



**AGENDA OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

WHEN: WEDNESDAY, NOVEMBER 14, 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 Meeting open to the general public on **WEDNESDAY, NOVEMBER 14, 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)
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| Chairman Steve Sossaman | Commissioner Ryan Nichols |
| Vice-Chairman Steve Ingram | Commissioner Kyle Robinson |
| Commissioner Debbie Reyes | Commissioner Greg Arrington |
| Commissioner Alex Matheson | |

3. Discussion 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.

4. Discussion on TA12-087, Home Based Occupations, a request by Staff to modify Article 6.8 of the Zoning Ordinance regulating home based occupations.

5. Discussion on TA12-097, R1-43 & R1-35 Lot Coverage, a request by Staff to modify Article 4.7 of the Zoning Ordinance regulating Floor Area Ratios and lot coverages.

ITEMS FOR DISCUSSION

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

ADMINISTRATIVE ITEMS

- 8. Review** of next month's agenda items.

9. Report of Town Council Action.

10. 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.*

11. 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 Work Study 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

The Town of Queen Creek encourages the participation if 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.