



**NOTICE OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**WHEN: TUESDAY, NOVEMBER 10, 2009**

**WHERE: TOWN HALL COUNCIL CHAMBERS**

**TIME: 7:00 p.m.**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **TUESDAY, NOVEMBER 10, 2009 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

**AGENDA**

1. **Call to Order**
  
2. **Roll Call**

Chairman Trapp-Jackson	Commissioner Moore
Vice-Chairman - vacant	Commissioner Perry
Commissioner Atkinson	Commissioner Ingram
Commissioner Sossaman	Commissioner Reyes
  
3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' 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. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
  - a. **Consideration and Possible Approval of October 14, 2009 Work Study and Regular Session Minutes;**
  - b. **\*Consideration and Possible Approval of Rock Point Church, RZ09-048/CU09-041/SP09-040,** A request by Stan Thompson of Todd & Associates, Inc. on behalf of Rock Point Church, for a Planned Area Development (PAD), Site Plan, Landscape Plan, Building Elevation Plan and Conditional Use approval for Rock Point Church, located at the southeast corner of Power and Cloud roads.

5. **Public Hearing, Discussion and Possible action on Text Amendment to Zoning Ordinance, Article 6.16 Sign Regulations, TA09-075**, A request by the Town of Queen Creek for an Amendment to the Zoning Ordinance, Article 6.16 Sign Regulations (**This item will be continued to the December Commission Meeting**)
6. **Public Hearing, Discussion and Possible Action on Major General Plan Amendment Application, Victoria Estates Parcels 10, 11 & 11A, GP09-057/RZ09-059**, A request Ralph Pew on behalf of Taylor Morrison Homes to amend the General Plan Land Use Map for 125 +/- acres known as Victoria, Parcels 10, 11 and 11a, located at the northeast corner of Hawes and Ocotillo roads, from Medium Density Residential (2-3 dwellings per acre) to Medium High Density Residential-A (0-5 dwellings per acre).
7. **Public Hearing, Discussion and Possible Action on Major General Plan Amendment Application, Barney Farms, GP09-058/RZ09-060**, A request by Ralph Pew on behalf of Barney Farms to amend the General Plan Land Use Map designation for 257 acres located at the northwest corner of Queen Creek and Meridian roads from Employment Type B to Employment Type A, 20 acres of Community Commercial, 137 acres of Medium High Density Residential-A (3-5 dwellings per acre), and 79 acres of Medium High Density Residential-B (5-8 dwellings per acre).

**ADMINISTRATIVE ITEMS** (if not finished during Work Study)

8. **Review** of next month's agenda items.
9. **Report** on Town Council Action
10. **Communication** from members of the Commission and Staff.
11. **Adjournment**

BY: \_\_\_\_\_  
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 5th day of November, 2009 the Agenda for the November 10, 2009 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Branch Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 5th day of November, 2009.

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Laura Moats, Community Development Assistant

Planning and Zoning Commission AGENDA

Regular Session

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*The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.*