



## AGENDA

### Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

May 10, 2023

6:00 PM

*The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](http://QueenCreek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins).*

*The Chairman or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate. Some members of the Commission and staff may attend electronically.*

#### **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](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 the April 12, 2023 Planning Commission Meeting Minutes.
  - B. Discussion and Possible Approval of P22-0284 Queen Creek Station South Commercial Comprehensive Sign Plan, a request from Michael Donada (Signs Plus) for approval of a Comprehensive Sign Plan at a commercial development on approximately 9.7 acres, located at the southeast corner of Ellsworth and Walnut roads.
  - C. Public Hearing and Possible Action on P23-0048 Site Plan and Preliminary Plat approval, a staff initiated text amendment to Section 3.3 Site Plan and Final Subdivision Review of the Zoning Ordinance.
- 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.
- C. Public Hearing and Possible Action on P22-0260 Pecan Lake Entertainment Center PAD Rezone, a request from Greg Davis (iPlan Consulting) to rezone approximately 2 acres from R1-43 to AT (Agritainment) to be incorporated into the larger 12-acre Pecan Lake Planned Area Development (PAD) and a request to update the Pecan Lake PAD development plan to incorporate a variety of new entertainment uses. The subject site is located west and north of the northwest corner of 206th Street and Riggs Road.

**7. Final Action:**

- A. 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.*

- A. None.

**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.*

- A. Discussion on Industrial Design Guidelines ( Erik Swanson, Planning Manager)

**15. Adjournment of the Work Study Session.**

I, Erik Swanson, do hereby certify that I caused to be posted this 8th of May, the Agenda for the May 10th, 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](http://www.QueenCreekAZ.gov).

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Erik Swanson, Planning 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.