



NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Amended Please Note Change of Meeting Location

Regular Meeting

9:00 a.m.

Thursday, January 18, 2018

Ironwood Room – Historic Courthouse, Admin Complex
135 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 | () | DEL COTTO, Member |
| () | SMYERS, Member | () | AULT, Member |
| () | PUTRICK, Member | () | SHEARER, Member |
| () | DE VLIAGER, Member | () | LIZARRAGA, Member |

AGENDA

1. **CALL TO ORDER & ROLL CALL:**
2. **DISCUSSION OF ACTION ITEM REPORT:**
 - December 21, 2017

COMMUNITY DEVELOPMENT
Planning Division

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

- None

4. REPORT ON TENTATIVE PLAT EXTENSIONS:

- No tentative plat extension were granted this month

TENTATIVE PLATS

- 5. S-036-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Hunt Retail Investments, LLC. landowner, Kimley-Horn, engineer, requesting approval of a tentative plat for **Hunt Retail of San Tan Heights**, 3 lots on a 27.2± acre parcel in the CB-2/PAD zone (**PZ-PD-004-17**); situated in portions of Section 12 and 13, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 509-02-057N, located adjacent to the south side of Hunt Highway east of Gary Road in San Tan Valley.

CONTINUED CASES

- 6. PZ-006-17– PUBLIC HEARING/ACTION:** Kenneth Sutton, landowner, Cornejo Construction, applicant, requesting approval of a zone change from **CI-2** (Industrial Zone)(**PZ-007-63**) to **I-3** (Industrial Zoning District) on 10± acres; situated in a portion of Section 14, 5S, 4E, G&SRB&M (legal on file), tax parcel 502-47-0180 (located on Anderson Road north of Maricopa-Casa Grande Way in the Maricopa area). (**Continued from the December 21, 2017 Commission Meeting**)
- 7. PZ-009-17– PUBLIC HEARING/ACTION:** Belcara, LLC, landowner, EPS Group, Inc., applicant, requesting approval of a zone change from **SR** (Suburban Ranch)(**PZ-341-72**) to **R-12** (Single Residence Zoning District) to develop a 26 lot subdivision, San Tan Meadows, on 12.11± acres; Sun Valley Farms Unit 2: S-405' of Lot 3 situated in a portion of Section 17, 2S, 8E, G&SRB&M (legal on file), tax parcel 104-24-005B (located between N Friend Ave and N Suburban Ave east of Apache Sun Golf Course in the San Tan Valley area). (**Continued from the December 21, 2017 Commission Meeting**)

NEW CASES**AGENDA ITEMS 8 & 9 WILL BE DISCUSSED TOGETHER**

- 8. PZ-014-17 –PUBLIC HEARING/ACTION:** requesting a rezone from CB-1/PAD (Local Business Zone) (**PZ-(PD)-025-05**) to C-3 (General Commercial Zoning District) on approximately 18.49± acres to develop additional commercial uses in the Ironwood Crossing Marketplace, located in portions of Sections 18, T02S, R08E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 109-18-663F, located at the intersection of N Ironwood Dr. and Ocotillo Rd in the San Tan Valley area.
- 9. PZ-PD-014-17 –PUBLIC HEARING/ACTION:** requesting a Planned Area Development (PAD) Overlay Zoning District) on approximately 18.49± acres to develop additional commercial uses in the Ironwood Crossing Marketplace, located in portions of Sections 18, T02S, R08E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 109-18-663F, located at the intersection of N Ironwood Dr. and Ocotillo Rd in the San Tan Valley area.

- 10. SUP-007-17 – PUBLIC HEARING/ACTION:** Marken Telecom Services on behalf of Crown Castle. LLC, applicant, Arizona State Land Department, landowner, requesting approval of a Special Use Permit to continue operation of a 250-foot lattice tower for a wireless communications facility, including related equipment and fixtures on a 6.34 ± acre parcel in the GR zone; situated in a portion of NE ¼ of Section 16, T5S, R6E, tax parcel 509-24-7010, Lease application #03-105500 (located E of I-10 in the north Casa Grande area)

AGENDA ITEMS 11 & 12 WILL BE DISCUSSED TOGETHER

- 11. PZ-016-17 – PUBLIC HEARING/ACTION:** Maes Family Living Trust, et. al.(multiple owner list on file), landowners, EPS Group Inc., applicant, requesting approval of a zone change from CR-3 (Single Residence Zone)(**PZ-032-04, PZ-020-05**) to R-7 (Single Residence Zoning District) on 197.83± acres to plan and develop a 648 single-family lot subdivision; situated in a portion of Section 34, T2S, R8E, G&SRB&M (legal on file), tax parcels 104-22-027B, 027D, 104-22-028K, 028N, 028P, 028R, 028S, 028V, 028X, 104-22-1460, 0710, and 0720. (located east of Schnepf Road and south of Combs Road in the San Tan Valley area).
- 12. PZ-PD-016-17 – PUBLIC HEARING/ACTION:** Maes Family Living Trust, et. al.(multiple owner list on file), landowners, EPS Group Inc., applicant, requesting approval of a Planned Area Development (PAD) Overlay Zoning District on 197.83± acres to plan and develop a 648 single-family lot subdivision; situated in a portion of Section 34, T2S, R8E, G&SRB&M (legal on file), tax parcels 104-22-027B, 027D, 104-22-028K, 028N, 028P, 028R, 028S, 028V, 028X, 104-22-1460, 0710, and 0720. (located east of Schnepf Road and south of Combs Road in the San Tan Valley area).
- 13. SUP-006-17– PUBLIC HEARING/ACTION:** Pinal County, landowner, Young Engineering, on behalf of Verizon, applicant, requesting approval of a Special Use Permit to operate a 85-foot tall monopalm wireless communication facility on a 900 sq. ft. lease area of 80.0± acre parcel in the CB-2/PAD zone (**PZ-(PD)-055-06**); situated in a portion of the SE¼ of Section 25, T6S, R7E G&SRB&M, tax parcel 401-14-005(legal on file)(located approx. .5 miles south of the intersection of Hwy 287 and Eleven Mile Corner Rd. on the west side the Coolidge Area, aka Pinal County Fairgrounds).

CALL TO THE COMMISSION:

- 14. CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

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.