



PINAL COUNTY  
*wide open opportunity*

**PINAL COUNTY PLANNING AND ZONING COMMISSION**

Regular Meeting

9:00 a.m.

Thursday, May 17, 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:**

- March 15, 2012
- April 17, 2012

**2. PLANNING DIRECTORS DISCUSSION ITEMS:**

- Supervisor Martyn's Term on Board of Supervisors
- MAG Community Planning Exercise Volunteer

**3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**

- April 11, 2012 No Cases
- April 25, 2012 No Cases

**WORK SESSION:**

- 4. Work Session** for discussion with AJ Blaha Interim Public Works Director regarding Public Works projects in Pinal County

**NEW CASES:**

5. **PZ-PD-004-12 - PUBLIC HEARING/ACTION:** Southwest Financial, LLC, landowner/applicant, UEB Design Build, LLC. c/o Paul Alessio, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (**PZ-PD-006-06**) on 10± acres within the **Bella Villagio PAD** to plan and develop a church; situated in a portion of the N½ of Section 12, T03S, R07E G&SRB&M, tax parcel 509-02-002J (legal on file) (located adjacent to the south side of Skyline Drive approximately ¼ mile west of Gary Road, San Tan Valley area).

**AGENDA ITEMS 6 & 7 WILL BE DISCUSSED TOGETHER**

6. **PZ-003-12 - PUBLIC HEARING/ACTION:** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone to (C-3) General Commercial on a 1.557± acre parcel; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)
7. **PZ-PD-003-12 - PUBLIC HEARING/ACTION** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop Montessa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case **PZ-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

**AGENDA ITEMS 8, 9 & 10 WILL BE DISCUSSED TOGETHER**

8. **PZ-PA-001-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).
9. **PZ-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)(**PZ-033-84**) to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).
10. **PZ-PD-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12**; situated in a portion of the

western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

11. **PZ-C-001-12 – PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.166 Rezoning**s, to add language to require legal descriptions for each zoning district in a rezone request.
12. **PZ-C-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-821(D) a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside an Active Management Areas (AMAs).
13. **PZ-PA-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the Comprehensive Plan, to add policy establishing direction for the creation of and purpose of a Trails Manual.
14. **PZ-C-002-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend the earlier initiation, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, to consider adding language for monument signs to the earlier initiation regarding temporary and promotional signs.

#### CONTINUED CASES:

15. **PZ-PA-005-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:
  - Amending the opening paragraph regarding **Mixed Use Activity Centers** in Chapter 3 Sense of Community (pg. 72) to address urban heat island effect;
  - Adding a new **Mixed Use Activity Center Planning Guideline** in Chapter 3 Sense of Community (pg. 78) regarding underground, understructure and multi-level parking structures.
  - adding a new policy **7.2.2.3** concerning rainwater harvesting techniques (pg 265);
  - amending policy **7.4.1.5** concerning energy efficiency (pg 278)
  - renumbering policy **7.4.2.3** to **7.8.1.1** and renumbering policy **7.4.2.4** to **7.4.2.3** for formatting purposes;
  - adding a new goal **7.8**, a new objective **7.8.1** and two new policies **7.8.1.2** and **7.8.1.3** (pg 283);
  - Adding three sidebars to Chapter 7 by describing and highlighting the terms: **Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs** (pg. 283);

(Continued from the April 19, 2012 Planning Commission meeting)

#### PLANNING & DEVELOPMENT

**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.

16. **S-008-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Miller & White 815, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Terrazo**, 2,844 lots on a 829.2± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in a portion of Section 1, T6S, R2E and Section 31, T5S, R3E, G&SRB&M, Tax Parcel 501-02-001A et al. (parcel list on file) (located adjacent to the north side of Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa).
  
17. **S-045-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolff Langley Opportunity I, LLC, landowner, requesting approval of a tentative plat extension for **San Tan Shadows**, 1,228 lots on a 456.7± acre parcel in the CR-3/PAD zone; situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-064, 509-03-003R, and 509-03-003Q (located adjacent to the north side of Hunt Highway, San Tan Heights area).

**WORK SESSION:**

18. **PZ-PA-002-12 – Work session** to discuss additional alignment option for the Juan Bautista de Anza National Historic Trail through Pinal County.

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**