



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, December 19, 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 |

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:

- October 17, 2013
- November 21, 2013

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- Community Plan
- Business Cards

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

- November 20, 2013
- December 4, 2013 – No Cases

NEW CASES:

4. **PZ-005-13 – PUBLIC HEARING/ACTION:** Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a zone change from GR (General Rural) to (R-7) Single Residence Zoning District (71.19± acres) and (C-1) Neighborhood Commercial Zoning District (10.17± acres) on a total of 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-005-13); situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area)
5. **PZ-PD-005-13 – PUBLIC HEARING/ACTION:** Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors zone change approval under planning case PZ-005-13; situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area)
6. **PZ-009-13 – PUBLIC HEARING/ACTION:** Ellsworth Enterprises Limited Partnership, landowner/applicant, Iplan Consulting, agent, requesting approval of a zone change from GR (General Rural) to (R-7) Single Residence Zoning District on 220.25± acres to plan and develop the 771 lot Combs Ranch Planned Area Development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-009-13); situated in a portion of the south ½ Section 27, T02S, R08E G&SRB&M, tax parcels 104-22-006P, 006Q, 006R, 006S, and 006T (legal on file) (located on the north side of Combs Rd east of Schnepf Rd in the San Tan Valley area)
7. **PZ-PD-009-13 – PUBLIC HEARING/ACTION:** Ellsworth Enterprises Limited Partnership, landowner/applicant, Iplan Consulting, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 220.25± acres to plan and develop the 771 lot Combs Ranch Planned Area Development; pending and in conjunction with Board of Supervisors zone change approval under planning case PZ-009-13; situated in a portion of the south ½ Section 27, T02S, R08E G&SRB&M, tax parcels 104-22-006P, 006Q, 006R, 006S, and 006T (legal on file) (located on the north side of Combs Rd east of Schnepf Rd in the San Tan Valley area)
8. **PZ-PD-008-13 – PUBLIC HEARING/ACTION:** Gary Road Holdings, LLC, landowners/applicants, Matrixx Management, LLC, agent, requesting approval of an Amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-03**) on 83.52± acres within the **San Tan Heights PAD** to plan and develop 218 single-family dwelling units; situated in a portion of the NE¼ of Section 13, T3S, R7E G&SRB&M, tax parcels 509-02-9240 & 509-02-059A (legals on file) (located approximately ½ mile south of the Gary Road and Hunt Highway intersection).

9. **PZ-C-003-13 – DISCUSSION/APPROVAL/DISAPPROVAL:** Pinal County applicant, Kent & Christina Horn landowners, requesting the Planning and Zoning Commission initiate a zone change from MHP (Manufactured Home Park) to RU-1.25 (Rural Zoning District) on 2± acres; situated in a portion of the NE¼ of the NW¼ of Section 6, T02S, R08E, G&SRB&M, tax parcel 511-66-014B (legal on file) (located on the SWC of the intersection of Selma Hwy & S. Mammoth Drive south of Casa Grande)

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.

10. **S-038-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pulte Homes Corporation, landowner, Michael Baker, Jr. Inc., agent, requesting approval of a tentative plat for **Red Rock Village IV**, 91 lots on a 22.68± acre parcel in the CR-3/PAD (**PZ-PD-006-02**) zone; a portion of the south half of Section 8, T10S, R14E G&SRB&M, Tax Parcel 410-11-001U (located at Sasco Road and Interstate 10, Red Rock 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