



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

---

**Agenda**  
**Thursday, July 25, 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 [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:** May 16, 2019

**Continuance Agenda:** None

**Consent Agenda:**

1. Case #: **Z2019001 (Cont. from 6/13/19)** **District 4**  
Applicant: Dennis Newcombe, Beus Gilbert, PLLC  
Location: Generally located approximately 840' west of the southwest corner of Happy Valley Rd. and Vistancia Blvd. in the Peoria area  
Request: Special Use Permit (SUP) for an RV Storage facility in the C-2 and R-3 zoning districts - Happy Valley RV Storage  
Recommendation: **Approve with conditions**  
Presented by: Eric R. Smith
  
2. Case #: **Z2019054** **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: Modification of Conditions to a Zone Change (Z2018116) to amend the R1-6 RUPD development standard for front yard setback – Northern Farms  
Recommendation: **Approve with conditions**  
Presented by: Ray Banker
  
3. Case #: **S2018025** **District 4**  
Applicant: Jose Castillo, Richmond American  
Location: Southwest corner of El Mirage Rd. and Maryland Ave. in the Glendale area  
Request: Preliminary Plat consisting of 121 residential lots and 14 tracts in the R1-6 RUPD zoning district – Seasons at Riverside  
Recommendation: **Approve with conditions**  
Presented by: Eric Smith

**Regular Agenda:**

4. Case #: **MCP2018003 (Cont. from 5/16/19)** **District 4**  
Applicant: Francisco Badilla  
Location: Generally located 790' west of the southwest corner of Alsup Ave. and Myrtle Ave. in the Glendale area  
Request: Military Compatibility Permit (MCP) with a precise Plan of Development (POD) for RF Pipeline Storage Facility  
Recommendation: **Denial**

Presented by: Jaclyn Sarnowski

5. Case #: **MCP2016007** **District 4**  
Applicant: Stephen C. Earl, Earl, Curley & Lagarde P.C.  
Location: Generally located approximately 1,240' west of the southwest corner of Dysart Rd. and Olive Ave. in the Glendale area  
Request: Modification of Conditions to a Military Compatibility Permit (MCP2012001) to amend condition 'f'– Olive and Dysart, LLC  
Recommendation: **Approve with conditions**  
Presented by: Ray Banker

6. Case #: **MCP2018006** **District 4**  
Applicant: John Shinske, Desert Development Engineering, LLC  
Location: Generally located approximately 1,230' west of the southwest corner of Olive Ave. and Litchfield Rd. in the Glendale area  
Request: Military Compatibility Permit (MCP) with a precise Plan of Development (POD) for commercial storage of vehicles – GT Hauling  
Recommendation: **Approve with conditions**  
Presented by: Ray Banker

7. Case #: **TA2018001** **All Districts**  
Applicant: Joseph White, Becker Boards Small, LLC  
Location: Countywide  
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 - Off-Site Advertising Signs (Billboards)  
Recommendation: **Indefinite Continuance**  
Presented by: Jaclyn Sarnowski

8. Case #: **TA2018002** **All Districts**  
Applicant: Earl, Curley & Lagarde / Rod Jarvis & Greg Loper  
Location: Countywide  
Request: Text Amendment to amend Chapter 2, Definitions; Section 501, Article 501.2.4; Section 601, Article 601.2.3; and Section 702, Article 702.2.5 of the Maricopa County zoning Ordinance (MCZO) relating to Group Homes  
Recommendation: **Denial**  
Presented by: Jaclyn Sarnowski

**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>	