



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

**WHEN:** WEDNESDAY JANUARY 9, 2013

**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, JANUARY 9, 2013 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  
Vice-Chairman Steve Ingram  
Commissioner Debbie Reyes  
Commissioner Alex Matheson  
Commissioner Ryan Nichols  
Commissioner Kyle Robinson  
Commissioner Greg Arrington
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:**
    - i. The December 13, 2012 Work Study and Regular Session Minutes.
    - ii. The December 17, 2012 Work Study and Special Session Minutes.
  - b) **Consideration and Possible Approval of ORDINANCE 523-12/TA12-097, Zoning Ordinance Article 4.7 (Floor Area Ratios/Lot Coverage),** a staff initiated modification of Article 4.7 of the Zoning Ordinance regulating Floor Area Ratios and Lot Coverage.
  - c) **Consideration and Possible Approval of ORDINANCE 5XX-13, TA12-113, Zoning Ordinance Article 3.3 (General Plan Amendment),** a staff initiated modification of Article 3.3 of the Zoning Ordinance regulating the General Plan Amendment process.

**PUBLIC HEARINGS:** 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. **Consideration and possible action on RZ12-073/SD12-074, Emperor Estates Parcel H**, a request by DR Horton for a request for rezoning from R1-18 and R1-8 PAD to R1-7 PAD, a preliminary plat for 86 lots on 29 acres in addition to a request for Design Review approval of 7 floor plans with 3 elevations each. The property is located at the south of Rittenhouse Road, west of 198<sup>th</sup> Street.
6. **Consideration and possible action on RZ12-111, Town-Owned Town Center Property**, a staff initiated rezoning of 20 acres from a Planned Area Development with underlying C-2 General Commercial Zoning to a Planned Area Development with underlying TC (Town Center Zoning) and a request for an increase in allowable height. The property is located north of Maya Boulevard south of Rittenhouse Road, east of the Ellsworth Loop Road and west of Ellsworth Road.

### **ADMINISTRATIVE ITEMS**

7. **Review** of February 13, 2013 agenda items.
8. **Report** of Town Council Action.
9. **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.*
10. **Adjournment**

I, Laura Catanese, do hereby certify that I caused to be posted this 2<sup>nd</sup> day of January, 2013 the Agenda for the January 9, 2013 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 2<sup>nd</sup> day of January 2013

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Laura Catanese, Sr. Administrative Assistant