



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

**WHEN:** WEDNESDAY JUNE 12, 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, JUNE 12, 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. **Discussion and Possible Action on the May 8, 2013 Minutes** (Work Study & Regular)
  - B. **Discussion and Possible Action on DR13-023, "Cresleigh Homes at Hastings Farms Parcel A"**, a request from Perlman Architects for design review approval of three additional standard floor plans with three elevations to be constructed on 136 lots zoned R1-7 located east of Ellsworth Road at Chandler Heights Road.
  - C. **Discussion and Possible Action on DR13-022 "Lennar Homes at Emperor Estates Phase IV West"**, a request by Lennar Homes for approval of five new floor plans with five distinct architectural elevations to be constructed on the 104 lots in the Emperor Estates Phase IV West Subdivision located at the north east corner of Sossaman and Queen Creek 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. **Public Hearing and Possible Action on RZ13-019 / SP13-020 "Harkins at Queen Creek Marketplace"**, a request by Ralph Pew of Pew and Lake PLC, on behalf of VPQCM LLC (Vestar) for Rezoning of 14.5 acres of land from a Planned Area Development with underlying C-2 zoning to a Planned Area Development with underlying Town Center (TC) zoning in addition to a request for site plan approval for a Harkins 14 screen movie theater as well as 3 additional retail and or restaurant buildings to be added to the Queen Creek Marketplace. The applicant is also requesting to increase the building height to allow for a 60' tall spire in addition to allowing exposed neon to the exterior of the Harkins building as architectural lighting. This project is located in the vicinity of the

southeast corner of Rittenhouse Road and Ellsworth Loop Road within the Queen Creek Marketplace.

**ADMINISTRATIVE ITEMS**

6. Review of July 10, 2013 agenda items.
7. Report of Town Council Action.
8. 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.*

**9. Adjournment**

I, Laura Catanese, do hereby certify that I caused to be posted this 5<sup>th</sup> day of June 2013 the Agenda for the June 12, 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 5<sup>th</sup> day of June 2013

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Laura Catanese