



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

Agenda
Thursday, January 12, 2023

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/4157126348928928094>

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

To listen by telephone, dial 1 (562) 247-8422 when prompted enter Audio Access code 219-504-007. 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/UCN1p1i34p3L3w8a38Bp3w3w) 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:

Election of Officers: 2023 Planning & Zoning Commission Chair
2023 Planning & Zoning Commission Vice-Chair

Announcements: The Chair shall make the normal meeting announcements.

Minutes: November 3, 2022

Continuance Agenda: None

Consent Agenda:

1. Case #: **MCP2022007** **District 4**
Project name: **Luke Field Warehouse Complex**
Applicant: Jay Irvin, Butler Design Group
Request: Military Compatibility Permit (MCP) with a Plan of Development (POD) for a warehouse complex within the IND-2 MAAMF & AD-2 MAAMF zoning districts

Location: Generally located at the SEC of Litchfield Rd & Northern Ave.
Recommendation: **Approve** with conditions
Presented by: Joel Landis

2. Case #: **Z2022079** **District 2**
Project name: **Arizona RV Specialist L.L.C. Zone Change**
Applicant: Shane Buntrock, Buntrock, Harrison, & Gardner, PLLC
Request: Zone Change with Overlay C-3 and R-5 to C-3 CUPD
Location: Generally located approx. 165' west of the SWC of Apache Trl. And Glenmar Rd.
Recommendation: **Approve** with conditions
Presented by: Joseph Mueller
3. Case #: **Z2022126** **District 5**
Project name: **All Trucks Auto Parts**
Applicant: Kurt Waldier, AICP - Beus Gilbert MacGroder PLLC
Request: Zone Change from Rural-43 to IND-3 IUPD with a Plan of Development (POD) for large truck repair and part sales business
Location: Generally located approx. 2,654' west of the southwest corner of 35th Ave. and Broadway Rd. in the south Phoenix area
Recommendation: **Approve** with conditions
Presented by: Adam Cannon
4. Case #: **Z2022151** **District 4**
Project name: **SWC 115th & Happy Valley Commercial**
Applicant: Chris Webb, Rose Law Group pc
Request: Zone Change with Overlay Rural – 43 to C-2 CUPD
Location: Approximately 310' south of the SWC of Happy Valley Rd. and 115th Ave.
Recommendation: **Approve** with conditions
Presented by: Joseph Mueller
5. Case #: **Z2022169 (Cont. from 12/8/22)** **District 5**
Project name: **Butterfield Station Landfill**
Applicant: Jessica Sarkissian, Upfront Planning & Entitlements
Request: Modification of Condition to an approved Special Use Permit (Z2001127) in the Rural-190 zoning district
Location: Generally located at the northwest corner of Butterfield Stage Rd. & 99th Ave in the Goodyear area
Recommendation: **Approve** with conditions
Presented by: Paola Jaramillo
6. Case #: **Z2022188** **District 4**
Project name: **Villages at Pleasant River**
Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.
Request: Modification of Condition (Case Z2021067, condition 'f') of the R-5 RUPD zoning district
Location: East of the SEC of Happy Valley Rd & 115th Ave in the Peoria Area
Recommendation: **Approve** with conditions

Presented by: Andrew Lorentzen

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, 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:			