



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Tuesday, November 13, 2007 6:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 6:01 p.m.
2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Atkinson (absent at roll call – arrived at 6:30 pm)
Commissioner Brown
Commissioner Moore (absent at roll call-arrived at 6:08 pm)
Commissioner Perry
Commissioner Sossaman

Absent

Staff

Present

Director of Community Dev. Condit
Planning Manager Brittingham
Principal Planner McCauley
Planner Ramos
Planner Sandidge
Planning Assistant Moats
Traffic Engineer Michael Pacelli

Absent

ITEMS FOR DISCUSSION

3. **CONSIDERATION OF MINUTES**

- There are no minutes to approve at this meeting.

4. **THIS ITEM RESERVED FOR PUBLIC COMMENT DURING REGULAR SESSION**

5. **DISCUSSION ON GP07-118 MAJOR GENERAL PLAN AMENDMENT** A request by Tyler Wright of Pew and Lake, PLC on behalf of Riggs Ellsworth 40, LLC, and JMN Riggs 40 for a Major General Plan Amendment to amend +/- 40 acres from Medium Density Residential (MDR) to Neighborhood Commercial (NC) for +/- 18 acres and to Employment Type B for +/- 22 acres surrounding the proposed Neighborhood Commercial corner. The property is located at the northeast corner of Ellsworth and Riggs roads.

6. **DISCUSSION ON GP07-119 MAJOR GENERAL PLAN AMENDMENT**, A request by Tyler Wright on behalf of the firm of Pew and Lake, PLC for a Major General Plan Amendment. The proposal would change the designation of approximately 1,109 acres on both sides of Ellsworth Road, between Queen Creek and Germann roads, to a combination of Mixed Use, Recreation/Conservation, Medium-High Density Residential, Neighborhood Commercial and Employment Type B. The applicant is also requesting an amendment to the Town Circulation Plan and that two land use categories, Mixed Use and Medium-High Density Residential, be added to the Town General Plan.

ADMINISTRATIVE ITEMS

7. **REVIEW** of next month's agenda items.

8. **REPORT** on Town Council Action

9. **COMMUNICATION** from members of the Commission and Staff.

10. **ADJOURNMENT**

Motion: **Commissioner Sossaman**

To adjourn.

Second: **Vice-Chairman Trapp-Jackson**

Vote: **All ayes. Motion carried (7-0)**

The meeting adjourned at 6:44 P.M.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Chairman

Laura Moats, Planning Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the November 13, 2007 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 14th day of November, 2007.

Passed and Approved this 9th day of January, 2008.