



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



Agenda
Thursday, December 12, 2013

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 Kathy Semder at KathySemder@mail.maricopa.gov or 602-506-1510. 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 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.

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

Approval of Minutes: November 7, 2013

Consent Agenda:

1. Case #: **S2013008** **District 4**
Applicant: BFH Development for RP Palm Valley, LLC
Location: Southeast corner of Dysart Rd. and Glendale Ave. (in the Glendale area)
Request: Preliminary Plat containing 71-lot, 10-tract and 3 parcels in C-1 and R1-6 Residential Unit Planned Development (RUPD) zoning districts and in the vicinity of LAFB (Approx. 24.93 acres) – Solare Ranch
Recommendation: **Approve** with conditions
Presented by: Patty Zaricor

Continuance Agenda: None

Regular Agenda:

2. Case #: **Z2013082** **District 1**
Applicant: Associated Sign Company for Arizona Self-Storage at Lindsay Rd. LLC
Location: West side of Lindsay Rd. and north of Germann Rd. (in the Gilbert area)
Request: Modification of Stipulations of a Special Use Permit (SUP) for a self-storage in the Rural-43 zoning district (Approx. 5.3 acres) – AZ Self Storage (Continued from 11/7/13)
Recommendation: **Approve** with conditions
Presented by: Patty Zaricor
3. Case #: **DMP2013005** **District 2**
Applicant: Tiffany & Bosco, PA for Vista Verde 2013, LLC
Location: Approx. at the northeast corner of Rio Verde Dr. and 172nd St. (in the Rio Verde area)
Request: Major Amendment to the Vista Verde Development Master Plan (DMP) (Approx. 857 acres) – Vista Verde
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

4. Case #: **Z2013093** **District 2**
 Applicant: Tiffany & Bosco, PA for Vista Verde 2013, LLC
 Location: Approx. at the northeast corner of Rio Verde Dr. and 172nd St.
 (in the Rio Verde area)
 Request: Zone Change for Vista Verde from R1-10, R-3, RU-43 and C-2 CUPD
 to R1-6 RUPD PAD, R-3 RUPD PAD and C-2 CUPD PAD (Approx. 857
 acres) – Vista Verde
 Recommendation: **Approve** with conditions
 Presented by: Rachel Applegate
5. Case #: **CPA2013007** **District 5**
 Applicant: Arizona State Land Department for Arlington Valley Solar Energy III,
 LLC
 Location: Generally south of Narramore Rd. & west of Old US Highway 80 (in
 the Arlington area)
 Request: Modification of Stipulations to CPA2010015, a Comprehensive Plan
 Amendment (CPA) changing the land use designation from Rural (0-
 1 d.u./ac.) and Large-Lot Residential (1-2 d.u./ac.) to Industrial for a
 photovoltaic solar electric generating facility in the Rural-43 and
 Rural-190 zoning districts (Approx. 2,190 acres) – Arlington Valley
 Solar Energy III
 Recommendation: **Approve** with conditions
 Presented by: Robert Kuhfuss
6. Case #: **Z2013102** **District 4**
 Applicant: Arlington Valley Solar Energy, LLC et. Al. for Arlington Valley Solar
 Energy, LLC
 Location: South of Narramore Rd. & west of the 387th alignment (in the
 Arlington/Tonopah area)
 Request: Modification of Stipulations to Z2009063, a Special Use Permit (SUP) for
 a photovoltaic solar electric generating facility in the Rural-190
 zoning district (Approx. 1,433 acres) – Arlington Valley Solar Energy
 Recommendation: **Approve** with conditions
 Presented by: Robert Kuhfuss

Other Matters:

- Amendment to Bylaws – Consent Items
- 2014 hearing dates

Adjournment