



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, March 20, 2014

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 |

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:

- **February 20, 2014**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Maricopa Area Subdivision Maps**
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3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- **February 20, 2014**
- **March 12, 2014 – No Cases**

NEW CASES:

4. **PZ-001-14 – PUBLIC HEARING/ACTION:** Patrick Erickson, applicant, landowner, requesting approval of a zone change from SR (Suburban Ranch) to R-43 (Single Residence Zoning District) on 3.35± acres; situated in a portion of the SW ¼ Section 16, T2S, R8E G&SRB&M, tax parcel 104-46-078C (legal on file) (located on the east side of Kenworthy Road north of Ocotillo Road in the San Tan Valley area)
5. **PZ-002-14 - PUBLIC HEARING/ACTION:** Keith and Karen Spaulding, applicant/landowner requesting approval of a zone change from CB-2 (General Business Zone) to C-3 (General Commercial Zoning District) on 4.81± acres to plan and develop the Edera Wedding and Event Venue; situated in a portion of the NW ¼ Section 11, T01N, R08E G&SRB&M, tax parcel 100-01-001S (legal on file) (located on the south side of Highway 88, west of Mountain View Rd in the Apache Junction area)
6. **PZ-PD-013-13 – PUBLIC HEARING/ACTION:** Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Trilogy Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcel 109-52-533 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).
7. **PZ-PD-014-13 – PUBLIC HEARING/ACTION:** Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Trilogy Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to delete stipulation #34, modify the development standards for Parcel 1.2, and create a Use and Benefit Easement for Parcel 1.2, and allow for an 82 lot single family dwelling unit development in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcels 109-52-532 (legal on file) (located east of Gantzel Road and south of Combs Road, 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.

8. **S-004-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Skybridge Quail, LLC, landowner, United Engineering Group, engineer, requesting approval of a tentative plat for **Quail Ranch**, 955 lots on a 272.91± acre parcel in the CR-3 and R-7/PAD (**PZ-PD-007-13**) zones; situated in a portion of Section 2, T3S, R8E G&SRB&M, Tax Parcels 210-02-002A, 002D, 002E, 002H, 002M, 002N & 002P (located at the southwest corner of Hash Knife Draw Road alignment and Quail Run Lane alignment, approximately 2½ miles north of the Town of Florence).
9. **S-006-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** BVF Land, LLC, landowner, Dana Belknap, Gallagher & Kennedy, agent, requesting approval of a tentative plat for **Harvard at Bella Vista Farms**, 1,214 lots on a 366.35± acre parcel in the CR-2 and CR-3/PAD (**PZ-PD-012-11**) zones; situated in a portion of Sections 15 & 16, T3S, R8E G&SRB&M, Tax Parcels 210-15-002B and 210-16-001B (located adjacent to the east side of Union Pacific Railroad and approximately .6 mile north of Bella Vista Road, San Tan Valley area).

WORK SESSION:

10. Proposed San Tan Valley Economic Development Special Area Plan

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