



<b>AGENDA OF THE WORK STUDY MEETING OF THE QUEEN CREEK PLANNING AND ZONING COMMISSION</b>
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**WHEN: WEDNESDAY, JULY 11, 2012**

**WHERE: TOWN HALL COUNCIL CHAMBERS**

**TIME: 6:00 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 Work Study Session open to the general public on **WEDNESDAY, JUNE 13, 2012 AT 6:00 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 Debbie Reyes
Commissioner Jason Gad	Commissioner Kyle Robinson
Commissioner Alex Matheson	
3. **Discussion on IHOP at Queen Creek Fiesta, SP12-043**, 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.
4. **Discussion 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 at the intersection of Hawes and Ocotillo roads. *This item will be continued to the August 8, 2012 P&Z Commission Meeting.*
5. **Discussion/Introduction on Major General Plan Amendment applications**
  - Box Canyon, GPA 12-047
  - Bellerio, GPA12-048
  - Fulton Homes/Queen Creek Station, GPA12-049
  - Aggregate Resources, GPA12-050
  - Realignment and construction of Signal Butte and Meridian roads, GPA12-051
  - Transit-Oriented Project, GPA12-052

## ADMINISTRATIVE ITEMS

6. **Review** of next month's agenda items.
7. **Report** on Town Council Action
8. **Summary of Current Events** from members of the Commission. *The Commission may not propose, discuss, deliberate or take action on any matter in the 'summary' unless the specific matter is properly noticed on the Regular Session agenda.*
9. **Adjournment**

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

I, Laura Moats, do hereby certify that I caused to be posted this 5<sup>th</sup> day of July, 2012 the Agenda for the July 11, 2012 Work Study Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 5th day of July, 2012.

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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.*