



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
FEBRUARY 13, 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 January 9, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on Case P18-0258 "Spur Cross Phase 2: Parcel 5 Residential Design Review." Richmond American is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 71 lots on Parcel 5 in the Spur Cross Development, located at the northeast corner of Signal Butte and Ocotillo roads. (Kyle Barichello, Planner II)

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Case P18-0166 "Ranchos Legante Planned Area Development"**, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to R1-12/PAD for a 116 lot subdivision on approximately 58.52 acres located at the southwest corner of Ellsworth and Riggs roads. (Kyle Barichello, Planner II)
6. **Public Hearing and Possible Action on "Dutch Brothers Coffee Shop Conditional Use Permit (P18-0136) and Site Plan (P18-0137)"**, a request by Matthew Rasmussen (Tectonics Design Group) for a Conditional Use Permit and Site Plan to allow construction of a new coffee shop with a drive-thru within the Shops at Terravella, located east of the northeast corner of Ellsworth and Queen Creek roads. (Steven Ester, Planner I)

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 Clark, do hereby certify that I caused to be posted this 5th day of February, 2019 the Agenda for the February 13, 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