



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

WHEN: WEDNESDAY JULY 10, 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, JULY 12, 2013 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

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. Request to Speak 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 June 12, 2013 Minutes (Work Study & Regular)

B. Discussion and Possible Action on DR13-024, "Ryland Homes at La Sienterro", a request from Ryland Homes for design review approval of 11 floor plans with 5 elevations each to be constructed on 283 lots zoned R1-6, R1-8, and R1-12 located south of Rittenhouse Road and Creekside Court.

FINAL ACTION: If you wish to speak on an item listed under Final Action, 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 and Possible Action on the appointments of Chair and Vice-Chair for the Planning and Zoning Commission.

6. Discussion and Possible Action on a request to begin the statutory 60 day public agency comment period for the 2013 applications for Major General Plan Amendments.

• **GP13-025, La Jara Farms**

- Applicant: Lindsay Schube on behalf of VIP Homes
- Zoning change zoning from Employment Type A to Very Low Density Residential (up to 1 du/ac)
- 140.76 acres at the southwest corner of Hawes and Germann roads.
- Currently zoned R1-43, Single Family Residential

- **GP13-026, Estates at Queen Creek Station**
 - Applicant: Ralph Pew for RSF Property LLC and RSF Queen Creek Property LLC
 - Zoning change from Employment Type A to Low Density Residential (up to 2 du/ac)
 - 156 acres at the southeast corner of Ellsworth and Germann roads.
 - Currently zoned R1-43, Single Family Residential
- **GP13-027, Meridian Crossings**
 - Applicant: Mario Mangiamele for Westcor/Queen Creek LLC Company
 - Zoning change from Regional Commercial to Medium Density Residential (up to 3 du/ac)
 - 466 acres on the south side of Riggs Road, west of the railroad
 - Currently not in the Town
- **GP13-028, Barney Farms**
 - Applicant: Mario Mangiamele for Ken, Newell, Gail and Pamela Barney and Dane Chaffee
 - Zoning change from Employment Type B and Recreation/Conservation to Mixed Use and Medium High Density Residential (up to 8 du/ac)
 - 241 acres at the northeast corner of Signal Butte and Queen Creek roads.
 - Currently zoned I-1, Heavy Industrial
- **GP13-029, The Vineyards**
 - Applicant: Ralph Pew for Healy Faulkner LLC
 - Zoning change from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac)
 - 55 acres on the north side of Combs Road, west of Ironwood Road.
 - Currently zoned R1-43, Single Family Residential
- **GP13-030, Sonoqui Creek Village**
 - Applicant: Ralph Pew for KEMF Hawes & Riggs LLC
 - Zoning change from Very Low Density Residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac)
 - 107 acres at the northwest corner of Hawes and Riggs roads.
 - Currently zoned R1-35, Single Family Residential

ADMINISTRATIVE ITEMS

7. Review of August 14, 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 3rd day of July 2013 the Agenda for the July 10, 2013 Regular Session 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 3rd day of June 2013

Laura Catanese, Sr. Administrative Assistant