



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

### Regular Meeting

9:00 a.m.

Thursday, February 20, 2020

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

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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**

COMMUNITY DEVELOPMENT  
Planning Division

### 3. Planning Manager Discussion Items:

- JLUS Project Update Report (to be discussed after public hearing items)

### TENTATIVE PLATS:

4. **S-011-19 – ACTION:** Gary Road Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., applicant/agent, requesting approval of a tentative plat for San Tan Heights, Parcel D1 & D2, 202 lots on 83.5± acres in the CR-3/PAD (PZ-PD-037-03 & PZ-PD-037-99) zone; situated in a portion of Section 13, Township 3 South, Range 7 East, G&SRB&M, tax parcels 509-02-924 and 509-02-059A (located adjacent to the west side of Gary Road approximately .3 miles south of Hunt Highway, San Tan Valley area).
5. **S-038-18 – ACTION:** RRV South LP, landowner, Bowman Consulting, engineer, requesting approval of a tentative plat for Red Rock Village V, for a 139 lots and tracts A-F, on a 28.99 ± acre parcel in the CR-3/PAD (PZ-006-02/PZ-PD-006-02/PZ-015-08) zone, tax parcel 410-11-001U, a portion of the Southeast Quarter of Section 8, Township 10 South, Range 10 East, G&SRB&M, (located southeast of Interstate 10, south of Red Rock Rd. and Sundrifter Dr., within the Red Rock Community).

### NEW CASES:

#### (AGENDA ITEMS 6, 7 & 8 WILL BE DISCUSSED TOGETHER)

6. **PZ-PA-013-19 - PUBLIC HEARING/ACTION:** Gary Davidson, NEC Combs & Gantzel LLC landowner/agent Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, requesting a Non-Major Comprehensive Plan amendment for Special Area Plan to designate 8.54± acres from **Community Center** to **Suburban Neighborhood** land use designation referred as Lot 7 of Shoppes at Pecan Ranch Phase 2, situated in Section 29, Township 02 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 104-22-1690 located in the north-east corner of E Combs Road and N Gantzel Road in the San Tan Valley Area.
7. **PZ-010-19 - PUBLIC HEARING/ACTION:** Gary Davidson, NEC Combs & Gantzel LLC owner/ agent, Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, requesting approval of **rezone** of 8.54± acres from **CB-2 (General Business Zone) (Case PZ-015-99, PZ-PD-015-99, PZ-054-00, PZ-PD-054-00, PZ-PD-043-03)** to **R-7/PAD** (Single Residence Zoning District), to allow for residential uses along with 42 units of detached single family residential; situated in Section 29, Township 02 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 104-22-1690 located in the north-east corner of E Combs Road and N Gantzel Road in the San Tan Valley Area.
8. **PZ-PD-010-19 – PUBLIC HEARING/ACTION:** Gary Davidson, NEC Combs & Gantzel LLC owner/ agent, Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, requesting approval of **Pecan Cove Phase 2 Planned Area Development (PAD) Overlay Zoning District (Case PZ-015-99, PZ-PD-015-99, PZ-054-00, PZ-PD-054-00, PZ-PD-043-03)** of 8.54± acres to allow for residential uses along with 42 units of detached single family residential; situated in Section 29, Township 02 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 104-22-1690 located in the north-east corner of E Combs Road and N Gantzel Road in the San Tan Valley Area.

**CALL TO THE COMMISSION**

9. **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.