



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

Regular Meeting

9:00 a.m.

Thursday, April 21, 2022

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:

- Request for Planning and Zoning Commission Special Meeting on May 12, 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.

NEW CASES:**AGENDA ITEMS 4 & 5 WILL BE DISCUSSED TOGETHER**

- 4. PZ-052-21-PUBLIC HEARING/ACTION:** Inspired Healthcare Capital, landowner, Withey Morris PLC, Adam Baugh, applicant, requesting approval of the rezoning of 5.02± acres from **General Rural (GR) Zone** to **Neighborhood Commercial (C-1) Zone** to allow for development standards for an assisted living home and memory care facility, located in a portion of the South Half 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: 50903003D, located at the southeast corner of Empire Blvd and Kelly Drive alignment in San Tan Valley, Pinal County area.
- 5. PZ-PD-052-21-PUBLIC HEARING/ACTION:** Inspired Healthcare Capital, landowner, Withey Morris PLC, Adam Baugh, applicant, requesting approval to the **Empire and Kelly Assisted Living Facility Planned Area Development (PAD)** development standards for an assisted living home and memory care facility, located in a portion of the South Half 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: 50903003D, located at the southeast corner of Empire Blvd and Kelly Drive alignment in San Tan Valley, Pinal County area.

AGENDA ITEMS 6 & 7 WILL BE DISCUSSED TOGETHER

- 6. PZ-004-22-PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, Box Canyon Solar Project, BOCA Bn, LLC (Erik Ellis, BrightNight), agent, requesting approval of a rezone of 2,087± acres from **General Rural (GR) Zoning District** to **Industrial (I-3) Zoning District** to allow for development standards for a Photovoltaic (PV) Solar energy Facility with battery energy storage, situated on the following parcels- Parcel 1: Portions of Section 13 and 24, T3SR9E, and a portion of Sections 7, 8, 18 and 19, T3S10E; Parcel 2: A portion of Section 24, T3SR9E, and portions of Section 18 and 19, T3S10E; Parcel 3: portion of Sections 24 and 25, T3SR9E, and a portion of Section 19 and 30, T3S10E G&SRB&M, (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.
- 7. PZ-PD-003-22-PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, Box Canyon Solar Project, BOCA Bn, LLC (Erik Ellis, BrightNight), agent, requesting approval of the **Box Canyon Solar Project PAD Overlay Zoning District**, on 2,087± acres, to allow for development standards for a photovoltaic Solar Power Plant with battery storage, situated on the following parcels- Parcel 1: Portions of Section 13 and 24, T3SR9E, and a portion of Sections 7, 8, 18 and 19, T3S10E; Parcel 2: A portion of Section 24, T3SR9E, and portions of Section 18 and 19, T3S10E; Parcel 3: portion of Sections 24 and 25, T3SR9E, and a portion of Section 19 and 30, T3S10E G&SRB&M, (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.

AGENDA ITEMS 8 & 9 WILL BE DISCUSSED TOGETHER

8. **PZ-039-21-PUBLIC HEARING/ACTION:** Desert Sage Management, LLC., landowner, Pew & Lake, PLC., Sean Lake, agent, requesting approval to rezone 14.28± acres from **CI-B PAD (Industrial Buffer) (Case PZ-043-03, PZ-PD-043-03)** to **MR/PAD (Multiple Residence Zone)**, to allow the construction of a single-story, for lease facility situated in the Section 29, T02S, R08E G&SRB&M, portion of tax parcel 104-220-08Y (legal on file), located north of Combs Road and east of Gantzel Road in the San Tan Valley area of Pinal County.
9. **PZ-PD-039-21-PUBLIC HEARING/ACTION:** Desert Sage Management, LLC., Pew & Lake, PLC., Sean Lake, requesting approval of an **amendment to a Planned Area Development (PAD) Overlay District (Case PZ-043-03, PZ-PD-043-03)** on 14.28± acres, to modify the original PAD development standards and the development plan, situated in the Section 29, T02S, R08E G&SRB&M, portion of tax parcel 104-220-08Y (legal on file) located north of Combs Road and east of Gantzel Road in the San Tan Valley area of Pinal County.

AGENDA ITEMS 10, & 11 WILL BE DISCUSSED TOGETHER

10. **PZ-006-21-PUBLIC HEARING/ACTION:** FB5 LLC, Entitlements LLC, Meridian 80 LLC, Tres Points LLC, owners/applicants, Seth Keeler, W Holdings agent requesting a, approval of a rezone of 704.05 ± acres from **SR/PAD (Suburban Rural Zone), CR-3/PAD (Single Residence Zone), CR-4 PAD (Single Residence Zone), CR-5 PAD (Single Residence Zone), and CB-1 PAD (Local Business Zone) (Case PZ-043-98, PZ-PD-043-98)** to **R-7 PAD (Single Residence Zoning District) 620.58± acres, MD/PAD (Mixed Dwelling Zoning District) 39.45± acres, MR (Multiple Residence Zoning District) 20.02± acres, C-1 PAD (Neighborhood Commercial Zoning District) 24.00± acres** to allow for 2,934 single family residential, multi-family residential, and neighborhood commercial uses; situated in portion of Sections 33, T05S, R03E G&SRB&M; (legal on file), Tax parcels 510-48-0280, 510-48-027B, 510-48-027C, 510-48-027D, 510-48-027E, located along west of N Highway 347 road north of W Louis Johnson Drive road in Maricopa Area.
11. **PZ-PD-006-21-PUBLIC HEARING/ACTION:** FB5 LLC, Entitlements LLC, Meridian 80 LLC, Tres Points LLC, owners/applicants, Seth Keeler, W Holdings agent requesting approval of an amendment to **Midway 1 Planned Area Development (PAD) Overlay Zoning District (Case PZ-043-98, PZ-PD-043-98)**, for 704.05 ± acres to allow for 2,934 single family residential, multifamily dwelling units and general commercial uses situated in portion of Sections 33, T05S, R03E G&SRB&M; (legal on file), Tax parcels 510-48-0280, 510-48-027B, 510-48-027C, 510-48-027D, 510-48-027E, located along west of N Highway 347 road north of W Louis Johnson Drive road in Maricopa Area.

AGENDA ITEMS 12, 13, 14, & 15 WILL BE DISCUSSED TOGETHER

12. **PZ-PD-012-22 -- PUBLIC HEARING/ACTION:** Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting an **amendment to the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10)**, to remove 99.7± acres of commercially zoned **CB-2 (General Business Zone)** land from **the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10)**; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.
13. **PZ-PA-022-21 – PUBLIC HEARING/ACTION:** Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 24.6± acres of land from **Community Center** to **Urban Transitional** land use designation, situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, portion of tax parcel 509-02-9290, (legal on file), located along Hunt Highway about 4,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.
14. **PZ-040-21 – PUBLIC HEARING/ACTION:** Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a rezoning from **CB-2 (General Business Zone)** (99.7± ac) to **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development, on 99.7± acres of land; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.
15. **PZ-PD-040-21 – PUBLIC HEARING/ACTION:** Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a Planned Area Development (PAD) to rezone 99.7± acres of land, from **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to **C-3/PAD, MR/PAD, and R-7/PAD**, for a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

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.

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