



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

Agenda
Thursday, March 14, 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:

Minutes: None

Continuance Agenda:

1. Case #: **Z2018111** **District 4**
Applicant: Jorge Villasenor, EPS Group Inc.
Location: Generally located south of Maryland Ave. and ¼ mile west of El Mirage Rd. in the Litchfield Park area
Request: Zone Change from R1-8 to R1-8 RUPD - Maryland Ridge Estates RUPD
Recommendation: **Continue to the March 28, 2019**
Presented by: Farhad Tavassoli

2. Case #: **S2018036** **District 4**
Applicant: Jorge Villasenor, EPS Group Inc.
Location: Generally located south of Maryland Ave. and ¼ mile west of El Mirage Rd. in the Litchfield Park area
Request: Preliminary Plat for 60 lots and 7 tracts in the R1-8 RUPD zoning district- Maryland Ridge Estates Preliminary Plat
Recommendation: **Continue to the March 28, 2019**
Presented by: Farhad Tavassoli

Consent Agenda:

3. Case #: **DMP2018010** **District 4**
Applicant: Jorge Villasenor, EPS Group, LLC
Location: Generally located at the northwest corner of 189th Ave. and Camelback Rd. in the Buckeye planning area
Request: Modification of Conditions to the Zanjero Trails/Windrose Development Master Plan - Windrose
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

4. Case #: **Z2018101** **District 4**
Applicant: Jorge Villasenor, EPS Group, LLC
Location: Generally located at the northwest corner of 189th Ave. and Camelback Rd. in the Buckeye planning area
Request: Zone change from R-4 RUPD PAD and C-O CUPD PAD to R-4 RUPD PAD - Windrose Parcels 41 & 42
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

5. Case #: **S2018034** **District 4**
Applicant: Jorge Villasenor, EPS Group, LLC

Location: Generally located at the northwest corner of 189th Ave. and Camelback Rd. in the Buckeye planning area
Request: Preliminary Plat for 133 lots, 8 tracts in the R-4 RUPD PAD zoning district - Windrose Parcels 41 & 42
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

6. Case #: **CPA2018009** **District 4**
Applicant: Joe Cable, Bowman Consulting
Location: Generally located approximately 1,320' south of the southeast corner of Cotton Ln. and Olive Ave.
Request: Comprehensive Plan Amendment (CPA) to change the White Tank/Grand Avenue Area Plan land use designation from Rural Residential (0-1 d.u./ac) to Single Family Transitional Lot (3-5 d.u./ac.) - Northern Farms
Recommendation: **Approve with conditions**
Presented by: Jaclyn Sarnowski

7. Case #: **Z2018116** **District 4**
Applicant: Joe Cable, Bowman Consulting
Location: Generally located approximately 1,320' south of the southeast corner of Cotton Ln. and Olive Ave.
Request: Zone Change from Rural-43 to R1-6 RUPD - Northern Farms
Recommendation: **Approve with conditions**
Presented by: Ray Banker

8. Case #: **S2018037** **District 4**
Applicant: Dan Auxier, EPS Group, Inc.
Location: Generally located at the southeast corner of El Mirage Rd. and Northern Ave.
Request: Preliminary Plat for 290 lots and 27 tracts in the R-5 RUPD zoning district - Marbella Ranch North
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

9. Case #: **Z2018074** **District 4**
Applicant: Espiritu Loci Incorporated
Location: Generally located southwest of U.S. Hwy 60 and Landfill Rd. in the Morristown area
Request: Special Use Permit (SUP) for roping arena and related ranching uses in the Rural-43 zoning district and within the Wickenburg Highway Scenic Corridor - Horns & Hooves Roping Arena
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

10. Case #: **Z2018108** **District 3**
Applicant: Kelly & Julie Burns

Location: Generally located approximately 315' east of 15th Ave. and ¼ mile south of Happy Valley Road in the north Phoenix area
Request: Special Use Permit (SUP) for RV & boat storage in the Rural-43 zoning district- Hawkeye RV Storage
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

11. Case #: **Z2019004** **District 4**
Applicant: Bowman Consulting
Location: Generally located at the northwest corner of Glendale Ave. and 127th Ave. in the Glendale area
Request: Modification of Conditions to the R-5 RUPD zoning district to reduce the rear yard setback - Luke Landing
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

Regular Agenda: None

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:	