



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

Regular Meeting

9:00 a.m.

Thursday, January 16, 2019

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.

Some members may attend telephonically

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 |
| () | DEL COTTO, Member | () | AULT, Member |
| () | DE VLIAGER, Member | () | LIZARRAGA, Member |
| () | POLLARD, Member | () | MENNENGA, Member |
| () | SMYERS, Member (absent) | () | SABEL, Member |

AGENDA

- 1. CALL TO ORDER & ROLL CALL:**
- 2. DISCUSSION OF ACTION ITEM REPORT**
 - December 19, 2019

COMMUNITY DEVELOPMENT
Planning Division

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

- PZ-006-19 – **Approved on 12/18/2019**

NEW CASES:**(AGENDA ITEMS 4, 5, 6 WILL BE DISCUSSED TOGETHER)**

- 4. PZ-PA-001-19 – PUBLIC HEARING/ACTION:** Charlie Goff, landowner, The Planning Center, Brian Underwood applicant/agent, requesting a Non-Major Comprehensive Plan Amendment to designate 34.2 acres from Very Low Density Residential (O-1du/ac) to General Commercial situated in in Section 27, T10S, R16E, G&SRB&M (legal on file) tax parcels portion of 307-12-048E, portion of 307-12-048C, and portion of 307-12-052C located along east of Mount Lemmon Road and east of the National Coronado Forest boundary in the Oracle area.
- 5. PZ-001-19 – PUBLIC HEARING/ACTION:** Charlie Goff, landowner, The Planning Center, Brian Underwood applicant/agent requesting approval of a rezone change of 34.2 acres from GR (General Rural Zone) to C-3/PAD (General Commercial Zoning District), to allow for commercial uses; situated in Section 27, T10S, R16E, G&SRB&M (legal on file) tax parcels portion of 307-12-048E, portion of 307-12-048C, and portion of 307-12-052C located along east of Mount Lemmon Road and east of the National Coronado Forest boundary in the Oracle area.
- 6. PZ-PD-001-19 – PUBLIC HEARING/ACTION:** Charlie Goff, landowner, The Planning Center, Brian Underwood applicant/agent, requesting approval of the Planned Area Development (PAD) Overlay Zoning District of 34.2 acres to allow for commercial uses and development standards for a planned area development known as 3C Ranch, situated in Section 27, T10S, R16E, G&SRB&M (legal on file) tax parcels portion of 307-12-048E, portion of 307-12-048C, and portion of 307-12-052C located along east of Mount Lemmon Road and east of National Coronado Forest boundary in the Oracle area.
- 7. PZ-PD-008-19 – PUBLIC HEARING/ACTION:** Hunt Highway Self Storage Partners, LLC landowner, Wendy Riddell, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-028-06) on 6.37 ± acres, to modify the original PAD development standards and the development plan, situated in the Northern quarter of Section 03, T03S, R07E G&SRB&M, tax parcels 509-04-002X (legal on file), located on the north of Hunt Highway between Ellsworth and Thompson Roads in the San Tan Valley area.

CALL TO THE COMMISSION

- 8. 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://pinalcountyz.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.