



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

**Regular Meeting**

9:00 a.m.

Thursday, March 17, 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:**

- Request for Planning and Zoning Commission Special Meeting on April 14, 2022 at 9 a.m. in the Community Development Building, Ocotillo Conference Room to Discuss Cases PZ-C-005-21 and PZ-C-001-22 only.

**CONTINUED CASES:**

- 4. PZ-043-21 – PUBLIC HEARING/ACTION:** Circle K Stores Inc., Raymond McLeod landowners, and Land Development Consultants, LLC/Jill Kaiser applicant, requesting approval of a rezoning from **C-2 - Community Commercial Zoning District (PZ-006-19)** and **CB-1 - Local Business Zone (PZ-031-96)**, to **C-3 - General Commercial Zoning District**, of two contiguous parcels, tax parcel 509790110 (area 1.1 acres, owner Raymond McLeod) and tax parcel 50979012A (area 1.17 acres, owner Circle K Stores Inc.), situated in a portion of Section 20, Township 05 South, Range 06 East of G&SRB&M, located adjacent to the City of Casa Grande, at the southwest corner of the intersection of East Hopi Drive and Arizona State Route 387, in Pinal County. **(Continued from the February 17, 2022 Planning Commission Meeting)**

**NEW CASES:****AGENDA ITEMS 5 & 6 WILL BE DISCUSSED TOGETHER**

- 5. PZ-038-21-PUBLIC HEARING/ACTION:** Investcor Development, landowner, RVi Planning + Landscape Architecture, applicant, requesting approval of the rezoning of 5.93± acres from **Industrial Buffer (CI-B) Zone to Community Commercial (C-2) Zone** to allow for development standards for an assisted living facility, located in a portion of the South of Section 29, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal attached and submitted with application) tax parcel: portion of 104-22-008Y-Lot 3, located within Unincorporated Pinal County at the NEC of Combs Road and Encanterra Drive in San Tan Valley, Pinal County area.
- 6. PZ-PD-038-21-PUBLIC HEARING/ACTION:** Investcor Development, landowner, RVi Planning + Landscape Architecture, applicant, requesting to amend Pecan Creek PAD (PZ-PD-043-03) to change development standards and approve the Combs and Encanterra Senior Living Planned Area Development Overlay for an assisted living facility, located in a portion of the South of Section 29, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal attached and submitted with application) tax parcel: portion of 104-22-008Y-Lot 3, located within Unincorporated Pinal County at the NEC of Combs Road and Encanterra Drive in San Tan Valley, Pinal County area.

**AGENDA ITEMS 7, 8 & 9 WILL BE DISCUSSED TOGETHER**

- 7. PZ-PA-026-21 – PUBLIC HEARING/ACTION :** EPCOR, landowner, the WLB Group, Inc. agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 32.38± acres from **Suburban Neighborhood** land use designation to **Employment Center**, situated in Section 27, Township 03, South, Range 08 East, G&SRB&M, tax parcels 210-25-002B and 210-25-002A (legal on file), located south of E Judd Road, east of Union Pacific Railroad in the San Tan Valley area of Pinal County.

8. **PZ-051-21 – PUBLIC HEARING/ACTION:** EPCOR, landowner, the WLB Group, Inc. agent, requesting approval to **rezone** 32.38± acres from **CI-1 PAD (Light Industry and Warehouse Zone)** (Case PZ-036-99, PZ-PD-036-99) to **I-3 PAD (Industrial Zoning District)**, to allow the construction of a wastewater treatment facility situated in the Section 27, T03S, R08E G&SRB&M, tax parcels 210-25-002B and 210-25-002A (legal on file), located south of E Judd Road, east of Union Pacific Railroad in the San Tan Valley area of Pinal County.
  
9. **PZ-PD-051-21 – PUBLIC HEARING/ACTION:** EPCOR, landowner, The WLB Group, Inc. agent, requesting approval of an amendment to a **Planned Area Development (PAD) Overlay District** (Case PZ-036-99, PZ-PD-036-99) on 32.38± acres, to modify the original PAD development standards and the development plan, situated in the Section 27, T03S, R08E G&SRB&M, tax parcels 210-25-002B and 210-25-002A (legal on file), located south of E Judd Road, east of Union Pacific Railroad in the San Tan Valley area of Pinal 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.**