REGULAR MEETING AND WORK STUDY SESSION
AMENDED AGENDA
Planning & Zoning Commission
October 14, 2026 | 6:00 PM
Community Chambers, 20727 E. Civic Parkway

Notice of Regular Meeting and Possible Executive Session of the Planning and Zoning Commission: Pursuant to A.R.S. §§ 38-431.02 and 38.431.03, notice is hereby given to the members of the Planning and Zoning Commission and the general public that the Planning and Zoning Commission will hold a regular meeting at the date and time noted above. Commission members and staff may participate in in person, telephonically, or electronically. The presiding officer may modify the order of agenda items and/or address items in a sequence deemed appropriate. The Planning and Zoning Commission may vote during the meeting to enter into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) regarding any item(s) on the agenda. Physical access to the meeting space will be available one-hour prior to the meeting start time.

Please note the Commissioners and staff generally gather for dinner 30-minutes prior to the start of the meeting, thus four or more members of the Planning and Zoning Commission may be present; however, there is no official action taken or discussion of matters before the Commission during this time.

Public Comment: Residents are welcome to address their comments in-person by submitting a Request to Speak/Comment Card prior to the start of the meeting and handing it to the Clerk. When called upon, you will receive 3-minutes to speak. If unable to attend in-person, you may submit your comment regarding a matter within the Town of Queen Creek's jurisdiction or for any item listed under the consent agenda, public hearing, and/or final action. Only one (1) comment per person, per agenda item will be accepted. Online comments received by 5:00 PM on the day of the meeting will be entered into the meeting's official record. http://www.queencreekaz.gov/WatchMeetings

Members of the public body may not discuss or take action on matters raised during the public comment that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

Accessibility: The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. Council Meetings are live-streamed and are accessible through the Town's website. For special accommodation requests, email the Town Clerk's Office at TownClerk@QueenCreekAZ.gov or contact the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting.

REGULAR SESSION

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **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 September 9, 2026 Planning and Zoning Commission meeting minutes.

6. PUBLIC HEARING

A. Public hearing and possible action on the Union PAD Rezone (P25-0095), a request by Brennan Ray (Ray Law Firm) for a PAD Rezone from Mixed-Use (MU) Planned Area Development (PAD) to MU PAD for an approximate 25-acre mixed-use development consisting of commercial retail, office, hotel, and multi-family residential, located at the southwest corner of Queen Creek and Ellsworth roads.

B. Public hearing and possible action on the Circle K fuel station and car wash Conditional Use Permit (Case P25-0159) and Site Plan (Case P25-0160), a request by Brennan Ray of Ray Law Firm for Conditional Use Permit and Site Plan approval of a fuel service station, convenience store, and car wash located on the southwest corner of Germann and Meridian roads.

7. FINAL ACTION

A. Discussion and possible approval of P26-0061, The Union at Ellsworth Comprehensive Sign Plan, a request from Steven Johnson (Imperial Signs) for approval of a Comprehensive Sign Plan for The Union mixed-use development located at the southwest corner of Ellsworth and Queen Creek roads.

B. Discussion and possible approval of P26-0123, QC District Comprehensive Sign Plan, a request from Chelsea United Group (Homewood Suites Owner) for approval of an amendment to the QC District Comprehensive Sign Plan for the addition of a monument sign for Homewood Suites, located at the southwest corner of Ellsworth and Rittenhouse roads.

8. ADMINISTRATIVE ITEMS

A. Recent Planning Activity Update (Erik Swanson, Planning Manager)

9. SUMMARY OF EVENTS FROM 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.*

10. ADJOURNMENT OF THE REGULAR SESSION

WORK STUDY SESSION

11. CALL TO ORDER

12. ROLL CALL

13. 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. Update on the Town's Water Strategy (Shea Joachim, Assistant Town Manager)

B. Economic Development Strategic Plan Update (Doreen Cott, Economic Development Director)

C. 2028 General Plan Update (Sarah Clark, Principal Planner)

14. ADJOURNMENT OF THE WORK STUDY SESSION