



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 22, 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/4106170579884137996>

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 399-517-719. 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

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.

After completion of the hearing the video will be available on [YouTube.com - Maricopa County - Planning and Zoning Commission](https://www.youtube.com/channel/UC8v31111111111111111111) within 2 business days after the hearing.

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 hearing. 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: None

Continuance Agenda:

- 1. Case #: **Z2021161** **District 1**
 Project name: **Willis Commercial Project**
 Applicant: Jessica Sarkissian, Upfront Planning & Entitlements, LLC
 Request: Zone Change with Overlay Rural-43 to C-2 CUPD
 Location: Generally located at the NEC of 144th St. and Willis Rd.
 Request: Applicant has requested a continuance of the case to the December 8, 2022 Commission hearing. No action required by the Commission.

Presented by : Joseph Mueller

2. Case #: **Z2021162 (Cont. from 8/4/22)** **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.
Request: Applicant has requested a continuance of the case to the November 3, 2022 Commission hearing. No action required by the Commission.
Presented by : Joseph Mueller

Consent Agenda:

3. Case #: **Z2021076** **District 5**
Project name: **Superior Tanks**
Applicant: Weston Michael, Superior Tank & Fabrication
Request: A Special Use Permit (SUP) for a cottage industry to accommodate the manufacture of water tanks for water carrying vehicles in the Rural-43 zoning district
Location: A ¼ mile north of the northwest corner of El Mirage Rd. and Southern Ave. in the Avondale area
Recommendation: **Approve** with conditions
Presented by: Martin Martell
4. Case #: **Z2021131** **District 2**
Project name: **8815 E. Apache Trail**
Applicant: Rod Jarvis, Earl & Curley
Request: Zone Change from R-5 and C-3 to C-3 CUPD with a plan of development for an auto repair business
Location: Generally located 225' east of the southeast corner of Glenmar Rd. and Apache Trail in the Mesa area
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
5. Case #: **Z2021137** **District 5**
Project name: **Envirotech Group**
Applicant: Arno Naekel, Davillier Law Group
Request: Zone Change from Rural-43 to IND-2 IUPD
Location: Generally located at the SWC of Campbell Ave. & 355th Ave.
Recommendation: **Approve** with conditions
Presented by: Adam Cannon
6. Case #: **Z2022003** **District 1**
Project name: **The Flower Shop – Ahwatukee**
Applicant: Andrew Yancy of Bergin, Frakes, Smalley & Oberholtzer, PLLC
Request: Major Special Use Permit Amendment in the C-2 zoning district for the expansion of an existing marijuana establishment onto adjacent

Location: parcel and to include the sale of extracted product to third party, off-site licensed dispensaries on the adjacent parcel
Generally located 400' west of the SWC of Elliot Rd. and I-10 Maricopa Frwy. in the Phoenix area

Recommendation: **Approve** with conditions

Presented by: Martin Martell

7. Case #: **Z2022075** **District 2**

Project name: **NWC 202 & Apache Billboard**

Applicant: Jacob Zonn, Becker Boards

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 Loop 202 Freeway in the Mesa area

Recommendation: **Approve** with conditions

Presented by: Joel Landis

8. Case #: **Z2022085** **District 2**

Project name: **SEC of Apache & 202**

Applicant: Jacob Zonn, Becker Boards Small, LLC

Request: Amendment to C-3 CUPD zoning district standards

Location: Generally located at the SEC of Apache Trl. and Loop 202

Recommendation: **Approve** with conditions

Presented by: Joseph Mueller

9. Case #: **Z2022087** **District 4**

Project name: **El Mirage Rd. LLC**

Applicant: Taylor Earl, Earl & Curley P.C

Request: Modification of Conditions to a Special Use Permit (SUP) for interim industrial in the Rural – 43 SUP zoning district to allow for time extension.

Location: Generally located 1,230' north of the NEC of El Mirage Rd. and Glendale Ave. in the Glendale Area

Recommendation: **Approve** with conditions

Presented by: Joseph Mueller

10. Case #: **Z2022109** **District 1**

Project name: **LCO Outdoor Advertising – Billboard Digital Conversion**

Applicant: Bergin, Frakes, Smalley & Olberholtzer (BFSO)

Request: Special Use Permit for Digital Billboard Conversion in the IND-2 IUPD zoning district

Location: Approx. 600' northeast of the NEC of Mary St. & Gilbert Dr. in the Tempe area

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

11. Case #: **Z2022111** **District 1**

Project name: **Arrington Outdoor – Scottsdale Rd.**

Applicant: Jayson Williams / Arrington Outdoor Advertising, LP
Request: Special Use Permit to convert LNC static billboard to digital in the IND-2 IUPD zoning district
Location: Generally located approx. 230' east of the NEC of Scottsdale Rd
Recommendation: **Approve** with conditions
Presented by: Joseph Mueller

12. Case #: **Z2022121** **District 1**
Project name: **Billboard Conversion SUP**
Applicant: Withey Morris, PLC
Request: Special Use Permit to allow for digital conversion of a Legal Non-Conforming Static Billboard in the IND-2 zoning district
Location: Generally located 490 feet from the NEC of 59th Ave. & Watkins St. in the Phoenix area
Recommendation: **Approve** with conditions
Presented by: Daniel Johnson

Regular Agenda:

13. Case #: **Z2021163 (Cont. from 8/4/22)** **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

14. Case #: **Z2022068** **District 4**
Project name: **The Ville – Apartment Townhomes**
Applicant: Ashley Marsh, Gammage & Burnham, P.L.C.
Request: Zone change with overlay from Rural-43 to R-4 RUPD for future multi-family residential development
Location: Generally located ¼ mile east of the northeast corner of 75th Ave. and Thunderbird Rd. in the Peoria area
Recommendation: **Approve** with conditions
Presented by: Martin Martell

15. Case #: **Z2022082** **District 1**
Project name: **Power & Riggs Commercial**
Applicant: George Pasquel III – Withey-Morris, PLC
Request: Zone Change from Rural-43 RUPD, R-4 and C-3 to C-3 CUPD
Location: Generally located at the SWC of Power Rd. & Riggs Rd. in the Queen Creek area
Recommendation: **Approve** with conditions
Presented by: Adam Cannon

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:	