



PINAL COUNTY  
*wide open opportunity*

## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, May 19, 2011

Emergency Operations Center (EOC) 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          |
| ( ) | FAUCETTE, Member       | ( ) | ELLIS, Member          |
| ( ) | BROWN, Member          | ( ) | O'NEIL, Member         |
| ( ) | MORITZ, Member         | ( ) | DEPUTY COUNTY ATTORNEY |

**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 17, 2011**
2. **DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: April 21, 2011**
3. **PLANNING DIRECTORS DISCUSSION ITEMS:**
4. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - **April 6, 2011**
  - **April 20, 2011**
  - **May 11, 2011**

**CONTINUED CASES:**

5. **PZ-PA-001-11 - DISCUSSION/APPROVAL/DISAPPROVAL: Water Element of the Comprehensive Plan** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to modify **Policy 7.2.1.1** and replace **Objective 7.2.5 and Policy 7.2.5.1** with an objective and policies concerning the provision of information by applicants on water demand, water supply and water sources at the time applications are filed for zoning cases, **(Continued from the April 21, 2011 Commission Meeting)**

**NEW CASES:**

6. **PZ-C-002-11 – DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-829 (E) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.165**, to add **Section 2.165.045** Information on Water Demand, Water Supply and Water Sources or amending **Chapter 2.166, Section 2.166.050** Application Process
7. **PZ-C-001-11 - PUBLIC HEARING/ACTION:** To consider repealing the rules of procedures for Pinal County Hearing Officer adopted by **Pinal County Board of Supervisors Ordinance No. 100592-HOROP** and adopting new/revised civil hearing office rules of procedure to ensure that statutory requirements governing this process are met and to correctly reference current ordinances that are used to issue complaints for violations.
8. **SUP-001-11 - PUBLIC HEARING/ACTION:** Richard and Lisa Wrightson applicant/landowner, Penny Gauthier, agent requesting approval of a Special Use Permit to operate an automotive repair facility on a 4.75± acre parcel in the (SR) Suburban Ranch zone; situated in a portion of the SW¼ of Section 8, T02S, R08E G&SRB&M, Tax parcel 104-23-095 (legal on file) (east of Ironwood Drive and just north of Pima Road in the Queen Creek area).
9. **PZ-PD-005-10 - PUBLIC HEARING/ACTION:** Beazer Homes Holdings Corp. applicant/landowner, JMI & Associates, Inc., engineer, Andrew E. Moore Law Firm, P.C., agent requesting approval of a Planned Area Development (PAD) Amendment to allow an increase in allowed total single family residential dwelling units from 1500 units at 3.2 DU/AC up to 1578 total dwelling units at 3.5 DU/AC and to allow the re-designation and reconfiguration of a 13 acre school site within the PAD to be reduced to 10 acres and use the remaining 3 acres as a community park/open space within the 478.7± acre **(Morning Sun Farms PAD)** previously approved under cases **PZ-PD-055-00 & PZ-PD-055-00A**; situated in Sections 1 & the NE ¼ of Section 12, T3S, R7E G&SRB&M (legal on file) Tax Parcels 509-03-640A, et. al (parcel list on file) (west of Gary Road, north of Hunt Highway and south of Empire Road in the Queen Creek 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.

10. **S-048-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** Circle R Investments, LLC, landowner requesting approval of a tentative plat extension for **Ocotillo Verde**, 495 lots on a 141± acre parcel in the CR-3/PAD zone; situated in a portion of Section 17, T3S, R9E, G&SRB&M, Tax Parcels 210-36-002C & 004 (parcel list on file) (located at the northwest corner of Bella Vista Road and Cooper Road approximately 1 mile north of the Town of Florence).
11. **S-042-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the CR-3, CR-1, & SR/PAD zones; situated in a portion of Section 12, T4S, R9E, G&SRB&M, Tax Parcels 210-59-001 et al. (parcel list on file) (located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence).
12. **S-028-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Turner Communities, landowner, JMA Engineering Corporation, agent, requesting approval of a tentative plat extension for **Stanfield Estates**, 300 lots on a 96± acre parcel in the CR-3/PAD zone; situated in a portion of Section 5, T6S, R4E, G&SRB&M, Tax Parcel 503-05-001H (parcel list on file) (located adjacent to the eastside of Stanfield Road, approximately a ½ mile north of Barnes Road and 4 miles west of the City of Casa Grande).

**WORK SESSION**

13. **PZ-C-007-10 - WORK SESSION** on **PZ-C-007-10** proposed text amendments to the county zoning ordinance, **Title 2 of the Pinal County Development Services Code**. This work session will focus on proposed changes to the draft ordinance and OSRAM based on feedback from the Zoning Ordinance Working Group.
14. **PZ-PA-002-11 - WORK SESSION** on **PZ-PA-002-11**, a proposed major amendment of the **Pinal County Comprehensive Plan** to amend **Chapter 10: Implementation, Plan Amendments**, to add criteria establishing when road re-alignment requests are processed as Major Comprehensive Plan Amendments or Non-Major Comprehensive Plan Amendments.

**FUTURE MEETING DATES AND AGENDA ITEMS**

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**