



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

Agenda
Thursday, August 4, 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/4742140199088221195>

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

To listen by telephone, dial 1 (213) 929-4212, when prompted enter Audio Access code 170-266-552. 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 : Joseph Mueller

Consent Agenda:

2. Case #: **MCP2021001** **District 4**
Project name: **Arrow Concrete**
Applicant: Jack Gilmore, Gilmore Planning & Landscape Architecture
Request: Military Compatibility Permit (MCP) with Plan of Development (POD) for a contractor's yard for storage of construction material, equipment and on-site storage and delivery of granular material
Location: Generally located at the northeast corner of Sarival Ave. and Ocotillo Rd. (APN#501-60-040 & 501-60-039)
Recommendation: **Approve** with conditions
Presented by: Daniel Johnson
3. Case #: **Z2021139** **District 4**
Project name: **Lot 14 & Tract A of Buckeye Ranch**
Applicant: David Hughes, EPS Group, Inc.
Request: Special Use Permit (SUP) Major Amendment to expand well site and arsenic treatment facility of Tract A to Lot 14 of Buckeye Ranch Phase 1
Location: Generally located at the SWC of Buckeye Rd & 355th Ave. in the Tonopah area
Recommendation: **Approve** with conditions
Presented by: Daniel Johnson

Regular Agenda:

4. Case #: **Z2021163** **District 2**
Project name: **SR 24 RV-Boat Storage**
Applicant: Ralph Pew, Pew & Lake, PLC
Request: Special Use Permit (SUP) for RV & Boat storage in the Rural-43 district
Location: Generally located approx. ½ mile to the southeast of the intersection of 222nd St. & Williams Field Rd. and directly north of the future State Route 24 (SR 24) – Gateway Freeway in the Mesa area
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
5. Case #: **DMP2021001 (Remanded from 6/8/22 BOS)** **District 4**
Project name: **White Tank Foothills Phase 3**
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Request: Major Amendment of White Tank Foothills Development Master Plan (DMP) to change the land use designations from Small Lot Residential (2 – 5 du/ac) and Rural (0-1 du/ac) to Small Lot Residential (5 – 8 du/ac) and Transitional Lot (3 -5 du/ac) for a single-family residential subdivision
Location: Generally located at the NWC of Citrus Rd. and Northern Ave. in the Glendale area

Recommendation: **Approve** with conditions
Presented by: Martin Martell

6. Case #: **Z2021050 (Remanded from 6/8/22 BOS)** **District 4**
Project name: **White Tank Foothills Phase 3**
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Request: Zone Change from R1-6 RUPD PAD, R1-7 RUPD PAD, R1-8 RUPD PAD, R1-18 RUPD PAD and Rural-43 PAD to R1-6 RUPD, R1-7 RUPD, R1-8 RUPD, and R1-10 RUPD accommodating a single-family residential subdivision
Location: Generally located at the NWC of Citrus Rd. and Northern Ave. in the Glendale area
Recommendation: **Approve** with conditions
Presented by: Martin Martell

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:	