



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Attend In Person: Board of Supervisors' Auditorium 205 W. Jefferson St.
Or attend virtual hearing: GoToWebinar

Agenda
Thursday, June 16, 2022

This hearing 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.

Planning & Zoning Commission hearing will be held at the Board of Supervisors' Auditorium and also available as an on-line virtual public hearing. To register virtual attendance - please register at the following web address:

<https://attendee.gotowebinar.com/register/4813697513789665296>

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

To listen by telephone, dial 1 (631) 992-3221, when prompted enter Audio Access code 783-955-434. 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, 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, 301 W. Jefferson St., Suite 170, 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

Presented by: Daniel Johnson

2. Case #: **Z2021162** **District 1**
Project name: **Brown Family Project**
Applicant: Jessica Sarkissian, Upfront Planning & Entitlements, LLC
Request: Zone Change with Overlay Rural-43 to C-2 CUPD
Location: Approx. 1,640' east of the NEC of 144th St. and Willis Rd.
Recommendation: Applicant has requested a continuance to the July 7, 2022 Commission hearing. No action required by the Commission.
Presented by: Joseph Mueller

Consent Agenda:

3. Case #: **S2021035** **District 5**
Project name: **Sunset Ridge**
Applicant: Dan Auxier, EPS Group, Inc
Request: Preliminary Plat with 354 lots in the R-5 zoning district
Location: Generally located at the SWC of Broadway Rd. and 83rd Ave.
Recommendation: **Approve** with conditions
Presented by: Joseph Mueller
4. Case #: **Z2022047** **District 4**
Project name: **Crown 826869 Minshall**
Applicant: Crown Castle by Campbell A&Z, LLC
Request: Special Use Permit (SUP) for existing Wireless Communication Facility in the Rural-43 zoning district
Location: Generally located approx. 808' northwest of the NWC of Citrus Rd. & Harrison St. in the Goodyear Area
Recommendation: **Approve** with conditions
Presented by: Adam Cannon
5. Case #: **Z2022049** **District 4**
Project name: **Castle Hot Springs – Morristown WCF**
Applicant: Mike Campbell, Campbell A&Z, LLC
Request: Modification of Condition of a Special Use Permit (SUP) for an existing Wireless Communications Facility (WCF) in the Rural-43 WHSC zoning district, to extend validity of special use Z 97-36 for an additional 25 years
Location: Generally located ¼ mile northwest of the NWC of Gates Rd. and the Wickenburg Highway in the Morristown area.
Recommendation: **Approve** with conditions
Presented by: Martin Martell
6. Case #: **Z2022050** **District 4**
Project name: **Crown Castle 879296 Snow**
Applicant: Michael J Campbell, Campbell A&Z, LLC on behalf of Crown Castle

Request: Modification of Condition of a Special Use Permit (SUP) for an existing Wireless Communications Facility in the Rural-190 zoning district to extend the validity of the permit for an additional 25 years

Location: Generally located 1 ¼ miles south of the SEC of SR 74 & 211th Ave. in the Morristown area.

Recommendation: **Approve** with conditions

Presented by: Daniel Johnson

7. Case #: **Z2022059** **District 1**

Project name: **Creamline Dairy East – Digital Billboard**

Applicant: Jacob Zonn, Becker Billboards

Request: Special Use Permit (SUP) to convert a Legal Non-Conforming Static Billboard to Digital

Location: Approx. 1,800' west of the SWC of Loop 202 and McQueen Rd.

Recommendation: **Approve** with conditions

Presented by: Joseph Mueller

8. Case #: **Z2022027** **District 3**

Project name: **The Enclave at Anthem**

Applicant: Cassandra Ayres, Berry-Riddell, LLC

Request: Special Use Permit (SUP) Major Amendment to develop 10 additional rowhome casitas and parking in the C-O SUP zoning district

Location: Generally located approx. 1,322' southwest of the intersection of Anthem Way & Venture Dr.

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

9. Case #: **MCP2022001** **District 4**

Project name: **RV Storage – Dysart**

Applicant: Taylor Earl, Earl & Curley

Request: Military Compatibility Permit (MCP) with Plan of Development (POD) for an RV and boat storage facility in the Rural-43 MAAMF zoning district with existing SUP

Location: Generally located at the southwest corner of Olive Ave. and Dysart Rd. (APN#501-47-015A)

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

Regular Agenda:

10. Case #: **CPA2022004** **District 5**

Project name: **Laveen Area Plan**

Request: Decommission the Laveen Area Plan (staff initiated)

Recommendation: **Approve to decommission the Laveen Area Plan**

Presented by: Ray Banker

11. Case #: **CPA2022005** **District 5**

Project name: **Estrella Area Plan**

Request: Decommission the Estrella Area Plan (staff initiated)
Recommendation: **Approve to decommission the Estrella Area Plan**
Presented by: Ray Banker

12. Case #: **CPA2022006** **District 5**
Project name: **Mobile Area Plan**
Request: Decommission the Mobile Area Plan (staff initiated)
Recommendation: **Approve to decommission the Mobile Area Plan**
Presented by: Ray Banker

13. Case #: **CPA2022007** **District 2**
Project name: **East Mesa Area Plan**
Request: Decommission the East Mesa Area Plan (staff initiated)
Recommendation: **Approve to decommission the East Mesa Area Plan**
Presented by: Ray Banker

14. Case #: **CPA2022008** **Districts 1 & 2**
Project name: **Queen Creek Area Plan**
Request: Decommission the Queen Creek Area Plan (staff initiated)
Recommendation: **Approve to decommission the Queen Creek Area Plan**
Presented by: Ray Banker

15. Case #: **Z2021150** **District 3**
Project name: **Desert Hills RV & Boat Storage Facility**
Applicant: Troy Burluson, Desert Hills RV Storage LLC
Request: Special Use Permit (SUP) for commercial storage of RVs and boats in the Rural-43 zoning district
Location: Generally located at the northeast corner of Carefree Highway & Central Ave. in the New River/Desert Hills area
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

16. Case #: **Z2021127** **District 3**
Project name: **Isfan Residence**
Applicant: Daniel Istrate, Kontexture, LLC
Request: Special Use Permit (SUP) for home occupation/cottage industry in the Rural-43 Zoning District
Location: Approximately 630 ft. north of the NEC of Irvine Road and 15th Avenue, in the Phoenix area
Recommendation: **Denial**
Presented by: Rachel Applegate

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:
301 W. Jefferson Street, 1st Floor, Suite 170 Phoenix, Arizona 85003
Fax Number: 602-506-8510
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:	