



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
NOVEMBER 14, 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 October 10, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P18-0148 "Richmond American Homes at Gateway Quarter Parcel 1 Residential Design Review". Richmond American Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 138 lots of 532 lots in the Gateway Quarter subdivision located at the southeast corner of Germann Road and Ellsworth Road. (Sarah Clark, Senior Planner)

C. Discussion and Possible Action on P18-0212 "Shea Homes Gateway Quarter Parcel 5 Residential Design Review". Shea Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 74 lots of 532 lots in the Gateway Quarter subdivision located at the southeast corner of Germann Road and Ellsworth Road. (Sarah Clark, Senior Planner)

PUBLIC HEARING:

5. **Public Hearing and Possible Action on "Wienerschnitzel" Conditional Use Permit (P18-0052) and Site Plan (P18-0075)**, a request by Joseph Cross (Select Engineering Services) for a Conditional Use Permit and Site Plan to allow construction of a new 831 square foot Wienerschnitzel restaurant with a drive-thru on Lot 7 within the Heritage Town Square Center. This project is located approximately 750 feet south of the southeast corner of Old Ellsworth Road and Rittenhouse Road. (Steven Ester, Planner I)

6. **Public Hearing and Possible Action on “Rock Point Church Phase II” Conditional Use Permit (P18-0022) and Site Plan (P18-0023)**, a request by Craig Goldstone (Todd & Associates, Inc.) for a Conditional Use Permit and Site Plan for expansion of the existing Rock Point Church consisting of a new 46,547 square foot worship center with future seating capacity greater than 1,500 seats on approximately 20.25 acres, located at the northeast corner of Power Road and Ivy Lane. (Steven Ester, Planner I)
7. **Public Hearing and Possible Action on “Orangewood Planned Area Development (PAD)” Case P18-0125**, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to R1-7/PAD and R1-12/PAD for 93 lots on approximately 44.3 acres located at the northwest corner of 220th Street and Cloud Road. (Steven Ester, Planner I)

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

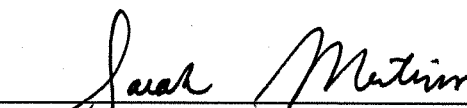
None.

ADMINISTRATIVE ITEMS

8. **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.
9. **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 November, the Agenda for the November 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, Senior Planner