



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MARCH 14, 2018
7:00 PM**

1. **Call to Order**

2. **Roll Call**: One or more members of the Commission may participate by telephone.

Chairman Gregory Arrington
Alex Matheson

Vice-Chairman Shaine Alleman
Josh Ehmke Troy Young

Steve Sossaman
Lea Spall

3. **Public Comment**: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) 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.

A. Discussion and Possible Action on the February 6, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Approval of P17-0157 "William Lyon Homes at Ovation at Meridian Residential Design Review". William Lyon Homes is requesting approval of eleven (11) new standard plans with three (3) elevations each to be constructed on 780 lots in the Ovation at Meridian gated "active adult" community, located south of the southeast corner of Ocotillo Road and Meridian Road.

C. Discussion and Possible Approval of P17-0177 "Hastings Farms Parcels F & G Residential Design Review". Lennar is requesting approval of eight (8) new standard plans with three (3) elevations each and one (1) new standard plan with four (4) elevations to be constructed on 249 lots in Parcels F and G of the Hastings Farms subdivision, located at the northwest corner of Cloud and Crismon Roads.

PUBLIC HEARING:

5. **THIS CASE IS BEING CONTINUED TO THE APRIL 11, 2018 PLANNING COMMISSION REGULAR MEETING.**

Discussion and Possible Action on Case P17-0149 "West Park Estates", a request from Sean Lake, Pew and Lake, to rezone from R1-43 to R1-7, R1-12 and R1-18/Planned Area Development (PAD) for 120 lots on approximately 51 acres located at the northeast and northwest corners of the 196th Street alignment and Ocotillo Road.

6. **Discussion and Possible Action on Case P17-0127 "Harvest Queen Creek"** (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for

approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

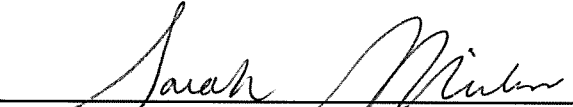
ADMINISTRATIVE ITEMS

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

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Planning & Zoning Commission and to the general public that the Queen Creek Planning & Zoning Commission will hold a meeting open to the public as set forth above.

I, Sarah Mertins, do hereby certify that I caused to be posted this 6th day of March 2018, the Agenda for the March 14, 2018 Regular Meeting of the Queen Creek Planning & Zoning Commission in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.



Sarah Mertins, Planner II