



**AGENDA  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
MAY 13, 2020  
6:00 PM**

Following the recommendations from the Center for Diseases Control and Prevention (CDC), to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, for the April 8 Queen Creek Planning Commission meeting physical attendance in the Council Chambers will be limited to members of the Planning Commission and necessary staff only.

Some members of the Planning Commission and Staff may attend electronically. Others may attend, including the public and media, by accessing and listening to the Town Council meeting online at [QueenCreek.org](http://QueenCreek.org) and following the instructions on that webpage.

**1. Call to Order**

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

Alex Matheson  
Lea Spall

Troy Young  
Matt McWilliams    David Gillette

Steve Sossaman  
Bill Smith

**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 April 8, 2020 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0155 The Shops at the Pecans Preliminary Plat** a request from Vince Di Bella of Adaptive Architects Inc. for Preliminary Plat approval of a 9-acre (approx.) site for a future commercial development located approximately 1,075 feet north of the northwest corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner)

**C. Discussion and Possible Approval of P19-0256 Jorde North Preliminary Plat**, a request by Hilgart Wilson for approval of a new 401-lot subdivision zoned R1-5 on approximately 94.48 acres, located west of Crismon Road and south of Germann Road. (Christine Sheehy, Principal Planner)

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on P19-0032 Schnepf Farms PAD Rezone**, a request from Sean Lake, Pew and Lake PLC, on behalf of Mark Schnepf, for a PAD Rezone of approximately 225 acres from R1-43 to Agritainment (AT)/PAD and C-2 (Commercial) to allow future development of the existing Schnepf Farms property, located at the northwest corner of Riggs and Rittenhouse roads. (Kyle Barichello, Senior Planner)
6. **Public Hearing and Possible Action on Case P18-0193 Empire Point**, a request from Sean Lake, Pew and Lake PLC, to Rezone from R1-43 to R1-5 and C-2 for a 533 lot single-family residential subdivision on approximately 180 acres located at the northwest corner of Empire Boulevard and Gary Road. (Erik Swanson, Interim Planning Administrator)
7. **Public Hearing and Possible Action on P19-0162/P19-0235 Fry's Fuel Station Conditional Use Permit and Site Plan**, a request from Alan Beaudoin of Norris Design for Conditional Use Permit and Site Plan approval for a fuel station and convenience store located in the future Fry's Marketplace commercial center at the northeast corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner)

**FINAL ACTION:**

8. **Discussion and Possible Action on P20-0043 Malone Place Parke Residential Design Review.** Mattamy Homes is requesting approval of eight (8) new standard plans with three (3) to four (4) elevations per plan to be constructed on 134 lots in Parcels 1 and 3 of the Malone Place Parke subdivision, located at the northwest corner of Ocotillo and Meridian roads. (Karolina Rodriguez, Planning Intern)
9. **Discussion and Possible Action on P19-0062 The Shops at the Pecans Comprehensive Sign Plan**, a request from Vince Di Bella of Adaptive Architects Inc., for approval of a Comprehensive Sign Plan for the Shops at the Pecans commercial development located approximately 1,075-feet north of the northwest corner of Ellsworth and Riggs Roads. (Sarah Clark, Senior Planner)

**ITEMS FOR DISCUSSION:**

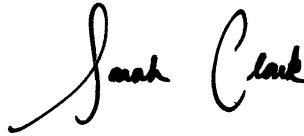
None.

**ADMINISTRATIVE ITEMS**

10. **Recent activity update.**
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 5<sup>th</sup> day of May, 2020 the Agenda for the May 13, 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.

A handwritten signature in black ink that reads "Sarah Clark". The signature is written in a cursive style with a long, sweeping underline for the "S".

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Sarah Clark, Senior Planner