



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

Agenda
Thursday, January 17, 2019

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:

Election of Officers: 2019 Planning & Zoning Commission Chair
2019 Planning & Zoning Commission Vice-Chair

Minutes: October 25, 2018

Continuance Agenda: None

Consent Agenda:

1. Case #: **Z2017130 (Cont. from 12/13/18)** **District 3**
Applicant: Aya Rojnuckarin, Urbal Architecture PLLC
Location: Generally located 1,000' southwest corner of Daisy Mountain Dr. and Meridian Rd. in the Anthem area
Request: Special Use Permit (SUP) Major Amendment for 13 independent living cottages in the R1-8 RUPD zoning district - Merrill Gardens Anthem Cottages
Recommendation: **Approve with conditions**
Presented by: Jaclyn Sarnowski

2. Case #: **CPA2018006** **District 4**
Applicant: Chris Clonts, Lennar
Location: Generally located approx. 1,000' north of the northeast corner of Northern Ave. and Cotton Ln. in the Glendale area
Request: Comprehensive Plan Amendment to change the White Tank/Grand Avenue Area Plan land use designation from Rural Densities (0-1 d.u./ac.) to Single Family Transitional Lot (3-5 d.u./ac.) – Northern Crossing
Recommendation: **Approve with conditions**
Presented by: Ray Banker

3. Case #: **Z2018091** **District 4**
Applicant: Chris Clonts, Lennar Homes
Location: Generally located at the northeast corner of Northern Ave. and Cotton Ln. in the Glendale area
Request: Zone Change from Rural-43 to C-2 CUPD – Northern Crossing Commercial
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

4. Case #: **Z2018092** **District 4**
Applicant: Chris Clonts, Lennar Homes
Location: Generally located 1,000 ft. north of the NEC of Northern Ave. and Cotton. Ln. in the Glendale Area
Request: Zone change from Rural-43 to R1-6 RUPD – Northern Crossing Residential

Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

5. Case #: **DMP2018007** **District 4**
Applicant: Matthew J. Mancini PE, 3engineering, LLC
Location: Generally located on the northeast corner of Happy Valley Rd. and El Granada Blvd. in the Peoria area
Request: Development Master Plan (DMP) Amendment to change the land use designations of Rancho Cabrillo parcels G, N, U, Q from Educational/School (parcel G), Commercial Retail Center (portion of parcel N), Recreational Open Space (parcel U), and Medium Density Residential (parcel Q) to Small Lot Residential – Rancho Cabrillo Parcels G, N, U and Q
Recommendation: **Approve with conditions**
Presented by: Ray Banker

6. Case #: **Z2018095** **District 4**
Applicant: Matthew J. Mancini PE, 3engineering, LLC
Location: Generally located on the northeast corner of Happy Valley Rd. and El Granada Blvd. in the Peoria area
Request: Zone Change Major Amendment to change the zoning districts from R-2 RUPD PAD, R-4 RUPD PAD, C-1 (portion of) to R1-6 RUPD PAD – Rancho Cabrillo Parcels G, N, U and Q
Recommendation: **Approve with conditions**
Presented by: Ray Banker

Regular Agenda:

7. Case #: **Z2017112 (Cont. from 11/8/18)** **District 4**
Applicant: William M. Smith, Matinee Media Corporation
Location: Generally located 3 miles south of the US-60 and 11 miles west of Vulture Mine Rd. in the Wickenburg area
Request: Special Use Permit (SUP) for a 150' (h) radio tower in the Rural-190 zoning district – Effus Ranch Tower Project
Recommendation: **Approve with conditions**
Presented by: Ray Banker

8. Case #: **CPA2018008** **District 4**
Applicant: Tiffany & Bosco, PA
Location: Generally located at the northwest corner of India School Rd. and Perryville Rd.
Request: Comprehensive Plan Amendment to change the White Tank Grand/Avenue Area Plan land use designation from Large Lot Residential (1-2 d.u./ac.) to Single Family Transitional Lot (3-5 d.u./ac.) – Eyherabide Dairy
Recommendation: **Approve with conditions**
Presented by: Jaclyn Sarnowski

9. Case #: **Z2018115** **District 4**

Applicant: Tiffany & Bosco, PA
Location: Generally located at the northwest corner of India School Rd. and Perryville Rd.
Request: Zone Change from Rural-43 to R1-6 RUPD – Eyherabide Dairy
Recommendation: **Approve with conditions**
Presented by: Jaclyn Sarnowski

10. Case #: **Z2018068** **District 4**
Applicant: Richmond American Homes
Location: Southwest corner of El Mirage Rd. and Maryland Ave. in the Glendale area
Request: Zone Change from R1-10 RUPD to R1-6 RUPD – Seasons at Riverside
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

11. Case #: **Z2018124** **District 2**
Applicant: Karen Nabity
Location: Approximately 300' south of the southeast corner of 144th St. and Cavedale Dr. in the Rio Verde area
Request: Zone Change from Rural-190 to Rural-43 – Laborde Property
Recommendation: **Approve with conditions**
Presented by: Derek Scheerer

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:	