AGENDA

Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

May 13, 2026 | 6:00 PM

Notice of Regular Meeting of the Planning and Zoning Commission:
Notice is hereby given that the Planning and Zoning Commission will hold a regular meeting at the date and time specified above. The presiding officer may modify the order of Agenda Items and/or address items in a sequence deemed appropriate. Commissioners and staff may participate in the meeting in person, telephonically, or electronically. Physical access to the meeting space will be available 30-minutes prior to the start of the meeting.

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 may submit public comments for any item listed under the consent agenda, public hearing, and final action. Members of the public may submit comments to the Planning and Zoning Commission for items not on the Agenda during Public Comment. All comments for this meeting can be submitted in-person or via email to PublicComment@QueenCreekAZ.gov. Emails received by 5:30 PM the day of the meeting will be entered into the official record. Comments are limited to one per person, per Agenda Item. Please include your name, address, agenda item and comment of 500 words or less. Comments without identifying name and address will not become part of the official record.

Members of the public may address the Planning and Zoning Commission on items not on the printed agenda. Please observe a time limit of three minutes. 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. For special accommodations, please contact the Town Clerk's Office at 480-358-3000 or the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting. Planning and Zoning meetings are live-streamed and can be viewed at https://www.queencreekaz.gov/government/watch-town-meetings by selecting "video" next to the applicable meeting, or by visiting the Town's Ustream account at https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning.

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 April 8, 2026 Planning and Zoning Commission meeting minutes.

B. A CONTINUANCE TO THE JUNE 10, 2026, PLANNING AND ZONING COMMISSION MEETING HAS BEEN REQUESTED. Public hearing and possible action on P24-0091, P24-0092, and P24-0093, a request from Brian Greathouse (Burch & Cracchiolo) for a rezone, conditional use permit, and site plan review for the development of a fuel station and convenience store on approximately 2 acres located at the northwest corner of Cloud and Rittenhouse Roads.

C. A CONTINUANCE HAS BEEN REQUESTED ON THIS ITEM. Public hearing and possible action on P26-0019 - Ocotillo and Ironwood General Plan Amendment, a Town-initiated amendment to consider the removal of approximately 878 acres from the Queen Creek planning area boundary.

6. PUBLIC HEARING

A. Public Hearing and possible action on P26-0020 Combs and Gantzel General Plan Amendment, a Town-initiated amendment to consider the removal of approximately 489 acres from the Queen Creek Planning Area Boundary located generally south of Combs Road and west and east of Gantzel Road.

B. Public hearing and possible action on P25-0168 and P25-0169, Taco Bell Conditional Use Permit and Site Plan review, a request from Mira Gantzert (Core States Group) for a conditional use permit and site plan for a drive-thru restaurant on approximately 1.15 acres located west of the southwest corner of Ellsworth Road and Empire Boulevard.

C. Public Hearing and possible action on Cases P26-0001 (Site Plan) and P25-0137 (Conditional Use Permit) for the Fort AZ wireless communication facility, a request by Linda Grice (Young Design) for site plan and conditional use permit approval to establish and operate a 65-foot tall wireless communication tower providing up to two wireless carriers and associated equipment.

D. Public Hearing and possible action on P25-0156 Zoning Ordinance Text Amendment to Section 5.6 (Parking and Loading Standards) providing language allowing revised standards and exceptions to the Town's off-street parking requirements for properties in the Downtown Core (DC) Zoning District.

7. ADMINISTRATIVE ITEMS

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

8. 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.*

9. ADJOURNMENT OF THE REGULAR SESSION

WORK STUDY SESSION

10. CALL TO ORDER

11. ROLL CALL

12. 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. 2028 General Plan Update (Erik Swanson, Planning Manager)

13. ADJOURNMENT OF THE WORK STUDY SESSION