



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Virtual Meeting**  
**March 24, 2021**  
**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, the March, 2021 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.queen creek.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](mailto: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://toqc.webex.com/toqc/onstage/g.php?MTID=eaac0853b1b2808e0fd84f15497ee1be3>) 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.

**3. Public Comment:** *Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Comments may also be sent to via email to [PublicComment@queen creek.org](mailto:PublicComment@queen creek.org) by 5:30 p.m. on March 24, 2021 (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 February 10, 2021 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P21-0015 Meritage Homes at Spur Cross Residential Design Review.** Meritage Homes is requesting approval of five (5) new standard plans with four (4) elevations each to be

constructed on 59 lots at Parcel 1 of the Spur Cross subdivision, located north of the northeast corner of Signal Butte and Ocotillo roads. (Steven Ester, Planner II)

- C. **Discussion and Possible Action on P20-0200 Pulte Group Residential Design Review.** Pulte Group is requesting approval of five (5) standard plans with three (3) elevations each to be constructed on 80 lots in Parcel 3-1 of Harvest Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)

5. **Public Hearing:**

- A. **Public Hearing and Possible Action on case P21-0047 Arizona State Land Department Specific Plan Amendment,** a request from Carolyn Oberholtzer (BFSO) to Rezone approximately 950 acres of the State Land Specific Plan creating a new zoning designation of Urban Employment located north and east of the northeast corner of Germann and Meridian roads. (Erik Swanson, Planning Administrator)
- B. **Public Hearing and Possible Action on cases P21-0007 and P21-0008 Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan,** a request from Jason Sanks (Sustainability Engineering Group) on behalf of Wadsworth Queen Creek, LLC & JHK, LLC (Owner) for a Conditional Use Permit (CUP) for a veterinary hospital and Site Plan approval on approximately 3.29 acres located south of the southeast corner of Rittenhouse and Ellsworth roads. (Mallory Ress, Planner I)

**Final Action:**

- A. **Discussion and Possible Action on P20-0136 Harvest Station Comprehensive Sign Plan,** a request from Sean Lake of Pew & Lake, PLC for approval of a Comprehensive Sign Plan for the 12.3 acre Harvest Station commercial center located at the southwest corner of Gary and Riggs roads. (Christine Sheehy, Principal Planner)
- B. **Discussion and Possible Action on P20-0189 Power Marketplace Business Park Comprehensive Sign Plan Amendment,** a request from Elizabeth Pappas of Royal Sign Company for approval of a Comprehensive Sign Plan Amendment for the 47.8 acre (approx.) Power Marketplace Business Park located east of the northeast corner of Germann and Power Roads. (Mallory Ress, Planner I)

6. **Items for Discussion:** *These items are for Commission discussion only and no action will be taken. In general no public comment will be taken.*

None.

8. **Administrative Items:**

- A. **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, Sarah Clark, do hereby certify that I caused to be posted this 18<sup>th</sup> day of March, 2021 the Agenda for the March 24, 2021 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 horizontal line underneath the name.

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Sarah Clark, Senior Planner/Project Manager

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.