



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

WHEN: WEDNESDAY, APRIL 11, 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, APRIL 11, 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. **CONSIDERATION OF MINUTES**

- Consideration of March 14, 2007 Work Study and Regular Session Minutes;

4. **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

PUBLIC HEARINGS

5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA07-032, "TEXT AMENDMENT ON AGRICULTURAL ANIMAL REGULATIONS,** A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 6, to modify the lot size requirements to allow the keeping of agricultural animals on lots smaller than currently permitted under the code, clarify performance standards for private stables, and provide a definition of an "animal unit".

6. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA07-039, "TEXT AMENDMENT FOR SITE PLAN REVIEW PROCESS,** A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 3, to modify the processing and approval procedures for Site Plan Reviews. **A continuance to the May 9, 2007 Planning & Zoning Commission Meeting is being requested.**

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. **PRESENTATION/DISCUSSION ON SAN TAN FOOTHILLS SPECIFIC AREA PLAN**
8. **DISCUSSION AND POSSIBLE ACTION ON SD07-013, "PEGASUS UNIT 5 RE-PLAT"**, A request by Greg Davis of Iplan Consulting, on behalf of Circle G Pegasus LLC to Re-Plat Unit 5 of Circle G at Pegasus. The proposal will eliminate three hangar buildings, add six aviation lots and relocate one hangar building. The project is located approximately one-quarter mile east of Ellsworth Road and north of Empire Road. **A continuance to the May 9, 2007 Planning & Zoning Commission Meeting is being requested.**
9. **DISCUSSION AND POSSIBLE ACTION ON SP07-0004 "UNITED RENTALS"** A request from Bruce Stookey of Ware-Malcomb Architects on behalf of United Rentals, Inc. for Site Plan, Building Elevation and Landscape Plan approval for a Showroom/Office/Service building at Lots 16 and 17 of Power Marketplace Business Park. The proposal consists of approximately 15,000 square feet of industrial use on a site with existing I-1 zoning. The project is located ¼ mile east of Power Road, between Germann and realigned Rittenhouse Roads.
10. **DISCUSSION AND POSSIBLE ACTION ON SP06-101, "WALGREENS AT CORNERSTONE"** A request by Maneesh Dwivedi of K and I Architects and Interiors LLC. for Site Plan, Elevation and Landscape Plan Approval. The project site is Pad 12 of the Cornerstone PAD and is a 2.52 acre parcel located at the Northeast Corner of the Realigned Rittenhouse Road and Ocotillo Road.

ADMINISTRATIVE ITEMS (if not done during Work Study)

11. **REVIEW** of next month's agenda items.
12. **REPORT** on Town Council Action
13. **COMMUNICATION** from members of the Commission and Staff.
14. **ADJOURNMENT**

PLANNING AND ZONING COMMISSION

By: _____
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.

I, Laura Moats, do hereby certify that I caused to be posted this 6th day of April, 2007 the Agenda for the April 11, 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 6th day of April, 2007.

Laura Moats, Planning Assistant