



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

Regular Meeting

9:00 a.m.

Thursday, August 19, 2021

PINAL COUNTY ADMINISTRATIVE COMPLEX

Board of Supervisors Chambers Historic Courthouse*

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	()	LIZARRAGA, Member
()	MENNENGA, Member	()	FLISS, Member
()	SCHNEPF, Member	()	HARDICK, Member
()	HEATON, Member	()	DAVIS, Member

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:

- A. Withdrawn Case PZ-PA-006-21, Major Comprehensive Plan Amendment
- B. 2021 AZAPA Awards

TENTATIVE PLATS:

- 4. **S-004-21 – ACTION:** W Holdings, landowner, EPS Group, engineer, requesting approval of a tentative plat for Ware Farms Phase 3, for a 100 lots and tracts A-L, on a 33.70 ± acre parcel in the R-7/PAD (PZ-006-14, PZ-PD-006-14) zone, tax parcel 104-64-001C, a portion of Section 33, Township 2 South, Range 8 East, G&SRB&M, (located northeast of Kenworthy Rd and Hash Knife Draw Rd, within the San Tan Valley area).
- 5. **S-033-21 – ACTION:** El Dorado Bella Vista LLC, Brad Hinton, landowner, Dave West, Terrascope Consulting, applicant/engineer, requesting approval of a tentative plat for Bella Vista Farms, Parcel U, Lots 249 on 60.8± acres in the CR-3/PAD (PZ-PD-012-11) zone; situated northeast of Section 15, Township 3 South, Range 8 East of the G&SRB&M, portion of tax parcel 210-15-001B (located west of N Sierra Vista Road and north of N Vista Verde loop and within Pinal County, Arizona).
- 6. **S-002-21 – ACTION:** Tri Pointe Homes Arizona 91, LLC, landowner, EPS Group, engineer, requesting approval of a tentative plat for Ware Farms Phase 1, for a 776 lots and tracts 1-79, on a 257.23 ± acre parcel in the R-7/PAD (PZ-006-14, PZ-PD-006-14) zone, tax parcel 104-64-001C, a portion of Section 33, Township 2 South, Range 8 East, G&SRB&M, (located northeast of Kenworthy Rd and Hash Knife Draw Rd, within the San Tan Valley area).
- 7. **S-003-21 – ACTION:** Panto Ware LLC, Landowner, EPS Group, Inc, engineer, requesting approval of a tentative plat for Ware Farms Phase 2, for 563 lots and tracts A-PS, on a 168.62 ± acre parcel in the R-7/PAD (PZ-006-14, PZ-PD-006-14) zone, tax parcel 104-64-001C, a portion of Section 33, Township 2 South, Range 8 East, G&SRB&M, (located northeast of Kenworthy Rd and Hash Knife Draw Rd, within the San Tan Valley area)

NEW CASES:**(ITEMS 8, 9, & 10 WILL BE DISCUSSED TOGETHER)**

- 8. **PZ-PA-009-20 – PUBLIC HEARING/ACTION:** Dalmead LLC, Landowner, Sanks and Associates LLC, Applicant/Agent, requesting approval of a Non-Major Comprehensive Plan Amendment to designate 5.22 acres from Moderate Low Density Residential (1-3.5du/Ac) to Medium Density Residential (3.5-8du/Ac) situated In Section 9, T1S, R9E, G&SRB&M (Legal On File) Tax Parcels 104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon Area.

9. **PZ-016-20-PUBLIC HEARING/ACTION:** Dalmead LLC, Landowner, Sanks and Associates LLC, Applicant/Agent, requesting approval of a Rezone Change of 5.22 Acres from CB-2 (General Business Zone) (PZ-012-63) to MD (Mixed Dwelling Zoning District), to allow for residential uses situated in Section 9, T1S, R9E, G&SRB&M (Legal On File) Tax Parcels 104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon Area.
10. **PZ-PD-016-20-PUBLIC HEARING/ACTION:** Dalmead Llc, Landowner, Sanks And Associates Llc, Applicant/Agent, requesting approval of The Gardens At Gold Canyon Planned Area Development (PAD) Overlay Zoning District to establish Development Standards for a Residential Development, on 5.22± acres, situated in Section 9, T1S, R9E, G&SRB&M (Legal On File) Tax Parcels 104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon Area.
11. **PZ-C-002-21 – PUBLIC HEARING/ACTION:** in accordance with A.R.S. § 11-813(D) and PCDC 2.165.030.A and at the request of the Pinal County Community Development Department, a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code** to add **Chapter 2.365: Large Master Planned Community Zoning District**, to consider adding text to create a new zoning category to address developments that are over 2000 acres in size and feature: Planned multimodal transportation systems; Coordinated residential, commercial, industrial and public facility uses; the Chapter will contain application submittal requirements, provisions for plats and specific plan submittals and requirements for amending the plan.

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.

***Location Change due to pre-scheduled use of the Emergency Operations Center. Signs and County staff will direct interested individuals to the Historic Courthouse.**