



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona



Agenda
Thursday, September 15, 2011

This meeting 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.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., 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 Susan Burgess at susanburgess@mail.maricopa.gov or 602-506-2364. TDD is available at 602-506-7140.

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 meeting. 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 Chairman.

Consent Agenda: Items listed on the Consent Agenda are considered routine by the Planning and Zoning Commission and do not require public notification. 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.

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.

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: Planning and Zoning Commissioners

Approval of Minutes: August 4, 2011 and August 18, 2011

Consent Agenda:

1. **Plan of Development: Z2010091** **District 1**
Applicant: Steve Bowser, Helix Engineering, LLC for Crafcoc, Inc.
Location: East of Arizona Ave. and south of Riggs Rd. (in the Chandler area)
Request: Major Amendment to a Plan of Development in the IND-2 zoning district (approx. 8.62 acres) – Crafcoc
Recommendation: **Approve** with stipulations
Presented by: Mark Wheaton

2. **Plan of Development: Z2011038** **District 5**
Applicant: Baumruk Architecture, Inc. for Knight Transportation
Location: West of 55th Ave. and south of Buckeye Rd. (in the Phoenix area)
Request: Major Amendment to a Plan of Development in the IND-2 zoning district (approx. 25.63 acres) – Knight Transportation
Recommendation: **Approve** with stipulations
Presented by: Rachel Applegate

Continuance Agenda:

3. **Special Use Permit: Z2008123** **District 1**
Applicant: Beus Gilbert PLLC for Greg and Arleen Hornby
Location: South of Pecos Rd. and east of Lindsay Rd. (in the Gilbert area)
Request: Major Amendment to a Special Use Permit (SUP) for a dog kennel and training facility in the Rural-43 zoning district (approx. 1.24 acres) – Hornby Kennel (continued from August 18, 2011)
Recommendation: **Continue** to September 29, 2011
Presented by: Glenn Bak

Regular Agenda:

New Business

4. **Special Use Permit: Z2010093** **District 1**
Applicant: Mark Maloney, B&R Engineering for RNS Center Limited Partnership
Location: North of Riggs Rd. and west of Dobson Rd. (in Sun Lakes)
Request: Special Use Permit (SUP) for Temporary Construction Offices in the R-5 zoning district (approx. 1.885 acres) – Sun Lakes Temporary Construction Offices
Recommendation: **Approve** with stipulations
Presented by: Mark Wheaton

5. **Text Amendment: TA2011010** **All Districts**
 Applicant: Commission-Initiated
 Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Accessory Structures in Required Side Yards
 Recommendation: **Approve**
 Presented by: Darren Gerard
6. **Text Amendment: TA2011011** **All Districts**
 Applicant: Commission-Initiated
 Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Continuing Existing Uses
 Recommendation: **Approve**
 Presented by: Darren Gerard
7. **Text Amendment: TA2011012** **All Districts**
 Applicant: Staff
 Request: Text Amendment deleting the Drainage Regulation of Maricopa County and incorporating same into the Maricopa County Zoning Ordinance
 Recommendation: **Initiate and Approve**
 Presented by: Darren Gerard
8. **Text Amendment: TA2011013** **All Districts**
 Applicant: Staff
 Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Distance Between Buildings
 Recommendation: **Initiate and Approve**
 Presented by: Darren Gerard
9. **Text Amendment: TA2011014** **All Districts**
 Applicant: Staff
 Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Accessory Dwelling Units
 Recommendation: **Initiate and Approve**
 Presented by: Darren Gerard
10. **Text Amendment: TA2011017** **All Districts**
 Applicant: Staff
 Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Farms and Roadside Stands
 Recommendation: **Initiate and Approve**
 Presented by: Darren Gerard

11. **Text Amendment: TA2011018** **All Districts**
Applicant: Staff
Request: Text Amendment to the Maricopa County Zoning Ordinance
regarding Hillside
Recommendation: **Initiate and Approve**
Presented by: Darren Gerard

Adjournment: The Chair shall adjourn the meeting.