



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona

Agenda
Thursday, May 25, 2017

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Rosalie Pinney at rosaliepinney@mail.maricopa.gov at 602-506-0625 or 602-506-3301. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chair.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call

Approval of Minutes: None

Continuance Agenda:

- 1. Case #: **Z2016101** **District 4**
Applicant: Corbett McCallum
Location: Generally located at the southwest corner of Olive Avenue and Beardsley Road in the Surprise area
Request: Modification of Condition to the Rural-43 RUPD zoning for Sonoran Ridge Estates, Unit 4 – Sonoran Ridge Estates, Unit 4
Recommendation: **Continue to the June 8th hearing** due to public posting notification error.
Presented by: Farhad Tavassoli

Consent Agenda:

- 2. Case #: **Z2017007 (Cont. from 5/11/17)** **District 1**
Applicant: Arrington Outdoor Advertising LLC
Location: Generally located at the northeast corner of Mary St. and Gilbert Dr. in the Tempe area
Request: Zone Change from IND-2 PD to IND-2 Industrial Unit Plan of Development (IUPD) – Arrington Outdoor Advertising
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli
- 3. Case #: **S2017002** **District 2**
Applicant: HilgartWilson, LLC
Location: Approximately 2,200' from the northwest corner of Rio Verde Drive and Verde River Way East in the Rio Verde area.
Request: Preliminary Plat containing 106 (94 Unit B, 12 Unit C) residential lots and 14 (10 Unit B, 4 Unit C) tracts in the R-3 Residential Unit Plan of Development (RUPD) Planned Area of Development (PAD) zoning districts – Trilogy at Verde River Units 5B and 5C
Recommendation: **Approval** with conditions
Presented by: Derek Scheerer
- 4. Case #: **Z2016039** **District 2**
Applicant: John Babiarz
Location: Located at the southwest corner of Lehi Rd. and Portia St.
Request: Modification of Conditions to Special Use Permit Z88-09V - Greenfield Citrus Nursery
Recommendation: **Approve with conditions**
Presented by: Derek Scheerer
- 5. Case #: **Z2016086** **District 2**
Applicant: Nate Wadsworth

Location: Generally located north of Main Street, approximately 420 feet west of the Loop 202 freeway in the east Mesa area
Request: Zone change from R-5 and C-3 to C-3 Commercial Unit Plan of Development (CUPD) overlay – Apache Super Storage
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

6. Case #: **Z2017002** **District 3**
Applicant: Berry Riddell, LLC
Location: Generally located on Venture Drive, approximately 1,274' south of Anthem Way
Request: Zone Change from C-O to C-2 CUPD - HonorHealth Medical Center
Recommendation: **Approve with conditions**
Presented by: Jaclyn Sarnowski

Regular Agenda:

7. Case #: **Z2017001** **District 1**
Applicant: Archi-CAD Architects PLLC
Location: Generally located approximately 470 ft. east from the northeast corner of San Tan Blvd. and Mandarin Dr. in the Queen Creek area
Request: Zone Change from R1-35 Residential Unit Plan of Development (RUPD) & C-3 to C-1 Commercial Unit Plan of Development (CUPD) for a new preschool – Ms. Tina's Independence Preschool
Recommendation: **Approve with conditions**
Presented by: Ray Banker

Other Matters:

Adjournment

Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:
501 N. 44th Street, Suite 200 Phoenix, Arizona 85008
Fax Number: 602-506-3711
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.
- This appeal can also be submitted via e-mail at the following e-mail address:
PZAppeal@mail.maricopa.gov
- **Appeal of Planning & Zoning Commission Recommendation**
- The Appeal Form can also be submitted on the Maricopa County Planning & Development website at the following web address:
<http://www.maricopa.gov/799/Boards-and-Commissions>

Please print clearly.

Case Number/ Project Name:			
Planning & Zoning Commission Hearing Date:			
Appellant Name:			
Mailing Address:			
City, State, Zip Code:			
Telephone Number:		E-mail:	
Reason for the Appeal of the subject case:			
Appellant Signature:		Date:	