



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
NOVEMBER 13, 2019
6:00 PM**

1. Call to Order

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

Alex Matheson
Lea Spall

Troy Young
Jeremy Benson Matt McWilliams

Steve Sossaman
David Gillette

- 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 9, 2019 and October 21, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0161 Lennar at Nauvoo Station Residential Design Review. Brennan Ray, on behalf of Lennar, is requesting approval of eight (8) new standard plans with a minimum of three (3) elevations each to be constructed on 193 lots of the Nauvoo Station subdivision, located at the northwest corner of Crismon and Ocotillo roads.

C. Discussion and Possible Action on P19-0184 "Taylor Morrison at Terravella Residential Design Review". Taylor Morrison is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 84 lots in Phase II of the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads.

D. Discussion and Possible Action on (Case P19-0003) "Parkside Estates Preliminary Plat", a request from Sunrise Engineering for a preliminary plat approval of a 7-lot, 6.3-acre residential subdivision located east of the northeast corner of Sossaman and Appleby roads.

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on Case P19-0210 "Expanding General Plan Planning Area Boundary",** a request by Fulton Homes to expand the Town's General Plan Planning Boundary for approximately 180 acres of land located approximately 3,860 feet west of the

southwest corner of Gary Road and Empire Boulevard, immediately adjacent to the existing Morning Sun Farms community.

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

6. Recent activity update.

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 November, 2019 the Agenda for the November 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