



**AGENDA  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
APRIL 11, 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 March 14, 2018 Planning Commission Meeting Minutes.**

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on Case P18-0011 "Fulton Homes at Barney Farms PAD Amendment"**, a request from Norm Nicholls, of Fulton Homes, for a PAD zoning amendment to revise the previously approved Barney Farm PAD (Case RZ16-043) to allow for an updated development plan with a lake community. This project site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north.
6. **Public Hearing and Possible Action on Cases P17-0134 (PAD Rezone), P17-0137 (Site Plan) and P17-0136 (Conditional Use Permit) "Queen Creek Crossing"**, a request from Sean Lake, Pew and Lake, to rezone from R1-43 to C-2 (General Commercial) with a Planned Area Development (PAD) overlay for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.
7. **Public Hearing 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.
8. **Public Hearing and Possible Action on P18-0051 "R1-43 Side Yard Building Setbacks Zoning Ordinance Text Amendment"**, a staff initiated text amendment to the Zoning Ordinance, Article 4, Table 4.7-3, Dimensional Standards, to amend side yard building setbacks in the R1-43 zoning district from thirty feet (30') to twenty feet (20').

**FINAL ACTION:**

None.

**ITEMS FOR DISCUSSION:**

None.

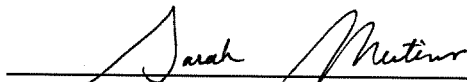
**ADMINISTRATIVE ITEMS**

9. **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.

**10. 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 3<sup>rd</sup> day of April 2018, the Agenda for the April 11, 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.

  
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Sarah Mertins, Planner II