

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

WHEN: WEDNESDAY, JANUARY 9, 2013

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**, **JANUARY 9, 2013 AT 6:00 P.M.** in the Town Hall Council Chambers 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. Discussion on 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.
- **4. Discussion on 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.
- **5. Discussion 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. **Discussion 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.

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**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 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 2 <sup>nd</sup> day of January 2013
Laura Catanese, Sr. Administrative Assistant