



**NOTICE OF THE WORK STUDY SESSION OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

WHEN: WEDNESDAY, MAY 14, 2008

WHERE: TOWN HALL COUNCIL CHAMBERS

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 Work Study Session open to the general public on **WEDNESDAY, MAY 14, 2008 AT 6:00 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. **DISCUSSION ON 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 of Queen Creek 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.
4. **DISCUSSION ON 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 Elevation and Landscape Plan approval for retail and restaurant use. The proposal consists of five buildings totaling 30,150 square feet on a 5.00 acre parcel. The project is located on the southeast corner of Rittenhouse and Ellsworth roads.

5. **DISCUSSION ON 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.**

6. **DISCUSSION ON SP07-124, "POWER MARKETPLACE INDUSTRIAL CONDOS"**, A request by T2 Architecture Group, LLC on behalf of Power Industrial Park LLC for Site Plan, Building Elevation and Landscape Plan approval for Industrial Condos at Lots 23 and 24 of Power Marketplace Business Park. The proposal consists of 60,000 square feet of office and warehouse use on a 5.2 acre site with existing I-1 zoning. The project is located ¼ mile east of Power Road, between Germann and the realigned Rittenhouse roads.

7. **DISCUSSION ON 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. **This item was continued from the April 9, 2008 Meeting to the May 14, 2008 meeting**

8. **PRESENTATION AND DISCUSSION ON PROPOSED 802 FREEWAY ALIGNMENT**

ADMINISTRATIVE ITEMS

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

10. **REPORT** on Town Council Action

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

- a. Summer Planning & Zoning Commission Meeting schedule
- b. June Commission Training – Possible Project Status presentation by Town Staff
- c. Discussion on appointment of Commissioner to fill vacancy left by Jeff Brown (letter of resignation attached)

12. **ADJOURNMENT**

PLANNING AND ZONING COMMISSION

By: _____
Laura Moats, Planning Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 4th day of April, 2008 the Agenda for the May 14, 2008 Work Study 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 2nd 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.