



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

WHEN: WEDNESDAY, APRIL 14, 2010

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 **WEDNESDAY, APRIL 14, 2010 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 Perry
Vice-Chairman Moore	Commissioner Ingram
Commissioner Atkinson	Commissioner Reyes
Commissioner Sossaman	

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 March 10, 2010 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of Site Plan for Olive Garden at Queen Creek Marketplace. SP10-010** A request by Kourtnie Airheart, on behalf of Darden Restaurants, Inc. for Site Plan, Landscape Plan and Building Elevation Plan approval for an Olive Garden restaurant. The proposal consists of 7,582 square feet of commercial use on a site with existing C-2 PAD zoning. The project is located in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads on Pad A of the Queen Creek Marketplace.

- c. **Consideration and Possible Approval of Standard Pacific Homes at Sossaman Estates, DR10-015**, A request from Susann Mozer of Standard Pacific Homes for Design Review approval of five standard floor plans with three elevations each on a total of 35 infill lots in Sossaman Estates, Parcels H, I, and K, zoned R1-12 PAD, located at the northeast corner of Ocotillo Road and 186th Place.

PUBLIC HEARINGS

5. **Public Hearing, Discussion and Possible Action on Circle G at The Church Farm Minor General Plan Amendment, GP10-014**, A request by Greg Davis of Iplan Consulting on behalf of William Lyon Homes, to amend the General Plan Land Use Map designation for 20 acres located at the southeast corner of Ocotillo and Signal Butte roads from Community Commercial to Medium Density Residential. **At applicant's request, this will be continued to the May 12 Commission Meeting**
6. **Public Hearing, Discussion and Possible Action on Barney Farms Major General Plan Amendment, GP09-058**, 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 20 acres of Employment Type A, 20 acres of Community Commercial and 217 acres of Medium High Density Residential-A (0-5 du/ac)

ADMINISTRATIVE ITEMS (if not finished during Work Study)

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

BY: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 8th day of April, 2010 the Agenda for the April 14, 2010 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 8th day of April, 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.