



AGENDA
SPECIAL WORK STUDY SESSION MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
January 22, 2014
6:00 PM

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 Session Meeting open to the general public on **Wednesday, January 22, 2014 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

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.

None

5. Update on the Fiscal Impact Analysis of the 2013 General Plan Amendments.

ITEMS FOR DISCUSSION:

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

6. Discussion on the 2013 Applications for the Major General Plan Amendments

a. 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

b. 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

c. 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

d. 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

e. 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

7. 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.

8. Adjournment

I, Amy Morales-Olea, do hereby certify that I caused to be posted this 15th day of January 2014 the Agenda for the January 22, 2014 Special 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 15th day January 2014

Amy Morales-Olea, Planning Assistant