



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

WHEN: WEDNESDAY, SEPTEMBER 12, 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, SEPTEMBER 12, 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 Debbie Reyes

Commissioner Greg Arrington

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 the August 8, 2012 Work Study and Regular Session Minutes.

* b. **Public Hearing and Possible Action on RZ12-057/SD12-058, Ocotillo Heights, Phase II**, a request for rezoning and subdivision plat approval of an approximate 64-acre residential subdivision to contain 174 lots. The property is currently zoned R1-43, and includes a request for design review approval of 5 floor plans with 3 elevations each. The property is located at the northwest corner of Signal Butte and Rittenhouse roads. **The applicant has requested a continuance for this case.**

* c. **Public Hearing and Possible Action on RZ12-061/DR12-066, Cielo Noche**, a request for preliminary plat and design approval for 164 lots zoned R1-7 PAD with design review for 5 floor plans with 3 distinct elevations. The property is located at the southwest corner of Queen Creek and Hawes roads. There are approximately 63.3 acres of land for this property.

* d. **Public Hearing and Possible Action on RZ12-054/DR12-069, "The Estates at Hastings Farms"**, a request for preliminary plat and design approval for 344 lots to be zoned R1-7 PAD and R1-9 PAD, and

includes seven new residential standard plans. The proposed plans include four single level designs ranging from 2,279 to 2,997 square feet and three two story designs ranging from 3,608 to 4,154 square feet. The property is located at the northeast corner of Ellsworth and Cloud roads, and includes approximately 147 acres.

- e. **Consideration and Possible Action on DR12-067, Villagio by Maracay Homes**, a request for design review for 135 lots with three elevations each for single and two-story plans. Single level designs range from 2,339 square feet to 2,632 square feet. Two-story plans range from 3,389 to 4,012 square feet. The property is located on Queen Creek Road, east of Sossaman Road.

PUBLIC HEARINGS AND FINAL ACTION

5. Discussion and possible action on the appointment of a Chair and Vice Chair for the Planning & Zoning Commission.

ITEMS FOR DISCUSSION

- 6. Discussion** on 40% garage frontage requirements for single family homes.
- 7. Presentation and discussion** on Home Construction – Soon and Sooner
- 8. Presentation and discussion** on Population Growth.

ADMINISTRATIVE ITEMS

9. Review of next month’s agenda items.

10. Report of Town Council Action.

11. Summary of Events from members of the Commission and Staff. *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.*

- a. ULI Boards and Commissions Conference
- b. Designated seat on Town Center Committee

12. Adjournment

BY: _____

Laura Catanese, Sr, Administrative Assistant

I, Laura Catanese, do hereby certify that I caused to be posted this 10th day of September, 2012 the Amended Agenda for the September 12, 2012 Regular 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 10th day of September 2012

Laura Catanese, Sr. Administrative 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.