



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

Agenda
Thursday, September 26, 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 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: August 8, 2019

Continuance Agenda: None

Consent Agenda:

1. Case #: **Z2018080** **District 3**
Applicant: Susana Diaz, WestUSA Realty
Location: Generally located approx. 660' southwest of Happy Valley Rd. and 11th Ave. alignment in the Phoenix area
Request: Special Use Permit for Interim Industrial uses to allow retail sales of landscaping materials and storage of vehicles in the Rural-43 zoning district – MC APN 210-08-012A
Recommendation: **Approve with conditions**
Presented by: Rachel Applegate

2. Case #: **Z2019039** **District 4**
Applicant: Gammage & Burnham, PLC
Location: Southwest corner of 181st Ave. and Van Buren St. in the Goodyear area
Request: Special Use Permit (SUP) for a Home Occupation, Cottage Industry – Desert Services International Special Use Permit
Recommendation: **Approve with conditions**
Presented by: Glenn Bak

3. Case #: **S2019003** **District 4**
Applicant: Zach Hilgart, HilgartWilson
Location: Approximately at the northwest corner of 181st Ave. and Camelback Rd. in the Glendale area
Request: Preliminary Plat containing 333 lots, 30 tracts, and 4 parcels in the R1-18 RUPD and R1-10 RUPD zoning districts – Azure Canyon
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

Regular Agenda:

4. Case #: **MCP2019001 (Cont. from 8/8/19)** **District 4**
Applicant: William E. Lally, Tiffany & Bosco, P.A.
Location: Generally located approximately 180' south of the southeast corner of Perryville Rd. and the Interstate-10 highway in the Goodyear area

Request: Military Compatibility Permit (MCP) for wholesale trade and an offsite sign (billboard) along with a precise Plan of Development (POD) for the billboard only - Perryville & I-10

Recommendation: **Denial**

Presented by: Ray Banker

5. Case #: **Z2019016 (Cont. from 9/12/19)** **District 4**
- Applicant: Keith Sartorius, Ranch Venue LLC
- Location: Generally located east of 175th Ave. alignment about ¼ mile north of Bethany Home Rd. in the Waddell area
- Request: Special Use Permit (SUP) for a wedding venue in the Rural-43 zoning district – Ranch Venue LLC
- Recommendation: **Approve with conditions**
- Presented by: Farhad Tavassoli

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:	