



AGENDA

SPECIAL MEETING

**QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK LIBRARY, 21802 S. ELLSWORTH RD.
ZANE GREY ROOM
JULY 14, 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.

Public comment: in addition to attending in-person, residents may submit public comment for the July 14 meeting by:

- *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.*

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 by 5:30 p.m. on July 14, 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 June 9, 2021 Planning Commission Meeting Minutes.**
 - B. **Discussion and Possible Action on P21-0079 Jorde Farms North Residential Design Review.** Shea Homes is requesting approval of ten (10) new standard plans with three (3) elevations per plan to be constructed on lots 1-225 in the Jorde Farms North subdivision, generally located at the west of the southwest corner of Germann and Crismon roads. (Laney Corey, Planning Intern)

- C. **Discussion and Possible Action on P21-0027, P21-0028 and P21-0029 Woodside Homes at North Creek Residential Design Review.** Woodside Homes is requesting approval of 26 new standard plans with 3 to 4 elevations per plan to be constructed on 363 lots within Parcels 2, 3, 5, 6, 7, and 8 in Phase1 of the North Creek subdivision, located at the southeast corner of Germann and Meridian roads. (Sarah Clark, Senior Planner/Project Manager)
- D. **Discussion and Possible Action on P21-0086 Legado Phases 2 and 3 Preliminary Plat,** a request by Stefanie Cerie of Taylor Morrison for a Preliminary Plat consisting of 405 lots as the second and third phases of the Legado subdivision. The 174-acre project site is generally located at the northwest corner of Sossaman and Ocotillo roads. (Steven Ester, Planner II)
- E. **Discussion and Possible Action on Case P21-0112 Power 14 Preliminary Plat,** a request from Bowman Consulting for Preliminary Plat approval of an approximately 18.53-acre, fourteen (14) lot single-family residential subdivision located north of the northeast corner of Power and Chandler Heights roads. (Mallory Ress, Planner I)

5. **Public Hearing:**

- A. **WITHDRAWN – Public Hearing and Possible Action on Case P21-0040 Encanto Vista Major General Plan Amendment,** a request from Sean Lake, of Pew and Lake PLC, to amend the existing 2018 General Plan Land Use Designation for 105 acres from Rural to Neighborhood use to allow for future single-family residential development. - **The applicant has requested the item be withdrawn from consideration.**
- B. **Public Hearing and Possible Action on P21-0134 Drive-Thru Conditional Use Permit Zoning Ordinance Text Amendment,** a staff initiated text amendment to the Zoning Ordinance recommending a Conditional Use Permit for drive-thru restaurants that are located within 1,200-feet of a residential zoning district. (Mallory Ress, Planner I)
- C. **Public Hearing on Case P21-0133 Town Initiated Text Amendment to 2018 the General Plan Update,** a staff initiated text amendment to provide a brief list of updates to the document’s maps to reflect changes since its approval and provide minor text amendments to provide additional clarification. (Sarah Clark, Senior Planner/Project Manager)

6. **Final Action:**

- A. **Discussion and Possible Action on P21-0035 Encanterra Resort Casitas,** a request from Curtis Briggs, Shea Homes for Preliminary Plat approval of an approximately 5.52-acre, 45 unit condominium subdivision located internal to the gated Encanterra Master Planned Community at northeast corner of Encanterra Boulevard and Encanterra Drive, adjacent to the La Casa Club House. (Erik Swanson, Planning Administrator)
- B. **Discussion and Possible Approval of P21-0135 Heart Cry Church Comprehensive Sign Plan,** a request from Richard North, on behalf of Arizona Commercial Signs for Heart Cry Church, for approval of a Comprehensive Sign Plan at Heart Cry Church, located at the southeast corner of Hunt Highway and Sossaman Road. (Laney Corey, Planning Intern)

7. **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 8th day of July, 2021 the Agenda for the July 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.



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.