



**RESULTS OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**WHEN: WEDNESDAY, APRIL 14, 2010**

**WHERE: TOWN HALL COUNCIL CHAMBERS**

**TIME: 7:00 p.m.**

**RESULTS**

**1. Call to Order**

**2. Roll Call**

Chairman Trapp-Jackson  
Commissioner Atkinson  
Commissioner Sossaman  
Commissioner Perry  
Commissioner Reyes

**Absent:**

Vice-Chairman Moore  
Commissioner Ingram

- 3. Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' 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. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
- a. **Consideration and Possible Approval of March 10, 2010 Work Study and Regular Session Minutes;**
  - b. **Consideration and Possible Approval of Site Plan for Olive Garden at Queen Creek Marketplace. SP10-010** A request by Kourtne Airheart, on behalf of Darden Restaurants, Inc. for Site Plan, Landscape Plan and Building Elevation Plan approval for an Olive Garden restaurant. The proposal consists of 7,582 square feet of commercial use on a site with existing C-2 PAD zoning. The project is located in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads on Pad A of the Queen Creek Marketplace.
  - c. **Consideration and Possible Approval of Standard Pacific Homes at Sossaman Estates, DR10-015,** A request from Susann Mozer of Standard Pacific Homes for Design Review approval of five standard floor plans with three elevations each on a total of 35 infill lots in Sossaman Estates, Parcels H, I, and K, zoned R1-12 PAD, located at the northeast corner of Ocotillo Road and 186<sup>th</sup> Place.

**Item No. C was removed from the Consent Agenda for discussion.**

**The remainder of the Consent Agenda was approved unanimously (5-0)**

**Item No. C was approved, subject to all existing stipulations in the staff report, and an additional stipulation prohibiting two-story homes from being built on Lots 6 and 7 in Parcel K. Motion carried unanimously (5-0).**

## **PUBLIC HEARINGS**

5. **Public Hearing, Discussion and Possible Action on Circle G at The Church Farm Minor General Plan Amendment, GP10-014**, A request by Greg Davis of Iplan Consulting on behalf of William Lyon Homes, to amend the General Plan Land Use Map designation for 20 acres located at the southeast corner of Ocotillo and Signal Butte roads from Community Commercial to Medium Density Residential. **At applicant's request, this will be continued to the May 12 Commission Meeting**
6. **Public Hearing, Discussion and Possible Action on Barney Farms Major General Plan Amendment, GP09-058**, A request by Ralph Pew on behalf of Barney Farms to amend the General Plan Land Use Map designation for 257 acres located at the northwest corner of Queen Creek and Meridian roads from Employment Type B to 20 acres of Employment Type A, 20 acres of Community Commercial and 217 acres of Medium High Density Residential-A (0-5 du/ac)

**The Planning Commission voted unanimously (5-0) to recommend approval of the applicant's request, subject to the following stipulations: Note: this is a recommendation to the Town Council. Town Council will hold a public hearing on this application at its April 21 meeting.**

- (1) Applicant agrees the maximum density for the zoning case which will follow an approval of this General Plan Amendment will not exceed 975 dwelling units or 4.5 DUA based on gross acreage. The actual density will be determined after review and consideration of the Owner's rezoning and PAD application.
- (2) The applicant acknowledges that a small portion of the remaining acreage within Barney Farms may be appropriate for designation as Mixed Use on the Town's General Plan. Applicant agrees to cooperate with the Town in locating an area of Mixed Use within the remaining portion of the Barney Farms property in the future.
- (3) The Barney Family will cooperate and work with the Town on a Town-initiated General Plan Amendment to formalize the alternative Signal Butte/Meridian alignment as shown in the staff report. The Owner will analyze and consider the appropriate location and combination of land use designations on the remaining property in Barney Farms including Employment Type A, Employment Type B, Commercial, Office and Mixed Use and, in the future, file a General Plan Amendment application on the remaining Barney Farms Property.
- (4) The Owner will work with CMC Steel to create notification procedures to be adopted as stipulations in the forthcoming zoning case for advising residential home buyers within GP09-058 of the proximity of the CMC Steel facility.

The Owner respectfully requests the Planning Commission recommend approval, and the Town Council approve GP09-058 as submitted with 20 acres of Community Commercial, 20 acres of Employment Type A and 217 acres of Medium High Density Residential-A.

**ADMINISTRATIVE ITEMS** (if not finished during Work Study)

**All Administrative Items were completed during Work Study.**

7. **Review** of next month's agenda items.
8. **Report** on Town Council Action
9. **Communication** from members of the Commission and Staff.
10. **Adjournment**  
**The meeting adjourned at 8:13 P.M.**

BY: \_\_\_\_\_  
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 8th day of April, 2010 the Agenda for the April 14, 2010 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Branch Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 8th day of April, 2010.

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Laura Moats, Community Development Assistant

*The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.*