



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

WHEN: WEDNESDAY, JULY 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, JULY 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 June 13, 2012 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of SP12-043, IHOP at Queen Creek Fiesta,** a request by Daniel Bowers of Studio B2 for approval of a Site Plan for an IHOP Restaurant to be located at the northeast corner of Ellsworth Loop Road and Victoria Lane, 20710 E. Victoria Lane.

PUBLIC HEARINGS AND POSSIBLE ACTION

5. **Public Hearing, Discussion and Possible Action on RZ12-034, Victoria Estates, Parcels 10, 11 and 11A**, a request by Ralph Pew of Pew and Lake, PLC to repeal Ordinance 466-09 and Resolution 813-09; and to rezone the property from R1-4 and R1-5 to R1-7 PAD and R1-9 PAD. The property is located northeast of the intersection of Hawes and Ocotillo roads. *This item will be continued to the August 8, 2012 P&Z Commission meeting.*

ITEMS FOR DISCUSSION

6. Introduction of Major General Plan Amendment Applications:
- Box Canyon, GPA12-047, southeast corner of Hunt Highway and Power Road
 - Bello, GPA12-048, RZ, northeast corner of Ellsworth Road and Empire Blvd.
 - Fulton Homes/Queen Creek Station, GPA12-049, northwest and northeast corners of Ellsworth and Queen Creek roads
 - Aggregate Resources, GPA12-050, add new Goal 6 to Environmental Element
 - Realignment and construction of Signal Butte and Meridian roads, GPA12-051, add new Goal 7 to Transportation and Circulation Element, and new Goals 7 and 8 to the Town Center Element
 - Transit-Oriented Project, GPA12-052, add new Goals 7 and 8 to Transportation and Circulation Element

ADMINISTRATIVE ITEMS (if not finished during Work Study)

7. **Review** of next month's agenda items.
8. **Report** on Town Council Action
9. **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.*
10. **Adjournment**

BY: _____
Laura Moats, Development Services Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 5th day of July, 2012 the Agenda for the July 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 5th day of July, 2012.

Laura Moats, Development Services 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.