



**NOTICE OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

WHEN: WEDNESDAY, JANUARY 13, 2010

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 6:00 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 Work Study Session open to the general public on **WEDNESDAY, JANUARY 13, 2010 AT 6:00 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
Vice-Chairman - Vacant
Commissioner Atkinson
Commissioner Perry

Commissioner Ingram
Commissioner Moore
Commissioner Sossaman
Commissioner Reyes

3. Presentation by Town Manager on Home Rule

4. Discussion on Major General Plan Amendment Application, Victoria Estates Parcels 10, 11 & 11A, GP09-057/RZ09-059, A request by 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)

5. Discussion on A Country Place Event Center, GP09-088/RZ09-086/SP09-087/CU09-085

A request by Michelle Dahlke of Arizona Planning Solutions on behalf of Mike Nasser, for a Minor General Plan Amendment from Medium Density Residential (2-3 du/acre) to Commercial Services, (CS), Rezoning from R1-43 to C-1 Light Commercial, Site Plan and Conditional Use approval for an outdoor event center and restaurant. The site is 0.9 acres +/- and is located at 20401 S. Sossaman Road.

6. Discussion on Cunningham's Indoor Shooting Facility, SP09-103/CU09-102

A request by Chris Cunningham for a Site Plan and Conditional Use Permit approval for an Indoor Shooting Range located at 18395 S. 186th Way, in the Power Marketplace Business Park.

7. **Discussion on Decorative Trim Expansion, RZ09-093/SP08-174**

174 A request by Gabriel F. Guzman, of Orbe's Architects, for a Planned Area Development (PAD), Site Plan, Landscape Plan, and Building Elevation Plan approval for Decorative Trim Expansion Phase II. The proposed expansion consists of adding a 10,000 s.f. steel building to an existing 6,250 s.f. steel building on a 2.8 acre site with existing I-1 zoning. The project is located at 19399 E. Germann Road.

8. **Discussion on DR09-095, Cresleigh Homes at Hastings Farms, Parcel A**

A request from Perlman Architects for design review approval of four additional standard floor plans with three elevations each on a total of 136 lots zoned R1-7 on approximately 57.8 acres, located east of Ellsworth and Chandler Heights roads.

9. **Discussion on DR09-104, Highland Homes at Lucia**

A request from Kendal Baxley of KB Drafting and Design for design review approval of three additional standard floor plans with three elevations each on a total of 102 remaining lots in the Lucia subdivision, zoned R1-12, located at the northeast corner of Sossaman and Ocotillo roads.

10. **Discussion on DR09-106, Highland Homes at Crismon Heights**

A request from Kendal Baxley of KB Drafting and Design for design review approval of three additional standard floor plans with three elevations each on a total of 102 remaining lots in the Crismon Heights subdivision, zoned R1-12, located at the northeast corner of Crismon and Ocotillo roads.

11. **Discussion 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 was continued from the November Commission meeting)**

12. Discussion on Election of Vice-Chairman to fill vacancy left by Karen Fehlan

ADMINISTRATIVE ITEMS

13. **Review** of next month's agenda items.

14. **Report** on Town Council Action

15. **Summary of Current Events** from members of the Commission.

16. **Adjournment**

BY: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 7th day of January, 2010 the Agenda for the January 13, 2010 Work Study 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 7th day of January, 2010.

Laura Moats, Community Development Assistant

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.