



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

WHEN: WEDNESDAY, FEBRUARY 13, 2008

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 Meeting open to the general public on **WEDNESDAY, FEBRUARY 13, 2008 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**
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
4. **CONSENT AGENDA** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
 - a) **Consideration and Possible Approval of January 9, 2008 Work Study and Regular Session Minutes;**
 - b) **Consideration and Possible Approval of SP07-194, Broadlands Building at Power Marketplace Business Park,** A request by Haley Balzano of Exclaim Design for Site Plan, Landscape Plan and Building Elevations approval for the Broadlands Industrial Building. The proposal consists of an industrial office/warehouse building of 20,000 +/- square feet designed for future industrial use on a 1.6 acre site with existing I-1 zoning. The project is located on Lot 11 in the Power Marketplace Business Park, about one-quarter mile east of Power Road, between Germann Road and the realigned Rittenhouse Road.

- c) **Consideration and Possible Approval of SD07-202, Power and Riggs Commercial Center**, A request by Robert Kubicek Architects on behalf of Bruno Properties for Preliminary Plat approval to create five lots on 15.7 acres. The property is zoned C-2 Commercial and is located at the northeast corner of Power and Riggs roads.
- d) **Consideration and Possible Approval of DR07-198, William Lyon Homes 55' Series at Hastings Farms, Parcel J**, A request by Paul Carlson of William Lyon Homes for design review approval of four standard floor plans with three elevations each on a total of 141 lots zoned R1-7 on 48.7 acres. The project is located northeast of the intersection of Ellsworth and Cloud roads.
- e) **Consideration and Possible Approval of DR07-199, William Lyon Homes 70' Series at Hastings Farms, Parcels E&I**, A request by Paul Carlson of William Lyon Homes for design review approval of four floor plans with three elevations each to be built on 153 lots on 45.9 acres in Hastings Farms, Parcels E and I. This project is zoned R1-12 and is located on the east side of Ellsworth Road, north of Cloud Road.

PUBLIC HEARINGS

- 5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZ07-132, NAUVOO STATION PAD AMENDMENT**, A request by Mario Mangiamele of Iplan Consulting on behalf of VIP Emperor Estates, LLC to allow 3-bay front loaded garages to be up to 60% of the front building façade for a maximum of 96 of Nauvoos Station's 478 homes. The project is zoned PAD and is located on the northwest corner of Ocotillo and Crismon roads.
- 6. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA07-183, TEXT AMENDMENT ON SECTION 5.6 OF THE ZONING ORDINANCE, PARKING, LOADING AND BICYCLE STORAGE STANDARDS**, A request by the Town of Queen Creek for a text amendment to the Zoning Ordinance, Article 5, Section 5.6 Parking, Loading and Bicycle Standards, Table 5.11-1 Single Family Design Requirements for Garages; and Appendix C.

ADMINISTRATIVE ITEMS (if not done during Work Study)

- 7. **REVIEW** of next month's agenda items.
- 8. **REPORT** on Town Council Action
- 9. **COMMUNICATION** from members of the Commission and Staff.
 - A. Discussion on Staff Recommendations for Commission Training (if not finished during Work Study Session) (Tab 9)
- 10. **ADJOURNMENT**

PLANNING AND ZONING COMMISSION

By: _____
Laura Moats, Planning Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 8th day of February, 2008 the Agenda for the February 13, 2008 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 Post Office, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 8th day of February, 2008.

Laura Moats, Planning Assistant

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.