



PINAL COUNTY  
*wide open opportunity*

## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, April 18, 2013

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      | ( ) DEL COTTO, Member      |
| ( ) ANDERSON, Member       | ( ) SMYERS, 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 21, 2013**
2. **PLANNING DIRECTORS DISCUSSION ITEMS:**
3. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - **March 27, 2013**
  - **April 10, 2013**

#### 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.

4. **S-048-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** Circle R Investments, LLC, landowner requesting approval of a tentative plat extension for **Ocotillo Verde**, 495 lots on a 141± acre parcel in the CR-3/PAD zone; situated in a portion of Section 17, T3S, R9E,

PLANNING & DEVELOPMENT

G&SRB&M, Tax Parcels 210-36-002C & 004 (parcel list on file) (located at the northwest corner of Bella Vista Road and Cooper Road approximately 1 mile north of the Town of Florence).

5. **S-050-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** CV Pinal, LLC, and Wolfcor, LLC, landowners, Seth Keeler, agent, requesting approval of a tentative plat extension for **Bella Vista**, 2,104 lots on a 650± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 23, T3S, R8E, G&SRB&M, Tax Parcels 210-23-001D et al. (parcel list on file) (located at the southwest corner of Quail Run Lane and Bella Vista Road adjacent to the Town of Florence).
6. **S-042-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the CR-3, CR-1, & SR/PAD zones; situated in a portion of Section 12, T4S, R9E, G&SRB&M, Tax Parcels 210-59-001 et al. (parcel list on file) (located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence).
7. **S-023-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Cholla Ridge, LLC, landowner, KSE Design Group, PLC, Inc., engineer, requesting approval of a tentative plat for **Cholla Ridge**, 46 lots on a 6.59± acre parcel in the CR-5/PAD zone; situated in a portion of the northwest quarter of Section 9, T1S, R9E, G&SRB&M, Tax Parcel 104-57-002E (legal on file) (located approximately 1½ miles northeast of US 60, in the Gold Canyon area).

#### NEW CASES:

8. **PZ-PA-001-13 - 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 **Chapter 3: Sense of Community** and **Chapter 5: Economic Sustainability**, to amend the Economic Development Plan and to add text regarding the Butterfield Stage Corridor.
9. **PZ-PA-003-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a non-major comprehensive plan amendment from **Major Open Space** (or 1 du/ac) to **Moderate Low Density Residential** (1 - 3.5 du/ac) on a .5 ± acre parcel pending and in conjunction with SUP request **SUP-002-13** in the MH zone (**PZ-315-72**); described as Lot 38, Lake View Park No. 2 Amended (Bk. 17 Pg 36 P.C.R) Section 3, T02S, R10E G&SRB&M, Tax Parcel 104-48-038 (located in the southwest corner area of Kirk Dr. & Pomeroy Rd. in Queen Valley).

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