



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

Regular Meeting

9:00 a.m.

Thursday, February 18, 2021

PINAL COUNTY ADMINISTRATIVE COMPLEX

Emergency Operations Center, Bldg. F.

31 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 | () | LIZARRAGA, Member |
| () | MENNENGA, Member | () | FLISS, Member |
| () | SCHNEPF, Member | () | PLY, member |
| () | POLLARD, Member (Absent) | () | AULT, Member (Absent) |

AGENDA

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

2. **DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING
COMMISSION CASES:**

COMMUNITY DEVELOPMENT
Planning Division

NEW CASES:

3. **SUP-002-20 – PUBLIC HEARING/ACTION:** Leonard Grewing, owner, Pinnacle Consulting (Verizon) applicant/lessee, requesting approval of a Special Use Permit to operate a 100 foot tall wireless communication monopole, on a 1600 square foot lease area of a five acre parcel in the GR (General Rural) Zone, situated in a portion of Section 25, Township 5 South, Range 03 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcels 51053001 (legal on file), located approximately .5 miles north of the intersection of Teel Rd. and White and Parker Rd. on the west side south of the Ak-Chin Community in the Maricopa area.

Items 4 & 5 will be discussed together

4. **PZ-002-20 – PUBLIC HEARING/ACTION:** Lance Keater/Keater Self-Storage, owner and Pinal Design Group LLC, agent/applicant, requesting approval of the rezoning of 13.89± acres from Manufactured Home Park (MHP) Zoning District to General Commercial(C-3) Zoning District to allow for mini storage, RV vehicle parking and related uses; situated in Section 12, Township 5 South, Range 8 East, G&SRB&M (legal on file), tax parcels 209-13-0050, 209-13-007A and 209-13-007B, located 2.11 miles east of North Arizona Boulevard, on Highway 287, on the north side of Highway 287 within proximity to the City of Coolidge.
5. **PZ-PD-002-20 – PUBLIC HEARING/ACTION:** Lance Keater/Keater Storage, owner and Pinal Design Group LLC, agent/applicant, requesting approval of the Keater Storage Planned Area Development (PAD) Overlay to establish development standards for a vehicle & mini-storage commercial development, on 13.89± acres; situated in Section 12, Township 5 South, Range 8 East, G&SRB&M (legal on file), tax parcels 209-13-0050, 209-13-007A and 209-13-007B, located 2.11 miles east of North Arizona Boulevard, on Highway 287, on the north side of Highway 287 within proximity to the City of Coolidge.
6. **PZ-PA-010-20 – PUBLIC HEARING/ACTION:** Trekell Ranch LLC, landowner/applicant, Roy Pittullo, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 157.73± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Employment, situated in a portion of Section 33, T6S, R6E G&SRB&M, Pinal County, tax parcels 505-33-020A, 505-33-020B, 505-33-0100, 505-33-004A (legal on file), located southwest of Union Pacific Railroad, on the east side of Trekell Road, a quarter mile south of the City of Casa Grande.

Items 7 & 8 will be discussed together

7. **PZ-019-20 – PUBLIC HEARING/ACTION:** Lookout Mountain Partners, LLC, landowner, United Engineering Group, applicant/engineer requesting approval of a rezone of approximately 10± acres from CR-5/PAD (Multiple Residence Zone) to R-7/PAD (Single Residence Zone) to allow for the a planned area development known as Lookout Mountain- Parcel B situated in a portions of Sections 10 T04S, R08E G&SRB&M; portion of Tax parcels 200-25-002F (legal on file) located west of Hunt Highway near the Oasis Golf Club in the San Tan Valley area. **(Due to a Notice Deficiency this case will be scheduled for a later date)**

8. **PZ-PD-019-20 – PUBLIC HEARING/ACTION:** Lookout Mountain Partners, LLC, landowner, United Engineering Group, applicant/engineer requesting approval of a Planned Area Development (PAD) Overlay Zoning District on approximately 10± acres to allow for a planned area development known as Lookout Mountain-Parcel B situated in a portions of Sections 10 T04S, R08E G&SRB&M; portion of Tax parcels 200-25-002F (legal on file) located west of Hunt Highway near the Oasis Golf Club in the San Tan Valley area. **(Due to a Notice Deficiency this case will be scheduled for a later date)**

TENTATIVE PLATS:

9. **S-018-20 – ACTION:** Porchlight Homes, landowner, Sunrise Engineering, Inc., applicant/engineer, requesting approval of a tentative plat for Edgewood Subdivision for 178 lots on 50.42± acres in a R-7/PAD (PZ-006-20/PZ-PD-006-20) zone; situated in a portion of Section 17, Township 2 South, Range 8 East of the G&SRB&M, tax parcels 104-24-004B and 104-24-004C (located South of Pima Rd. and East of Ironwood Road and within the San Tan Valley Area).
10. **S-020-20 – ACTION:** Wales Ranches LLLP, landowner, CVL Consultants, applicant/agent, requesting approval of a tentative plat for 710 lots on 178.10± acres in the R-7/PAD (PZ-PD-003-19 & PZ-003-19) zone; situated in a portion of the Section 28, Township 2 South, Range 8 East of the G&SRB&M, portion of tax parcel 104-22-007F (located northeast at the intersection of N Kenworthy Road and East Combs Road), in the San Tan Valley area, Pinal County.

PLANNING MANAGER DISCUSSION ITEMS:

11. **Information Items Only:**
 - Notice requirements for Public Hearing Cases
 - Development Approval Process

CALL TO THE COMMISSION:

12. **CALL TO THE COMMISSION CURRENT EVENTS ONLY:** 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. Action taken as a result of comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

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.