



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

WHEN: WEDNESDAY, FEBRUARY 13, 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, FEBRUARY 13, 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 Stephen Sossaman Vice-Chairman Steve Ingram
Kyle Robinson Dr. Alex Matheson Ryan Nichols Gregory Arrington

3. Public Hearing, Discussion and Possible Action on RZ12-077/SD12-078, Bellerio a request by Greg Davis of iPlan Consulting on behalf of Arcus Queen Creek Holdings, LLC to rezone approximately 122 acres at the northeast corner of Ellsworth and Empire Roads from R1-35 PAD to R1-35 and R1-9 PAD and approval of the preliminary plat of Bellerio subdivision containing 178 lots.

1. Public Hearing, Discussion and Possible Action on RZ12-099/SD12-101/DR12-102/GPA12-100, Queen Creek Station, a request by the Rose Law Group on behalf of Fulton Homes for rezoning from R1-43 to R1-5 PAD in addition to a Preliminary Plat for 677 lots on 248 +/- acres on the west side of Ellsworth Road, north of Queen Creek Road. Design review approval is also requested on 24 model homes, with three elevations for each and a minor General Plan Amendment from Employment Type A to Medium Density Residential (up to 3 dwellings per acre).

2. Public Hearing, Discussion, and Possible Action on RZ13-001/GPA13-002, Ben Franklin Charter School, a request for rezoning of 8.3 acres of land located on the north side of Queen Creek Road, ¼ mile west of Signal Butte Road from I-2 Industrial to R1-43, in addition to minor General Plan Amendment from Employment Type B to Public Quasi Public (PQP).

ADMINISTRATIVE ITEMS

3. Review of March 13, 2013 agenda items.

4. Report of Town Council Action.

5. 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.*

- Appointment of a new Planning and Zoning Commissioner (resignation of Debbie Reyes).

6. Adjournment

I, Laura Catanese, do hereby certify that I caused to be posted this 6th day of February 2013 the Agenda for the February 13, 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 6th day of February 2013

Laura Catanese, Sr. Administrative Assistant