



## AMENDED AGENDA

### Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

January 10, 2024 | 6:00 PM

*(Doors open at 5:30 PM)*

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 December 13, 2023 Planning Commission meeting minutes.
6. **Public Hearing:**
  - A. Public hearing and possible action on Cases P23-0081 Magma PAD Rezone, and P23-0131 Magma Site Plan, a request to rezone approx. 0.5 acres from R1-43 to DC PAD to allow for the reuse and modification of the existing building for a restaurant/retail use with associated site improvements.
  - B. Public Hearing and Possible Action on Buffer and Transition Manual Minor General Plan Amendment (P23-0188) and associated Zoning Ordinance and Design Standards Text Amendments (P23-0189).

**7. Final Action:**

- A. Discussion and Possible Action on the Annual Organizational Meeting Notification (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Planning Administrator)

**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:**

- 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. Downtown Core Plan Update (Jennifer Lindley, Downtown Redevelopment Manager)

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

I, Sarah Clark, do hereby certify that I caused to be posted this 8th of January 2024, the Agenda for the January 10, 2024 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.