



## AGENDA

### Planning & Zoning Regular Session

Community Chambers, 20727 E Civic Parkway

November 9, 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>.

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 [PublicComment@QueenCreekAZ.gov](mailto: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 October 12, 2022 and October 18, 2022 Planning Commission Meeting minutes.
  - B. Public Hearing and Possible Action on P22-0223 Reasonable Accommodation Text Amendment, a staff initiated text amendment to Article 6.3 Group Residential Facilities of the Zoning Ordinance adding language regarding the reasonable accommodation waiver process.
  - C. Discussion and Possible Action on P22-0159 KB Homes at Mickey 40 (aka Enclaves at Sonrisa) Residential Design Review. KB Homes is requesting approval of six (6) new standard plans with three (3) elevations per plan to be constructed on 162 lots at the Mickey 40 (aka Enclaves at Sonrisa) subdivision, located internal to the northeast corner of Queen Creek and Ellsworth roads.
  - D. Discussion and Possible Action on P22-0158 Hancock Hudson Station Site Plan, a request by Sean Lake of Pew and Lake for the Site Plan approval of a 22.49 acre (approx.) 240 unit single-story for rent community located at the southeast corner of 220th Street and Queen Creek Road.

- E. Discussion and Possible Action on P22-0092 Volare Estates Preliminary Plat, a request from Sean Lake, Pew and Lake, PLC, for Preliminary Plat approval of an approximately 7-acre, 34 unit hangar condominium located east of the northeast corner of Empire Blvd and Ellsworth Road.
- F. Staff has requested a continuance for this case. Public hearing and possible action on Uhaul on Ocotillo Conditional Use Permit and Site Plan (Cases P22-0042 and P22-0043), a request from Jerod Negrette, RCAA Architect Inc., for a CUP and Site Plan approval for a self-storage facility and outdoor vehicle storage, located at the southeast corner of Ocotillo and Crismon roads.
- G. Discussion and Possible Action on P22-0110 Madera West Estates Residential Design Review. Richmond American Homes is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on 115 lots at the Madera West Estates subdivision, located at the southwest corner of Queen Creek Road and 220th Street.

**6. Public Hearing:**

- A. Public hearing and possible action on Queen Creek Veterinary Clinic Building Expansion Conditional Use Permit and Site Plan (Cases P22-0118 and P22-0204), a request from Cain Garcia, SPS+ Architects, for a CUP 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 Ocotillo and Hawes roads.

**7. Final Action:**

- A. Discussion and possible action on P22-0127 Christ Church of the Valley Queen Creek Site Plan, a request from Keith Green (Next Idea Architects) for Site Plan approval of a 51,120 SF church development on 15.2 acres, located at the southeast corner of Ellsworth and Chandler Heights roads.
- B. Discussion and possible approval of P22-0109 Vineyard Towne Center Comprehensive Sign Plan, a request from Scott Henson (Vestar) for approval of a Comprehensive Sign Plan at a commercial development on approximately 23 acres, located at the northwest corner of Combs and Gantzel roads.

**8. Items for Discussion:**

**1. None.**

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

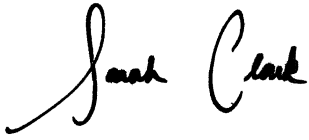
**9. Administrative Items:**

**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:**

I, Sarah Clark, do hereby certify that I caused to be posted this 3rd day of November, the Agenda for the November 9, 2022 Regular Session 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 horizontal line underneath it.

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.

