



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

Wednesday, October 13, 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 Chairman Sossaman

2. **ROLL CALL**

Present

Chairman Steve Sossaman
Vice-Chairman Ingram arrived after roll call
Commissioner Gad
Commissioner Nichols
Commissioner Reyes
Commissioner Robinson

Absent

Commissioner Alex Matheson

Staff Present

Community Development Manager Balmer
Senior Planner Dave Williams
Community Development Assistant Moats

Others Present

3. **Discussion on DR10-075 “Maracay Homes at Lucia”**, A request for Design Review approval of seven standard floor plans with three elevations each on a total of 53 remaining lots in the Lucia subdivision, zoned R1-12, located at the northeast corner of Sossaman and Ocotillo roads.

Senior Planner Dave Williams presented the staff report. This application consists of homes in the north half of the Lucia subdivision, with a mixture of one and two-story homes, ranging in size from 2,278 square feet to 4,142 square feet. Mr. Williams stated the following items have been finished in the subdivision: perimeter fencing, landscaping, tot-lot.

Commissioner Gad questioned where the access points were located. Mr. Williams responded there are two access points: one off of Sossaman Road and one off of Ocotillo Road.

Mr. Williams stated staff reviewed the plans and noted several necessary changes including: reorient garages on two models in order to comply with the Town’s standard for 40 percent garage width in relation to the house; enhance window details, enhance garage doors, setback front-loading garages a minimum of five feet from the front face plane of the house; and enhance paint colors. Mr. Williams noted all of these changes have been made by the applicant.

Mr. Williams explained the original *Conditions of Approval* for this subdivision stipulated two-story homes were limited to one two-story home for every 3 homes (1:3), and explained where two-story homes would be permitted in this part of the subdivision. Chairman Sossaman requested the lot numbers be called out where no two-story homes are allowed. Community Development Assistant Moats asked for clarification on whether or not two-story homes would be allowed on any lots backing up to an arterial roadway. Mr. Williams responded they would be allowed on a 1:3 ratio. The Commissioners responded by stating they did not want any two-story homes built on any lot that backs up to a major arterial, those being Sossaman and Ocotillo roads, and that these lot numbers be called out in the *Conditions of Approval*.

Commissioner Nichols pointed out that page 4 of the staff report, *Conditions of Approval #3* reads, "No two-story homes shall be built adjacent to an arterial roadway." He asked for clarification, since this contradicts the 1:3 ratio. Mr. Williams responded #3 of the Conditions of Approval should have been removed; however, the Commission can recommend either way. Vice-Chairman Ingram asked if the original approval included two-story homes backing up to Ocotillo. Mr. Williams responded it did not. Commissioner Nichols asked if the stipulation that two-story homes be limited to one in every three homes was on the preliminary or final plat. Mr. Williams responded it is included as Item #16 of the General Notes on the Final Plat. Commissioner Nichols then asked if there were any stipulations limiting the number of same floor plans being built next to each other. Mr. Williams responded the standard requirement stipulates no two homes which are adjacent to each other may be identical. They can be the same floor plan, but must be a different elevation. In response to a question from Commissioner Gad, Mr. Williams stated adjacent homes can have the same color palette. He pointed out Maracay is offering a slightly different color palette from Highland Homes (located in the south portion of this subdivision), but they are similar. In addition, Maracay has seven different floor plans, with 10 separate color palettes. Commissioner Gad asked if there is existing entry signage, to which Mr. Williams responded yes. He stated the only items left are the homes and trees in front of the lots.

Vice-Chairman Ingram noted some elevations do not have glass on the garage doors. Mr. Williams responded this has been stipulated. Commissioner Gad noted homes in the Queen Creek Villages do not all have glass windowed garage doors, and asked when this standard had changed. Mr. Williams responded it had changed approximately three years ago. Brief discussion ensued on the security-related issues inherent with windows in garage doors. Mr. Williams offered several methods for mitigating this.

Community Development Manager Balmer pointed out that letters of approval from the Lucia Architectural Committee, which were included in the agenda packet.

Commissioner Robinson asked for clarification on page 3 of 4 of the staff report, "...comply with 40% garage width in relation to the house". Mr. Williams stated the width of front loaded garages (from the outside of return to the outside of return) shall not exceed 40% of the width of the front façade of the house.

There were no further questions from the Commission.

ADMINISTRATIVE ITEMS

4. **Review** of next month’s agenda items.

Community Development Manager Balmer reviewed cases currently scheduled for the November 10, 2010 Commission Meeting, including:

- CU10-072/SP10-071, “AT&T Cell Site” located at 20061 S. Rittenhouse Road;
- GP10-039, Major General Plan Amendment to add Town Center Plan to General Plan;
- GP10-040, Minor General Plan Amendment to amend the Transportation Element of the Town’s General Plan, realigning Meridian and Signal Butte roads;
- RZ10-078/SP10-079, “Sunwest Dental”, located at 22211 S. Ellsworth Road
- TA10-088, Text Amendment to Zoning Ordinance, **Sale and Use of Fireworks;**
- TA10-089, Text Amendment to Zoning Ordinance, **Marijuana Dispensaries;**
- TA10-090, Text Amendment to Zoning Ordinance, **Special Event Signs**
- *Tentatively Scheduled* Scalloped Streets Ordinance

5. **Report** on Town Council Action

Mr. Balmer briefly discussed the issue that previously went before Council on liquor sampling for grocery stores. The September Town Council minutes were included in the agenda packet.

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

None.

7. **Adjournment**

Motion by:

Vice-Chairman Ingram

To adjourn.

Seconded by:

Commissioner Reyes

Vote:

All ayes. Motion carried 6-0 (Matheson absent)

The meeting adjourned at 6:55 p.m.

PLANNING AND ZONING COMMISSION

Chairman Sossaman

ATTEST:

Laura Moats, Community Development Assistant

Planning and Zoning Commission MINUTES

Work Study Session

October 13, 2010

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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 October 13, 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 13th day of October, 2010

Passed and Approved this day of , 2010.