



PINAL COUNTY
wide open opportunity

Greg Stanley
Interim County Manager
Development Services

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, November 21, 2013

Emergency Operations Center, 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 |
| () GUTIERREZ, Member | () MORITZ, Member |
| () ANDERSON, Member | () DEL COTTO, Member |
| () SMYERS, Member | () GRUBB, 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.

- **DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**
 - **September 19, 2013**
 - **October 17, 2013**
- **PLANNING DIRECTORS DISCUSSION ITEMS:**
- **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **October 30, 2013**
 - **November 6, 2013**

NEW CASES:

- **PZ-010-13 – PUBLIC HEARING/ACTION:** Borgata at San Tan Heights, LLC landowner/applicant, Hoskin Ryan Consultants, Inc, agent, requesting approval of a zone change from CR-1A/PAD (Single Residence Zone with a Planned Area Development Overlay District) (**PZ-PD-037-99**) to (R-12) Single Residence Zoning District on 271.0± acres to plan and develop the 411 lot Borgata at San Tan residential development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-010-13); situated in portions of Sections 2, 9 and 10, T03S, R07E G&SRB&M, tax parcels 509-02-080, 509-04-004, 005, 509-11-001R and 509-96-001 through 085 (legal on file) (located on the west side of Thompson Rd south of Hunt Hwy in the San Tan Valley area)
- **PZ-PD-010-13 – PUBLIC HEARING/ACTION:** Borgata at San Tan Heights, LLC landowner/applicant, Hoskin Ryan Consultants, Inc, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-99**) on 271.0± acres within the **San Tan Heights PAD** to plan and develop the 411 lot Borgata at San Tan residential development; pending and in conjunction with Board of Supervisors zone change approval under Planning Case (PZ-010-13); situated in portions of Sections 2, 9 and 10, T03S, R07E G&SRB&M, tax parcels 509-02-080, 509-04-004, 005, 509-11-001R and 509-96-001 through 085 (legal on file) (located on the west side of Thompson Rd south of Hunt Hwy in the San Tan Valley 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.

- **S-014-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Lotocka, LLC, landowner, Physical Resource Engineering, Inc., agent, requesting approval of a tentative plat for **Desert Living Estates**, 58 lots on a 83.81± acre parcel in the GR zone; situated in a portion of the southwest quarter of Section 30, T10S, R11E, G&SRB&M, Tax Parcel 410-16-0600 (located at the southeast corner of S. Marylynne Lane and E. Sianna Drive approximately 1.25 miles north of the Town of Marana) (**Continued from the October 17th, 2013 Planning Commission meeting**).
- **S-036-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Peralta Canyon, LLC, landowner, Voyager Properties, agent, Atwell, engineer, requesting approval of a tentative plat for **Peralta Canyon**, 761 lots on a 320.23± acre parcel in the CR-3/PAD zone; situated in a portion of Section 16, T01S, R09E, G&SRB&M, Tax Parcels 104-09-016J, 016K, and 016C (located approximately half mile north of US Highway 60 in the Gold Canyon area).

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