



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

Wednesday, May 12, 2010 7:00 P.M.

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

1. **CALL TO ORDER** The meeting was called to order by Vice-Chairman Moore at 7:00 p.m.

2. **ROLL CALL**

Present

Vice-Chairman Moore
Commissioner Atkinson
Commissioner Ingram
Commissioner Reyes
Commissioner Sossaman

Absent

Chairman Trapp-Jackson
Commissioner Perry

Staff

Present

Community Development Director Condit
Planning Manager Balmer
Senior Planner Williams
Community Development Assistant Laura Moats

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 three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. **There were no public comments.**

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 April 14, 2010 Work Study and Regular Session Minutes;**
- b. **Consideration and Possible Approval of DR09-104, "Highland Homes at Lucia, Plans 3100 and 3380", A request from Kendal Baxley of KB Drafting and Design**

for Design Review approval of two additional standard floor plans with three elevations each on a total of 102 remaining lots in the Lucia subdivision, zoned R1-12, located at the northeast corner of Ocotillo and Sossaman roads;

- c. **Consideration and Possible Approval of DR09-106**, A request from Kendal Baxley of KB Drafting and Design for Design Review approval of two additional standard floor plans with three elevations each on a total of 128 remaining lots in the Crismon Heights subdivision, zoned R1-9 and R1-12, located at the northeast corner of Crismon and Ocotillo roads;

Motion: Commissioner Sossaman
To approve as presented, with a minor correction to the minutes.

2nd: Commissioner Atkinson
Vote: All ayes. Motion carried 5-0 (Trapp-Jackson, Perry absent).

5. **Public Hearing, Discussion and Possible Action on GP10-014, “Circle G at The Church Farm Minor General Plan Amendment”**, 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.

Planning staff presented the staff report. Staff recommended approval of the Minor General Plan Amendment, as presented.

The applicant addressed the Commission to make a presentation.

The Public Hearing was opened at 7:15 p.m. There were no public comments, and the public hearing was closed.

Motion: Commissioner Atkinson

To recommend approval of GP10-014, “Circle G at the Church Farm Minor General Plan Amendment”, as presented.

2nd: Commissioner Sossaman

Vote: All ayes. Motion carried 5-0 (Trapp-Jackson, Perry absent)

ITEMS FOR DISCUSSION

6. **Discussion on SD09-003, “Circle G at the Church Farm”**, A request by Greg Davis of Iplan Consulting, on behalf of William Lyon Homes, seeking input only on a subdivision design concept with densities of 6.97 dwelling units/acre to be built in a section of Circle G at the Church Farm subdivision, located at the southeast corner of Signal Butte and Ocotillo roads.

Planning staff made a presentation outlining the staff analysis and concerns with the proposed concept for this section of Circle G at the Church Farm. The applicant addressed the Commission to make a presentation and provide what they feel are benefits to this “courtyard” concept. The Commission discussed the concept with the applicant and provided feedback; including what it collectively feels are benefits and disadvantages for this high-density product to potentially be located in Circle G at the Church Farm. The Commission also provided suggestions for making improvements to this project, and for where it feels the project is needed in Queen Creek.

Mr. Pew thanked staff and the Commission for its time, consideration of this proposed concept, and suggestions.

ADMINISTRATIVE ITEMS

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**

Motion: Commissioner Sossaman
To adjourn.
2nd: Commissioner Ingram
Vote: **All ayes. Motion carried 5-0 (Trapp-Jackson, Perry absent)**

The meeting adjourned at 7:55 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Michael Moore, Vice-Chairman

ATTEST:

Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Results are a true and correct copy of the Results of the May 12, 2010 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12th day of May, 2010.

Passed and Approved this day of , 2010.