



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Community Chambers, 20727 E. Civic Parkway**  
**May 12, 2021**  
**6:00 PM**

*Following the recommendations from the Center for Diseases Control and Prevention (CDC), the Arizona Department of Health Services, and the Governor's Executive Orders, to help slow the spread of COVID-19, attendance at Town meetings may be limited, including members of the Planning Commission and staff, to maintain appropriate physical distancing as determined by the Town. Some members of the Planning Commission and staff may attend electronically.*

*The public can continue to watch the meeting live streamed by visiting the Town's Ustream account at <https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning> or by registering with the Webex Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx ( <https://toqc.webex.com/toqc/onstage/g.php?MTID=e2e5a903df16d095e29e4699ee187245f> ) and watch the meeting and/or provide a public comment. To participate, register with your name, address and comment. View additional details at [QueenCreek.org/WatchMeetings](http://QueenCreek.org/WatchMeetings).*

*Public comment: in addition to attending in-person or via Webex, residents may submit public comment for the May 12 Planning Commission Meeting by:*

- *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.*

*Comments without identifying name and address will not be read or submitted as part of the written record.*

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 April 14, 2021 Planning Commission Meeting Minutes.**
- B. Discussion and Possible Action on P21-0077 Lennar at Harvest Queen Creek Residential Design Review.** Lennar is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 159 lots at Parcels 3-2 and 3-3 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads. (Steven Ester, Planner II)
- C. Discussion and Possible Action on P21-0018 Mickey 40 Preliminary Plat,** a request from CVL for Preliminary Plat approval of an approximately 40-acre, 162 single-family residential subdivision located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development. (Sarah Clark, Senior Planner/Projects)

**5. Public Hearing:**

- A. Public Hearing and Possible Action on P19-0088 Jorde Farms South PAD Rezone,** a request from Sean Lake (Pew and Lake, PLC) to rezone 747-acres from R1-43 (Queen Creek Zoning) and RU-43 (Maricopa County zoning R1-43 Equivalent) to R1-18, R1-9, R1-7, R1-5, MDR, and C-2 with a PAD Overlay, located generally east and west of the future Crismon Road alignment, north of Empire Road, west of Signal Butte Road, and south of Cloud Road. (Sarah Clark, Senior Planner/Projects)
- B. Public Hearing and Possible Action on P21-0037 Barney Farms North Orphan Rezone,** a request by Greg Davis (Iplan Consulting) to rezone a 2-acre triangular site from EMP-A to HDR, located approximately 1,500 feet southwest of the southwest corner of Germann and Signal Butte roads. (Sarah Clark, Senior Planner/Projects)
- C. Public Hearing and Possible Action on P12-0021 Costco Fuel Station Conditional Use Permit,** a request from Andrea Urbas of MG2 for Conditional Use Permit approval for a fuel station located at the northwest corner of Ellsworth and Queen Creek roads. (Erik Swanson, Planning Administrator)
- D. Public Hearing and Possible Action on P21-0087 Mobile Food Vendor Zoning Ordinance Text Amendment.** An amendment to the Zoning Ordinance to conform with the recent approval to the Town Code addressing mobile food vending in the Town of Queen Creek. (Sarah Clark, Senior Planner/Projects)
- E. Public Hearing and Possible Action on P21-0089 Zoning Ordinance Text Amendment – Residential Design Review,** an amendment to DS.4 Single-Family Residential by creating a new subsection F. Approved Product Transferability, to the Town’s adopted Design Standards (Erik Swanson, Planning Administrator)

**Final Action:**

- A. Discussion and Possible Action on P21-0017 Village at Schnepf Farms Site Plan,** a request from Sherri Koshiol of the Empire Group for Site Plan approval of a 144-unit multi-family development on a 13 acre site, located west of the northwest corner of Rittenhouse and Cloud 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:**

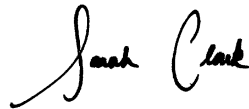
- A. Recent activity update.**

**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 5<sup>th</sup> day of May, 2021 the Agenda for the May 12, 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.