



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

Wednesday, July 14, 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 6:02 p.m. by Commissioner Ingram.

2. **ROLL CALL**

Present

Commissioner Ingram
Commissioner Perry
Commissioner Atkinson

Absent

Commissioner Reyes
Commissioner Sossaman
Vice-Chairman Moore

Staff Present

Development Services Director Condit
Community Development Manager Balmer
Community Development Assistant Moats

Others Present

3. **Discussion on DR10-043, “William Lyon Homes at Hastings Farms”**, A request by William Lyon Homes for Design Review approval of five (5) new floor plans with three (3) elevations each on 340 lots, zoned R-2 in Parcels C and H of the Hastings Farms subdivision, located northeast of Ellsworth and Chandler Heights roads.

Community Development Manager Balmer presented the staff report. He noted the application does not propose anything smaller than what has already been approved for this subdivision. The lot layout was included in the agenda packet. This item is scheduled to be heard by the Council on July 21.

Commissioner Perry questioned the possibility of a disproportionate amount of the same elevation, or floor plans with the same square footage, being built. Mr. Perry noted the street plan (showing elevations) shows a proportional disparity. For example Plan 1 on the last page of the Design Review booklet shows a small single-story home next a larger two-story home. He would not like to see a large number of smaller sized, single-story homes lined up next to each other. Mr. Balmer responded staff cannot regulate this, stating staff can only limit the number of two-story homes as a percentage of the total amount of two-story homes, in addition to stipulating no two-story homes back up to major arterials.

There were no further questions from the Commission.

4. **Discussion on GP10-040, Major General Plan Amendment on Town Center Land Use Designation**, A town-initiated request to begin the Statutory 60-day Public Agency Comment Period for Major General Plan Amendment GP10-040, Town Center Land Use Designation.

Mr. Balmer stated staff did not receive any General Plan Amendment applications from the private sector this year. Town staff has submitted a Major General Plan Amendment application to officially incorporate the recently adopted Town Center Land Use Designation into the General Plan.

Mr. Balmer pointed out the Council-approved changes to the Town Center boundaries, as shown on a map included in the agenda packet.

Mr. Balmer also provided information on a Town-initiated minor General Plan Amendment to modify the Transportation Element of the General Plan to reflect the realignment of Signal Butte and Meridian roads, in relation to the recently approved Barney Farms major General Plan Amendment. Mr. Balmer stated the exact location of the realigned roads depends on where future development occurs in this area.

There were no questions from the Commission.

ADMINISTRATIVE ITEMS

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

Development Services Manager Balmer reviewed cases currently scheduled for the August 11 Planning Commission meeting, including:

- Lotus Dog Training/Boarding/Rescue, CU10-055, located at 18924 E. Chandler Heights Road; and,
- Trend Homes at Ash Creek, DR10-038, located near Ocotillo and Rittenhouse roads.

6. **Report** on Town Council Action

The May and June Council minutes were included in the agenda packets. There were no questions from the Commission.

7. **Summary of Current Events** from members of the Commission.

Mr. Balmer provided an update to the Commission on Neighborhood Preservation activities related to property management.

10. **Adjournment**

The meeting adjourned at 6:35 p.m.

PLANNING AND ZONING COMMISSION

Steve Ingram, Commissioner

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 July 14, 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 15th day of July, 2010

Passed and Approved this 11th day of August, 2010.