



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
SEPTEMBER 11, 2019
6:00 PM**

1. Call to Order

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

Steve Sossaman
Lea Spall

Alex Matheson
Jeremy Benson

Matt McWilliams

Troy Young
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 August 14, 2019 and August 28, 2019 Planning Commission Meeting Minutes.

PUBLIC HEARING:

5. Public Hearing and Possible Action on P19-0049/P19-0066 "Spur Cross PAD Amendment", a request for Rezoning and Site Plan approval to adjust the overall acreage of components within the Spur Cross master planned community by eliminating 33 acres of R1-4, increasing the R1-5 zoning from 98 acres up to 120 acres, reducing the amount of C-1 acreage from 15 acres to 6 acres, and creating a 20 acre parcel of MDR for property located at the northeast corner of Ocotillo and Signal Butte roads. (Erik Swanson, Principal Planner)

6. This case has been continued indefinitely. Public Hearing and Possible Action on Case P19-0048 "Zimmerman Dairy Major General Plan Amendment", a request by Zimmerman Dairy LLC, for a Major General Plan Amendment for 191 acres from Industrial to 14 acres of Commercial and 177 acres of Neighborhood. This project is generally located at the southeast corner of Meridian Road and Germann Road. (Sarah Clark, Senior Planner)

7. Public Hearing and Possible Action on P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage, a request for Zoning Ordinance Text Amendment to Article 7 Signage. (Erik Swanson, Principal Planner)

FINAL ACTION:

8. **Discussion and Possible Action on P19-0092 "Gehan Homes Residential Design Review".**
Gehan Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 74 lots in Parcel 1-2 and Parcel 1-6 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Erik Swanson, Principal Planner)
9. **Discussion and Possible Action on P19-0098 "Pulte Group Residential Design Review."** Pulte Group is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 115 lots in Parcel 1-4 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)
10. **Discussion and Possible Action on the Annual Organizational Meeting to set Chair and Vice-Chair appointments for the remainder of the 2019 year**

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

11. **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.

12. 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 September, 2019 the Agenda for the September 11, 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