



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, January 16, 2014

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:

- November 21, 2013
- December 19, 2013

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- New County Manager
- Planning and Development Staff

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

- December 18, 2013
- January 8, 2014 – No Cases

CONTINUED 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) **(Continued from the December 19, 2013 Planning Commission Meeting)**
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) **(Continued from the December 19, 2013 Planning Commission Meeting)**
6. **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). **(Continued from the December 19, 2013 Planning Commission Meeting)**

NEW CASES:

7. **PZ-012-13 – PUBLIC HEARING/ACTION:** Mike and Alice Peltcs, landowner/applicant, Sanks and Associates, agent, requesting approval of a zone change from CB-1 (Local Business zone) and CR-2 (Single Residence Zone) to C-2(Community Commercial Zoning District) on 6.86± acres to plan and develop a commercial development including a self-storage facility; situated in a portion of the east ½ Section 30, T02S, R08E G&SRB&M, tax parcels 104-53-009C (legal on file) (located on the west side of Gantzel Road South of Red Fern Road 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.

8. **S-040-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Magma Ranch III - Phoenix LLC, Landowner, Premier Engineering Corporation. Inc., engineer, requesting approval of a tentative plat for **Magma Ranch III Parcel 2**, 671 lots on a 167.77± acre parcel in

the CR-3 & CR-4/PAD (**PZ-PD-031-02**) zones; situated in a portion of Section 19, T3S, R9E G&SRB&M, Tax Parcel 210-38-003A (located at the northwest corner of Judd Road and Felix Road, Florence area).

WORK SESSIONS:

9. Discussion about potential Ordinance concepts to allow the use of recreational vehicles for short term visitor housing

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