



AGENDA
SPECIAL WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
December 5, 2013
6:00 PM

WHEN: THURSDAY, DECEMBER 5, 2013
WHERE: QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
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 Special Work Study Session open to the general public on **Thursday, December 5, 2013 at 6:00 P.M.** in the Queen Creek Town Hall, Council Chambers at 22350 S. Ellsworth Rd., Queen Creek, Arizona.

1. **Call to Order**
2. **Roll Call** (one or more members of the Commission may participate by telephone)

| | | |
|-----------------------|---------------------------------|----------------|
| Chairman Steve Ingram | Vice-Chairman Gregory Arrington | Ryan Nichols |
| Kyle Robinson | Alex Matheson | Steve Sossaman |
| | | 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 the 2013 applications for the Major General Plan Amendments**
 - A. **Discussion on GP13-025, La Jara Farms**
 - Applicant – Lindsay Schube for VIP Homes
 - Change 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
 - B. **Discussion on GP13-026, Estates at Queen Creek Station**
 - Applicant – Ralph Pew for RSF Property LLC and RSF Queen Creek Property LLC
 - 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
 - C. **Discussion on GP13-027, Meridian Crossings**
 - Applicant – Mario Mangiamele for Westcor/Queen Creek LLC Company

- 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

D. Discussion on GP13-028, Barney Farms

- Applicant – Mario Mangiamele for Ken, Newell, Gail and Pamela Barney and Dane Chaffee
- 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

E. Discussion on GP13-029, The Vineyards Applicant – Ralph Pew for Healy Faulkner LLC

- Change from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac)
- 55 acres at the north side of Combs Road, west of Ironwood.
- Currently zoned R1-43, Single family residential

F. Discussion on GP13-030, Sonoqui Creek Village

- Applicant – Ralph Pew for KEMF Hawes & Riggs LLC
- 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.

ADMINISTRATIVE ITEMS

4. Recent activity update
5. Review of upcoming agenda items.
6. Summary of Events from members of the Commission and staff. The Commission may not deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

7. Adjournment

I, Amy Morales-Olea, do hereby certify that I caused to be posted this 26th day of November 2013 the Agenda for the December 5, 2013 Special Work Study 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 26th day of November 2013

Amy Morales-Olea, Planning Assistant