



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

WHEN: WEDNESDAY MAY 8, 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, MAY 8, 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 Ryan Nichols
Kyle Robinson Dr. Alex Matheson Gregory Arrington Alan Turley
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.
 - A. **Consideration and Possible Approval of the April 10, 2013 Minutes** (Work Study & Regular)
 - B. **Consideration and Possible Action on DR13-015, "Richmond American at Crismon Heights"**, a request for a design approval by Richmond American for eight (8) floor plans with three (3) elevations each. The property is located at the northeast corner of Crismon & Ocotillo roads.
 - C. **Consideration and Possible Action on DR13-018, "K.Hovanian Homes at Cielo Noche"**, a design request from K.Hovanian Homes for a second product line in Cielo Noche on 164 lots featuring 6 new floor plans with 3 elevations each. The property is located at the southeast corner of Queen Creek and Hawes roads.
 - D. **Consideration and Possible Action on DR13-017, "Toll Brothers at Vaquero Estates"**, a design request approval from Dorado Builders on 112 lots featuring six (6) floor plans with three (3) elevations each. The property is located at the southeast corner of Recker and Chandler Heights roads.
- 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. **Discussion on SP13-016, "Maya Theater Complex"**, a site plan approval request by Maya Cinemas North America, Inc. for a 14 screen movie theater plus related retail and restaurant uses. The property is located on 20 acres of land north of Maya Road, South of Rittenhouse, east of Ellsworth Loop Road and west of Ellsworth Road, (north of McDonalds).

6. **Consideration and Possible Action on TA13-014, School Parking Requirements**, a staff initiated modification of Article 5.6 of the Zoning Ordinance regulating the required parking for elementary and junior high schools.

ADMINISTRATIVE ITEMS

7. **Review** of June 12, 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 1st day of May 2013 the Agenda for the May 8, 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 1st day of May 2013

Laura Catanese