



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

Regular Meeting

9:00 a.m.

Thursday, November 19, 2020

PINAL COUNTY ADMINISTRATIVE COMPLEX

*Emergency Operations Center, Bldg. F.

135 N. PINAL STREET

FLORENCE, AZ 85132

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
()	POLLARD, Member	()	LIZARRAGA, Member
()	MENNENGA, Member	()	FLISS, Member
()	PLY, Member	()	DeVlieger, Member (Absent)

AGENDA

1. **CALL TO ORDER & ROLL CALL:**

2. **DISCUSSION OF ACTION ITEM REPORT:**

COMMUNITY DEVELOPMENT
Planning Division

3. BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:**NEW CASES**

- 4. PZ-006-20-PUBLIC HEARING/ACTION:** A.S. 45, L.L.C., landowner, Rose Law Group pc, applicant, and Porchlight Homes, developer, requesting approval of the rezoning of 50.42± acres from **Suburban Ranch (SR) Zone** to **Single Residence (R-7) Zone** to allow for development of a single-family residential development, situated in Section 17, Township 2 South, Range 8 East, G&SRB&M (legal on file) tax parcels 104-24-004B & 104-24-004C, located at the southwest corner of Pima Road and Suburban Avenue, just east of Ironwood Road in Pinal County.
- 5. PZ-PD-006-20-PUBLIC HEARING/ACTION:** A.S. 45, L.L.C., landowner, Rose Law Group pc, applicant, and Porchlight Homes, developer, requesting approval of the **Edgewood Planned Area Development (PAD) Overlay Zoning District** to establish development standards for a single-family residential development, on 50.42± acres, situated in Section 17, Township 2 South, Range 8 East, G&SRB&M (legal on file) tax parcels 104-24-004B & 104-24-004C, located at the southwest corner of Pima Road and Suburban Avenue, just east of Ironwood Road in Pinal County.
- 6. PZ-PD-007-20 – PUBLIC HEARING/ACTION:** Ken High/Red Hat Properties Gold Canyon, LP., owner/applicant and Brock Danielson, agent, requesting approval of a **Major Planned Area Development (PAD) amendment** to modify stipulation #16 in the approved **PZ-PD-005-07** (Gold Canyon Self Storage) to raise the maximum height of structures for the covered RV parking from 14 feet to 16 feet. Situated in Section 07, Township 01 South, Range 09 East, G&SRB&M, tax parcel 10411017C (legal on file); bordering the south side of East United States Highway 60, in Gold Canyon, AZ, in an unincorporated area of Pinal County.
- 7. PZ-PA-006-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of **Suburban Neighborhood Residential**, 8.4± acres of **Rural Living** to **Employment Center**, 13.2± acres from **Suburban Neighborhood Residential** to **Community Center**, 33.6± acres from **Rural Living** to **Suburban Neighborhood**, 10.1± acres from **Rural Living** and 31.0± acres of **Suburban Neighborhood Residential** to **Urban Transitional**, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.
- 8. PZ-003-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting a, approval of a rezone of 51.5 acres from **GR PAD (General Rural Zone)** (Case PZ-005-99, PZ-PD-005-99) to **RU-10 PAD (Rural Zoning District)**, 41.1± acres from **GR PAD(General Rural)**, **CR-1 PAD (Single Residence Zone)**, **CR-5 PAD (Multiple Residence Zone)**, **CB-1 PAD (Local Business Zone)** (Case PZ-005-99, PZ-PD-005-99) to **MD PAD (Mixed Dwelling Zoning District)**, 13.2± acres from **CB-1 PAD(Local Business Zone)** and **CR-3 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **C-3 PAD (General Commercial Zoning District)**, 52.9± acres from **GR PAD (General Rural)**, **CR-1 PAD (Single Residence Zone)** and **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **I-1 PAD**

(Industrial Buffer Zoning District) and 481± acres from **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **R-7 PAD (Single Residence Zoning District)**, to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

9. **PZ-PD-003-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting approval of **Wales Ranches Planned Area Development (PAD) Overlay Zoning District** (Case PZ-005-99, PZ-PD-005-99), of 639.7± acres to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

TENTATIVE PLATS:

10. **S-001-20 – ACTION:** Queen Creek XVIII LLC., landowner, Bowman Consulting, applicant/agent, requesting approval of a tentative plat for Ironwood Springs Ranch (Ironwood District), Lots 174 on 52.34± acres in the **CR-3/PAD (PZ-PD-022-08) zone**; situated in a portion of the Northwest Quarter of Section 20, Township 2 South, Range 8 East of the G&SRB&M, tax parcel 104-87-074C (located north of North Gantzel Rd. and south of East Ocotillo Road and within the San Tan Valley area).
11. **S-022-20–ACTION:** RMG SAN TAN HEIGHTS 85, LP, landowner/developer, SILVER FERN COMPANIES, applicant/agent, requesting approval of a tentative plat for San Tan Heights B3 & B4, 324 lots on 85.34 ± acres in the CR-3/PAD Single Residence Zone, CR-4/PAD and CR-5/PAD Multiple Residence Zone (**PZ-037-99 & PZ-PD-037-99**); situated on a portion of the Southwest Quarter of Section 2, T03S, R07E, G&SRB&M, (legal on file) tax parcels 509-02-927B (located South of Hunt Hwy and Thompson Rd in the San Tan Valley area).

CALL TO THE COMMISSION

12. **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.

***Location Change due to de-activation of the Emergency Operations Center. Signs and County staff will direct interested individuals to the EOC.**