



AGENDA

Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

April 12, 2023

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 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 the March 8, 2023 Planning Commission Meeting Minutes.
 - B. **Discussion and Possible Action on P23-0008 Lennar at Harvest QC Residential Design Review Plan Additions.** Joe Freeman (Lennar Homes) is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on the remaining 106 lots at Parcels 3-2 and 3-3 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads.
6. **Public Hearing:**
 - A. **Public Hearing and Possible Action on P22-0256 Rittenhouse Commons 2 PAD Rezone,** a request from Greg Davis (iPlan Consulting) to PAD Rezone from C-2 (General Commercial) to MDR/PAD (Medium Density Residential) for a 166 lot single-family townhome development on approximately 16.5 acres located at the northeast corner of Sossaman and Rittenhouse roads.
 - B. **Public Hearing and Possible Action on P22-0072, P22-0073, and P22-0226 Cobblestone Carwash and Gravity Coffee Site Plan, Conditional Use Permit, and PAD,** a request from Jesse Macias (M3 Design) for a Site Plan, Conditional Use Permit, and PAD for a carwash and drive-thru coffee shop on approximately 2.91 acres located at the northeast corner of Ellsworth Road and Hunt Highway.

7. Final Action:

None.

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. Overview of Parks Projects (Adam Robinson, Community Services Deputy Director)

15. Adjournment of the Work Study Session.

I, Sarah Clark, do hereby certify that I caused to be posted this 6th day of April, the Agenda for the April 12, 2023 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.