



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



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**Agenda**  
**Thursday, December 11, 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:** November 6, 2014

**Consent Agenda:**

1. Case #: **Z2014063** **District 1**  
Applicant: CEG Applied Sciences  
Location: Approx. 1,280' south and west of Arizona Ave. from the SWC of Riggs Rd. and Arizona Ave.  
Request: Rezone from C-2 and IND-2 PD to C-2 CUPD - Tractor Supply Company Chandler.  
Recommendation: **Approve** with conditions  
Presented by: Ray Banker
  
2. Case #: **Z2014061** **District 2**  
Applicant: Shaw and Associates  
Location: Approx. 600' south of Dixeleta Dr. and 171<sup>st</sup> St. alignment on the west side of 171<sup>st</sup> St.  
Request: Special Use Permit for a Wireless Communication Facility in the RU-43 zoning district – PHO Vista Verde  
Recommendation: **Approve** with conditions  
Presented by: Ray Banker
  
3. Case #: **Z2014055** **District 4**  
Applicant: Michael Campbell  
Location: Approx. 580 ft. northeast of the NEC of Boswell Blvd. and 103<sup>rd</sup> Ave. in Sun City.  
Request: Special Use Permit for a Wireless Communication Facility in the R-3 RUPD SC zoning district– PHO Sun Dial  
Recommendation: **Approve** with conditions  
Presented by: Carol Hu

**Continuance Agenda:**

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: **Indefinite Continuance**  
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 RUPD for Cordillera.  
 Recommendation: **Indefinite Continuance**  
 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: **Indefinite Continuance**  
 Presented by: Rachel Applegate
7. Case #: **Z2014022** **District 2**  
 Applicant: Coal Creek Consulting  
 Location: Approx. southeast corner of Lone Mountain Rd. and 56<sup>th</sup> Street alignment.  
 Request: Special Use Permit for a Wireless Communication Facility in the RU-43 zoning district - PHO Sunrise Ranch  
 Recommendation: **Continue to January 8, 2015**  
 Presented by: Carol Hu
8. Case #: **TA2014001** **All Districts**  
 Applicant: Commission-initiated  
 Location: Countywide  
 Request: Text Amendment to the Maricopa County Zoning Ordinance, Section 1202 – Wireless Communication Facilities  
 Recommendation: **Indefinite Continuance**  
 Presented by: Darren Gerard

**Regular Agenda:**

**Other Matters:**

**Adjournment**