



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Virtual Meeting**  
**April 14, 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 April 14, 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.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](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=e91a1b05132849e284930551472f761b8>) 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@queencreek.org](mailto:PublicComment@queencreek.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 March 24, 2021 Planning Commission Meeting Minutes.**

**5. Public Hearing:**

- A. Public Hearing and Possible Action on P20-0206 Power and Chandler Heights Center**, a request by Wendy Riddell, (Berry Riddell, LLC) for a rezoning of approximately 4.98 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for future commercial uses consistent with the General Plan, located north and east of the northeast corner of Power and Chandler Heights roads. (Christine Sheehy, Principal Planner)

**Final Action:**

- A. Discussion and Possible Action on P21-0025 Acero Queen Creek Site Plan**, a request from Andrew Busching of the IDM Group for Site Plan approval of a 476-unit multi-family family development on a 24.25 acre site, located west of the southwest corner of Ellsworth and Queen Creek roads. (Steven Ester, Planner II)

**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 7<sup>th</sup> day of April, 2021 the Agenda for the April 14, 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.



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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.