



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

---

**Agenda**  
**Thursday, September 1, 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/5117943378251298572>

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

**To listen by telephone, dial 1 (415) 930-5321, when prompted enter Audio Access code 719-886-692. 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](mailto: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 : Adam Cannon

2. Case #: **Z2022075** **District 2**  
Project name: **NWC 202 & Apache Billboard**  
Applicant: Jacob Zonn, Becker Boards Small, LLC  
Request: Zone Change from R-5 and C-3 to C-3 CUPD to accommodate the relocation and upgrade of a static billboard to digital  
Location: Generally located at the NWC of Apache Blvd. and the 202 Freeway in the Mesa area  
Recommendation: The applicant requests a continuance of this case to the September 22, 2022 Commission hearing. No action required by the Commission.  
Presented by: Joel Landis

**Consent Agenda:**

3. Case #: **CPA2021012** **District 5**  
Project name: **Sunrise Ranch at South Mountain**  
Applicant: Pew & Lake, PLC  
Request: General Comprehensive Plan Amendment (CPA) to change the land use designation in the Laveen Area Plan from Rural Densities (0-1 d.u./acre) and Open Space to Large Lot Residential (1-2 d.u./acre)  
Location: Generally located at the SEC of 35<sup>th</sup> Ave. & Olney Ave. in the Laveen area  
Recommendation: **Approve** with conditions  
Presented by: Adam Cannon
4. Case #: **Z2021074** **District 5**  
Project name: **Sunrise Ranch at South Mountain**  
Applicant: Pew & Lake, PLC  
Request: Zone Change with Overlay from Rural-43 to R1-18 RUPD  
Location: Generally located at the SEC of 35<sup>th</sup> Ave. & Olney Ave. in the Laveen area  
Recommendation: **Approve** with conditions  
Presented by: Adam Cannon
5. Case #: **S2021020** **District 5**  
Project name: **Sunrise Ranch at South Mountain**  
Applicant: Pew & Lake, PLC  
Request: Preliminary Plat for 101 Lots in the R1-18 RUPD zoning district  
Location: Generally located at the SEC of 35<sup>th</sup> Ave. & Olney Ave. in the Laveen area  
Recommendation: **Approve** with conditions  
Presented by: Adam Cannon

6. Case #: **Z2021075** **District 1**  
Project name: **Bennett Auto**  
Applicant: Richard Bennett  
Request: Special Use Permit (SUP) for Home Cottage Industry Auto Repair in the Rural-43 zoning district  
Location: Generally located at the NWC of Empire Blvd. & 203<sup>rd</sup> Way  
Recommendation: **Approve** with conditions  
Presented by: Adam Cannon

**Regular Agenda:** None

**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, 1<sup>st</sup> 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](mailto: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.**

<b>Case Number/ Project Name:</b>			
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:			
<b>Appellant Signature:</b>		<b>Date:</b>	