



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

WHEN: WEDNESDAY, JUNE 12, 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, JUNE 12, 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	Ryan Nichols
Kyle Robinson	Dr. Alex Matheson	Gregory Arrington
		Alan Turley

ITEMS FOR DISCUSSION

Items are for discussion only and no action will be taken. In general, no public comment will be taken.

3. **Discussion on RZ13-019/SP13-020, "Harkins Theater"**, 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. (*Public Hearing)
4. **Discussion 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.
5. **Discussion 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.

ADMINISTRATIVE ITEMS

6. Recent activity update
7. Review of July 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 5th day of June 2013 the Agenda for the June 12, 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 5th day of June 2013

Laura Catanese, Sr. Administrative Assistant