



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

Regular Meeting

9:00 a.m.

Thursday, July 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:

A. AZAPA State Planning Conference August 24-26, 2022

TENTATIVE PLATS:

4. **S-036-21 – ACTION:** Lookout Mountain Partners LLC., landowner, United Engineering Group, applicant/agent, requesting approval of a tentative plat for Lookout Mountain Parcel B, 37 lots on 10.00± acres in the R-7/PAD (**PZ-019-20 & PZ-PD-019-20**) zone; situated in a portion of Section 10, T04S, R08E, G&SRB&M and portion of tax parcel 200-25-002F (located southwest of Hunt Highway and west of Walker Granite Road, adjacent to the Gila River Indian Community in the San Tan Valley area).
5. **S-003-22 – ACTION:** BlueLight LLC and Cactus Spring North LLC, landowners, Julie Vermillion, CVL Consultants, agent/engineer, requesting approval of a tentative plat for Cactus Springs, Lots 1049 on 322.88± acres in the CR-3/PAD (**PZ-PD-018-07**) zone; situated in a portion of Section 2, Township 5 South, Range 2 East of the G&SRB&M, tax parcel 510-32-002E and 510-32-002F (located north-east of Warren Road and Steen Road within Pinal County, Arizona).
6. **S-005-22 – ACTION:** Palms Magic Ranch 80 LLC, landowner, United Engineering Group LLC, engineer, requesting approval of a tentative plat for Ashburn at Magic Ranch for 312 lots and tracts A – AA, on a 79.77 ± acre parcel in the CR-2/PAD & CR-3/PAD (**PZ-PD-007-98A**) zone, tax parcels 200-58-0070, 200-58-0110, a portion of Section 2, Township 4 South, Range 8 East, G&SRB&M, (located southwest of Quail Run Ln and Arizona Farms Rd, within the San Tan Valley area).
7. **S-006-22 – ACTION:** Peterson Properties & Management Inc., landowner, CVL Consultants, engineer, requesting approval of a tentative plat for Maricopa Opus for 686 lots and tracts A - ZZ, on a 224.6 ± acre parcel in the CR-3/PAD (**PZ-004-06, PZ-PD-004-06**) zone, tax parcel 510-31-009E, a portion of Section 26, Township 5 South, Range 2 East, G&SRB&M, (located northwest of Teel Rd and Ralston Rd, within the Hidden Valley area).
8. **S-061-21 – Action :** Lennar Arizona, landowner, Hilgart Wilson/Ty Wilson applicant, Vickey Morris, agent/representative, requesting approval of a tentative plat for Bella Vista Farms Parcels I and J – Unit 1, Lots 1- 540, Tracts A to BF, on 204.67± acres in the CR-2 and CR-3 (**PZ-012-11, PZ-PD-012-11**) zones; situated within portions of Sections 9 & 10, Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, portions of tax parcels 21009004D & 21010002D, located in San Tan Valley, about 3 miles east of West Hunt Highway, and one mile north of Bella Vista Road, in Pinal County.

NEW CASES:

9. **PZ-007-22 – PUBLIC HEARING/ACTION:** Morris Menenga, Xpress Carwash LLC, owner/applicant, requesting approval to rezone 0.65± acres, from CB-1 (Local Business Zone) to C-3 (General Commercial Zoning District), to allow for a carwash business (Xpress Carwash); situated in a portion of Section 10, Township 8 South, Range 6 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcel 407-03-4540 (legal on file); located west along South Sunland Gin Road and south of West Battaglia Drive in Arizona City, unincorporated area of Pinal County.

ITEMS 10 & 11 WILL BE DISCUSSED TOGETHER

10. **PZ-053-21 – PUBLIC HEARING/ACTION:** Howard W McClure landowner, and Upfront Planning and Entitlements, LLC – Jessica Sarkissian agent/representative, requesting approval of a rezoning from **GR (General Rural Zone)** (10.2± acres) to **C-3 (General Commercial Zone)** (10.2± acres) to allow for a roping arena with short stay RV services; situated in the Northeast quarter of Section 6, T07S, R03E G&SRB&M, tax parcel 500-08-003H, also known as parcels A, B, C, D, and E according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 10 of Surveys Page 78.), located on Highway 84 and Almendra Road in an area of unincorporated Maricopa.
11. **PZ-PD-053-21 – PUBLIC HEARING/ACTION:** Howard W McClure landowner, and Upfront Planning and Entitlements, LLC – Jessica Sarkissian agent/representative, requesting approval of a Planned Area Development (PAD) to rezone 10.2± acres of land, from **C-3(General Commercial)** to **C-3/PAD**, to allow for a roping arena with short stay RV services; situated in the Northeast quarter of Section 6, T07S, R03E G&SRB&M, tax parcel 500-08-003H, also known as parcels A, B, C, D, and E according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 10 of Surveys Page 78.), located on Highway 84 and Almendra Road in an area of unincorporated Maricopa.

ITEMS 12 & 13 WILL BE DISCUSSED TOGETHER

12. **PZ-042-21 - PUBLIC HEARING/ACTION:** HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, requesting approval of a rezoning from **CB-1 (Local Business Zone) and CR-3 (Single Residence Zone)** to **R-7 (Single Residence Zoning District)** to allow a single-family residential development on 158.25±-acres of land, as part of the Venida Subdivision Development; situated in that part of the Northwest Quarter of Section 21, Township 5 South, Range 3 East of G&SRB&M, Pinal County, AZ; tax parcel 510520030 (legal on file); located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community of the Maricopa Indian Reservation, in Pinal County.
13. **PZ-PD-042-21 – PUBLIC HEARING/ACTION:** HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, requesting approval of an amendment to the Venida **Planned Area Development (PAD) (PZ-PD-023-06/PZ-023-06)**, on 158.25±-acres of land, from **R-7 to R-7/PAD**, and allow for a master planned community of 544± lots; situated in that part of the Northwest Quarter of Section 21, Township 5 South, Range 3 East, of G&SRB&M, Pinal County, AZ; tax parcels 510520030 and 510520020 (legal on file); located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community of the Maricopa Indian Reservation, in Pinal County.

WORKSESSION:

14. **This is a work session to discuss the following proposed 2022 Major Comprehensive Amendments.**
 - A. **PZ-PA-006-22:** Work Session for a 2019 Pinal County Comprehensive Plan Amendment request by SWCA Environmental Consultants for Cielo Solar and Storage project, to re-designate 923 acres from MLDR and Employment to Green Energy Production for large scale PV Solar generation facility, located south of central Coolidge and east of central Casa Grande, Pinal County.
 - B. **PZ-PA-007-22:** Work Session for a 2019 Pinal County Comprehensive Plan Amendment request by Tetra Tech for Cameron Solar Project to re-designate 888.06 acres from MLDR and Open Space to Green Energy Production and Open Space for a photovoltaic Solar Power Plant, adjacent to town of Florence and 0.5 mile north of city of Coolidge in Pinal County.
 - C. **PZ-PA-008-22:** Work Session for a 2019 Pinal County Comprehensive Plan Amendment to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a land use classifications for the Pinal County Compatible Use Implementation and to apply accompanying updates to the Plan’s minor comprehensive plan amendment regulations.
 - D. **PZ-PA-009-22:** Work Session for a 2019 Pinal County Comprehensive Plan Amendment request to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a “Special District” land use classification for Arizona State Trust lands and to apply accompanying updates to the Plan’s minor comprehensive plan amendment regulations.
 - E. **PZ-PA-011-22:** Work session for a 2019 Pinal County Comprehensive Plan Amendment request to incorporate ‘Wind Energy’ under the Energy Element (Chapter 7: Environmental Stewardship, Energy Section) of the Pinal County Comprehensive plan.

CALL TO THE COMMISSION:

15. **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 continued. Signs and County staff will direct interested individuals to the Historic Courthouse.**