



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

WHEN: WEDNESDAY, MAY 14, 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, MAY 14, 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 April 9, 2008 Work Study and Regular Session Minutes;**
 - b) ***Consideration and Possible Approval of TA07-034, Text Amendment to Town of Queen Creek Zoning Ordinance, "Conditional Use Permits, Height Restrictions on Flagpoles, I-1 Industrial Standards-Percentage of Use for Retail, and Appendix C Specifications, A request by the Town for amendments to the Zoning Ordinance, Article 3, Zoning Procedures, Section 3.5 Conditional Use Permits; Article 4 Zoning, Section 4.7.F Flagpoles and 4.9.F Specific I-1 District Performance Criteria; and Appendix C Specifications for Documents to be submitted.**

- c) ***Consideration and Possible Approval of RZ07-086/SP07-101, “Queen Creek Crossroads”**, A request by Archicon, L.C. on behalf of Pacific Western Partners, LLC requesting rezoning from R1-43 to TC with a PAD overlay, Site Plan, Building Elevations and Landscape Plan approval for retail and restaurant use. The proposal consists of five buildings totaling 30,150 square feet on a 5.0 acre parcel. The project is located on the southeast corner of Rittenhouse and Ellsworth roads.
- d) ***Consideration and Possible Approval of RZ08-059/SP06-111, Greulichs Service & Collision Center**, A request by Chris Greulich on behalf of Northeast Scottsdale Auto Group for Rezoning, Site Plan, Building Elevation and Landscape Plan approval for two primary buildings totaling approximately 17,000 square feet of automotive oriented service and office space. The applicant is requesting rezoning from I-1 Light Industrial to I-1 Light Industrial with a PAD overlay. The property is located north of the re-aligned Rittenhouse Road between Power and Sossaman roads. **This item will be continued to the June 11, 2008 Planning & Zoning Commission Meeting.**
- e) **Consideration and Possible Approval of SP07-203, “Office Industrial Parcel 13”**, A request by David Carlson of Carlson Development LLC, on behalf of Arizona Metro Mix, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 13 of Power Marketplace Business Park. The proposal consists of 22,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Power Road, north of Germann Road.
- f) **Consideration and Possible Approval of SP08-005, “Shawn Stole Construction”**, A request by Mark Fowler of Michael & Associates, on behalf of Shawn Stole Construction, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 15 of Inverness Industrial Park. The proposal consists of approximately 15,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Crismon Road on Scotland Court.

5. **PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON PROPOSED 802 FREEWAY ALIGNMENT**

ADMINISTRATIVE ITEMS (if not done during Work Study)

- 6. **REVIEW** of next month’s agenda items.
- 7. **REPORT** on Town Council Action
- 8. **COMMUNICATION** from members of the Commission and Staff.
- 9. **ADJOURNMENT**

PLANNING AND ZONING COMMISSION

By: _____
Laura Moats, Planning Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 9th day of May, 2008 the Agenda for the May 14, 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 9th day of May, 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.