



AGENDA
Regular Meeting
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
May 11, 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/j.php?RGID=rd457d22ceb16a4f67efa05e6a6e4299b> 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. 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 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 April 13, 2022 Planning Commission Meeting Minutes.**
 - B. **Discussion and Possible Action on P21-0256 North Creek Phase 2 Preliminary Plat.** A request by David Hughes of EPS Group, Inc. for a Preliminary Plat consisting of 374 lots for Phase 2 of the North Creek

community. The 75± acre project site is generally located at the southeast corner of Meridian Road and Germann Road. (Evan Balmer, Senior Planner)

- C. Discussion and Possible Action on P22-0021 Alexan Queen Creek Site Plan.** A request from Greg Davis of IPlan Consulting for Site Plan approval of a 495-unit multi-family development on a 19.51 acre site, located south of the southwest corner of Signal Butte and Germann roads. (Laney Corey, Planning Consultant/Erik Swanson, Planning Administrator)

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

- A. Discussion and Possible Action on P22-0101 Project Alpha Site Plan.** This is a request by Kevin Evernham, Ware Malcomb, for Site Plan approval for the development of approximately 120-acres of a 340 acre site located at the southeast corner of Ironwood Road and the future Pecos Road alignment. (Erik Swanson, Planning Administrator)

6. Public Hearing:

- A. Public Hearing and Possible Action on P21-0054 Hudson Station PAD Rezone and P21-0164 Hudson Station Commercial Site Plan.** A request from Sean Lake (Pew and Lake, PLC) to rezone approximately 95-acres from R1-43 to R1-18, R1-7, R1-5, MDR, and C-2 with a PAD overlay and a request for Site Plan approval of a 24-acre (approx.) commercial site anchored by a Fry's Marketplace and Pharmacy and Eos Fitness Facility. The project site is located generally at the southwest corner of Queen Creek and Signal Butte roads. (Sarah Clark, Senior Planner/Project Manager)

- B. Public Hearing and Possible Action on P21-0163 Fry's Fuel Center Conditional Use Permit.** A request from Sean Lake (Pew and Lake, PLC) for Conditional Use Permit approval for a Fry's Fuel Center, located generally at the southwest corner of Queen Creek and Signal Butte roads. (Sarah Clark, Senior Planner/Project Manager)

- C. Public Hearing and Possible Action on P21-0169 Mayberry on Rittenhouse PAD Rezone and P21-0171 Site Plan.** A request from Sean Lake (Pew and Lake, PLC) to rezone approximately 15.88 acres (net) from RU-43/R1-43 to MDR with a PAD overlay, and a request for Site Plan approval of a 186 unit residential condominium development, located east of the southeast corner of Sossaman and Rittenhouse roads. (Mallory Ress, Planner I)

- 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:

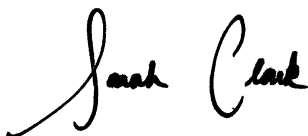
- A. Recent activity update.**

- 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 4th day of May, 2022 the Agenda for the May 11, 2022 Regular Meeting of the Queen Creek Planning & Zoning Commission Commission at Town Hall and on the Town's website at www.QueenCreekAZ.gov.

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

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.