



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

**WHEN: WEDNESDAY FEBRUARY 13, 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, FEBRUARY 13, 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 Stephen Sossaman

Vice-Chairman Steve Ingram

Kyle Robinson

Dr. Alex Matheson

Ryan Nichols

Gregory 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 the January 9, 2013 Minutes** (Work Study & Regular)

**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. Public Hearing, Discussion and Possible Action on RZ12-077/SD12-078, Bello** 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 Bello subdivision containing 178 lots.

**6. 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).

- 7. 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**

- 8. Review** of March 13, 2013 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.*
- Appointment of a new Planning and Zoning Commissioner (resignation of Debbie Reyes).

**11. Adjournment**

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

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Laura Catanese, Sr. Administrative Assistant