



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

### Regular Meeting

9:00 a.m.

Thursday, March 18, 2021

PINAL COUNTY ADMINISTRATIVE COMPLEX

Emergency Operations Center, Bldg. F.

31 N. PINAL STREET

FLORENCE, AZ 85132

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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	( ) LIZARRAGA, Member
( ) MENNENGA, Member	( ) FLISS, Member
( ) SCHNEPF, Member	( ) HARDICK, Member
( ) POLLARD, Member (Absent)	( ) PLY, 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

**3. PLANNING MANAGER DISCUSSION ITEMS:**

- Appointment of Commissioner Roy Hardick (District 5)

**CONTINUED CASES:**

- 4. 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. **(Continued from the February 18, 2021 Planning Commission Meeting)**

**NEW CASES:****Items 5 & 6 will be discussed together**

- 5. 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.
- 6. 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.

**Items 7, 8 and 9 will be discussed together**

- 7. PZ-004-21 – PUBLIC HEARING/ACTION:** San Manuel Holdings LLC, landowner, Carolyn Oberholtzer, Agent/Applicant, requesting approval to rezone 10± acres from CI-1 (Light Industry And Warehouse Zone) to C-3 (General Commercial Zoning District), to allow for a Medical Marijuana Dispensary Off-Site Cultivation Location; situated in a portion of Section 29, Township 09 South, Range 17 East, of the G&SRB&M (legal on file); tax parcels 307-05-020A & 307-05-029; located about a mile north of the San Manuel unincorporated area of Pinal County.
- 8. PZ-PD-003-21 – PUBLIC HEARING/ACTION:** San Manuel Holdings LLC, landowner, Carolyn Oberholtzer, Agent/Applicant, requesting approval of a Planned Area Development (PAD) Overlay Zoning District of 10± acres to allow for a Medical Marijuana Dispensary Off-Site Cultivation Location; situated in a portion of Section 29, Township 09 South, Range 17 East, of the G&SRB&M (legal on file); tax parcels 307-05-020A & 307-05-029; located about a mile north of the San Manuel unincorporated area of Pinal County.

9. **SUP-002-21 – PUBLIC HEARING/ACTION:** San Manuel Holdings LLC, landowner, Carolyn Oberholtzer, Agent/Applicant, requesting a Special Use Permit to use 10± acres as a Medical Marijuana Dispensary Off-Site Cultivation Location; situated in a portion of Section 29, Township 09 South, Range 17 East, of the G&SRB&M (legal on file); tax parcels 307-05-020A & 307-05-029; located about a mile north of the San Manuel unincorporated area in Pinal County.

**Items 10 & 11 will be discussed together**

10. **PZ-009-20 – PUBLIC HEARING/ACTION:** VP MRV P2, LLC, landowner, United Engineering Group, applicant/engineer requesting approval of a rezone of approximately 287.5± acres from CR-3/PAD (Single Residence Zone) to R-7/PAD (Single Residence Zone) to allow for the a planned area development known as Skyline Village situated in a portion of Section 11 T03S, R08E G&SRB&M; of Tax parcels 210-11-001C (legal on file) located southwest of Skyline Dr and Quail Run Rd in the San Tan Valley area.
11. **PZ-PD-009-20 – PUBLIC HEARING/ACTION:** VP MRV P2, LLC, landowner, United Engineering Group, applicant/engineer requesting approval of a Planned Area Development (PAD) Overlay Zoning District on approximately 287.5± acres to allow for a planned area development known as Skyline Village situated in a portion of Section 11 T03S, R08E G&SRB&M; of Tax parcels 210-11-001C (legal on file) located southwest of Skyline Dr and Quail Run Rd in the San Tan Valley area.

**Items 12, 13 & 14 will be discussed together**

12. **PZ-PA-011-20-PUBLIC HEARING/ACTION:** El Dorado Bella Vista, LLC, landowner, Greg Davis with Iplan Consulting, applicant, requesting a Non-Major Comprehensive Plan amendment to re designate 16.78± acres from Suburban Neighborhood land use designations to Community Center land use designation to allow a higher density development, a portion of the West half of the Northeast quarter of Section 15, Township 3 South, Range 8 East, G&SRB&M (legal on file) a portion of tax parcel 210-15-001B, located at the northeast corner of Schnepf Road and Toscana Loop Road in the Bella Vista Farms master plan community within San Tan Valley;
13. **PZ-018-20-PUBLIC HEARING/ACTION:** El Dorado Bella Vista, LLC, landowner, Greg Davis with Iplan Consulting, applicant, requesting approval of the rezoning of 16.78± acres from Single Residence (CR-3) Zone (16.78±) to Multiple Residential (MR) Zone to allow for development standards for a multiple dwelling residential development, a portion of the West half of the Northeast quarter of Section 15, Township 3 South, Range 8 East, G&SRB&M (legal on file) a portion of tax parcel 210-15-001B, located at the northeast corner of Schnepf Road and Toscana Loop Road in the Bella Vista Farms master plan community within San Tan Valley; and
14. **PZ-PD-018-20-PUBLIC HEARING/ACTION:** El Dorado Bella Vista, LLC, landowner, Greg Davis with I-plan Consulting, requesting approval of the Bella Vista Farms MR PAD Overlay Zoning District, on 16.78± acres, to allow for development standards for a multiple dwelling residential development, a portion of the West half of the Northeast quarter of Section 15, Township 3 South, Range 8 East, G&SRB&M (legal on file) a portion of tax parcel 210-15-001B, located at the northeast corner of Schnepf Road and Toscana Loop Road in the Bella Vista Farms master plan community within San Tan Valley.

**TENTATIVE PLATS:**

15. **S-023-20 – ACTION:** EHLH-KEMF Sherwood, LLC, landowner, Bowman Consulting Group, engineer, requesting approval of a tentative plat for Sherwood Park, a Subdivision for 443 lots and tracts A-Z, on 128.18± acre parcel in the R-7/PAD (PZ-013-13/PZ-PD-013-13) zone, tax parcel 210-22-001, a portion of Section 22, Township 3 South, Range 8 East, of the G&SRB&M, (located south of Bella Vista Road and west of Sierra Vista Drive, within the San Tan Valley area).

**CALL TO THE COMMISSION:**

16. **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.