



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



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**Agenda**  
**Thursday, June 12, 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:** May 8, 2014

**Consent Agenda:**

1. Case #: **Z2013081** **District 1**  
Applicant: Tim Nielsen  
Location: Generally located at the southeast corner of Lehi Rd. and Country Club Dr. in the Mesa area.  
Request: Zone change from Rural-43 and IND-2 to IND-2 with Industrial Unit Plan of Development (IND-2 IUPD) for Heritage Trucking Facility.  
Recommendation: **Approve** with conditions  
Presented by: Carol Hu

**Continuance Agenda:**

2. Case #: **Z2014012** **District 2**  
Applicant: John Burns  
Location: Northwest corner of Signal Butte & Brown Rd.  
Request: Major Amendment to a Special Use Permit for Superstition Manor  
Recommendation: **Approve**  
Presented by: Raymond Banker

**Regular Agenda:**

3. Case #: **Z2013015** **District 4**  
Applicant: Stephen Anderson  
Location: Located north & south of Elliot Rd., from 355<sup>th</sup> Ave. to approx. 371<sup>st</sup> Ave. (alignment) in the Arlington Valley area.  
Request: Major Amendment to a Special Use Permit for Sun Streams Solar Farm.  
Recommendation: **Approve** with conditions  
Presented by: Robert Kuhfuss
4. Case #: **CPA2013010** **District 4**  
Applicant: Mason Cave  
Location: Northwest corner of Citrus Rd. and Bethany Home Rd.  
Request: Comprehensive Plan Amendment to change land use of White Tank/Grand Avenue Area Plan of Large Lot Residential to Small Lot Residential for Cordillera.  
Recommendation: **Approve** with conditions  
Presented by: Rachel Applegate

5. Case #: **Z2013107** **District 4**  
 Applicant: Mason Cave  
 Location: Northwest corner of Citrus Rd. and Bethany Home Rd.  
 Request: Zone Change from Rural-43 to R1-10 with a Residential Unit Plan of Development for Cordillera.  
 Recommendation: **Approve**  
 Presented by: Rachel Applegate
6. Case #: **S2013020** **District 4**  
 Applicant: Mason Cave  
 Location: Northwest corner of Citrus Rd. and Bethany Home Rd.  
 Request: Preliminary Plat for 200 homes and 11 tracts for Cordillera.  
 Recommendation: **Approve**  
 Presented by: Rachel Applegate
7. 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.  
 Note: This item is revisited from the May 8, 2014 Commission hearing.  
 Recommendation: **Approve**  
 Presented by: Darren Gerard
8. 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.  
 Note: This item is revisited from the May 8, 2014 Commission hearing.  
 Recommendation: **Approve**  
 Presented by: Darren Gerard

**Other Matters:** None

**Adjournment**