



**REVISED AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 9, 2019
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 November 14, 2018 Planning Commission Meeting Minutes.**
- B. **Discussion and Possible Action on P18-0158 "Taylor Morrison at Terravella Residential Design Review"**. Taylor Morrison is requesting approval of seven (7) new standard plans with three (3) elevations each to be constructed on 97 lots of 180 lots in Phase I of the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads. (Sarah Clark, Senior Planner)
- C. **Discussion and Possible Action on P18-0168 "AV Homes at Terravella Residential Design Review"**. AV Homes is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 83 lots of 360 lots in the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads. (Sarah Clark, Senior Planner)
- D. **Discussion and Possible Approval of P18-0220 "Spur Cross Phase I: Parcels 4 & 8"**. Maracay Homes is requesting approval of eight (8) new standard plans with three (3) elevations each to be constructed on 118 lots on Parcels 4 & 8 in the Spur Cross Development, located on the northeast corner of Signal Butte and Ocotillo roads. (Kyle Barichello, Planner II)

PUBLIC HEARING:

None.

FINAL ACTION:

5. **Discussion and Possible Action on P18-0164 "Legado Phase I Preliminary Plat"**, a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek Roads. (Steven Ester, Planner I)

6. **Discussion and Possible Approval of P18-0170 “Canyon State Academy Comprehensive Sign Plan”**, a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse Roads. (Steven Ester, Planner I)
7. **Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

8. **Discussion and Possible Action on Setting the 2019 Planning Commission Meeting Dates** (Brett Burningham, Interim Development Services Director)
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 Clark, do hereby certify that I caused to be posted this 8th day of January, 2019 the Agenda for the January 9, 2019 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 Clark, Senior Planner