



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

Regular Meeting

9:00 a.m.

Thursday, May 19, 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 June 9, 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:

- 4. IUP-001-22 – PUBLIC HEARING/ACTION: ACTION:** Johnson-Stewart Co., landowner, Zach Schoose, applicant/agent, requesting approval of an Industrial Use Permit for a Concrete Recycling Facility 5.43± acres in the CI-2 zone (**PZ-477-76**), on parcel 102-19-004P situated in a portion of Section 31, Township 1 North, Range 8 East of G&SRB&M, tax parcel 102-19-004P, located North of W Baseline Ave & East of S Meridian Dr. in the Apache Junction Area.

AGENDA ITEMS 5,6,7 WILL BE DISCUSSED TOGETHER

- 5. PZ-PA-013-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 28.8± acres from **Suburban Neighborhood** land use designation to **Urban Transitional** land use designation to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.
- 6. PZ-022-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake, applicant, requesting a rezoning of 28.8± acres from **General Rural GR** zoning to **Multiple Residence MR** zoning to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.
- 7. PZ-PD-022-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake, applicant, requesting of the Hancock Homes **PAD Overlay Zoning District**, on 28.8± acres, to allow for development standards for a multiple dwelling residential development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

AGENDA ITEMS 8,9,10 WILL BE DISCUSSED TOGETHER

8. **PZ-PA-001-21-PUBLIC HEARING/ACTION:** Desert Wells LLC, landowner, Brian Kitchen applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 52.3± acres from **Moderate Low Density Residential (1-3.5 du/ac)** to **High Density Residential (8-24 du/ac)** to develop standards for a higher density development, a portion of the southwest Quarter of Section 8, Township 2 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 104-30-007B, located just northwest of the Florence Junction (US 60 & AZ 79), along the south side of the US 60 in Pinal County.
9. **PZ-001-21-PUBLIC HEARING/ACTION:** Desert Wells LLC, landowner, Brian Kitchen applicant, requesting a rezone of 52.3± acres from **General Rural (GR) to Park Model/Recreational Vehicle Park (PM/RVP-435)** Zoning District to allow a higher density development, a portion of the southwest Quarter of Section 8, Township 2 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 104-30-007B, located just northwest of the Florence Junction (US 60 & AZ 79), along the south side of the US 60 in Pinal County.
10. **PZ-PD-001-21-PUBLIC HEARING/ACTION:** Desert Wells LLC, landowner, Brian Kitchen applicant, requesting approval of the **Neon Ranch PAD Overlay Zoning District**, on 52.3± acres, to allow for development standards to allow a higher density development, a portion of the southwest Quarter of Section 8, Township 2 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 104-30-007B, located just northwest of the Florence Junction (US 60 & AZ 79), along the south side of the US 60 in Pinal County.

AGENDA ITEMS 11,12, 13 WILL BE DISCUSSED TOGETHER

11. **PZ-PA-023-21-PUBLIC HEARING/ACTION:** Brad Clough, Brookfield Holding LLC, Amarillo & Papago Investments LLP, JHC Amarillo 3 LLP, Amarillo Marketplace, LLC, owners, Jordan Rose, Rose Law Group PC, agent requesting a Non-Major Comprehensive Plan Amendment to designate 635.49± acres from **Moderate Low Density Residential (1-3.5 Du/ac)**, to **Medium Density Residential (3.5-8 du/ac)**, situated in portion of Sections 17, T05S, R03E G&SRB&M; (legal on file), Tax parcels 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350, and multiple APN's included under approved final plats for Amarillo Creek Unit 1- parcels 1 through 5, (parcel list on file), located north-west intersection of Papago Road and Green Road in Maricopa Area.

12. **PZ-054-21-PUBLIC HEARING/ACTION:** Brad Clough, Brookfield Holding LLC, Amarillo & Papago Investments LLP, JHC Amarillo 3 LLP, Amarillo Marketplace, LLC, owners, Jordan Rose, Rose Law Group PC, agent requesting a, approval of a rezone of 635.49± acres from **CR-3 PAD (Single Residence Zone), CB-2 PAD (General Business Zone) and CI-2 PAD (Industrial Zone)** (Case PZ-016-03, PZ-PD-016-03) to **R-7 PAD (Single Residence Zoning District), CI-2 PAD (Industrial Zone) and C-3 PAD (General Commercial Zoning District)** to allow for a total of 2,284 single family residential, that includes the approved 600 units (S-033-03) and general commercial uses; situated in portion of Sections 17, T05S, R03E G&SRB&M; (legal on file), Tax parcels 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350, and multiple APN's included under approved final plats for Amarillo Creek Unit 1- parcels 1 through 5, (parcel list on file), located north-west intersection of Papago Road and Green Road in Maricopa Area.; and

13. **PZ-PD-054-21-PUBLIC HEARING/ACTION:** Brad Clough, Brookfield Holding LLC, Amarillo & Papago Investments LLP, JHC Amarillo 3 LLP, Amarillo Marketplace, LLC, owners, Jordan Rose, Rose Law Group PC, agent requesting approval of an amendment to Amarillo Creek **Planned Area Development (PAD) Overlay Zoning District** (Case PZ-016-03, PZ-PD-016-03), on 635.49± acres to modify the original PAD development standards and development plan, situated in portion of Sections 17, T05S, R03E G&SRB&M; (legal on file), 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350, and multiple APN's included under approved final plats for Amarillo Creek Unit 1- parcels 1 through 5, (parcel list on file), located north-west intersection of Papago Road and Green Road in Maricopa Area.

AGENDA ITEMS 14, 15, 16 WILL BE DISCUSSED TOGETHER

14. **PZ-PA-024-21-PUBLIC HEARING/ACTION:** 44 CG, LLC landowner, La Jolla Cove Investors Inc, applicant, and Snell & Wilmer LLP – Chris Colyer, agent/representative, requesting a Non-Major Comprehensive Plan Amendment for the Pinal County Comprehensive Plan to re-designate 9.52± acres of land from **Moderate Low Density Residential to Medium Density Residential** land use designation, situated in the Southwest quarter of Section 13, T07S, R06E G&SRB&M, tax parcels 511-52-1180 to 511-52-1210, 511-52-1240, and 511-52-1260 to 511-52-1640 (Lots 118-120, 124, and 126-164 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.), located on Arica Road and John Jacob Astor Avenue in an area of unincorporated Casa Grande.

15. **PZ-046-21-PUBLIC HEARING/ACTION:** 44 CG, LLC landowner, La Jolla Cove Investors Inc, applicant, and Snell & Wilmer LLP – Chris Colyer, agent/representative, requesting approval of a Planned Area Development (PAD) to rezone 9.52± acres of land, from **R-7(Single Residence) to R-7/PAD**, for a single family residence development; situated in the Southwest quarter of Section 13, T07S, R06E G&SRB&M, tax parcels 511-52-1180 to 511-52-1210, 511-52-1240, and 511-52-1260 to 511-52-1640 (Lots 118-120, 124, and 126-164 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.), located on Arica Road and John Jacob Astor Avenue in an area of unincorporated Casa Grande.

16. **PZ-PD-046-21-PUBLIC HEARING/ACTION:** 44 CG, LLC landowner, La Jolla Cove Investors Inc, applicant, and Snell & Wilmer LLP – Chris Colyer, agent/representative, requesting approval of a Planned Area Development (PAD) to rezone 9.52± acres of land, from **R-7(Single Residence) to R-7/PAD**, for a single family residence development; situated in the Southwest quarter of Section 13, T07S, R06E G&SRB&M, tax parcels 511-52-1180 to 511-52-1210, 511-52-1240, and 511-52-1260 to 511-52-1640 (Lots 118-120, 124, and 126-164 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.), located on Arica Road and John Jacob Astor Avenue in an area of unincorporated Casa Grande.

AGENDA ITEMS 17, 18 WILL BE DISCUSSED TOGETHER:

17. **PZ-001-22 – PUBLIC HEARING/ACTION:** El Dorado Bella Vista LLC, landowner, Vickey Morris/ Lennar Homes, applicant, and Greg Davis/lplan Consulting, agent/representative, requesting approval of a rezoning from **CR-3 (Single Residence Zone) (PZ-012-11) to MD, (Mixed Dwelling Zoning District)**, to allow a single family attached residence development on 35± acres of land, situated in a portion of the of the East Half of Section 9 and the West Half of Section 10, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 210-10-002D & 210-09-004; located in San Tan Valley, about 3.3 miles east of West Hunt Highway, and one mile north of Bella Vista Road, in Pinal County.
18. **PZ-PD-001-22 – PUBLIC HEARING/ACTION:** El Dorado Bella Vista LLC, landowner, Vickey Morris/ Lennar Homes, applicant, and Greg Davis/lplan Consulting, agent/representative, requesting approval of an **amendment to the Bella Vista Farms Planned Area Development (PAD) (PZ-PD-012-11)**, to modify the PAD zoning from **CR-3/PAD to MD/PAD** and allow a single family attached residence development on 35± acres of land, situated in a portion of the of the East Half of Section 9 and the West Half OF Section 10, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 210-10-002D & 210-09-004; located in San Tan Valley, about 3.3 miles east of West Hunt Highway, and one mile north of Bella Vista Road, in Pinal County.

TENTATIVE PLATS:

19. **S-054-21:** Wales Ranches LLLP, landowner, Ashton Woods Arizona, LLC/Mari Flynn, applicant, Matt Olsen, CVL Consultants, agent/representative, requesting approval of a tentative plat for Wales Ranches Unit 3, lots 1- 489, on 119.67± acres in the R-7/PAD (**PZ-003-19, PZ-PD-003-19**) zone; situated within portions of Section 28, Township 2 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, portions of tax parcels 10422007C and 10422007L, located on the east side of Schnepf Road and south of the Queen Creek Wash, in Pinal County, AZ.

20. **S-063-21:** Hidden Valley Ranch Partners, LLC., landowner and applicant, Chase Emmerson, representative, and Alex Caraveo, agent, requesting approval of a tentative plat for Hidden Valley Ranch Unit 1, Lots 1- 1,232, on 495.51± acres in the CR-3 (**PZ-038-06, PZ-PD-038-06**) zone; situated within portions of Section 22, Township 5 South, Range 2 East, of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels, 51045001B and portions of parcel 51045001A, located between West Papago Road and West Val Vista Road, east of Hidden Valley Road, and about 3 miles east of the westernmost boundary line of Pinal County, in Pinal County.

ZONING REGULATIONS AMENDMENT:

21. **PZ-C-002-22 – 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 add new **Chapter 2.177 Military Compatibility Zoning Overlay District (MCZOD)**.

CALL TO THE COMMISSION

22. **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.**