



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MARCH 11, 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 the February 12, 2020 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0187 MADERA WEST ESTATES PRELIMINARY PLAT, a request for a Preliminary Plat consisting of 219 lots on approximately 77 acres located at the southwest corner of Queen Creek Road and 220th Street. (Kyle Barichello, Senior Planner).

C. Discussion and Possible Approval of P19-0147 “Cloud Road and 188th Street Preliminary Plat”, a request by Tyler Tussey for approval of a new 12-lot subdivision zoned R1-43 on approximately 15.24 acres, located at the southeast corner of Cloud Road and 188th Street. (Steven Ester, Planner I)

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on Ocotillo 11 Text Amendments and PAD Rezone cases P19-0238 and P19-0239**, a staff initiated Text Amendments and PAD rezone to create a new Residential Commercial (RC) Zoning District and rezone 11 properties from R1-6 to RC/PAD, on approximately 3.5 acres located at the SWC of Ocotillo Road and 205th Place. (Kyle Barichello, Senior Planner)
- 6. Public Hearing and Possible Action on P20-0013 “Orchard Cove Rezone”**, a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the

development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin. (Steven Ester, Planner I)

- 7. Public Hearing and Possible Action on P18-0201 “Ellsworth and Queen Creek PAD Rezone”**, a request from Sean Lake (Pew and Lake, PLC) to rezone from R1-43 to MU (Mixed Use) with a Planned Area Development (PAD) Overlay for a commercial development consisting of retail, office, and multi-family residential uses on approximately 45 acres, located at the southwest corner of Ellsworth and Queen Creek roads. (Steven Ester, Planner I)

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

- 8. Recent activity update.**

- 9. 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.

10. 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, Kyle Barichello, do hereby certify that I caused to be posted this 5th day of March, 2020 the Agenda for the March 11, 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.



Kyle Barichello, Senior Planner