



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

**Wednesday, February 9, 2011 7:00 P.M.**

**Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142**

1. **CALL TO ORDER** The meeting was called to order at 7:05 p.m. by Chairman Sossaman.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

**Present**

Chairman Sossaman  
Vice-Chairman Steve Ingram  
Commissioner Jason Gad  
Commissioner Ryan Nichols  
Commissioner Debbie Reyes  
Commissioner Kyle Robinson

**Absent**

Commissioner Matheson

**Staff**

**Present**

Director of Development Services Condit  
Community Development Manager Balmer  
Senior Planner Williams  
Community Development Assistant 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 January 12, 2011 Work Study and Regular Session Minutes;**
  - b. **Consideration and Possible Approval of CU10-083/SD10-084, "Big-O Tire", a request for Site Plan and Conditional Use Permit for Big-O Tire to be located in the Power Marketplace at the southeast corner of Power and Rittenhouse roads**

- c. **\*Consideration and Possible Approval of RZ11-006/DR11-007, “Ash Creek Estates”**, A request from Bonnie Williams of Fulton Homes for a PAD Amendment to modify setback and lot coverage requirements, and Design Review approval of four new floor plans with three elevations each on 65 lots for Ash Creek Estates subdivision, located south of Ocotillo Road and 220<sup>th</sup> Street.

Vice-Chairman Ingram requested Item C. be pulled off the Consent Agenda for further discussion.

**Motion:** Commissioner Gad  
**To recommend approval of the Consent Agenda Items A and B.**  
**Second:** Commissioner Reyes  
**Vote:** All ayes. Motion carried 6-0.

- C. **Consideration and Possible Approval of RZ11-006/DR11-007, “Ash Creek Estates”**  
Senior Planner Dave Williams presented the staff report, and Power Point, outlining the applicant’s requests, as follows:

- Eliminate the five-foot stagger in the front setback between homes;
- Standardize the front setback at 20 feet;
- Increase lot coverage from 35 per cent to 40 per cent.

Questions from the Commission:

Commissioner Gad asked if there was a streetlight at 220<sup>th</sup> Street and Ocotillo Road, and if there are any traffic concerns. Director Condit responded that the developer of this subdivision, as well as other subdivisions in the area, have contributed Cash in Lieu payments towards traffic signals. Currently, this area does not meet traffic warrants; but money is has been earmarked for future warrants.

Mr. William illustrated several of the proposed elevations (Agrarian Farmhouse, Hacienda and Territorial), noting every floor plan/elevation includes minimum four-car garages, which will be decorative. Many of the elevations incorporate cultured-stone and faux shutters. Each has a large front porch and rear patios.

Chairman Sossaman opened the public hearing. There were no public comments, and the Public Hearing was closed.

**Motion:** Vice-Chairman Ingram  
**To approve RZ11-006/DR11-001 as presented, subject to the *Conditions of Approval* listed in the staff report, with exception of Stipulation #3, which shall be revised to state, “Front building setbacks shall be a uniform 20-feet, with exception of Lots 114-119, which will alternate between 20-foot and 25-foot setbacks (staggered) .**  
**2<sup>nd</sup> :** Commissioner Gad  
**Vote:** All ayes. Motion carried. (6-0)

**ADMINISTRATIVE ITEMS** - All administrative items were discussed during Work Study.

- 5. **Review** of next month's agenda items:
- 6. **Report** on Town Council Action:
- 7. **Communication** from members of the Commission and Staff  
Chairman Sossaman complimented staff on this Design Review/Rezoning application.  
Mr. Balmer thanked Fulton Homes for customizing their layouts and models specifically for Queen Creek.

**8. Adjournment**

**Motion:** Commissioner Ingram  
**To adjourn.**  
**2<sup>nd</sup>:** Commissioner Nichols  
**Vote:** All ayes. Motion carried.

The meeting adjourned at 7:16 p.m.

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Steve Sossaman, Chairman

ATTEST:

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

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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 February 9, 2011 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

**Draft minutes – not yet approved**  
Dated this 9th day of February, 2011.  
Passed and Approved this day of , 2011