



AGENDA

Planning & Zoning Commission Regular Session and Possible Work Study

Community Chambers, 20727 E. Civic Parkway

September 14, 2022

6:00 PM

REGULAR SESSION

1. **Call to Order:**
2. **Roll Call:** *One or more members of the Commission may participate electronically or telephonically.*
3. **Pledge of Allegiance:**
4. **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 5:30 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.*
5. **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 July 27, 2022 Planning Commission Meeting Minutes.
6. **Public Hearing:**
 - A. Public Hearing and Possible Action on P22-052 Arizona State Land Department Specific Plan Supplement 3, a request from Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC, to Request for Rezoning for an Amendment of approximately 1,600 +/- acres to the State Land Specific Plan by amending the zoning designations for Planning Units 5, 6, 7, 8, 9 and 13 from Neighborhoods and Urban to Urban Employment, and defining development guidelines for the remainder of the property as it relates to the Urban Employment designation.
 - B. Public Hearing and Possible Action on P22-0102 Queen Creek Olive Mill Phase II Agritainment PAD Rezone, a request to PAD Rezone approximately 32 acres from R1-43 (Rural Estate District) to AT/PAD (Agritainment) for future residential and commercial development located at the northeast corner of Meridian and Combs roads.
 - C. Public Hearing and Possible Action on Volare Estates PAD Rezone and Site Plan (Cases P22-0089 & P22-0091), a request from Sean Lake, Pew and Lake PLC, to rezone approximately

seven acres of property in Pegasus Airpark from R1-43 to MU PAD, and approval of the associated site plan, to allow for the construction of 34 hangars, located east of the northeast corner of Empire Blvd and Ellsworth Road.

- D. Public Hearing and Possible Action on P22-0061 and P22-0062 Sparrow SFG PAD Rezone and Site Plan, a request for a PAD Rezone from C-2 (General Commercial) to MDR/PAD (Medium Density Residential) and Site Plan approval of a 110-unit, multi-family development located on approximately 11 acres west of the northwest corner of Ironwood and Ocotillo roads.
- E. Public Hearing and Possible Action on P22-0116 Meridian Rezone, a request by Dorothy Shupe, Sketch Architecture Company, to rezone 17.69 acres from R1-54 to C-3, located immediately south of SR24 at the southeast corner of Meridian Road and SR24.
- F. Public Hearing and Possible Action on P22-0133 Barney Farms Industrial Rezone, a request by Greg Davis of Iplan Consulting, to rezone a 14.3 acre (approx.) site from C-2/PAD to EMP-A/PAD, located generally 350-feet west of the southwest corner of Signal Butte and Germann roads

7. Final Action:

8. Items for Discussion: *These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.*

9. Administrative Items:

A. Recent activity update.

10. 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.*

11. Adjournment of the Regular Session.

WORK STUDY SESSION

12. Call to Order:

13. Roll Call: *One or more members of the Commission may participate electronically or telephonically.*

14. Items for Discussion: *These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.*

15. Adjournment of the Work Study Session.

I, Sarah Clark, do hereby certify that I caused to be posted this 7th day of September 2022, the Agenda for the September 14, 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.