



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

Agenda
Thursday, May 21, 2015

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 Chair.

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.

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.

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: None

Continuance Agenda:

1. Case #: **Z2015025** **District 4**
Applicant: Brandon McMillen
Location: Located at the southeast corner of Thunderbird Blvd. and Del Webb Blvd. in the Sun City area.
Request: Zone Change from C-2 to C-2 CUPD to allow for altered signage standards – Banner Boswell Medical Center
Recommendation: **Indefinite Continuance**
Presented by: Ray Banker

Consent Agenda:

2. Case #: **DMP2015002** **Districts 4 & 5**
Applicant: Gammage and Burnham PLC
Location: Approximately north of McDowell Rd. alignment, south of CAP Canal, west of Hassayampa River, and east of Wintersburg Rd. alignment.
Request: Modification of Conditions – Belmont Development Master Plan
Recommendation: **Approve** with conditions
Presented by: Ray Banker

Regular Agenda:

3. Case #: **Z2014098** **District 3**
Applicant: Wendy Riddell
Location: Approximately 450 ft. southeast of the intersection of Venture Drive and Anthem Way on the east side of Venture Drive in the Anthem area.
Request: Special Use Permit for an assisted living facility in the C-O PD zoning district – Anthem Senior Living
Recommendation: **Approve** with conditions
Presented by: Carol Hu
4. Case #: **TA2015001** **All Districts**
Applicant: Commission-initiated
Location: All areas of unincorporated Maricopa County
Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapter 11 regarding Amateur Radio Antennas
Recommendation: **Approve**
Presented by: Carol Hu
5. Case #: **TA2015002** **All Districts**

Applicant: Commission-initiated
Location: All areas of unincorporated Maricopa County
Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapter 8 regarding Outdoor Dining and Drinking / Restaurants and Cafes
Recommendation: **Approve**
Presented by: Carol Hu

6. Case #: **TA2015003** **All Districts**
Applicant: Commission-initiated
Location: All areas of unincorporated Maricopa County
Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapter 13 regarding Temporary Uses
Recommendation: **Approve**
Presented by: Carol Hu

7. Case #: **TA2014001** **All Districts**
Applicant: Commission-initiated
Location: All areas of unincorporated Maricopa County
Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapters 2, 12 & 13 regarding Wireless Communication Facilities / Conditional Uses
Recommendation: **Approve**
Presented by: Carol Hu

8. Case #: **Z2014079** **District 1**
Applicant: David Ullrich
Location: Southeast corner of Chandler Heights Rd. and 122nd Street in the Chandler area
Request: A Special Use Permit (SUP) for a Wireless Communication Facility (WCF) - 80' monopole stealth designed as a palm tree in the Rural-43 zoning district - Law Cutters
Recommendation: **Approve** with conditions
Presented by: Carol Hu

Other Matters:

Adjournment

Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:
501 N. 44th Street, Suite 200 Phoenix, Arizona 85008
Fax Number: 602-506-3711
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.

- This appeal can also be submitted electronically at
www.maricopa.gov/planning/AppealCommissionRecommendation.aspx
- Appeal of Planning & Zoning Commission Recommendation

Please print clearly.

Case Number/ Project Name:			
Planning & Zoning Commission Hearing Date:			
Appellant Name:			
Mailing Address:			
City, State, Zip Code:			
Telephone Number:		E-mail:	
Reason for the Appeal of the subject case:			
Appellant Signature:		Date:	