



AGENDA

Planning & Zoning Commission

Queen Creek Library, 21802 S. Ellsworth Road

Zane Grey Room

July 27, 2022

6:00 PM

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public as set forth above. Members of the Planning Commission and staff may attend electronically.

The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](https://www.queen-creek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins) or by visiting the Town's Ustream account at <https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning>.

In addition to attending in-person and submitting a Request to Speak Card, residents may email their comment for this Planning Commission meeting to PublicComment@QueenCreekAZ.gov (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.

REGULAR SESSION

- 1. Call to Order:**
- 2. Roll Call:** *One or more members of the Commission may participate electronically or telephonically.*
- 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@QueenCreekAZ.gov by 5:00 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 June 8, 2022 Planning Commission Meeting Minutes.
- B. Discussion and Possible Action on P22-0108 Hudson Station Commercial Preliminary Plat, a request from Ali Fakhri of SEG for preliminary plat approval to subdivide a 24-acre (approx.) C-2 zoned parcel into 6 lots to facilitate the development of a commercial center. The project site is located at the southwest corner of Queen Creek and Signal Butte roads. (Sarah Clark, Senior Planner)
- C. Discussion and Possible Action on P22-0038 and P22-0039 Madera Ashton Woods Residential Design Review. Ashton Woods is requesting approval of twelve (12) new standard plans with a total of twenty-eight (28) elevations to be constructed on 339 lots at the Madera subdivision, located south of Queen Creek Road and between Signal Butte and Meridian Road. (Evan Balmer, Senior Planner)

5. Public Hearing:

- A. A CONTINUANCE ON THIS CASE HAS BEEN REQUESTED Public Hearing and Possible Action on Case P22-0051 Barney Farms North Major General Plan Amendment, a request by Greg Davis, Iplan Consulting, for a Major General Plan Amendment for 40± acres from Industrial to Neighborhood. This project is generally located south of Germann Road west of Signal Butte Road. (Evan Balmer, Senior Planner)
- B. A CONTINUANCE ON THIS CASE HAS BEEN REQUESTED Public Hearing and Possible Action on cases P22-0020 and P22-0025 Carvana Conditional Use Permit and Site Plan, a request from Dominic Ghaby, SimonCRE, for a Conditional Use Permit and Site Plan approval on approximately 4.47 acres for the construction of automotive distribution center with outdoor storage, located within Power Marketplace Business Park, east of the northeast corner of Power and Rittenhouse roads. (Mallory Ress, Planner I)
- C. Public Hearing and Possible Action on cases P21-0258 and P22-0002 Empire Southwest Site Plan and Conditional Use Permit, a request from Vince DiBella, Adaptive Architects, for a Conditional Use Permit and Site Plan approval on approximately 5.7 acres for the construction of an equipment rental company with outdoor display and outdoor storage, located within Power Marketplace Business Park, east of the northeast corner of Power and Rittenhouse roads. (Mallory Ress, Planer I)
- D. Public Hearing and Possible Action on P22-0157 Entertainment Activities Text Amendment, a staff initiated text amendment to Article 4. Zoning Districts of the Zoning Ordinance recommending approval of entertainment activities when associated with a restaurant or bar (Erik Swanson, Planning Administrator)

6. Final Action:

- A. Discussion and Possible Action on P22-0077 and P22-0129, Germann and Meridian Industrial Site Plan and Preliminary Plat, a request from Angie Grendahl, Thompson Thrift, for Site Plan and Preliminary Plat approval of a 65.9 acre industrial development located south of Germann Road west of Meridian Road. (Steven Ester, Planner II)
- B. Discussion and Possible Action on P22-0074 Rittenhouse Commons 1 Residential Design Review. Greg Davis, of iPlan Consulting, is requesting approval of three (3) new standard plans with three (3) elevations each to be constructed on 81 lots in the Rittenhouse Commons 1 subdivision, located at the northwest corner of Rittenhouse and Germann roads. (Evan Balmer, Senior Planner)

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.*

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 of the Regular Session.

WORK STUDY SESSION

The July 27, 2022 Work Study Session has been canceled.

I, Sarah Clark, do hereby certify that I caused to be posted this 20th day of July, the Agenda for the July 27, 2022 Regular Session and Possible Work Study Session of the Queen Creek Planning & Zoning Commission at Town Hall and on the Town's website at www.QueenCreekAZ.gov.

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.