



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

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**Agenda**  
**Thursday, April 25, 2019**

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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 [Rosalie.Pinney@maricopa.gov](mailto:Rosalie.Pinney@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:**

**Announcements:** The Chair shall make the normal meeting announcements.

**Minutes:** January 31, 2019

**Continuance Agenda:**

1. Case #: **TA2018001 (Cont. from 4/11/19)** **All Districts**  
Applicant: Becker Boards Small, LLC / Joseph White  
Request: Text Amendment to amend Chapter 2, Definitions and Chapter 14, Articles 1403 and 1404 of the Maricopa County Zoning Ordinance (MCZO) relating to Off-Site Advertising Signs (Billboards). TA2018001 proposes additional usage, allowance for digital billboards currently prohibited  
Recommendation: **Continuance to May 30, 2019 ZIPPOR meeting**  
Presented by: Jaclyn Sarnowski
  
2. Case #: **CPA2018007** **District 5**  
Applicant: William E. Lally, Tiffany & Bosco, PA  
Location: Generally located at the southwest corner and southeast corner of Broadway Rd. and 83<sup>rd</sup> Ave. in the Phoenix area  
Request: Comprehensive Plan Amendment (CPA) to change the Estrella Area Plan land use designation from Rural Densities (0-1 d.u./ac.) to Multiple Family Low (8 – 12 d.u./ac.) and Community Retail - 83<sup>rd</sup> Ave. & Broadway Rd.  
Recommendation: **Continuance to the May 16, 2019 hearing**  
Presented by: Ray Banker
  
3. Case #: **Z2018100** **District 5**  
Applicant: William E. Lally, Tiffany & Bosco, PA  
Location: Generally located at the southwest corner and southeast corner of Broadway Rd. and 83<sup>rd</sup> Ave. in the Phoenix area  
Request: Zone Change with Overlay from Rural-43 to R-5 RUPD and C-2 – 83<sup>rd</sup> Ave. & Broadway Rd.  
Recommendation: **Continuance to the May 16, 2019 hearing**  
Presented by: Ray Banker

**Consent Agenda:**

4. Case #: **Z2018096 (Cont. from 4/11/19)** **District 3**  
Applicant: Rose Law Group  
Location: Generally located on the east side of 12<sup>th</sup> St. approx. 1,500' northeast of the intersection of Cloud Rd. and 12<sup>th</sup> St.  
Request: Special Use Permit (SUP) for pet sitting and dog daycare - Dog Gone Purr-Fect Pet Sitting and Doggie Daycare  
Recommendation: **Approve with conditions**

Presented by: Glenn Bak

5. Case #: **Z2019020 (Cont. from 4/11/19)** **District 4**  
Applicant: Jeff Wimmer, Dibble Engineering  
Location: Generally located between Thunderbird Blvd. to the north, Santa Fe Dr. to the south, 103<sup>rd</sup> Ave. to the east, and 105<sup>th</sup> Ave. to the west in the Sun City area  
Request: Modification of Conditions to Z2018038 – Banner Boswell Medical Center  
Recommendation: **Approve with conditions**  
Presented by: Rachel Applegate
6. Case #: **Z2018073 (Cont. from 4/11/19)** **District 4**  
Applicant: Toby Rogers, Butler Design Group  
Location: Generally located at the southwest corner of Loop 303 and Glendale Ave.  
Request: Plan of Development for an industrial warehouse in the Rural-43 MAAMF overlay zoning district and IND-2 IUPD zoning district – 303 & Glendale Industrial  
Recommendation: **Approve with conditions**  
Presented by: Farhad Tavassoli
7. Case #: **Z2017123 (Cont. from 4/11/19)** **District 2**  
Applicant: Greg Loper  
Location: Generally located on the east side of Sossaman Rd. ½ mile north of Warner Rd. in the east Mesa area  
Request: Zone Change from Rural-43 to IND-2 UPD for RV storage, equipment storage and contractor yard – King’s Equipment Storage and Contractor’s Yard  
Recommendation: **Approve with conditions**  
Presented by: Glenn Bak
8. Case #: **Z2017124 (Cont. from 4/11/19)** **District 2**  
Applicant: Greg Loper  
Location: Generally located 955’ south of southwest corner of Mesquite St. and 202<sup>nd</sup> Pl. on the west side of 202<sup>nd</sup> Pl. in the east Mesa area  
Request: Zone Change from Rural-43 to IND-2 IUPD for equipment storage and contractor yard – King’s Equipment Storage and Contractor’s Yard  
Recommendation: **Approve with conditions**  
Presented by: Glenn Bak
9. Case #: **Z2017125 (Cont. from 4/11/19)** **District 2**  
Applicant: Greg Loper  
Location: Generally located at the southwest corner of Mesquite St. and 202<sup>nd</sup> Place in the east Mesa area  
Request: Zone Change from Rural-43 to IND-2 IUPD for equipment storage and contractor yard - King’s Equipment Storage and Contractor’s Yard  
Recommendation: **Approve with conditions**  
Presented by: Glenn Bak

10. Case #: **Z2018123 (Cont. from 4/11/19)** **District 4**  
 Applicant: David Coble, Coe & Van Loo Consultants, Inc.  
 Location: Approx. 650' northwest of the northwest corner of RH Johnson Blvd. and Camino del Sol Rd. in the Sun City West area  
 Request: Zone Change from R-3 SC to R-3 SC RUPD – Four Seasons in Sun City west  
 Recommendation: **Approve with conditions**  
 Presented by: Rachel Applegate
11. Case #: **S2018043** **District 4**  
 Applicant: Coe & Van Loo Consultants  
 Location: Approx. 650' northwest of the northwest corner of RH Johnson Blvd. and Camino del Sol Rd. in the Sun City West area  
 Request: Preliminary Plat containing 50 residential lots and 8 tracts in the R-3 SC RUPD and C-2 zoning districts – Four Seasons in Sun City West  
 Recommendation: **Approve with conditions**  
 Presented by: Rachel Applegate
12. Case #: **S2018035** **District 4**  
 Applicant: HilgartWilson  
 Location: Generally located at the southeast corner of Camelback Rd. & Jackrabbit Trail, in the Buckeye area.  
 Request: Preliminary Plat consisting of 388 lots, 20 tracts in the R1-6 RUPD zoning district – The Landings  
 Recommendation: **Approve with conditions**  
 Presented by: Eric R. Smith
13. Case #: **S2018041** **District 4**  
 Applicant: Chris Clonts, Lennar  
 Location: Generally located approx. 1,000 ft. north of the northeast corner of Northern Ave. and Cotton Ln., in the Glendale area  
 Request: Preliminary Plat containing 279 residential lots and 19 tracts in the R1-6 RUPD zoning district – Northern Crossing  
 Recommendation: **Approve with conditions**  
 Presented by: Ray Banker

**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. 44<sup>th</sup> 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](mailto: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.**

<b>Case Number/ Project Name:</b>			
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:			
<b>Appellant Signature:</b>		<b>Date:</b>	