



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

**Regular Meeting**

9:00 a.m.

Thursday, January 20, 2022

PINAL COUNTY ADMINISTRATIVE COMPLEX

Board of Supervisors Chambers Historic Courthouse\*

135 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
( ) 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:** Presentation by Josh Plumb, Flood Plain Engineer on Proposed Flood Plain Regulations Updates/Amendments

**CONTINUED/NEW CASES:****AGENDA ITEMS 4, 5 & 6 WILL BE HEARD TOGETHER**

4. **PZ-PA-019-21-PUBLIC HEARING/ACTION:** David and Yukari Fitzgerald, landowner, Natalie Maikoksi with EPS Group Inc, applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 32.25± acres from Moderate Low Density Residential (1-3.5 du/ac) to High Density Residential (8-24 du/ac) to allow a higher density development, Lots 1, 2, 3, 4, 5 and 6, Block 30, Town-site of Arizola, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 2 of Maps, Page 10 (legal on file) tax parcels 505-35-010C and 505-35-010D, located approximately 1.5-miles away from a future I-10 interchange off of Earley Road and is approximately one (1) mile from the City of Casa Grande. **(Continued From the December 16, 2021 Planning Commission meeting)**
5. **PZ-014-21-PUBLIC HEARING/ACTION:** David and Yukari Fitzgerald, landowner, Natalie Maikoksi with EPS Group Inc, applicant, requesting approval of the rezoning of 32.25± acres from **General Rural (GR) Zone to Multiple Residential (MR) 14.49 acres and General Commercial (C-3) 17.75 acres zones** to allow for development standards for a multiple dwelling residential community and mini-storage commercial use, Lots 1, 2, 3, 4, 5 and 6, Block 30, Town-site of Arizola, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 2 of Maps, Page 10 (legal on file) tax parcels 505-35-010C and 505-35-010D, located approximately 1.5-miles away from a future I-10 interchange off of Earley Road and is approximately one (1) mile from the City of Casa Grande.
6. **PZ-PD-033-21-PUBLIC HEARING/ACTION:** David and Yukari Fitzgerald, landowner, Natalie Maikoksi with EPS Group Inc, applicant, requesting approval of the **Townsite PAD** Overlay Zoning District, on 32.25± acres, to allow for development standards for a multiple dwelling residential development and a mini-storage use, Lots 1, 2, 3, 4, 5 and 6, Block 30, Town-site of Arizola, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 2 of Maps, Page 10 (legal on file) tax parcels 505-35-010C and 505-35-010D, located approximately 1.5-miles away from a future I-10 interchange off of Earley Road and is approximately one (1) mile from the City of Casa Grande. **(Continued From the December 16, 2021 Planning Commission meeting)**
7. **SUP-005-21-PUBLIC HEARING/ACTION:** Aubris Metro Partners III, LLC, owner, Declan Murphy, applicant/agent, requesting approval of a Special Use Permit to operate a 65 foot tall wireless communication stealth designed facility, on an approximately 5.14± acre parcel in the CB-1 Local Business Zone; tax parcel 210-79-5370 (legal on file); situated in a portion of Section 20, Township 03 South, Range 09 East, of the G.R.S.B.&M., Pinal County, Arizona, located on Judd Road, approximately 6.5 miles directly east of the intersection of East Hunt Highway and Gantzel Road, in an unincorporated area of Pinal County.

**TENTATIVE PLATS**

8. **S-046-21 - ACTION:** Amarillo Creek LLC, Michael Koslow, landowner, Julie Vermillion, CVL Consultants, agent/engineer, requesting approval of a tentative plat for Tresana, Lots 1105 on 321.38± acres in the CR-3/PAD and CB-2/PAD (**PZ-PD-001-20**) zone; situated in a portion of Section 20, Township 5 South, Range 3 East of the G&SRB&M, tax parcel 510-48-015G and 510-48-015F (located south-west of Papago Road and Greene Road within Pinal County, Arizona).
9. **S-053-21 - ACTION:** Pecan Cove West Land Group, LLC, Darryn Lane, landowner, David Maldonado-Camou, Bowman Consulting, applicant/engineer, requesting approval of a tentative plat for Pecan Cove West Phase 2, Lots 42 on 8.54± acres in the R-7/PAD (**PZ-PD-010-19**) zone; situated in a portion of Section 29, Township 2 South, Range 8 East of the G&SRB&M, tax parcel 104-22-6810 (located north-east corner of N Gantzel Road and E Combs Road within Pinal County, Arizona).
10. **S-029-21 – ACTION:** Queen Creek XVIII LLC, Owner, Bowman Consulting, applicant, requesting approval of a tentative plat for Ironwood Springs Ranch (Ironwood District), Lots 170 on 59.0± acres in the CR-3/PAD (**PZ-PD-022-08**) zone; situated in a portion or the Northwest Quarter or Section 20, Township 2 South, Range 8 East of the G&SRB&M, tax parcel 104-87-074C (located east of North Gantzel Rd. and south of East Ocotillo Road and within the San Tan Valley area).

**WORKSESSION:**

11. **PZ-C-005-21 – Work-session:** 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 a zoning regulations 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:**

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.**