



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Community Chambers, 20727 E. Civic Parkway**  
**November 10, 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 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=e30952e1f528f05ace767ddd3e4007dca>) and watch the meeting and/or provide a public comment. To participate, register with your name, address and comment. View additional details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>. Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the meeting:*

- *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.*
- *WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx ([LINK](#)) and provide a public comment. To participate, register with your name, address and comment. View details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>*

*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 November 10, 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 September 8, 2021 Planning Commission Meeting Minutes.**

**5. Public Hearing:**

- A. Discussion and Possible Action on P21-0192 Arizona State Land Department Specific Plan Supplement 2.** Request for Rezoning for an Amendment (P21-00192) of approximately 600 +/- acres to the State Land Specific Plan by creating a new zoning designation of Urban Employment (Erik Swanson, Planning Administrator).
- B. Discussion and Possible Action on P21-0071 Durham Queen Creek Rezone.** Request for Rezoning on an approximate 20-acre site from R1-43 (Rural Estate District) upon annexation from Maricopa County to C-2 (General Commercial District) (Erik Swanson, Planning Administrator).
- C. Discussion and Possible Action on P21-0125 The Bungalows Phase II PAD Rezone and P21-0126 Site Plan.** Request for a PAD Rezone from C-2 (General Commercial) to MDR/PAD (Medium Density Residential) and Site Plan approval for an 85 unit, single-story multi-family development on approximately 7.3 acres (Steven Ester, Planner II).
- D. Discussion and Possible Action on P21-0100 Pegasus Airpark PAD Amendment.** Request to amend the approved PAD at Pegasus Airpark to allow for helicopters to operate out of the airpark (Mallory Ress, Planner I).
- E. Discussion and Possible Action on P21-0044 Evergreen on Germann PAD Rezone and P21-0132 Site Plan.** Request for a PAD Rezone from R1-43 (Rural Estate District) to MDR/PAD (Medium Density Residential) and Site Plan approval for a 65 unit multi-family development on approximately 10 acres (Steven Ester, Planner II).
- F. Discussion and Possible Action on P21-0121 Rittenhouse Commons I PAD Rezone and P21-0122 Preliminary Plat.** Request for a PAD Rezone from R1-43 (Rural Estate District) to MDR/PAD (Medium Density Residential) and Preliminary Plat approval for an 81 lot single-family development on approximately 10 acres (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.

**7. Administrative Items:**

**A. Recent activity update.**

**8. 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.*

**9. 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, Erik Swanson, do hereby certify that I caused to be posted this 4<sup>th</sup> day of November, 2021 the Agenda for the November 10, 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, appearing to read "E. Swanson". The signature is written in a cursive style with a large initial "E" and a long, sweeping underline.

Erik Swanson, Planning Administrator

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.