



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

Wednesday, May 12, 2010 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 6:00 p.m. by Vice-Chairman Moore.

2. **ROLL CALL**

Present

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

Absent

Commissioner Perry
Chairman Trapp-Jackson

Staff Present

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

Others Present

3. **Discussion on DR09-104, "Highland Homes at Lucia, Plans 3100 and 3380"**, A request by 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.

Senior Planner Williams presented the staff report, stating Plans 3100 and 3380 provide for additional variation to the floor plans. Mr. Williams stated Plan 3100 is similar to 3380. Mr. Balmer provided Council direction that homes in Lucia cannot be smaller than 3,200 square feet. The Highland Homes plans are all one-story, and therefore, will have a larger footprint than the existing homes. Mr. Williams stated staff is recommending approval of the request, with stipulations matching the existing stipulations. There were no questions from the Commission.

4. **Discussion on DR09-106, “Highland Homes at Crismon Heights, Plans 3100 and 3380”**, A request by 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.

Senior Planner Williams presented the staff report, stating this is the same product as presented in the Lucia request. He stated this product fits in well in Crismon Heights. Mr. Williams noted the existing homes in the subdivision have basements. Mr. Balmer informed the Commission Council direction was that no two-story homes are allowed in Crismon Heights by the Highland Homes developer. Mr. Williams clarified this directive relates to an existing stipulation on Highland’s previous Design Review case at this location. Commissioner Sossaman asked if the Conditions of Approval for this request match the Conditions of Approval for the request presented on January 20, 2010. Mr. Williams responded, “yes.” There were no further questions from the Commission.

5. **Discussion on GP10-014, Circle G at The Church Farm Minor General Plan Amendment Application**, 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 southwest corner of Ocotillo and Signal Butte roads from Community Commercial to Medium Density Residential.

Senior Planner Williams presented the staff report, noting if approved, this change would reduce the overall Community Commercial from 45 acres to 25 acres on this site. The applicant is requesting the change due to:

- The alignment of the Abel-Moody power lines along Signal Butte Road;
- The Staff-initiated realignment of Meridian and Signal Butte roads north of the Church Farm site, related to the future 802 freeway;
- The applicant’s determination that having a 45-acre commercial site may not be sustainable, whereas a smaller neighborhood commercial site would be a better fit for this site.

Mr. Williams stated staff is recommending approval of this request. He noted a companion rezoning and subdivision case (RZ06-002 and SD06-003) will be heard by the Planning & Zoning Commission in the future to address the overall design of the Church Farm project.

Commissioner Moore questioned the proposed L-shape of the commercial project. Mr. Williams responded this is linked to the future end users. There were no further questions from the Commission.

6. **Discussion on SD-003, Circle G at The Church Farm Subdivision request**, 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 du/ac to be built in a section of the proposed Church Farm subdivision. The project is located at the southeast corner of Signal Butte and Ocotillo roads.

Senior Planner Williams presented the staff report, noting this is a request for comments only on a concept for a high density project proposed for an area of Circle G at the Church Farm subdivision which will be zoned R-2 in the future. Mr. Williams provided pictures illustrating similar products in surrounding municipalities. The concept includes alley-loaded, courtyard homes. Mr. Williams listed staff's concerns, including:

- Lack of guest parking
- Limited on-street parking
- Limited drive-way access
- Increased maintenance costs
- Increased response time for emergency vehicles due to difficulty in locating addresses

Mr. Williams noted if ultimately approved, this project would be the highest density single-family residential project in the Town. Mr. Williams stated this is proposed on other parcels within the Church Farm site ranging from 3.75 dwelling units/acre to 4.29 dwelling units/acre.

Commissioner Sossaman asked if there is a mix of densities in Hastings Farms. Mr. Williams responded the maximum density at Hastings Farms on R-2 zoned land is 4.0 dwelling units/acre; however there are no six-park "courtyard" homes at Hastings. The minimum lot sizes are 5,000 square feet to 6,000 square feet on R-2 lots.

Commissioner Moore questioned the short drive-aisles and asked why the concept does not include alleys that are thru-streets, rather than drive aisles, stating a thru-street provides an entirely different feel. Mr. Williams provided at this stage, the applicant is seeking comments only; therefore, staff has not provided suggestions for alternatives.

Director of Community Development Condit provided his input, having recently lived in similar-type neighborhood. He provided benefits and disadvantages, stating there is a community feel, but parking is at a premium. There was no further discussion on this item.

ADMINISTRATIVE ITEMS

7. **Review** of next month's agenda items.

Planning Manager Balmer reviewed cases currently scheduled for the May 19 Town Council meeting. There are no Planning cases currently scheduled for the June Planning & Zoning Commission Meeting. Staff will be presenting the 2010 Major General Plan Amendment applications in July, for formal Commission direction to begin the public comment period.

Mr. Balmer suggested canceling the June meeting. The Commission concurred unanimously.

8. **Report** on Town Council Action

The April Council minutes were included in the agenda packets. Mr. Balmer provided information to the Commission about the Town Center Committee public hearing, which was on the Council's April agenda. In addition, he noted the Barney Farms major General Plan

Amendment application was continued to the May 19 Council meeting.

Director Condit provided information on an ordinance adopted by Council on May 5 for solar permitting and plan review fees. He stated the ordinance provides a flat fee and reduced engineering requirements, making it easier and less costly for homeowners to install solar energy systems.

9. **Summary of Current Events** from members of the Commission.
There was no discussion under this item.

10. **Adjournment**

Motion: **Commissioner Ingram**
To adjourn.
Second: **Commissioner Sossaman**
The Work Study Session adjourned at 6:27 p.m.

PLANNING AND ZONING COMMISSION

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 Minutes are a true and correct copy of the Minutes of the May 12, 2010 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 12th day of May, 2010

Passed and Approved this 14th day of July, 2010.