



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, July 18, 2013

Hearing Room Pinal County Complex - Building A

31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

AMENDED AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

CALL TO ORDER:

- | | |
|----------------------------|----------------------------|
| () HARTMAN, Chairman | () RIGGINS, Vice-Chairman |
| () AGUIRRE-VOGLER, Member | () SALAS, Member |
| () GUTIERREZ, Member | () MORITZ, Member |
| () ANDERSON, Member | () DEL COTTO, Member |
| () SMYERS, Member | () GRUBB, Member |
| () DEPUTY COUNTY ATTORNEY | |

SCHEDULE OF AGENDA: 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.

- 1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**
 - **June 20, 2013**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **June 19, 2013**
 - **June 26, 2013**

CONTINUED CASES:

4. **PZ-PD-002-13 – PUBLIC HEARING/ACTION:** Skyridge Lending, LLC landowners/applicants, United Engineering Group Christopher Lenz, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District **(PZ(PD)006-06)** on 10.0± acres within the **Bella Villagio PAD** to plan and develop the 35 unit Bella Villagio single-family residential lots; situated in a portion of the NE¼ of Section 12, T3S, R7E G&SRB&M, a portion of tax parcel 509-02-002J (legal on file)(located south of West Skyline Drive and east of North Village Lane, approximately one mile southeast of the Town of Queen Creek). **(Continued from the June 20th, 2013 Planning Commission meeting)**

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

5. **S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). **(Continued from the July 19, 2012 Commission Meeting)**
6. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). **(Continued from the July 19, 2012 Commission Meeting)**
7. **S-016-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountain, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for **SaddleBrooke Ranch Units 16A & 16B**, 165 lots on a 56± acre parcel in the CR-3/PAD zone; situated in a portion of Section 4, T10S, R14E, G&SRB&M, Tax Parcel 305-31-014 (located approximately a ½ mile northwest of the intersection of SaddleBrooke Ranch Boulevard and State Route 77).
8. **S-020-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** SaddleBrooke Development Company, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for **SaddleBrooke Unit 50A**, 86 lots on a 19.84± acre parcel in the CR-4/PAD zone; situated in portions of Sections 33 & 34, T10S, R14E, G&SRB&M, Tax Parcel 305-12-698 et al. (parcel list on file) (located approximately 2 mile east of State Route 77 and .3 miles north of Edwin Road).

NEW CASES:

9. **SUP-004-13 – PUBLIC HEARING/ACTION:** Heather Clark, applicant/landowner requesting a Special Use Permit to operate a dog boarding facility on a .94± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 8, T2S, R8E G&SRB&M, tax parcel 104-23-119C (legal on file) (located at the northeast corner of Ironwood Drive and Ranch Road in the San Tan Valley area).
10. **SUP-005-13 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).
11. **PZ-001-13 – PUBLIC HEARING/ACTION:** Landmark Property Holdings, LLC et. al., landowners/applicants, Iplan Consulting Greg Davis, agent, requesting approval of a Rezone request from 54.86± acres of SR (Suburban Ranch) (**PZ-341-72**) to 34.85± acres of R-7 (Single Residence Zoning District) and 20.01± acres of C-3 (General Commercial) to allow single-family residential housing and commercial; situated in a portion of the NW¼ of Section 17, T2S, R8E G&SRB&M, a portion of tax parcels 104-24-003E, 104-24-003F, and 104-24-003G (legals on file) (located in the southeast corner of N. Ironwood Drive and E. Pima Road).
12. **PZ-PD-001-13 – PUBLIC HEARING/ACTION:** Landmark Property Holdings, LLC et. al., landowners/applicants, Iplan Consulting Greg Davis, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 34.85± acres for 122 single-family residential units and 20.01± acres of commercial within the parcels totaling 54.86± acres; situated in a portion of the NW¼ of Section 17, T2S, R8E G&SRB&M, a portion of tax parcels 104-24-003E, 104-24-003F, and 104-24-003G (legals on file) (located in the southeast corner of N. Ironwood Drive and E. Pima Road).
13. **PZ-C-001-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department request that the Planning and Zoning Commission initiate in accordance with A.R.S Section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code (PCDSC)**, amending section 2.151.010 of **Chapter 2.151 Permits: Special Use, Special Density, Temporary Use and Special Event;** Section 2.165.040 of **Chapter 2.165 Zoning Regulations Amendments;** Sections 2.166.040 and 2.166.050 of **Chapter 2.166 Rezoning;** Section 2.170.110 of **Chapter 2.170 Comprehensive Plan, Specific Land Use Plans and Plan Amendments;** Section 2.176.230 of **Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on and After February 18, 2012;** and Sections 2.205.030 and 2.205.070 of **Chapter 2.205 Wireless Communications Facilities,** to consider adding language requiring a pre-application meeting prior to filing and establishing pre-application procedures and requirements.
14. **PZ-C-002-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.145 Signs,** to consider adding language to address new types of portable and temporary signs as well as limiting staff powers and specifying Board hearing procedures under the flexibility provisions.

WORK SESSIONS:

15. **WORK SESSION:** Discussion of the Pinal County 2012 Major Comprehensive Plan amendments:
 - A. **PZ-PA-002-13 – WORK SESSION:** A major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to re-designate 1379± acres of land from **Major Open Space (or 1 DU/AC)** to other **residential land use categories** in the Queen Valley area; situated in portions of Sections 26, 33, 34, T1S, R10E G&SRB&M, and portions of Sections 3, 4, T2S, R10E G&SRB&M; located approximately 3.5 miles northeast of Florence Junction.
 - B. **PZ-PA-004-13 – WORK SESSION:** A major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to re-designate 243± acres of land from **Very Low Density Residential (0-1 du/ac)** to **Secondary Airport** in the Eloy area; situated in a portion of Section 12, T09S, R6E located on the west side of Sunland Gin Rd south of Harmon Rd.
 - C. **PZ-PA-005-13 (previously PZ-PA-001-13) – WORK SESSION** A major amendment of the **Pinal County Comprehensive Plan** to amend the language of **Chapter 5: Economic Sustainability** adding a policy to support a tourism corridor for the Butterfield Stage Route in western Pinal County and to amend the **Economic Development Plan** to identify the Butterfield Stage Corridor.
16. **Update on Code Compliance Community Outreach:** Discussion with the Commission regarding the Code Compliance Department's community outreach efforts.

The Planning 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).

ADJOURNMENT