



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



Agenda
Thursday, July 17, 2014

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 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: June 12, 2014

Consent Agenda:

1. Case #: **DMP2014001** **District 4**
Applicant: LVA Urban Design
Location: Generally located between Black Mountain Rd. alignment, Dove Valley Rd. alignment, Grand Ave., and 251st Ave. alignment.
Request: Modification of Condition – Time extension request for Broadstone Ranch
Recommendation: **Approve** with conditions
Presented by: Ray Banker

2. Case #: **CPA2014003** **District 4**
Applicant: Earl, Curley & Lagarde, P.C.
Location: Northeast corner of 411th Ave. and Thomas Rd. alignment in the Tonopah area.
Request: Modification of condition 'c' of CPA2008010 – Desert Valley Vistas
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

3. Case #: **Z2014020** **District 4**
Applicant: Earl, Curley & Lagarde, P.C.
Location: Northeast corner of 411th Ave. and Thomas Rd. alignment in the Tonopah area.
Request: Modification of condition 'x' of Z2007131– Desert Valley Vistas
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

4. Case #: **Z2014016** **Districts 4 & 5**
Applicant: Earl, Curley & Lagarde, P.C.
Location: West of 379th Ave. and south of Osborn Rd. in the Tonopah area.
Request: Modification of conditions 'u' and 'w' of Z2006061- Tonopah Market Place
Recommendation: **Approve** with conditions
Presented by: Patty Zaricor

Continuance Agenda:

5. 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: **Continue to August 7, 2014 Commission hearing**
Presented by: Rachel Applegate
6. 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: **Continue to August 7, 2014 Commission hearing**
Presented by: Rachel Applegate
7. 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: **Continue to August 7, 2014 Commission hearing**
Presented by: Rachel Applegate
8. Case #: **Z2011080** **District 3**
Applicant: Pinnacle Consulting
Location: Generally located on east side of 7th St. approx. ¼ mile north of Carefree Hwy.
Request: SUP Major Amendment for T-Mobile Flagpole Nazarene
Recommendation: **Continue to August 7, 2014 Commission hearing**
Presented by: Ray Banker

Regular Agenda:

9. Case #: **DMP2013006** **District 4**
Applicant: LVA Urban Design Studio
Location: Generally located north of Northern Ave., south of Olive Ave., west of Cotton Ln. and east of Citrus Rd.
Request: Development Master Plan for Granite Vista
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

10. Case #: **Z2013122** **District 4**
Applicant: LVA Urban Design Studio
Location: Generally located north of Northern Ave., south of Olive Ave., west of Cotton Ln. and east of Citrus Rd.
Request: Zone Change from R1-35 RUPD to R1-10 RUPD, R1-8 RUPD, R1-7 RUPD, R1-6 RUPD with a Planned Area of Development Overlay and Protected Development Rights Plan for Granite Vista.
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

Other Matters: None

Adjournment