



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

Agenda
Thursday, October 24, 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: September 12, 2019

Continuance Agenda: None

Consent Agenda:

1. Case #: **Z2019063** **District 3**
Applicant: Adam Baugh, Withey Morris PLC
Location: Generally located approx. 670' northeast of the northwest corner of Cave Creek Rd. and Lone Mountain Rd. in the Phoenix area
Request: Special Use Permit for commercial outdoor storage of RV's, trailers, and related equipment within the C-2 CUPD zoning district.
Recommendation: **Approve with conditions**
Presented by: Ray Banker

2. Case #: **Z2019101** **District 4**
Applicant: Joseph Robbins, Arizona Desert Testing, LLC
Location: Generally located on the northwest corner of Patton Rd. and 211th Ave. in the Whittman area
Request: Modification of Condition for 15-year extension of Special Use Permit (SUP) Z2004041
Recommendation: **Approve with conditions**
Presented by: Sean Watkins

3. Case #: **CPA2019002** **District 2**
Applicant: Cassandra Ayres, Beus Gilbert PLLC
Location: Generally located at the northeast corner of Ellsworth Rd. and Pecos Rd. in the Mesa area
Request: Comprehensive Plan Amendment to change the Queen Creek Area Plan land use designation from General Motors Proving Grounds to Light Industrial
Recommendation: **Approve with conditions**
Presented by: Ray Banker

4. Case #: **Z2019011** **District 2**
Applicant: Cassandra Ayres, Beus Gilbert PLLC
Location: Generally located at the northeast corner of Ellsworth Rd. and Pecos Rd. in the Mesa area
Request: Zone Change with Overlay from Rural-43, AD-1 and AD-2 to IND-2
Recommendation: **Approve with conditions**
Presented by: Ray Banker

5. Case #: **CPA2019001** **District 4**
Applicant: Max Bakker, Sun Streams PVS LLC
Location: Generally located at the southwest corner of 355th Ave. and Baseline Rd. in the Arlington area
Request: General Comprehensive Plan Amendment to change the Old US Highway 80 Area Plan land use designation from Rural Densities (0-1 d.u./ac.) to Utilities
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

6. Case #: **Z2019008** **District 4**
Applicant: Max Bakker, Sun Streams PVS LLC
Location: Generally located at the southwest corner of 355th Ave. and Baseline Rd. in the Arlington area
Request: Zone Change from Rural-190 to IND-2 IUPD
Recommendation: **Approve with conditions**
Presented by: Farhad Tavassoli

Regular Agenda:

7. Case #: **CPA2019010** **District 3**
Applicant: Planning & Development
Location: Generally New River/Desert Hills/Anthem area
Request: Approval of the New River Area Plan
Recommendation: **Approve**
Presented by: Matt Holm

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:	