



MARICOPA COUNTY PLANNING AND ZONING COMMISSION

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Phoenix, Arizona

Agenda Thursday, July 23, 2020

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.

Following CDC guidelines and Governor Ducey's Executive Order 2020-09 regarding recommendation to limit social gatherings, the public is invited to view the Planning and Zoning Commission hearing on-line.

<https://attendee.gotowebinar.com/register/678264941686709517>

After registering, you will receive a confirmation e-mail containing information about joining the webinar.

To listen by telephone, dial 1 (562) 247-8422, when prompted enter Audio Access code 205-034-462. If you are not registered as a webinar participant, you may be able to listen to the hearing but will be unable to participate in the hearing. Registered participants may participate in real time when the Chairman instructs participants on how to be recognized or to provide comment.

If you would like to send a comment, or register support or opposition regarding one of the items on the agenda, please send an e-mail to Rachel.Applegate@Maricopa.Gov identifying the following:

- Planning & Zoning Commission hearing date
- Agenda item and case number
- Your name, address, e-mail and phone number
- Identify yourself as applicant / applicant representative / in support / in opposition / other
- Indicate support or opposition
- Indicate if you wish to speak or do not wish to speak
- You may attach items to the email that you wish to be presented to the Commission.
- Any such email must be received prior to the public hearing beginning for that item. It is preferred for the e-mail to be received at least one day prior to the public hearing.

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: May 14, 2020 & June 11, 2020

Continuance Agenda: None

Consent Agenda:

- 1. Case #: **S2019021** **District 4**
- Project name: **Zanjero Trails Parcel 34**
- Applicants: HilgartWilson, LLC & SBH Zanjero Trails LP
- Location: Generally located at the southeast corner of Bethany Home Rd. alignment and Jackrabbit Trail (195th Ave. alignment) in the Buckeye planning area
- Request: Preliminary Plat for 595 residential lots, 73 tracts and 6 parcels in the R1-6 RUPD zoning district
- Recommendation: **Approve with conditions**
- Presented by: Rachel Applegate

2. Case #: **Z2019123** **District 4**
 Project name: **Trethan Farms**
 Applicant: Adam Baugh, Withey Morris PLC
 Location: Generally located at the southwest corner of Olive Ave. & Cotton Ln.
 Request: Rezone from Rural-43 and C-3 to R1-6 RUPD
 Recommendation: **Approve with conditions**
 Presented by: Jose Castaneda
3. Case #: **S2020008** **District 4**
 Project name: **Trethan Farms**
 Applicant: Adam Baugh, Withey Morris, PLC
 Location: Generally located at the southwest corner of Olive Avenue & Cotton Lane, in the Glendale area
 Request: Preliminary plat for 76 lots and 3 tracts in the R1-6 RUPD zoning district
 Recommendation: **Approve with conditions**
 Presented by: Sean Watkins
4. Case #: **Z2018102** **District 3**
 Project name: **Southwest Barricades**
 Applicant: Rod Jarvis, Earl & Curley
 Location: Generally located 520' east of the southeast corner of 19th Avenue and Parkview Lane in the Phoenix area
 Request: Zone change from Rural-43 to IND-2 IUPD
 Recommendation: **Approve with conditions**
 Presented by: Eric R. Smith
5. Case #: **Z2018125** **District 4**
 Project name: **Upland RV and Boat Storage**
 Applicant: Karl Von Wolff, Upland RV and Boat Storage Inc.
 Location: Approx. 625 feet north of the NEC of Lower Buckeye Road and 272nd Avenue alignment, in the Buckeye area
 Request: Special Use Permit for Outdoor RV and Boat Storage in the Rural-43 Zoning District
 Recommendation: **Approve with conditions**
 Presented by: Sean Watkins
6. Case #: **Z2019094** **District 4**
 Project name: **18507 W Van Buren St.**
 Applicant: Brian Smith
 Location: Generally located approx. 1,146' south of the SEC of Perryville Rd. & Van Buren St. in the Goodyear area
 Request: Special Use Permit (SUP) for Interim Industrial Uses in the Rural-43 Zoning District
 Recommendation: **Approve with conditions**
 Presented by: Adam Cannon

7. Case #: **Z2019129** **District 4**
 Project name: **303 and Olive**
 Applicant: William E. Lally, Tiffany & Bosco, P.A.
 Location: Generally located approximately 500' south of the SEC of Olive Ave. & Cotton Ln.
 Request: Zone Change with Overlay from Rural-43 to C-2 CUPD
 Recommendation: **Approve with conditions**
 Presented by: Ray Banker
8. Case #: **Z2020015** **District 1**
 Project name: **NWC Sossaman Road & San Tan Boulevard – Construction Yard Facility**
 Applicant: Chris Webb, Rose Law Group PC
 Location: Generally located at the NWC of Sossaman Rd. & San Tan Blvd.
 Request: Special Use Permit (SUP) for Construction Yard Facility in the C-3 and R1-35 RUPD Zoning Districts
 Recommendation: **Approve with conditions**
 Presented by: Adam Cannon
9. Case #: **Z2020021** **District 2**
 Project name: **Fry's Shops Monument Signs**
 Applicant: Kaytlin Fox, Evergreen – Development Company
 Location: Generally located 200' south and east of the southeast corner of Ellsworth Rd. and Broadway Rd. in the Mesa area
 Request: Amend the C-S CUPD overlay zoning district to allow two (2) new freestanding monument signs per street frontage
 Recommendation: **Approve with conditions**
 Presented by: Martin Martell
10. Case #: **Z2020041** **District 1**
 Project name: **Arizona Olympian Gymnastics**
 Applicant: Lindsay C. Shube, Gammage & Burnham PLC
 Location: Generally located west of Gilbert Rd. at the Eastern Canal and north of Brooks Farm Rd. in the Chandler area.
 Request: Modification of conditions to a Special Use Permit (Z2007003) to amend condition 'o'
 Recommendation: **Approve with conditions**
 Presented by: Jose Castaneda

Regular Agenda:

11. Case #: **Z2020011** **District 5**
 Project name: **Eagletail Airstrip**
 Applicant: Gretchen House & Michael Tragarz, 99AZ Eagletail Runway Association
 Location: Generally located between Broadway Rd. and Southern Ave. approximately ¼ mile west of 539th Ave., in the Harquahala area

Request: Modification of Condition for permanent extension of Special Use Permit (SUP) Z99-87
Recommendation: **Approve with conditions**
Presented by: Sean Watkins

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:	