



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, April 17, 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:

- **March 20, 2014**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Resignation of Commissioner Anderson**
- **Community Plan**

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

- **March 26, 2014 – No Cases**
- **April 9, 2014 – No Cases**

4. **Executive Session** for the purpose of obtaining legal advice from the County's attorney(s) pursuant to A.R.S. § 38-431.03 (A)(3).; regarding PAD amendment case **PZ-PD-008-13**.

CONTINUED CASES:

5. **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 (**Continued from the February 21, 2014 Planning Commission Meeting**) (**This item as been withdrawn at the request of the Applicant**)

NEW CASES:

6. **SUP-001-14 – PUBLIC HEARING/ACTION:** Rita Casares, landowner; Glenn A. Wilt Jr., applicant, David Dow, agent, requesting approval of a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on 0.46± acres in the CB-2 zone(**PZ-385-73**); situated in a portion of the SE¼ Section 27, T09S, R 15E G&SRB&M. tax parcel 308-56-086 (legal on file)(located on the north side of American Avenue east of Rockcliffe Blvd in the Oracle area)
7. **SUP-002-14 – PUBLIC HEARING/ACTION:** Airborne Support Group, LLC, landowner, requesting a Special Use Permit to operate a private runway on a 203± acre parcel in the GR zone; situated in a portion of the north half of Section 12, T09S, R06E G&SRB&M, tax parcels 500-46-002C, 500-46-002D and 500-46-002E (legal on file) (located in the southwest corner area of Sunland Gin Rd and Harmon Rd in the Eloy area).
8. **PZ-C-003-13 – PUBLIC HEARING/ACTION:** Pinal County applicant, Kent & Christina Horn landowners et. al., requesting a zone change from MHP (Manufactured Home Park)(**PZ-028-00**) to RU-1.25 (Rural Zoning District) on 2± acres; situated in a portion of the NE¼ of the NW¼ of Section 6, T07S, R05E, 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.

9. **S-008-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Miller & White 815, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Terrazo**, 2,844 lots on a 829.2± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in a portion of Section 1, T6S, R2E and Section 31, T5S, R3E, G&SRB&M, Tax Parcel 501-02-001A et al. (parcel list on file) (located adjacent to the north side of Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa).
10. **S-017-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** RJ2 Investments, LLC, landowner, Bergin, Frankes, Smalley & Oberholtzer, agent, requesting approval of a tentative plat extension for **Maricopa Opus**, 725 lots on a 226.13± acre parcel in the CR-3/PAD zone; situated in portion of the E½ of Section 26, T5S, R2E, G&SRB&M, Tax Parcel 510-31-009E (located adjacent to the west side of Ralston Road, east side of Thunderbird Road, north side of Teel Road, and approximately ¼ mile south of Val Vista Road; 5 miles southwest of the City of Maricopa).

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