



PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, October 18, 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 |
| () BROWN, Member | () MORITZ, Member |
| () GUTIERREZ, Member | () ELLIS, Member |
| () TAMERON, 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:

- August 16, 2012
- September 13, 2012

2. ELECT PLANNING COMMISSION CHAIR AND VICE CHAIR

3. PLANNING DIRECTORS DISCUSSION ITEMS:

- Clarification of Commission comments for the minutes
- Gila River/SRP News Release

4. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- September 5, 2012
- September 19, 2012

NEW CASES:

5. **SUP-006-12- PUBLIC HEARING/ACTION:** Casa Rhema, LLC applicant, Dorin Pitut, agent requesting approval of a Special Use Permit to allow a 24 person assisted living group home facility within the CR-5 zone on a 0.58± acre parcel; situated in a portion of

the southeast quarter of Section 6, T5S, R7E G&SRB&M (legal on file) Tax Parcel 406-05-255 (west of Overfield Road, north of Alsdorf Road in the Arizona City 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.

6. **S-021-03 - DISCUSSION/APPROVAL/DISAPPROVAL:** Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 1**, 801 lots on a 293± acre parcel in the GR, CR-2/PAD, CR-3/PAD, CR-5/PAD, and CB-2/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 005, 006, & 008 (located adjacent to Amarillo Valley Road, White Road, and Papago Road approximately 2½ miles southwest of the City of Maricopa).
7. **S-032-03A - DISCUSSION/APPROVAL/DISAPPROVAL:** Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 2 & 3**, 1,299 lots on a 379± acre parcel in the GR, CR-3/PAD, and CR-5/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 004, & 007 (located adjacent to Amarillo Valley Road, White Road, and Ak Chin Indian Community approximately 2 miles southwest of the City of Maricopa).
8. **S-030-03 - DISCUSSION/APPROVAL/DISAPPROVAL:** FIPC, LLC, landowner, Greg Sir, agent, requesting approval of a tentative plat extension for **Laco 80**, 80 lots on a 85± acre parcel in the CR-1A zone; situated in portion of the south half of Section 3, T6S, R7E, G&SRB&M, Tax Parcel 401-01-128 et al. (parcel list on file) (located adjacent to the west side of Curry Road and adjacent to the City of Coolidge).
9. **S-018-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** VREO III, LLC, landowner, ECAS, engineer, requesting approval of a tentative plat extension for **Ashburn at Magic Ranch Units 1, 2, & 3**, 320 lots on a 79.7± acre parcel in the CR-2/PAD & CR-3/PAD zones; situated in portion of the east ½ of Section 2, T4S, R8E, G&SRB&M, Tax Parcels 200-58-007 & 200-58-011 (located ¼ mile south of Arizona Farms Road and adjacent to the east side of Southern Pacific Railroad approximately ¾ mile west of the Town of Florence).
10. **S-022-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Skyline & Quail, LLC, landowner, UEG Group, engineer, requesting approval of a tentative plat extension for **Skyline Estates**, 1,017 lots on a 290± acre parcel in the CR-3/PAD zone; situated in portion of Section 11, T3S, R8E, G&SRB&M, Tax Parcel 210-11-001C (located adjacent to the west side of Quail Run Lane and adjacent to the south side of Skyline Drive, approximately 1 ½ miles north of the Town of Florence).
11. **S-021-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Units 4 & 6**, 482 lots on a 231.54± acre parcel in the CR-3/PAD zone; situated in portion of Sections 5, 7, & 8, T10S, R14E, G&SRB&M, Tax Parcel 305-31-015E (located approximately ½ mile northwest of State Route 77, Oracle area).

12. **S-023-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Unit 8**, 84 lots on a 49.07± acre parcel in the CR-3/PAD zone; situated in portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcel 305-31-015D (located approximately ¾ mile northwest of State Route 77, Oracle area).
13. **S-011-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Whitewing IV, LLC, landowner, Terry Fitzgerald, Synergy Plus, agent, requesting approval of a tentative plat for **Encanto Tierra**, 72 lots on a 86.88± acre parcel in the CR-1A zone (**PZ-025-01 & PZ-026-01**); situated in portion of Section 36, T3S, R7E, G&SRB&M, Tax Parcels 509-02-034A, 034B; 509-02-035A, 035B, and 035C (located approximately 3½ miles south of Hunt Highway and Gary Road, San Tan Valley area).

NEW CASES:

14. **PZ-C-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-813 (D) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.175 Planned Area Development (PAD) Overlay Zoning District** to consider adding language to allow previously approved PADs to make amendments following the requirements of Chapter 2.175 when rezoning to the Mixed Use Zoning District, subject to criteria, and to allow administrative PAD amendments when rezoning to the Mixed Use Zoning District, subject to criteria; amending **Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on or after February 18, 2012** to consider adding criteria for PAD amendments with mixed use zoning; and to consider adding **Chapter 2.360 Mixed Use Zoning District**, a new zoning district that will permit a mix of development types including residential, commercial and industrial and will provide flexibility in these development area boundaries.

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