



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

WHEN: WEDNESDAY, NOVEMBER 14, 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, NOVEMBER 14, 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 September 12, 2007 Work Study and Regular Session Minutes;
 - b) Consideration and Possible Approval of DR07-121, "Engle Homes at Sossaman Estates", A request by Engle Homes for Design Review of (5) five floor plans with (3) three elevations each to be built on 113 lots on 28.9 acres in Sossaman Estates III, Phase A. This site is zoned R1-9 and is located on the north and south sides of Queen Creek Road, just south of Sossaman Road.

- c) *Consideration and Possible Approval TA07-169, Text Amendment for solid fence and landscaping standards A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 5, to modify the Solid Fence and Landscape Standards.
- d) *Consideration and Possible Approval of TA07-183, Text Amendment for parking, loading, and bicycle standards A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 5, to modify the Parking, Loading and Bicycle Standards and Single Family Design Requirements for garages.

ADMINISTRATIVE ITEMS (if not done 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.
- 8. **ADJOURNMENT**

PLANNING AND ZONING COMMISSION

By: _____
Laura Moats, Planning Assistant

I, Laura Moats, November 14, 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 9th day of November, 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.