



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, February 16, 2012

Emergency Operations Center (EOC) Pinal County Complex - Building F

31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

CALL TO ORDER:

- | | | | |
|-----|------------------------|-----|------------------------|
| () | HARTMAN, Chairman | () | RIGGINS, Vice-Chairman |
| () | AGUIRRE-VOGLER, Member | () | SALAS, Member |
| () | FAUCETTE, Member | () | ELLIS, Member |
| () | BROWN, Member | () | MORITZ, Member |
| () | GUTIERREZ, Member | () | DEPUTY COUNTY ATTORNEY |

SCHEDULE OF AGENDA: ACTION MEANS DISCUSSION/ RECOMMENDATION FOR APPROVAL OR DENIAL TO THE BOARD OF SUPERVISORS ON THE FOLLOWING PLANNING CASES. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Commission with its permission.

- 1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**
 - **January 19, 2012**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
 - **Order of Agenda**
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **January 18, 2012**
 - **February 8, 2012 No Cases**

NEW CASES:**AGENDA ITEMS 5 & 6 WILL BE DISCUSSED TOGETHER**

4. **PZ-011-11 – PUBLIC HEARING/ACTION:** One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Rezone request from GR (General Rural) to CB-1 (Commercial) to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).
5. **PZ-PD-011-11 – PUBLIC HEARING/ACTION:** One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).

AGENDA ITEMS 7 & 8 WILL BE DISCUSSED TOGETHER

6. **PZ-PA-011-11 PUBLIC HEARING/ACTION:** Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential, 3.5 DU/AC, (MDR)** to **Employment** to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).
7. **SUP-012-11 - PUBLIC HEARING/ACTION:** Candelario Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (**PZ-585-79**) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

8. **S-001-05 - ACTION:** Amarillo Creek South, LLC, landowner, Barbara Rust, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek South**, 1,086 lots on a 321.3± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as the E½ of Section 20, T5S, R3E, G&SRB&M, Tax Parcels 510-48-015F & 510-48-015G (located approximately 2 miles southwest of the City of Maricopa).

NEW CASES:

9. **PZ-C-001-12 – DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-829 (E) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.166 Rezonings**, to consider adding language to require metes and bounds legal descriptions for each zoning district in a rezone request.

The Planning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

ADJOURNMENT