



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

- B. Discussion and Possible Action on Case P17-0181 "Fulton Homes at Barney Farms Residential Design Review"**. Fulton Homes is requesting approval of 32 new standard plans with four (4) elevations each to be constructed on 1,702 lots in the Barney Farms development. Barney Farms 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.

**FINAL ACTION:**

5. **Discussion and Possible Action on Case P18-0232 "Taylor Morrison at Victoria Heights Residential Design Review"**. Taylor Morrison is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on all 148 lots in the Victoria Homes development. Victoria Heights is located at the northeast corner of Ocotillo Road and Victoria Lane.
6. **Discussion and Possible Action on P18-0229 "Ranchos Legante Preliminary Plat"**, a request from Sean Lake for a Preliminary Plat approval of a 116 lot, 58.52 residential subdivision located at the southwest corner of Ellsworth and Riggs roads.
7. **Discussion and Possible Action on P18-0224 "Orangewood Preliminary Plat,"** a request from Sean Lake, Pew and Lake PLC, for a Preliminary Plat consisting of 93 lots on approximately 44 acres located at the northwest corner of 220th Street and Cloud Road.

**PUBLIC HEARING:**

8. **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)

**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 Clark, do hereby certify that I caused to be posted this 5<sup>th</sup> day of March, 2019 the Agenda for the March 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.

  
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Sarah Clark, Senior Planner