



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

**WHEN:** WEDNESDAY MARCH 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, MARCH 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  
Kyle Robinson

Vice-Chairman Steve  
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 Feb. 13, 2013 Minutes** (Work Study & Regular)

**B. Consideration and Possible Action on DR13-008, "Victoria Estates"**, a request by Taylor Morrison for design approval of eight (8) floor plans with three (3) elevations each.

**C. Consideration and Possible Action on DR13-010, "Charleston Estates"**, a request by Standard Pacific for design approval of six (6) floor plans with three (3) elevations each.

**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 and Possible Action on RZ13-004/SD13-005/DR13-006, "Quail Creek"**, a rezoning request by K. Hovnanian from R1-18 PAD to R1-9 PAD. Approval of a preliminary plat for 47 lots is also requested in addition to design approval of five (5) floor plans with three (3) elevations each. The property is located on Sossaman Road, south of the Queen Creek Wash.

**6. Public Hearing and Possible Action on RZ13-007, "Old Post Office"**, a staff initiated rezoning request from R1-43 to Town Center (TC) designation.

**ADMINISTRATIVE ITEMS**

7. **Review** of April 10, 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 6<sup>th</sup> day of March 2013 the Agenda for the March 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 March 2013

---

Laura Catanese, Sr. Administrative Assistant