



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



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**Agenda**  
**Thursday, May 8, 2014**

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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 Debbie Lemon at [debbielemon@mail.maricopa.gov](mailto:debbielemon@mail.maricopa.gov) at 602-506-1510 or 602-506-3301. 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:** March 27, 2014

**Consent Agenda:**

1. Case #: **DMP2013001** **Districts 4 & 5**  
Applicant: Withey Morris, PLC for Sierra Negra Ranch, LLC  
Location: Northwest corner of Osborn Rd. alignment and 379<sup>th</sup> Ave. (in the Tonopah area)  
Request: Modification of conditions 'c' and 'gg' and elimination of conditions 'j', 'dd' and 'ff' to the Silver Water Ranch Development Master Plan (ref. #DMP2006012) (approx. 529 acres) – Silver Water Ranch  
Recommendation: **Approve** with conditions  
Presented by: Rachel Applegate
  
2. Case #: **DMP2013002** **District 4**  
Applicant: Withey Morris, PLC for Sierra Negra Ranch, LLC & Hassayampa Utility Company  
Location: Southeast corner of 403<sup>rd</sup> Ave. alignment and Thomas Rd. (in the Tonopah area)  
Request: Modification of conditions 'd' and 'gg' and elimination of conditions 'b', 'k', 'dd' and 'ff' to the Silver Spring Ranch Development Master Plan (ref. #DMP2006011) (approx. 2,389 acres) – Silver Springs Ranch  
Recommendation: **Approve** with conditions  
Presented by: Rachel Applegate
  
3. Case #: **CPA2014002** **District 4**  
Applicant: Brian Hegardt for Marbella Homes  
Location: Generally located at the northwest corner of Glendale Avenue and El Mirage Road (in the El Mirage area)  
Request: Comprehensive Plan Amendment to change the land use designation from Mixed Use Employment to Medium Density Residential (approx. 252 acres) – Marbella Ranch  
Recommendation: **Approve** with conditions  
Presented by: Rachel Applegate

4. Case #: **Z2014011** **District 4**  
 Applicant: Brian Hegardt for Marbella Homes  
 Location: Generally located at the northwest corner of Glendale Avenue and El Mirage Road (in the El Mirage area)  
 Request: Rezone from Rural-43 to R-5 RUPD (approx. 252 acres) – Marbella Ranch  
 Recommendation: **Approve** with conditions  
 Presented by: Rachel Applegate
5. Case #: **Z2013027** **District 1**  
 Applicant: David Cole  
 Location: McQueen Road south of Germann Road and approx. ¼ mile, north of Queen Creek Road (in the Chandler Area)  
 Request: Special Use Permit to allow private parties in the RU-43 Zoning District (1.91 acres) – Cole Event Center  
 Recommendation: **Approve** with conditions  
 Presented by: Ray Banker
6. Case #: **Z2014010** **District 1**  
 Applicant: Commission-initiation on behalf of Jimmy A. Hurd  
 Location: Parcel 304-88-009C at 17707 E. Karsten Dr., located north of San Tan Blvd. between Recker Rd. and Tangelo Ave., in the Chandler Heights area  
 Request: Rezone from R-4 to Rural-43 RUPD per Z2005006 (approx. 1.03 acre) – Chandler Heights RUPD  
 Recommendation: **Initiate and Approve** with conditions  
 Presented by: Darren Gerard
7. Case #: **Z2014029** **District 1**  
 Applicant: Commission-initiation on behalf of John & Laura Frohardt  
 Location: Parcel 304-88-010F at 25619 S. Recker Rd., located on the east side of Recker Rd. north of San Tan Blvd., in the Chandler Heights area  
 Request: Rezone from R-4 to Rural-43 RUPD per Z2005006 (approx. 1.43 acre) – Chandler Heights RUPD  
 Recommendation: **Initiate and Approve** with conditions  
 Presented by: Darren Gerard

**Continuance Agenda:** None

**Regular Agenda:**

8. Case #: **Z2011046** **District 1**  
Applicant: Mark Howard for Five Sac Self Storage Corp.  
Location: Northwest corner of Riggs Road and Arizona Avenue (in the Chandler area)  
Request: Major Amendment to Special Use Permit for expansion of the existing U-Haul facility in the C-2 and C-3 Zoning District (2.64 acres)–  
U-Haul  
Recommendation: **Approve** with conditions  
Presented by: Carol Hu
9. Case #: **TA2013012** **All Districts**  
Applicant: Commission Initiated  
Request: Text Amendment to the Maricopa County Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts.  
Recommendation: **Approve**  
Presented by: Darren Gerard
10. Case #: **TA2013013** **All Districts**  
Applicant: Commission Initiated  
Request: Text Amendment to the Maricopa County Zoning Ordinance, Article 1111.3 to clarify that the required obstacle free zones (OFZ) and runway protection zones (RPZ) for runways / landing strips may be waived subject to Federal Aviation Administration (FAA) requirements.  
Recommendation: **Approve**  
Presented by: Darren Gerard

**Other Matters:** None

**Adjournment**