



AGENDA

Planning & Zoning Commission Regular Session and Possible Work Study

Community Chambers, 20727 E. Civic Parkway

October 12, 2022

6:00 PM

The public can watch the meeting live streamed at the Town's Ustream account at <https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning>.

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 May 11, 2022 Planning Commission Meeting Minutes.
 - B. Public Hearing and Possible Action on P22-0205 Permitted Use Table – Data Centers, a staff initiated text amendment to Table 4.6-1 Permitted Uses of the Zoning Ordinance prohibiting data centers.
 - C. Public Hearing and Possible Action on P22-0206 Signage Located in Roadway Medians Text Amendment, a staff initiated text amendment to Article 7 Signage Regulations of the Zoning Ordinance prohibiting signage from being located within roadway medians.
 - D. Public Hearing and Possible Action on P22-0207 Landscape Medians Text Amendment, a staff initiated text amendment to Article 5.3 Landscaping Standards of the Zoning Ordinance addressing installation and maintenance of landscaping medians and a mechanism for addressing lack of maintenance.
 - E. A continuance has been requested by the applicant on this case. Public Hearing and

Possible Action on cases P22-0118 and P22-0204, QC Vet Bldg Expansion Conditional Use Permit and Site Plan, a request from Cain Garcia, SPS+ Architects, for a Conditional Use Permit and Site Plan approval for the construction of an approximately 4,400sq.ft. building addition at the existing veterinary clinic, located east of the southeast corner of Hawes and Ocotillo roads.

6. Public Hearing:

- A. This case has been formally withdrawn by the applicant. Public Hearing and Possible Action on Cases Barney Farms North Major General Plan Amendment (Case P22-0051) and PAD Rezone (P22-0178), a request by Greg Davis, Iplan Consulting, for a Major General Plan Amendment for approximately 36.6 acres from Industrial to Neighborhood and a PAD Rezone to rezone 36± acres from Employment Type-A to 25.3 acres of High Density Residential and 11.1 acres of Medium Density Residential. This project is generally located south of Germann Road west of Signal Butte Road.

7. Final Action:

- A. Discussion and Possible Action on P22-0115 Hudson Station Marketplace Comprehensive Sign Plan, a request from Andy Gibson of Bootz and Duke sign company for approval of a Comprehensive Sign Plan for the 24-acre Hudson Station Marketplace Commercial Center located at the southwest corner of Queen Creek and Signal Butte roads.

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.*

None.

9. Administrative Items:

- 1. 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.

- 1. Department Update

15. Adjournment of the Work Study Session.

I, Sarah Clark, do hereby certify that I caused to be posted this 6th of October, the Agenda for the October 12, 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.