



**AGENDA  
SPECIAL MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JANUARY 29, 2020  
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 P19-0220 David Weekly Homes Residential Design Review.** David Weekly Homes is requesting approval of eight (8) new standard plans with three (3) elevations each to be constructed on 56 lots in Parcel 1-5 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”**, a request by Rob Friend of Fat Cats Entertainment and Ralph Pew of Pew and Lake, to amend the Pecan Lake PAD by rezoning approximately 3.7 acres (approx.) of R1-5/PAD to C-2/PAD to facilitate the development of a Fat Cats entertainment center. The property is located approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads.

**FINAL ACTION:**

6. **Discussion and Possible Action on “QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164)”**, a request from Alan Beaudoin of Norris Design for Site Plan and Preliminary Plat approval for a 19.6 acre commercial center, anchored by a Fry’s Marketplace and Pharmacy, located at the northeast corner of Ellsworth and Riggs roads.

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

**7. Recent activity update.**

**8. 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.

**9. 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 22<sup>nd</sup> day of January, 2020 the Agenda for the January 29<sup>th</sup>, 2020 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.

  
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Sarah Clark, Senior Planner