



AGENDA

Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

March 27, 2024 | 6 p.m.

(Doors open at 5:30 p.m.)

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 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 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 approval of the January 10, 2024 Planning Commission meeting minutes.
 - B. Discussion and Possible Action on P23-0187 Merion Grove Residential Design Review. Morgan Fisher, of Toll Brothers, is requesting approval of three (3) new standard plans with three (3) elevations each to be constructed on 19 lots in the Merion Grove subdivision, located at the northeast corner of Ocotillo and Sossaman roads.
6. **Public Hearing:**
 - A. A CONTINUANCE ON THIS CASE HAS BEEN REQUESTED. Public Hearing and possible action on Cases P23-0020 and P23-0165, Home Depot CUP and Site Plan Amendment, a request from Cassandra Permenter, Scott A Mommer Consulting, to amend the existing Site Plan and for a Conditional Use Permit to accommodate additional display areas, storage areas, and rental equipment, including rental trucks, within the existing parking lot, located within Power Marketplace, east of the southeast corner of Power and Rittenhouse roads. The applicant requests a continuance to the April 10, 2024 Planning Commission hearing.

- B. Public Hearing and Possible Action on Beckett Power Ranch Rezoning (P23-0141) and Site Plan (P23-0142). The request is to Rezone the approximate 16.8 acre site from C-2 (General Commercial) to HDR (High Density Residential) along with Site Plan approval for the development of a 340-unit multi-family development. The subject site is located east of the northeast corner of Germann and Power roads.

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.*

9. Administrative Items:

- A. None.

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. 2024 Council Strategic Planning Session Update (Brett Burningham, Development Services Director)

15. Adjournment of the Work Study Session.

I, Maria Gonzalez, do hereby certify that I caused to be posted this 25th day of March, 2024, the Agenda for the March 27, 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.

Maria E. Gonzalez, MMC
Town Clerk

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.