



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

WHEN: WEDNESDAY, SEPTEMBER 12, 2007

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, SEPTEMBER 12, 2007 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**
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
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 August 8, 2007 Work Study and Regular Session Minutes;
 - b) *Consideration and Possible Approval of RZ07-044 / SP07-045, "Midfirst Bank", A request by Josaam Fairfield of DFD Cornoyer Hedrick, on behalf of MidFirst Bank for Rezoning from R1-43 to C-2, Site Plan, Landscape, Grading and Drainage and Building Elevation approval. The proposal consists of two phases on 3.88 acres. The first phase is planned to be developed as a 5,300 square-foot bank with drive-thru services. The project is located at the southwest corner of Ocotillo and Ellsworth Loop roads.

- c) *Consideration and Possible Approval of RZ07-114 / CU07-116 / SP07-115, "Quik Trip", A request by Jeff Guyette, on behalf of Quik Trip Corporation for Rezoning from R1-43 to C-2 with a Planned Area Development (PAD) overlay, Site Plan, Landscape Plan, Conditional Use and Building Elevation approval. The proposal consists of two phases on 4.03 acres. The first phase is planned to be developed as a 5,100 square-foot 24-hour convenience store with fuel sales. The project is located at the southeast corner of Ocotillo and Ellsworth Loop roads.
- d) *Consideration and Possible Approval of CU0-084 / SP07-083, "Brake Masters", A request by James Egan of Brake Masters for approval of a modified Site Plan, Conditional Use Permit, and Building Elevations for Pad C in the Queen Creek Fiesta Commercial Center. The proposal consists of 5,000 square feet of building space on a site with existing C-2 zoning. The project is located +/- 1000 feet south of the southwest corner of Rittenhouse and Ellsworth roads.
- e) Consideration and Possible Approval of SP07-108, "Chase Neighborhood Bank", A request by Eric Anderson of Architekton, on behalf of Chase Bank for Site Plan, Landscape Plan and Building Elevation Plan approval for Chase Bank. The proposal consists of 4,310 square feet of commercial use with existing C-2 zoning. The project is located on Pad B in the Queen Creek Marketplace in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads.

ALL ITEMS ON THE CONSENT AGENDA WERE APPROVED.

ADMINISTRATIVE ITEMS (if not done during Work Study)

- 5. **REVIEW** of next month's agenda items. **(done during Work Study)**
- 6. **REPORT** on Town Council Action **(done during Work Study)**
- 7. **COMMUNICATION** from members of the Commission and Staff. **(done during Work Study)**
- 8. **ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Laura Moats, Planning Assistant

I, Laura Moats, September 12, 2007 Regular Session of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Post Office, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 7th day of September, 2007.

Laura Moats, Planning 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) 358-3003.