



**REVISED AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
AUGUST 12, 2020
6:00 PM**

All Town Board & Commission meetings continue to be attended electronically by the Commission, Staff and the public. Following the recommendations from the CDC to help slow the spread of COVID-19, physical attendance at the August 12, 2020 Queen Creek Planning Commission meeting will be held electronically. Members of the public may access and listen to the Planning Commission meeting online at <https://www.queencreek.org/town-hall/town-council/watch-town-council-meetings> and following the instructions on that webpage.

Public comment: there are two options for residents to submit public comment

- Email: submit a comment to PublicComment@QueenCreek.org. Every email received will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public or the public hearing.
- WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (<https://queencreek.webex.com/queencreek/onstage/g.php?MTID=e2eb13553dcde94de3e075d53e40e7698>) and provide a public comment. To participate, register with your name, address and comment. View detailed WebEx instructions here. For additional help, contact WebEx Technical Support 1-866-229-3239.

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 Planning Commission on items not on the printed agenda and during Public Hearings. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Please observe the time limit of (3) minutes. Comments may also be sent to via email to PublicComment@queencreek.org by 6:30 p.m. on August 12, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). 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 July 8, 2020 Planning Commission Meeting Minutes.

- B. Discussion and Possible Action on P20-0018 Ellsworth Ranch Preliminary Plat** a request from RVi for Preliminary Plat approval of an approximately 190-acre, 452-lot single-family residential subdivision located at the northwest corner of Chandler Heights and Ellsworth roads (Kyle Barichello, Senior Planner)
- C. Discussion and Possible Action on P20-0090 Maracay at Madera Parcel 1A 50' x 120' Residential Design Review.** Maracay Homes is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 105 lots at Parcel 1A of the Madera subdivision, located south of the southeast corner of Signal Butte and Queen Creek Roads. (Steven Ester, Planner I)
- D. Discussion and Possible Action on P20-0095 Maracay at Madera Parcel 1A 60' x 120' Residential Design Review.** Maracay Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 70 lots at Parcel 1A of the Madera subdivision, located south of the southeast corner of Signal Butte and Queen Creek Roads. (Steven Ester, Planner I)

PUBLIC HEARING:

- E. Public Hearing and Possible Action on P20-0092 Katsiris Rezoning,** a request by Jessica Sarkissian (Upfront Planning & Entitlements) for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial) for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway. (Christine Sheehy, Principal Planner)
- F. Public Hearing and Possible Action on P20-0058 and P20-0059 Harvest Station Commercial Rezone and Site Plan,** a request by Sean Lake (Pew & Lake) to rezone approximately 12.33 acres from R1-5/PAD (Urban Residential District) to C-2 (General Commercial District) for a shopping center development, located at the southwest corner of Riggs and Gary Roads. (Christine Sheehy, Principal Planner)
- G. Public Hearing and Possible Action on P20-0079 Harvest Station Multi-Family Rezone,** a request by Sean Lake (Pew & Lake) to rezone approximately 12.58 acres from R1-43 (Rural Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast corner of Riggs and Gary Roads. (Christine Sheehy, Principal Planner)

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

- 5. Recent activity update.**
- 6. 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.
- 7. 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 10th day of August, 2020 the Agenda for the August 12, 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 that extends to the right.

Sarah Clark, Senior Planner