



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
OCTOBER 10, 2018
6:00 PM**

1. **Call to Order**

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

Chairman Alleman
Alex Matheson

Vice Chairman Ehmke
Troy Young Lea Spall

Steve Sossaman
Jeremy Benson

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 September 12, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on “Pecan Lake Preliminary Plat (Case P18-0001) and Residential Design Review (P18-0153)”, a request by Lonnie McCleave for a Preliminary Plat for the development of a 47-lot gated community and future Agritainment, church, and commercial uses. The applicant is also requesting approval of three (3) standard plans with three (3) elevations each to be constructed within the community. The project site is generally located west of the northwest corner of Ellsworth Road and Riggs Road, east of the Horseshoe Park and Equestrian Centre. (Sarah Clark, Senior Planner)

C. Discussion and Possible Action on P18-0138, “Crismon LDS Church Meetinghouse Site Plan”, a request by Jason Fowers for approval of a Major Site Plan for a new 18,515 square foot LDS Church Meetinghouse, located approximately 1,600 feet west of the southwest corner of Crismon Road and Germann Road. (Steven Ester, Planner I)

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Case P18-0135 “Town Center Rezone”**, a staff initiated rezone to update the Town Center (TC) Zoning District to allow greater zoning flexibility in the new Downtown Core (DC) District of Queen Creek on approximately 70 acres located between S Ellsworth Loop Rd. and S Ellsworth Rd. from E Victoria Lane to the intersection of S Ellsworth Rd. and S Ellsworth Loop Rd. (Kyle Barichello, Planner I)
6. **Public Hearing and Possible Action on “Madera West Planned Area Development Rezone (Case P18-0041)”**, a request from Michelle Yerger, of Communities Southwest, to rezone a 94-acre property (approx..) from RU-43 (Maricopa County; R1-43 Town equivalent zoning) to R1-7, R1-12,

R1-18, and C-2 with a Planned Area Development Overlay to facilitate the development of a 192 lot residential community with a commercial corner. The project site is located at the southwest corner of Queen Creek Road and Signal Butte Road. (Sarah Clark, Senior Planner)

7. **Public Hearing and Possible Action on P18-0034 "Complete Fire Protection"**, a request from Les Partch, Functional Formation Architecture, to rezone from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park) for office and warehouse uses on a 5.0-acre (approx.) site located on the south side of Germann Road, 1,315 feet (approx.) east of Sossaman Road. (Christine Sheehy, Principal Planner)

FINAL ACTION:

8. **Discussion and Possible Approval of P18-0150 "Toll Brothers at The Crossings at Meridian"**. Toll Brothers is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 129 lots in The Crossings at Meridian community, located south of the southeast corner of Ocotillo Road and 226th Street. (Brittany Kimura, Planning Intern)

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 2nd day of October, the Agenda for the October 10, 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, Senior Planner