



MARICOPA COUNTY PLANNING AND ZONING COMMISSION

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Agenda

Thursday, September 10, 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/244012825318852107>

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

To listen by telephone, dial 1 (415) 655-0052, when prompted enter Audio Access code 914-316-265. 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 28, 2020 & July 23, 2020

Continuance Agenda:

- | | | |
|-----------------|---|-------------------|
| 1. Case #: | Z2020011 (Cont. from 7/23/20) | 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 539 th Ave., in the Harquahala area | |
| Request: | Modification of Condition for permanent extension of Special Use Permit (SUP) Z 99-87 for a private airstrip/runway in the Rural-43 zoning district | |
| Recommendation: | Continuance to September 24, 2020 hearing | |
| Presented by: | Sean Watkins | |

2. Case #: **Z2020039** **District 1**
 Project name: **American Self Storage**
 Applicant: Michelle Bach, EAPC Architects Engineers
 Location: Generally located on the northeast corner of Riggs Rd. and Saint Andrews Blvd. in the Chandler area
 Request: Rezone from C-3 and Rural-43 to C-3 CUPD
 Recommendation: **Continuance to October 8, 2020 hearing**
 Presented by: Jose Castaneda

Consent Agenda:

3. Case #: **CPA2019006** **District 4**
 Project name: **Marbella Ranch**
 Applicant: Tiffany and Bosco, PA
 Location: Generally located approx. 407' southwest of the southwest corner of Northern Ave. and El Mirage Rd. in the Glendale area
 Request: Comprehensive Plan Amendment (CPA) Modification of Condition to increase maximum allowed units (CPA2014002) – Marbella Ranch in the R-5 RUPD Zoning District
 Recommendation: **Approve with conditions**
 Presented by: Adam Cannon

4. Case #: **Z2019053** **District 4**
 Project name: **Marbella Ranch**
 Applicant: Tiffany and Bosco, PA
 Location: Generally located approx. 407' southwest of the southwest corner of Northern Ave. and El Mirage Rd. in the Glendale area
 Request: Zone Change Modification of Conditions to RUPD development standards for setbacks, height, lot area, lot width and lot coverage (Z2016102) – Marbella Ranch in the R-5 RUPD Zoning District
 Recommendation: **Approve with conditions**
 Presented by: Adam Cannon

5. Case #: **MCP2020002** **District 4**
 Project name: **Marbella West**
 Applicant: Tiffany and Bosco, PA
 Location: Generally located approx. 1,700' southwest of the southwest corner of Northern Ave. and El Mirage Rd. in the Glendale area
 Request: Military Compatibility Permit (MCP) without a Plan of Development to allow commercial and industrial uses in the Rural-43 (MAAMF) zoning district
 Recommendation: **Approve with conditions**
 Presented by: Adam Cannon

6. Case #: **Z2020018** **District 3**
 Project name: **1017 West Happy Valley Road**
 Applicant: Lindsay C. Schube, Gammage & Burnham, PLC
 Location: Generally located at the southeast corner of Happy Valley Rd. and 11th Ave. alignment in the Phoenix area

Request: Special Use Permit (SUP) for an Interim Industrial Use (outdoor storage) in the Rural-43 Zoning District
Recommendation: **Approve with conditions**
Presented by: Ray Banker

7. Case #: **Z2020047** **District 1**
Project name: **The Flower Shop**
Applicant: Carolyn Oberholtzer, BFSO Law
Location: Generally located on the southeast corner of Elliot Road and Interstate 10
Request: Modification of conditions to a Special Use Permit (Z2018070) to amend condition 'c' – for an interim industrial use related to a medical marijuana facility in the C-2 zoning district
Recommendation: **Approve with conditions**
Presented by: Jose Castaneda

8. Case #: **Z2020067** **District 5**
Project name: **Holt Property**
Applicant: William Lally, Tiffany & Bosco, PA
Location: Approx. 1,500 ft. north of the NWC of the intersection of the 202 Freeway and Baseline Rd.
Request: Modification of Condition to Z2019043
Recommendation: **Approve with conditions**
Presented by: Sean Watkins

9. Case #: **TA2019001** **All Districts**
Project name: **Wireless Communication Facilities**
Applicant: Commission-initiated
Request: Text Amendment – Wireless Communication Facilities
Recommendation: **Approval**
Presented by: Darren V. Gérard

10. Case #: **TA2019002** **All Districts**
Project name: **Variance Timeframe**
Applicant: Commission-initiated
Request: Text Amendment – Variance Timeframe
Recommendation: **Approval**
Presented by: Darren V. Gérard

11. Case #: **TA2019003** **All Districts**
Project name: **Home Base Business**
Applicant: Commission-initiated
Request: Text Amendment - Home Base Business
Recommendation: **Approval**
Presented by: Darren V. Gérard

12. Case #: **TA2019004** **All Districts**
Project name: **C-2 Group Care Facilities**
Applicant: Commission-initiated

Request: Text Amendment - C-2 Group Care Facilities
Recommendation: **Approval**
Presented by: Darren V. Gérard

Regular Agenda:

13. Case #: **TA2019006** **All Districts**
Project name: **Water Trucks**
Applicant: Commission-initiated
Request: Text Amendment – Water Trucks
Recommendation: **Approval**
Presented by: Darren V. Gérard

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:			