



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

Regular Meeting

9:00 a.m.

Thursday, November 17, 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 | () HARDICK, Member |
| () SCHNEPF, Member | () DAVIS, Member |
| () HEATON, Member | |

AGENDA

1. **CALL TO ORDER & ROLL CALL:**
2. **DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:**
3. **PLANNING MANAGER DISCUSSION ITEMS:**
4. **VICE CHAIR ELECTION:**

COMMUNITY DEVELOPMENT
Planning Division

5. EXECUTIVE SESSION:

Executive Session pursuant to A.R.S. § 38-431.03(A)(3) with outside counsel (Jon Paladini) for legal advice concerning group home legal requirements and the potential for group home related litigation.

6. WORK SESSION:

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, including PCDSC 2.150.200. – Group homes.

CONTINUED CASES:

- 7. PZ-026-22 – PUBLIC HEARING/ACTION:** Max Dewitt, landowner and Jason Sanks/Iplan Consulting, applicant/agent, requesting approval of a rezoning from **GR (General Rural) to RU-10, (Rural Zoning District)**, to allow a Guest Ranch operation, on 72.93± acres of land, situated in a portion of Sections 17 & 18, Township 5 South, Range 12 East of G&SRB&M, tax parcels 301460030, and 30146002A, (legal on file) and located approximately 9 miles southeast of the incorporated Town of Florence, about 1.6 miles north of East Florence Kelvin Highway, and about .25 miles west of North Cochran Road in the unincorporated area of Pinal County.

TENTATIVE PLATS:

- 8. S-019-22 – ACTION:** Howard Hawks, landowner, EPS Group, INC, engineer, requesting approval of a tentative plat for Heritage Estates for 182 lots and tracts A - J, on a 44.81 ± acre parcel in the CR-3/PAD (PZ-039-98, PZ-PD-039-98) zone, tax parcel 200-31-009H, (legal on file) a portion of Section 7, Township 4 South, Range 9 East, G&SRB&M, (located southeast of Attaway Rd and Heritage Rd, within the Florence area).

NEW CASES:

- 9. PZ-PA-005-22 – PUBLIC HEARING/ACTION:** Max De Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the **Land Use Plan** and re-designate 360± acres of land from **Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production**, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

ITEMS 8, 9, & 10 WILL BE DISCUSSED TOGETHER

10. **PZ-PD-015-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting **severance of PZ-PD-039-98** to have the land rezoned and placed in a new **Planned Area Development (PAD)** to plan and develop a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W (legal on file), located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.
11. **PZ-027-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **rezoning** from **CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR Multiple Residence and C-2 (Community Commercial Zoning District)** to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, (legal on file), located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.
12. **PZ-PD-014-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **Planned Area Development (PAD)**, to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, (legal on file), located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.

ITEMS 11 & 12 WILL BE DISCUSSED TOGETHER

13. **PZ-033-22 - PUBLIC HEARING/ACTION:** Stanfield Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **rezoning** from **GR (General Rural) and SR (PZ-401-73) (Suburban Ranch) to R-7 (Single Residence)** allow a single family subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels, 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, (legal on file), located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.
14. **PZ-PD-025-22 - PUBLIC HEARING/ACTION:** Stanfield Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **Planned Area Development (PAD)**, to allow a subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, (legal on file), located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

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.**