



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

Regular Meeting

9:00 a.m.

Thursday, October 21, 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. No new business to discuss.

CONTINUED MAJOR COMPREHENSIVE PLAN AMENDMENT CASES:

4. **PZ-PA-002-21 PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, Box Canyon Solar Project, BOCA Bn, LLC (Erik Ellis, BrightNight), agent, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to re-designate 2,424± acres from High Intensity Activity Center, MLDR (Moderate Low Density Residential) to Green Energy Production for a photovoltaic Solar Power Plant, situated portions of Sections 7, 8, 17, 18, 19, and 30 in T3S, R10E and Sections 13, 24, and 25 in T3S, R9E G&SRB&M, tax parcels Portions of parcels 210-33-7000 and 201-01-7000 (legal on file), the site is approximately 4.6 miles east of the Salt River Project Abel Substation, 9 miles north of Florence, 5.6 miles south of State Route (SR) 60, and directly adjacent to and west of SR 79.

NEW CASES:

5. **SUP-001-21 – PUBLIC HEARING/ACTION:** Kristofer Emanuel, property owner, Greg Davis, Iplan consulting requesting approval of a Special Use Permit to allow a commercial kennel which performs grooming, boarding, bathing and/or training services for dogs on approximately 2.50± acre parcel in a General Rural (GR) Zoning District, situated in the Southeast Quarter of Section 18, Township 9 South, Range 13 East of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcel 304-12-009P (legal on file), located on the Southside of Highway 79 and south of East Panther Butte Rd within proximity to the unincorporated Saddlebrooke Ranch Area.
6. **PZ-PA-020-21-PUBLIC HEARING/ACTION:** EMC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting a Non-Major Comprehensive Plan amendment to re-designate 36± acres from **Suburban Neighborhood and Community Center** land use designations to **Community Center** land use designation to allow a higher density development, a portion of land located in the Northwest Quarter of Section 5, Township 3 South, range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal on file) tax parcel 210-06-001K, located at the Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County.
7. **PZ-015-21-PUBLIC HEARING/ACTION:** EMC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting approval of the rezoning of 29± acres from **Neighborhood Commercial (CB-1) Zone to Multiple Residential (MR) Zone** to allow for development standards for a multiple dwelling residential community, a portion of land located in the Northwest Quarter of Section 5, Township 3 South, range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal attached and submitted with application) tax parcel 210-06-001K, located at the south of Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County.
8. **PZ-PD-025-21-PUBLIC HEARING/ACTION:** MC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting approval of the **Village at San Tan PAD Overlay Zoning District**, on 29± acres, to allow for development standards for a multiple dwelling residential development, a portion of land located in the Northwest Quarter of Section 5, Township 3 South,

range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal on file) tax parcel 210-06-001K, located south of the Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County.

9. **PZ-C-005-21 – ACTION:** in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department the **initiation** of a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code** to modify:

- **Title 2 – ZONING: (and all sections within the enumerated Chapters)**
 - **CHAPTER 2.05. - PURPOSE AND APPLICATION**
 - **CHAPTER 2.10. - DEFINITIONS**
 - **CHAPTER 2.15. - ZONING DISTRICTS, MAPS AND BOUNDARIES**
 - **CHAPTER 2.20. - SR SUBURBAN RANCH ZONE**
 - **CHAPTER 2.25. - SR-1 SUBURBAN RANCH ZONE**
 - **CHAPTER 2.30. - SH SUBURBAN HOMESTEAD ZONE**
 - **CHAPTER 2.35. - CAR COMMERCIAL AGRICULTURE RANCH ZONE**
 - **CHAPTER 2.40. - GR GENERAL RURAL ZONE**
 - **CHAPTER 2.45. - GR-5 GENERAL RURAL ZONE**
 - **CHAPTER 2.50. - GR-10 GENERAL RURAL ZONE**
 - **CHAPTER 2.55. - CR-1A SINGLE RESIDENCE ZONE**
 - **CHAPTER 2.60. - CR-1 SINGLE RESIDENCE ZONE**
 - **CHAPTER 2.65. - CR-2 SINGLE RESIDENCE ZONE**
 - **CHAPTER 2.70. - CR-3 SINGLE RESIDENCE ZONE**
 - **CHAPTER 2.75. - CR-4 MULTIPLE RESIDENCE ZONE**
 - **CHAPTER 2.80. - CR-5 MULTIPLE RESIDENCE ZONE**
 - **CHAPTER 2.85. - TR TRANSITIONAL ZONE**
 - **CHAPTER 2.90. - CB-1 LOCAL BUSINESS ZONE**
 - **CHAPTER 2.95. - CB-2 GENERAL BUSINESS ZONE**
 - **CHAPTER 2.100. - CI-B INDUSTRIAL BUFFER ZONE**
 - **CHAPTER 2.105. - CI-1 LIGHT INDUSTRY AND WAREHOUSE ZONE**
 - **CHAPTER 2.110. - CI-2 INDUSTRIAL ZONE**
 - **CHAPTER 2.115. - GUEST RANCH REGULATIONS**
 - **CHAPTER 2.120. - MH MANUFACTURED HOME ZONE**
 - **CHAPTER 2.125. - RV RECREATIONAL VEHICLE HOMESITE ZONE**
 - **CHAPTER 2.130. - MHP - MANUFACTURED HOME PARK ZONE**
 - **CHAPTER 2.135. - PARK MODEL (PM) AND RECREATIONAL VEHICLE (RVP) PARK ZONE**
 - **CHAPTER 2.140. - OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS**
 - **CHAPTER 2.145. - SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING**
 - **CHAPTER 2.150. - GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS**
 - **CHAPTER 2.151. - PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT**
 - **CHAPTER 2.155. - BOARD OF ADJUSTMENT, VARIANCES AND APPEALS**
 - **CHAPTER 2.160. - ENFORCEMENT**
 - **CHAPTER 2.165. - ZONING REGULATIONS AMENDMENTS**
 - **CHAPTER 2.166. - REZONINGS**
 - **CHAPTER 2.175. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT**
 - **CHAPTER 2.176. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT ON AND AFTER FEBRUARY 18, 2012**
 - **2.176.260. - Amendments to the PAD overlay zoning district.**

- CHAPTER 2.180. - DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT
- CHAPTER 2.185. - OUTSIDE STORAGE AND PARKING
- CHAPTER 2.190. - ADULT ORIENTED BUSINESSES AND ADULT SERVICE PROVIDERS
- CHAPTER 2.191. - MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA DISPENSARY OFF-SITE CULTIVATION LOCATION AND MEDICAL MARIJUANA FOOD ESTABLISHMENT
- CHAPTER 2.195. - OUTDOOR LIGHTING
- CHAPTER 2.200. - SITE PLANS AND REVIEWS
- CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES
- CHAPTER 2.210. - RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES
- CHAPTER 2.215. - ADDRESSING AND STREET NAMING
- CHAPTER 2.220. - RU-10 RURAL ZONING DISTRICT
- CHAPTER 2.225. - RU-5 RURAL ZONING DISTRICT
- CHAPTER 2.230. - RU-3.3 RURAL ZONING DISTRICT
- CHAPTER 2.235. - RU-2 RURAL ZONING DISTRICT
- CHAPTER 2.240. - RU-1.25 RURAL ZONING DISTRICT
- CHAPTER 2.245. - RU-C RURAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.250. - R-43 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.255. - R-35 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.260. - R-20 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.265. - R-12 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.270. - R-9 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.275. - R-7 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.280. - MD MIXED DWELLING ZONING DISTRICT
- CHAPTER 2.285. - MR MULTIPLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.290. - AC-1 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.295. - AC-2 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.300. - AC-3 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.305. - O-1 MINOR OFFICE ZONING DISTRICT
- CHAPTER 2.310. - O-2 GENERAL OFFICE ZONING DISTRICT
- CHAPTER 2.315. - C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
- CHAPTER 2.320. - C-2 COMMUNITY COMMERCIAL ZONING DISTRICT
- CHAPTER 2.325. - C-3 GENERAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.330. - I-1 INDUSTRIAL BUFFER ZONING DISTRICT
- CHAPTER 2.335. - I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT
- CHAPTER 2.340. - I-3 INDUSTRIAL ZONING DISTRICT
- CHAPTER 2.345. - MH-8 MANUFACTURED HOME ZONING DISTRICT
- CHAPTER 2.350. - MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT
- CHAPTER 2.355. - PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT
- CHAPTER 2.360. - MULTI-PURPOSE COMMUNITY MASTER PLAN (MP-CMP) ZONING DISTRICT
- APPENDIX. - SIGN REVIEW COMMITTEE EVALUATION SHEET FOR PCDSC 2.145.150
- adding new chapters for the new zoning district classifications and establishing the uses, standards and requirements for each zoning district; and
- adding design manuals, development guidelines, integrating digital technology into processes;
- converting zoning districts adopted prior to 2012 to their equivalent zoning classifications adopted after 2012
- to make any other amendments deemed necessary during the amendment process to meet the current needs of the county.

CALL TO THE COMMISSION:

10. **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.**