

BOARD OF SUPERVISORS' MEETING
PLANNING AND ZONING AGENDA
December 12, 2018

CONSENT AGENDA

PZ-1. Title: Rancho Cabrillo
Case #: Z2018077
Supervisor District: 4
Applicant /Owner: Matthew J. Mancini PE, 3engineering, LLC / Rancho Cabrillo Development LLC
Request: Modification of Conditions to a Zone Change to amend the RUPD development standards for parcels H, I, J, and K
Site Location: Generally located southwest and northwest of the corner of Happy Valley Rd. and El Granada Blvd. in the Peoria area
Commission Recommendation: On 11/8/18, the Commission voted 7-0 to recommend **approval** of Z2018077 subject to conditions 'a' – 'c':

- a. Development and use of the site shall comply with the Narrative Report entitled "Rancho Cabrillo – Zoning Modification of Condition Narrative", consisting of 7 pages, dated stamped received October 12, 2018, except as modified by the following conditions.
- b. The following changes to the R1-6 RUPD PAD and R1-7 RUPD PAD zoning district development standards shall apply for Rancho Cabrillo Parcels H, I, J, and K:
 - 1. Maximum lot coverage - 55% for parcels H, I, J, and K
 - 2. Minimum front setback - 10'/18' (10' livable and side loaded garage, 18' for front facing garage) for parcels H, I, J, and K
 - 3. Minimum lot width – 45' for parcels H, J, and K
- c. Compliance with Z2006069 conditions/stipulations of approval, as applicable, shall be maintained.

PZ-2 Title: White Mountain Trucking
Case #: Z2018067
Supervisor District: 5
Applicant /Owner: Nick Sherman, LGE Design Group / Alta Vista 9 LLC
Request: Zone change from Rural-43 to IND-2 Industrial Unit Plan of Development (IUPD)
Site Location: Generally located at the southwest corner of Alta Vista Rd. and 75th Ave. in the Phoenix area
Commission Recommendation: On 11/8/18, the Commission voted 7-0 to recommend **approval** of Z2018067 subject to conditions 'a' – 'i':

- a. Development of the site shall comply with the zoning exhibit entitled "White Mountain Trucking", consisting of one (1) full-size sheet, stamped received October 24, 2018, except as modified by the following conditions.
- b. Development of the site shall be in conformance with the Narrative Report entitled "White Mountain Trucking", consisting of two (2) pages, stamped received August 22, 2018, except as modified by the following conditions.
- c. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- d. All driveways and parking areas shall be paved unless there is a dust control plan approved by the Maricopa County Air Quality Department (MCAQ).
- e. The following Planning Engineering conditions shall apply:
 1. The Owner shall provide dedication of an additional 22' for a total of 55' half-width of right-of-way for the following roadway

South 75 th Avenue	22 feet
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All such dedications shall be in fee and free of all liens and encumbrances. Prior to acceptance of such dedication, the applicant shall provide the County an owner's title insurance policy issued to the County, the MCDOT environmental checklist and any and all other requirements as set forth in the "MCDOT Right-of-Way Dedications Reference Guide". Until Maricopa County has accepted said dedication, all responsibilities, including but not limited to maintenance and repair for the property to be dedicated shall be that of the applicant.
 2. Construct ultimate half-width improvements on South 75th Avenue. Roadway must meet County Standards in effect at the time they are constructed. A waiver from this requirement may be requested from MCDOT.
- f. The following IND-2 IUPD screening standards shall apply:
 1. 6' (h) chain link with slats along the north and west property lines
 2. 3' (h) block wall to screen parking along the southern property line (approx. 120 linear feet)
 3. 6' (h) block wall along the southern property line
 4. 8' (h) block wall along east property line
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.

- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

PZ-3 Title: Sun Streams IV Solar Project
Case #: CPA2018005
Supervisor District: 5
Applicant /Owner: Max Bakker, Sun Streams 4 LLC / Arizona State Land Department, c/o Ray Moore
Request: Major Comprehensive Plan Amendment to change the land use designations in the Old US Highway 80 Area Plan from 'Large Lot Residential' (1-2 d.u./ac.) and 'Small Lot Residential' (2-5 d.u./ac.) to 'Utilities' to accommodate an expansion of the Sun Streams utility scale solar project. CPA approval is by Resolution.
Site Location: Generally located between 347th Ave. alignment to the east, 355th Ave. alignment to the west, Elliot Rd. alignment to the north, and Cactus Rose Rd. alignment to the south, in the Arlington area
Commission Recommendation: On 11/8/18, the Commission voted 7-0 to recommend **approval** of CPA2018005 subject to conditions 'a' – 'c':

- a. Development and use of the site shall comply with the narrative report entitled "Sun Streams IV Solar Project" including all exhibits dated May 2018 and stamped received May 31, 2018, except as modified by the following conditions.
- b. The land use designation of utilities approved as part of case CPA2018005 shall be subject to the time limits set forth in the subsequent zone change, and shall change to the previous Small Lot Residential and Large Lot Residential land use designations if the zone change reverts back to Rural-43.
- c. The applicant is proposing to develop a photovoltaic solar electric generating facility which, pursuant to the Maricopa County Comprehensive Plan, necessitates a change in the land use designation from Small Lot Residential and

Large Lot Residential to Utilities. The proposal by the applicant represents a comprehensive approach to the subject property and will allow the applicant to pursue the proper entitlements pursuant to state law so that they can lawfully operate in unincorporated Maricopa County. This particular proposal is an appropriate plan for the property and is consistent with the overall intention of the comprehensive. However, in the event that the zone change for this particular proposal is not approved by Maricopa County Board of Supervisors (BOS) within five (5) years from the date of Board approval of this comprehensive plan amendment, this amendment shall no longer be effective as the planning justification for this comprehensive plan amendment will no longer be present. In such instance, a change of the land use designation from Utilities to Small Lot Residential and Large Lot Residential will occur, and all comprehensive plan land use maps shall be altered to reflect as such, because this represents superior long-range planning by Maricopa County.

PZ-4 Title: Zanjero Trails
Case #: DMP2018005
Supervisor District: 4
Applicant /Owner: Stephen Anderson, Gammage & Burnham / Maricopa County Municipal Water Conservation District 1
Request: Development Master Plan (DMP) amendment to site plan to change land use designation for Parcel 33 (14.4 acres) from 'Commercial Retail Center' to 'Single Family Residential (2-5 d.u./ac.) and to modify conditions of approval
Site Location: Generally located at the southeast corner of Jackrabbit Trail (195th Ave.) and Bethany home Rd., in the Buckeye planning area
Commission Recommendation: On 11/8/18, the Commission voted 7-0 to recommend **approval** of DMP2018005 subject to conditions 'a' – 'jj':

- a. Development shall comply with the Development Master Plan document entitled "Zanjero Trails Development Master Plan", a bound document, dated revised November 8, 2004, including all exhibits, maps, and appendices and as further modified by the revised DMP Narrative Report entitled, "Zanjero Trails, Development Master Plan Amendment (DMP2018005) dated August 31, 2018 and stamped received September 10, 2018 consisting of 11 pages with updated Land Use Map (Figure 10). Within 30 days of Board of Supervisors approval, the applicant shall submit a revised Development Master Plan document reflecting all changes recommended by the Planning and Zoning Commission and approved by the Board of Supervisors.
- b. Changes to the Zanjero Trails Development Master Plan with regard to use and intensity, or the stipulations approved by the Maricopa County Board of Supervisors, shall be processed as a revised application with approval by the Board of Supervisors upon recommendation by the Maricopa County Planning and Zoning Commission. Revised applications shall be in accordance with the applicable Development Master Plan Guidelines, subdivision regulations, and zoning ordinance in effect at the time of application(s) submission. The Maricopa County Planning and Development Department may approve minor changes

administratively as outlined in the Maricopa County Development Master Plan Guidelines in effect at the time of amendment. Non-compliance with the approved Zanjero Trails Development Master Plan, including the narrative report, maps, and exhibits, or the stipulations of approval will be treated as a violation in accordance with the provisions of the Maricopa County Zoning Ordinance.

- c. All stipulations of approval shall remain in effect in the event of a change in name of the Zanjero Trails Development Master Plan.
- d. If the initial final plat has not been approved within five (5) years from the date of approval of DMP2009002, this development master plan will be scheduled for public hearing by the Maricopa County Board of Supervisors, upon recommendation by the Maricopa County Planning and Zoning Commission, to consider revocation of the adopted development master plan. Further, should this development master plan be rescinded, all zoning and other entitlement changes approved as part of the Zanjero Trails Development Master Plan shall also be considered for revocation by the Board of Supervisors, upon recommendation of the Commission, to the previous entitlements.
- e. Prior to approval of any final plat, the master developer shall enter into a development agreement with Maricopa County that addresses short- and long-term service, infrastructure, operation, maintenance, and financial assurance needs of Maricopa County agencies necessary to provide adequate services and infrastructure to future residents of the Zanjero Trails Development Master Plan. Further, prior to approval of any final plat this development agreement shall be signed by both the master developer and the designated Maricopa County representative(s) and provided to the Maricopa County Planning and Development Department for public record. Maricopa County reserves the right to modify the development agreement if it is determined that such changes are necessary due to changing circumstances or conditions, although such modifications are subject to approval by the Board of Supervisors. The master developer may also petition for modifications, which are also subject to Maricopa County Board of Supervisors approval.
- f. No development shall occur in unincorporated Maricopa County after the date or timeframe identified in the preannexation agreement between the Maricopa Water District and the City of Surprise, entitled "Pre-Annexation Development Agreement (Zanjero Trails)" consisting of 24 pages and recorded with the Maricopa County Records Office February 26, 2004 (Docket no. 04-0191607). This preannexation agreement shall be signed by both the Zanjero Trails master developer and the City of Surprise.
- g. Prior to approval of any final plats, the master developer shall provide the Maricopa County Planning and Development Department with a written document, signed by both the master developer and each of the applicable school districts, which acknowledges that the master developer has met the school districts' needs for servicing future residents of the Zanjero Trails Development Master Plan. This includes written confirmation from all applicable school districts that the school locations, types, and acreages shown are

acceptable, and that no high school site(s) are necessary within the Zanjero Trails Development Master Plan.

- h. The master developer shall notify future homeowners that they are located within the State-defined "Territory in the Vicinity of a Military Airport" with the following language:

"You are buying a home or property in the "vicinity of a military airport" as described by State of Arizona statute A.R.S. §28-8481. Your house should include sound attenuation measures as directed by State law. You will be subject to direct overflights and noise by Luke Air Force Base jet aircraft in the vicinity.

Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 overflights per day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range and other flight areas.

Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.

Luke Air Force Base's normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends.

For further information, please check the Luke Air Force Base website at www.luke.af.mil/urbandevelopment."

Such notification shall be recorded on all final plats, be permanently posted on not less than a 3 foot by 5 foot sign in front of all home sales offices, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs) as well as the Public Report and conveyance documents.

In addition, all habitable buildings constructed within this project shall be constructed with a minimum R18 exterior wall assembly, a minimum of R30 roof and ceiling assembly, dual-glazed windows and solid wood, foam-filled fiberglass or metal doors to the exterior to achieve a maximum interior noise level of 45 decibels.

- i. The Zanjero Trails master homeowners association shall be responsible for the maintenance and upkeep of all private roads, public open spaces and amenities, washes, parks, roadway median landscaping, landscaping within public rights-of-way, and all pedestrian, bicycle, and multi-use paths.
- j. Prior to approval of each final plat, the master developer shall submit to the Maricopa County Planning and Development Department a landscape inventory and salvage plan which identifies and assesses the native vegetation

within the development parcels, and which determines the preservation/disposition for each of the selected native vegetation.

- k. All irrigation water supplied for common/open space areas and lakes shall be provided entirely by a renewable supply of water, such as treated effluent, surface water, or Central Arizona Project (CAP) water, within five (5) years after issuance of the first building permit. Interim water for the purposes noted may be supplied by groundwater and shall comply with all Arizona Department of Water Resources regulations. Proof of conversion from groundwater to a renewable water supply shall be provided to the Maricopa County Planning and Development Department within the five year requirement.
- l. The Zanjero Trails Development Master Plan shall be developed sequentially as depicted on the phasing diagram contained in the Zanjero Trails Development Master Plan narrative report.
- m. The total number of residential dwelling units for the Zanjero Trails Development Master Plan shall not exceed 7,664. The total number of dwelling units for the Zanjero Trails Master Plan in unincorporated Maricopa County south of Peoria Avenue shall not exceed 6,420, *number as indicated in the Zanjero Trails Land Use Plan (parcel chart) dated October 5, 2004.* To help ensure compliance, the cumulative number of single and multifamily dwelling units within unincorporated Maricopa County and the City of Surprise, in relation to the identified limit, shall be identified on all plats.
- n. Residential development shall be prohibited on areas with a slope of 15% or greater.
- o. The master developer shall submit a written report to the Maricopa County Planning and Zoning Commission outlining the status of the Zanjero Trails Development Master Plan every five (5) years following Board of Supervisors approval of case DMP2009002. The status report shall discuss development progress, including the total number of units built and platted, locations of areas/parcels under construction, status of infrastructure development, status of non-residential property, progress on how the stipulations of approval are being implemented, and any other information as required by the Maricopa County Planning and Development Department.
- p. Until annexation of the entire master plan takes place, the master developer shall notify all future Zanjero Trails Development Master Plan residents that they are not located within an incorporated city or town, and therefore will not be represented by, or be able to petition a citizen-elected municipal government. Notification shall also state that residents will not have access to municipally-managed services such as police, fire, parks, water, wastewater, libraries, and refuse collection. Such notice shall be included on all final plats, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, and be included in all homeowner association covenants, conditions, and restrictions (CC&Rs).

- q. All park facilities shall be completed concurrent with any residential development of a respective parcel shown on each plat. Park facilities and amenities shall be identified on all applicable plats, and are subject to review by the Maricopa County Planning and Development Department.
- r. Not less than 23.5 acres shall be reserved for Recreational Open Space (ROS) land use in the general locations depicted on Figure 12 Proposed Land Use Map contained in the Zanjero Trails Development Master Plan narrative report. Each ROS shall be a minimum of 6.5 acres in size and have community amenities, including multi-purpose sports fields sized for soccer and/or baseball use, two (2) playgrounds (tot lots), basketball court (4 half courts) and three (3) ramadas with picnic tables and barbeque grills. Further, the project shall have not less than twenty-nine (29) mini-park sites in the general locations depicted on Figure 15A Conceptual Landscape Plan contained in the Zanjero Trails Development Master Plan narrative report. Each mini-park shall be a minimum of one (1) acre in size and include recreational amenities, including, as a minimum, a small multi-purpose play field, playground (tot lot) and ramada with barbeque grill and 2 picnic tables. At the time of each preliminary plat submission, the master developer shall include a description of the status of the cumulative ROS acreage and mini-park numbers with respect to the requirements of this stipulation. A description of the types of recreational amenities that will be included in the ROS and mini-park areas shall also be submitted with all preliminary plats to the Maricopa County Planning and Development Department.
- s. Not less than fifty (50) acres shall be reserved for general commercial land uses and not less than fifteen (15) acres shall be reserved for commercial office uses. Three (3) Commercial Office parcels of five (5) acres each, one on each of Camelback Road, Olive Avenue and Peoria Ave. To help ensure compliance, at the time of each preliminary plat submission the master developer shall include a description of the status of the cumulative number of general commercial and commercial office acreage with respect to the sixty-five (65) acre requirement.
- t. Unless otherwise agreed to by the applicable school districts, not less than four (4) school sites and a minimum of 48 cumulative net acres shall be reserved for schools. To help ensure compliance, at the time of each preliminary plat submission the master developer shall include a description of the status of the required number and acreage noted in this stipulation.
- u. The master developer shall provide non-vehicular multi-use trails along Perryville Road and along all east-west arterials. Such trails shall be identified on all plats and are subject to approval by Maricopa County.
- v. Prior to approval of the first final plat, the master developer shall provide a "will serve" letter and a Certificate of Convenience and Necessity from a qualified public or private water and wastewater provider demonstrating commitment to serve the entire Zanjero Trails Development Master Plan with water and wastewater service, which is subject to approval by the Maricopa County Department of Environmental Services.

- w. Prior to approval of the first final plat, the master developer shall provide a “will serve” letter for electric power service from Arizona Public Service or another qualified public or private utility demonstrating commitment to serve the entire Zanjero Trails Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- x. Prior to approval of the first final plat, the master developer shall provide a “will serve” letter for fire protection from Rural Metro Corporation or another qualified public or private fire service provider demonstrating commitment to serve the entire Zanjero Trails Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- y. Prior to approval of the first final plat, the master developer shall provide a “will serve” letter for telephone service from a qualified public or private telephone provider demonstrating commitment to serve the entire Zanjero Trails Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- z. Prior to approval of the first final plat, the master developer shall provide a “will serve” letter for refuse collection from a qualified public or private collection provider demonstrating commitment to serve the entire Zanjero Trails Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- aa. An archaeological survey of the subject property shall be conducted prior to approval of any preliminary plat to locate and evaluate any cultural resources on the site. Once complete, a report of the results shall be provided to the Arizona SHPO for review and comment before any ground disturbing activities related to development are initiated. The applicant shall perform an archaeological analysis to evaluate the eligibility of cultural resource sites for the National or State Register of Historic Places. If Register eligible properties cannot be avoided by development activities, then the Arizona SHPO shall determine if a data recovery (excavation) program is necessary. Should federal permits be required for the project, then any archaeological work performed must meet the Secretary of Interior Standards, and will be subject to the National Historic Preservation Act.
- bb. A quality of life assessment of \$377 per unit shall be made available to the Maricopa County Library District to be used for operational purposes only. Arrangements can be made for this assessment to be paid on a per unit basis at the time of building permit for the individual units.
- cc. One hundred fifty dollars (\$150) per house will be paid by the developer as each residential unit at the time the building permit is issued to a fund trails and park/recreational facilities enhancement and maintenance. The County shall deposit and hold all receipts in the parks enhancement fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund.
- dd. A 110’ natural landscape setback shall be provided as measured from the center-line of Olive Ave. within the Zanjero Trails Development Master Plan area.

ee. The following Department of Transportation stipulations shall apply to development of Zanjero Trails:

1. An approved traffic impact analysis shall be on file with the Maricopa County Department of Transportation. The analysis shall include development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The analysis shall be updated with each phase to reflect existing conditions and any changes to the development plan.
2. The traffic analysis shall be updated prior to the first final plat approval to reflect current conditions. Additional lane capacity on offsite alignments will be reviewed with each resubmittal of the traffic analysis. The Applicant shall provide a financial assurance to guarantee the offsite improvements that are recommended in their approved analysis. Subsequent updates of the traffic analysis will be required by the Maricopa County Department of Transportation if changing conditions warrant.
3. Developer shall contribute their proportionate share of offsite regional roadway improvements, based upon their proposed 9,974 total residential units. An area study shall be provided to determine the regional transportation needs and the appropriate contribution. Roadways shall meet county standards in effect at the time they are improved.
4. A development agreement or comparable document shall be executed within 90 days of DMP approval or prior to any, rezoning or preliminary plat approval. This agreement shall further detail transportation issues, including phasing of offsite roadway improvements and proportionate regional contributions referenced in item 3 above.
5. Developer is responsible for assuring paved access to their site at the time of the first final plat. Any improvements to the regional system necessary to provide paved access shall be credited to the developer's contribution referred to in item 3 above.
6. Applicant shall be responsible for submitting their arterial street network to the MAG Transportation Improvement Program for conformity analysis. Approval is required prior to commencing construction.
7. All proposed primary routes (principal arterials or greater) must be consistent with a county approved transportation plans.
8. All-weather access shall be provided to all parcels and on all arterial roadways.
9. A minimum of two (2) access points shall be provided and

available to each development phase and/or subdivision unit.

10. An underground conduit system (or comparable technology) shall be provided within the rights-of-way throughout the development to integrate traffic signals and for future ITS uses.
11. Provide neighborhood access to commercial areas by means other than using the arterial street network.
12. Use of neighborhood electric vehicles shall be accommodated in this development. Routes and other design features shall be established, as necessary, to provide safe and efficient circulation in conformance with prevailing laws and requirements at time each phase is submitted for approval.
13. Bike lanes shall be included on all arterial and major collector alignments and meet county standard. A bicycle circulation plan shall be provided with each phase of development.
14. Development should be designed to promote pedestrian and bicycle use and alternative modes of transportation to public facilities within and adjacent to the site, (e.g., bus bays, park-and-ride lots, internal trail systems).
15. Street lighting installation shall be the responsibility of the developer. A Street Light Improvement District or comparable authority shall be established to provide operation and maintenance.
16. Landscaping shall conform to Chapter 9 of the MCDOT Roadway Design Manual. Maintenance of landscaping within public rights-of-way shall be the responsibility of the applicant.
17. Provide the ultimate full or half-width rights-of-way on all arterials consistent with the Maricopa County Major Streets and Routes Plan.
18. A construction traffic circulation plan shall be provided and approved by Maricopa County Department of Transportation prior to commencing construction.
19. Applicant shall employ appropriate procedures during construction to comply with Maricopa County dust control requirements.
20. This project is subject to the Arizona Pollutant Discharge Elimination System (AZPDES) requirements administered by the Arizona Department of Environmental Quality (ADEQ).
21. Development shall comply with all recommendations of MCDOT-approved Traffic Impact Statement.

- ff. The following Environmental Services Department stipulations shall apply to development of Zanjero Trails:
1. Prior to the approval of the first preliminary plat, comprehensive master plans for providing water and sewer services for this project shall be submitted to and approved by MCESD.
 2. Prior to the approval of any final plat, plans for on-site and off-site water and sewer infrastructure, in accordance with the comprehensive master plan, shall be submitted to and approved by MCESD.
- gg. Prior to approval of the first Preliminary Plat, the following issues will need to be resolved acceptable to the Flood Control District in the Preliminary Drainage Report:
1. The Master Drainage Study is currently using the future conditions model assuming the White Tanks FRS #3 North Inlet Channel will be constructed. However, if this project is not constructed by the Flood Control District and Maricopa Water District, the Master Drainage Study will need to be updated to reflect the correct hydrology. This may cause the need for affected phases to be re-platted.
 2. The drainage conveyance systems for the Master Plan will need to use the District's Rational Method to estimate the flow. The HEC-1 model is not appropriate due to the size and shape of the development.
 3. The White Tanks FRS #3 North Inlet Channel Project will generate the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) application to FEMA. However, this will not be accomplished until after the channel along the Beardsley Canal is constructed, which is currently scheduled for completion in 2006. Prior to the CLOMR/LOMR, the properties located within the existing floodplain will need to elevate the finished floors one (1) foot above the encroached base flood elevation, and obtain a Floodplain Use Permit from the Regulatory Division of the Flood Control District or an acceptable temporary diversion structure.
 4. An additional floodplain has been delineated within the project area by the Flood Control District as part of the Perryville Road Study. This floodplain has not been submitted to FEMA because the White Tanks FRS #3 North Inlet Channel Project will eliminate this floodplain. However, this floodplain will have to be accounted for by the preliminary drainage report by elevating the properties one (1) foot above the encroached base flood elevation. These properties will also need a floodplain use permit if constructed before the completion of the White Tanks FRS #3 North Inlet Channel Project.
 5. The master planned community will also need to address the current 545 cfs breakout flowing southeast of Beardsley Canal and Olive Avenue. This can be done by delineating the breakout, adjust the phasing of construction subsequent to LOMR acceptance by FEMA, providing a

temporary dike to divert the existing breakout, or another solution acceptable to the Flood Control District.

6. Include all calculations for the designs in the appendices.
 7. Include a digital copy of the drainage map that will include retention basin footprints, time of concentration paths, existing and proposed contours, and basin delineations.
- hh. There shall be no bougainvillea permitted in common area landscaping adjacent to equestrian or multi-use trails.
- ii. All development and engineering design shall be in conformance with the Drainage Regulation and current engineering policies, standards and best practices at the time of application for construction.
- jj. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulation and design policies and standards.

PZ-5 Title: Zanjero Trails
Case #: Z2018059
Supervisor District: 4
Applicant /Owner: Stephen Anderson, Gammage & Burnham / Maricopa County Municipal Water Conservation District 1
Request: Zone change from C-2 CUPD PAD to R1-6 RUPD PAD & amend R1-6 RUPD standards for Parcel 34
Site Location: Generally located at the southeast corner of Jackrabbit Trail (195th Ave.) and Bethany home Rd., in the Buckeye planning area

Commission
Recommendation: On 11/8/18, the Commission voted 7-0 to recommend **approval** of Z2018059 subject to conditions 'a' – 'o':

- a. Development of the site shall comply with the Narrative and Zoning Exhibits entitled "Zanjero Trails", consisting of 12 full-size sheet, and stamped received September 10, 2018, except as modified by the following conditions.
- b. All zoning conditions of approval shall remain in effect in the event of a change in the name of the Zanjero Trails master planned community.
- c. The R1-6 RUPD shall be subject to a Planned Area Development (PAD) Overlay Zone. Zoning district boundary lines shall be reflected on the subdivision plats or precise plan of development approvals.
- d. The following R1-6 RUPD standards shall apply to Parcel 34:
 1. Height: 30' / 2 stories
 2. Front Yard: 20' may be reduced to 10' for side entry garages or forward

- living spaces
 - 3. Side Yard: 5'
 - 4. Street-side Yard: 10'
 - 5. Rear Yard: 15'
 - 6. Lot Area: 5,175 sq. ft.
 - 7. Lot Width: 45'
 - 8. Average Lot Area per Dwelling Unit – 6,500 sq. ft.
 - 9. Lot Coverage: 55% for 45' wide lots only
 - 10. Parking Spaces: 2
 - 11. Walls: 6' (h) privacy wall w/max. 7' column above a max. 3' retaining wall
 - 12. Maximum Height of Subdivision 6' Monument: 10' (h) Primary – 6'-8" Secondary
 - 13. Maximum Subdivision Sign Area: 70 sq. ft. Primary - 24 sq. ft. Secondary
- e. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened with a continuous parapet for commercial projects.
 - f. All interior streets within the proposed development are to be constructed to minimum County standards.
 - g. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
 - h. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
 - i. Prior zoning clearance or Final Plat approval, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire District, servicing the site.
 - j. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
 - k. Variations to the development standards as indicated in the approved Unit Plan of Development (UPD) table may be varied by the Board of Adjustment in accordance with Article 303.2.2 of the Maricopa County Zoning Ordinance (MCZO).
 - l. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).

- m. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- n. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- o. Applicant shall provide a traffic statement with each preliminary plat application that evaluates and confirms the assumptions and results of the approved Traffic Impact Analysis for Zanjero Trails.

PZ-6 Title: Trilogy at Verde River Unit 8A Phase III
Case #: S2018015
Supervisor District: 2
Applicant /Owner: HilgartWilson / Tegavah Construction, LP
Request: Replat containing 11 residential lots and 1 tract in the R1-6 RUPD Residential Unit Plan of Development (RUPD) Planned Area of Development (PAD) zoning district
Site Location: Generally located approximately 950' northwest of the northwest corner of Verde River Way East and Rio Verde Drive, in the Rio Verde area

Staff
Recommendation: **Approval**

PZ-7. Title: Zanjero Trails Infrastructure Plat
Case #: **S2017037**
Supervisor District: 4
Applicant/Owner: HilgartWilson / Maricopa Water District
Request: Replat of Parcels 35A, 36, and 37B for Infrastructure Plat to dedicate rights-of-way for 189th Ave. from Parcel 37B to Bethany Home Rd. and Bethany Home Rd. from Perryville Rd. to the Beardsley Canal.
Site Location: Generally located just south of the southwest corner of Bethany Home Rd. and Perryville Rd.

Staff
Recommendation: Approval

PZ-8. Title: Zanjero Trails Phase 1C, Parcel 35A Phase 1
Case #: **S2018009**
Supervisor District: 4
Applicant/Owner: HilgartWilson / Maricopa Water District
Request: Replat of Zanjero Trails infrastructure Plat Phase 1C - Parcel 35A Phase 1 containing 72 residential lots, and 2 tracts in the R1-6 RUPD zoning district
Site Location: Generally located just south of the southwest corner of Bethany Home Rd. and Perryville Rd.

Staff
Recommendation: Approval

PZ-9. Title: Zanjero Trails Phase 1C, Parcel 36 Phase 1
Case #: **S2018001**
Supervisor District: 4
Applicant/Owner: HilgartWilson / Maricopa Water District
Request: Replat of Zanjero Trails infrastructure Plat Phase 1C - Parcel 36 Phase 1 containing 50 residential lots, and 3 tracts in the R-2 RUPD zoning district
Site Location: Generally located just south of the southwest corner of Bethany Home Rd. and Perryville Rd.

Staff
Recommendation: Approval

PZ-10. Title: Zanjero Trails Phase 1C, Parcel 36 Phase 2
Case #: **S2018002**
Supervisor District: 4
Applicant/Owner: HilgartWilson / Maricopa Water District
Request: Replat of Zanjero Trails Infrastructure Plat - Phase 1C Parcel 36 Phase 2 containing 63 residential lots and 2 tracts in the R-2 RUPD zoning district
Site Location: Generally located just south of the southwest corner of Bethany Home Rd. and Perryville Rd.

Staff
Recommendation: Approval

PZ-11. Title: Zanjero Trails Phase 1C, Parcel 37B
Case #: **S2017035**
Supervisor District: 4
Applicant/Owner: HilgartWilson / Maricopa Water District
Request: Replat of Zanjero Trails Infrastructure Plat - Phase 1C Parcel 37B containing 58 residential lots and 4 tracts in the R1-6 RUPD zoning district
Site Location: Generally located just south of the southwest corner of Bethany Home Rd. and Perryville Rd.

Staff
Recommendation: Approval