



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Community Chambers, 20727 E. Civic Parkway**  
**April 13, 2022**  
**6:00 PM**

*The public can 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=eb9632f7d77cc806f6bbe7ec3a80f82c> 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. the day of the meeting (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 March 9, 2022 Planning Commission Meeting Minutes.**
  - B. **Discussion and Possible Action on P21-0253 Empire Pointe Residential Design Review.** Mattamy Homes is requesting approval of eighteen (18) new standard plans with three (3) elevations per plan to be

constructed on 533 lots at the Empire Pointe subdivision, located at the northwest corner of Gary Road and Empire Boulevard. (Mallory Ress, Planner I)

5. **Public Hearing Consent Agenda:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*

A. **Public Hearing and Possible Action on P22-0032 Minimum Residency Requirement for Planning Commissioners Text Amendment**, a staff initiated request for a Zoning Ordinance and Town Code Text Amendment to enact a minimum 1-year residency requirement for Planning Commissioner appointments. (Sarah Clark, Senior Planner)

6. **Public Hearing:**

A. **Public Hearing and Possible Action on Take 5 Instant Oil Conditional Use Permit P21-0150 and Site Plan P21-0149**, a request by Jesse Macias (M3 Design) for a Conditional Use Permit and Site Plan to allow the construction of a new 1,315 square foot drive-thru oil change facility on an approximate one (1) acre parcel within the Pecan Plaza development, located north of the northwest corner of Ellsworth and Riggs roads. (Laney Corey, Planning Intern)

7. **Final Action:**

A. **Discussion and Possible Action on P21-0216 Avanterra Madera Site Plan**, a request from Konrad Roznik of Continental Properties Company, Inc for Site Plan approval of a 130-unit multi-family development on a 16.35 acre site, located east of the southeast corner of Signal Butte and Queen Creek roads. (Mallory Ress, Planner I)

B. **Discussion and Possible Action on P21-0191 Acero Harvest Site Plan**, a request from Brian Anderson of BMA Architecture for Site Plan approval of a 204-unit multi-family development on a 12.58 acre site, located at the southeast corner of Riggs and Gary roads. (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 7<sup>th</sup> day of April, 2022 the Agenda for the April 13, 2022 Regular Meeting of the Queen Creek Planning & Zoning Commission at Town Hall and on the Town's website at [www.QueenCreekAZ.gov](http://www.QueenCreekAZ.gov).

A handwritten signature in black ink that reads "Sarah Clark". The signature is written in a cursive style with a large initial "S" and "C".

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.