



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

**WHEN: WEDNESDAY, APRIL 11, 2012**

**WHERE: TOWN HALL COUNCIL CHAMBERS**

**TIME: 7:00 p.m.**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **WEDNESDAY, APRIL 11, 2012 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

**AGENDA**

1. **Call to Order**
2. **Roll Call** (one or more members of the Commission may participate by telephone)

Chairman Steve Sossaman	Commissioner Ryan Nichols
Vice-Chairman Steve Ingram	Commissioner Kyle Robinson
Commissioner Jason Gad	Commissioner Debbie Reyes
Commissioner Alex Matheson	
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. Members of the Commission may not discuss, consider or act on any matter raised during public comment.
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 11, 2012 Work Study and Regular Session Minutes;**
  - b. **Consideration and Possible Approval of DR12-017, "Blandford Homes at The Pecans"**, a request from Christa Walker on behalf of Blandford Homes for approval of four model homes, with fourteen elevations total to be constructed on 32 lots at The Pecans. The subdivision is located on the south side of Chandler Heights Road, between Ellsworth and Hawes roads.
  - c. **Consideration and Possible Approval of DR12-028, "Maracay Homes at Montelena"** A request by Alex Holmquist of Maracay Homes, for approval of six new floor plans with three elevations each to be constructed on the 56 remaining lots in the Montelena Subdivision, located at the northeast corner of Chandler Heights and Hawes roads.

**PUBLIC HEARINGS AND POSSIBLE ACTION**

5. **Public Hearing, Discussion and Possible Action on RZ12-006/SP12-007, “Banner Health Center – Queen Creek”**, a request from C. Dale Willis on behalf of Victoria Lund Investment Group, LLC to rezone approximately 11.78 acres on the west side of Ellsworth Loop Road, south of Victoria Lane from R-2 PAD to C-2 PAD and a Site Plan approval for Banner Health Center – Queen Creek.

**ADMINISTRATIVE ITEMS** (if not finished during Work Study)

6. **Review** of next month’s agenda items.
7. **Report** on Town Council Action
8. **Communication** from members of the Commission and Staff. *The Commission does not propose, discuss, deliberate or take action on any matter in the ‘summary’ unless the specific matter is properly noticed on the agenda.*
9. **Adjournment**

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

I, Laura Moats, do hereby certify that I caused to be posted this 4th day of April, 2012 the Agenda for the April 11, 2012 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Branch Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 4th day of April, 2012.

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Laura Moats, Community Development Assistant

*The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.*