



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

WHEN: WEDNESDAY, NOVEMBER 14, 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 Session Meeting open to the general public on **WEDNESDAY, NOVEMBER 14, 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 November 5, 2012 Work Study and Regular Session Minutes.

PUBLIC HEARING: If you wish to speak to the Commission on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to Town Staff. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

5. **Public Hearing and Possible Approval of 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.
6. **Public Hearing and Possible Approval of TA12-087, Home Based Occupations**, a request by Staff to modify Article 6.8 of the Zoning Ordinance regulating home based occupations.
7. **Public Hearing and Possible Approval of TA12-097, R1-43 & R1-35 Lot Coverage**, a request by Staff to modify of Article 4.7 of the Zoning Ordinance regulating Floor Area Ratios and lot coverages.

ITEMS FOR DISCUSSION

8. Council Introduction to General Plan Amendments on November 21 in Council Chambers at 7 p.m.
9. ULI Boards and Commissions Conference, December 7 at Black Canyon Conference Center, Phoenix.

ADMINISTRATIVE ITEMS

10. **Review** of next month's agenda items.
11. **Report** of Town Council Action.
12. **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.*
13. **Adjournment**

I, Laura Catanese, do hereby certify that I caused to be posted this 7th day of November, 2012 the Agenda for the November 14, 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 Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 7th day of November 2012

Laura Catanese, Sr. Administrative Assistant