



PINAL COUNTY
wide open opportunity

Greg Stanley
Interim County Manager
Development Services

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting
9:00 a.m.

Thursday, October 17, 2013

Emergency Operations Center, Pinal County Complex - Building F
31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND 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:

- September 19, 2013

2. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

NEW CASES:

- SEPTEMBER 25, 2013
- OCTOBER 9, 2013

Agenda Items 3, 4 and 5 will be discussed together

- 3. PZ-PA-007-13 – PUBLIC HEARING/ACTION:** Skybridge Quail, LLC, landowners/applicants, United Engineering Group, agent, requesting approval of a **Non-Major Comprehensive Plan Amendment** from **Very Low Density Residential (0-1 du/ac)** to **Moderate Low Density Residential (1-3.5 du/ac)** on 19± acre portion of a 69.25 acre parcel pending and in conjunction with Rezone request **PZ-007-13** and PAD request **PZ-PD-007-13** in the CR-3 zone (**PZ-049-03**); situated in a portion of the NE¼ of Section 2, T3S, R8E G&SRB&M, a portion of tax parcel 210-02-002A (legal on file)

PLANNING & DEVELOPMENT

(located in the north east corner of N Sierra Vista Drive and E Rolling Ridge Road intersection).

4. **PZ-007-13 – PUBLIC HEARING/ACTION:** Skybridge Quail, LLC, landowners/applicants, United Engineering Group, agent, requesting approval of a Rezone of 40.19± acres of GR (General Rural) to R-7 (Single Residence Zoning District) to allow single-family residential housing; situated in a portion of the NW¼ of Section 2, T3S, R8E G&SRB&M, tax parcels 210-02-002H, 210-02-002M, & 210-02-002N (legals on file) (located in the north east corner of N. Sierra Vista Drive and E. Rolling Ridge Road intersection).
5. **PZ-PD-007-13 – PUBLIC HEARING/ACTION:** Skybridge Quail, LLC, landowners/applicants, United Engineering Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 272.91± acres for 955 single-family residential units; situated in a portion of the N½ of Section 2, T3S, R8E G&SRB&M, tax parcels 210-02-002A, 002D, 002E, 002H, 002M, 002N, & 002P (legals on file) (located in the north east corner of N. Sierra Vista Drive and E. Rolling Ridge Road intersection).
6. **SUP-007-13 - PUBLIC HEARING/ACTION:** Michael Wiederhold, landowner, applicant, requesting approval of a Special Use Permit to operate dog kennel and dog rescue shelter facility on a 2.4± acre parcel in the GR zone; described as a portion of Chandler Heights Ranches Unit 3, Lot 104 (Bk. 9, Page 52, P.C.R.) Section 24, T03S, R07E G&SRB&M(legal on file), Tax Parcel 509-18-019H (located on the South Side of Virgil Dr. east of Gary Rd. in the San Tan Valley Area).

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.

7. **S-014-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Lotocka, LLC, landowner, Physical Resource Engineering, Inc., agent, requesting approval of a tentative plat for **Desert Living Estates**, 58 lots on a 83.81± acre parcel in the GR zone; a portion of the southwest quarter of Section 30, T10S, R11E, G&SRB&M, Tax Parcel 410-16-0600 (located at the southeast corner of S. Marylynne Lane and E. Sianna Drive approximately 1.25 miles north of the Town of Marana).
8. **S-010-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Skybridge Lending, LLC, landowner, United Engineering Group, agent, requesting approval of a tentative plat for **Bella Villagio**, 35 lots on a 10.02± acre parcel in the CR-2/PAD (**PZ-PD-002-13**) zone; a portion of the northeast quarter of Section 12, T3S, R7E G&SRB&M, Tax Parcel 509-02-002J (located south of West Skyline Drive and east of North Village Lane, approximately one mile southeast of the Town of Queen Creek).
9. **S-031-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Landmark Property Holdings, LLC, landowner, lplan Consultants, agent, requesting approval of a tentative plat for **Pima Crossings**, 122 lots on a 34.85± acre parcel in the R-7/PAD (**PZ-PD-001-13**) zone; a portion of Section 17, T2S, R8E G&SRB&M, Tax Parcel 104-24-003G (located near the southeast corner of N. Ironwood Drive and E. Pima Road approximately 1.25 miles north east of the Town of Queen Creek).

10. **S-027-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Jupiter Realty, landowner, Atwell, agent, requesting approval of a tentative plat for **Gold Canyon East Parcel 9 Lots 1 Thru 14**, 14 lots on a 5.49± acre parcel in the R-9/PAD (**PZ-PD-007-12**) zone; a portion of Sections 4 & 5, T1S, R9E G&SRB&M, Tax Parcel 104-74-236A (located at the intersection of Don Donnelly Trail and Avenida De Angeles, Gold Canyon area).

11. **S-035-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pulte Homes Corporation, landowner, Michael Baker, Jr. Inc., agent, requesting approval of a tentative plat for **Red Rock Village IIIA**, 14 lots on a 2.44± acre parcel in the CR-4/PAD (**PZ-PD-006-02**) zone; a portion of the northwest quarter of Section 8, T10S, R14E G&SRB&M, Tax Parcel 410-11-004 (located at Sasco Road and Interstate 10, Red Rock area).

WORK SESSIONS:

12. Discussion for the potential Use of Recreational Vehicles for Short Term Visitor Housing

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