



PINAL COUNTY
wide open opportunity

NOTICE OF PUBLIC MEETING AND AGENDA
of
PINAL COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting

9:00 a.m.
Thursday, February 19, 2015
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

Please turn off cell phones and other electronic devices or place in silent mode.

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.

COMMISSION MEMBERS

- | | |
|----------------------------|----------------------------|
| () RIGGINS, Chairman | () HARTMAN, Vice-Chairman |
| () AGUIRRE-VOGLER, Member | () SALAS, Member |
| () GUTIERREZ, Member | () MORITZ, Member |
| () DEL COTTO, Member | () GRUBB, Member |
| () SMYERS, Member | () PUTRICK, Member |

AGENDA

1. **CALL TO ORDER:**
2. **DISCUSSION OF ACTION ITEM REPORT**
 - **Action Item Report**
3. **PLANNING MANAGER’S DISCUSSION ITEMS:**
 - Re-appointment of Commissioner Aguirre-Vogler
 - Pinal Airpark Tour, Joint P&Z BOS work-session, Informational Sessions
4. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **January 28, 2015 No Cases**
 - **February 4, 2015 No Cases**

NEW CASES:

5. **PZ-PD-016-14 - PUBLIC HEARING/ACTION:** requested by San Tan Heights Homeowners Association, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights (PAD) Overlay District (**PZ-PD-037-99**) to allow development of community facilities and recreational amenities in the CR-1 and CR-3 zones; situated in a portion of the SW ¼ of Section 11, T03S, R07E G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road in the San Tan Valley area).
6. **PZ-013-14 - PUBLIC HEARING/ACTION:** Vowell, Charles Edward and Pamela Kay TRS, applicant/landowner, Brian Vowell, agent, requesting approval of a zone change from CB-1 (Local Business Zone) (**PZ-001-00**) to C-3 (General Commercial Zoning District) on 8.05± acres; situated in a portion of the SW ¼ of Section 18, T02S, R08E G&SRB&M, tax parcel 104-25-003D (legal on file) (located on the NEC of Ocotillo Road and Meridian Drive in the San Tan Valley area)

Agenda Items 7 & 8 Will Be Discussed Together

7. **PZ-015-14 – PUBLIC HEARING/ACTION:** Westcor Queen Creek, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of a zone change from GR (General Rural), CR-1A (Single Residence Zone), and CR-3 (Single Residence Zone) (**PZ-009-00**), to R-7 (Single Residence Zone) on 88 ± acres to plan and develop the 290 lot Circle Cross Ranch North residential development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (**PZ-PD-015-14**); situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).
8. **PZ-PD-015-14 – PUBLIC HEARING/ACTION:** Westcor Queen Creek., LLC, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the Circle Cross Ranch Planned Area Development (PAD) Overlay District (**PZ-PD-009-00**) to amend the development plan and development standards in the R-7 zoning district to develop a 290 lot single family dwelling unit development; situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

ADJOURNMENT

The Planning and Zoning 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).

Supporting documents for the above-listed matters are available at the Pinal County Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.