



## AGENDA

### Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

December 13, 2023 | 6:00 PM

*(Doors open at 5:30pm)*

Notice is hereby given that dinner is generally provided a half-hour prior to this meeting, thus four or more members of the Queen Creek Planning and Zoning Commission may be present. Please be advised that there is no official action taken or discussion of matters before the Commission during this time.

With respect to the official meeting, 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. Consideration and possible approval of the October 11, 2023 Planning Commission meeting minutes and the November 8, 2023 Planning Commission Work Study Session meeting minutes.
  - B. Discussion and Possible Action on P23-0120 Lennar at Madera Phase 3 Residential Design Review. Lennar is requesting approval of six (6) new standard plans three (3) elevations per plan to be constructed on 281 lots at the Madera subdivision, located south of Queen Creek Road and between Signal Butte and Meridian Road.
  - C. Discussion and Possible Action on P23-0128 Rittenhouse Commons 2 Residential Design Review. Greg Davis, of iPlan Consulting, is requesting approval of three (3) new standard plans with two (2) elevations each to be constructed within 41 single-family attached buildings (amounting to a total of 166 townhome units) in the Rittenhouse Commons 2 subdivision, located at the northeast corner of Rittenhouse and Sossaman roads.

**6. Public Hearing:**

- A. Public Hearing and Possible Action on P23-0079, P23-0078, and P23-0080 Circle K at Ellsworth and Ocotillo Rezone, Conditional Use Permit and Site Plan, a request from Jodi Hammill (Land Development Consultants LLC) to rezone approximately 0.64 acres from R1-43 to C-2 and for Site Plan and Conditional Use Permit approval for the expansion and redevelopment of an existing fuel station and convenience store for a new 5,200 square foot convenience store and 3,264 square foot fuel station on a 1.21 acre site located at the northeast corner of Ellsworth and Ocotillo roads.
- B. Public hearing and possible action on Cases P23-0024 and P23-0028 AT&T Monopalm at U-haul Conditional Use Permit, and Site Plan, a request for Site Plan and Conditional Use Permit approval for the construction of a new 80-foot tall monopalm cell tower within a 1200sq.ft. walled equipment compound

**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.*

- A. General Plan Buffers and Transitions Update (Sarah Clark, Senior Planner)

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

I, Sarah Clark, do hereby certify that I caused to be posted this 6th of December, 2023 the Agenda for the December 13, 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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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.