 dwellings per acre) (138 acres), and Medium High Density Residential-B (0-8 dwellings per acre) (79 acres).

Staff gave a brief overview of the request.

Commissioner Perry commented that the City of Chandler has similar areas within its City limits that allows residents to walk or ride a bike to work. Principal Planner Brittingham responded that this particular area could become a residential island.

There were no further questions from the Commission.

**ADMINISTRATIVE ITEMS**

None

8. **Adjournment**

**Motion:**                **Commissioner Perry**

**To adjourn.**

**2<sup>nd</sup>:**                    **Vice-Chairman Trapp-Jackson**

**The Work Study Session adjourned at 6:55 p.m.**

**PLANNING AND ZONING COMMISSION**

\_\_\_\_\_  
Steve Ingram, Chairman

ATTEST:

\_\_\_\_\_  
Sherry Perez, Community Development Sr. Administrative Assistant

\*\*\*\*\*

I, Sherry Perez, 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 November 10, 2008 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 10<sup>th</sup> day of November, 2008

Passed and Approved this \_\_\_ day of \_\_\_\_, 2009.