



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

Agenda
Thursday, March 10, 2016

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: None

Consent Agenda:

1. Case #: **Z2015086** **District 4**
Applicant: Burch & Cracchiolo, P.A.
Location: Generally located 605' south of Glendale Ave. and 660' west of 125th Ave. in the Glendale area.
Request: Zone Change from Rural-43 to R1-10 RUPD – Falcon View II
Recommendation: **Approve** with conditions
Presented by: Derek Scheerer

2. Case #: **S2015019** **District 4**
Applicant: Burch & Cracchiolo, P.A.
Location: Generally located 605' south of Glendale Ave. and 660' west of 125th Ave. in the Glendale area.
Request: Preliminary Plat containing 22 lots and 3 tracts in the R1-10 RUPD zoning district – Falcon View II
Recommendation: **Approve** with conditions
Presented by: Derek Scheerer

3. Case #: **CPA2015002** **District 1**
Applicant: Pew & Lake, PLC
Location: Generally located on the NWC of Power Rd. and Sunnydale Dr.
Request: Comprehensive Plan Amendment (CPA) to the Queen Creek Area Plan to change the land use designation from Suburban Residential to Industrial – Under Pressure Plumbing
Recommendation: **Approve** with conditions
Presented by: Ray Banker

4. Case #: **Z2015029** **District 1**
Applicant: Pew & Lake, PLC
Location: Generally located on the NWC of Power Rd. and Sunnydale Dr.
Request: Special Use Permit (SUP) for an interim industrial use in the R-4 zoning district – Under Pressure Plumbing
Recommendation: **Approve** with conditions
Presented by: Ray Banker

5. Case #: **Z2014091** **District 5**
 Applicant: Hunt Architects, Inc.
 Location: Generally located 720' west of the southwest corner of 35th Ave. and Dobbins Rd. in the Laveen area.
 Request: Special Use Permit (SUP) for a day care operation in the R-3 zoning district – MasterPiece Church-Daycare
 Recommendation: **Approve** with conditions
 Presented by: Ray Banker
6. Case #: **Z2015076** **District 4**
 Applicant: Shaw & Associates PLC
 Location: Generally located at the northeast corner of Bethany Home Rd. and 183rd Ave. in the Waddell area.
 Request: Special Use Permit (SUP) for a Wireless Communication Facility (WCF) – 50' (h) monopalm in the Rural-43 zoning district – Verizon Cottonwood Estates
 Recommendation: **Approve** with conditions
 Presented by: Ray Banker
7. Case #: **Z2015083** **District 1**
 Applicant: Wavelength Management on behalf of Verizon Wireless
 Location: Generally located at the northwest corner of Chandler Heights Rd. and 180th St. in the Queen Creek/Gilbert area.
 Request: Special Use Permit (SUP) for a Wireless Communication Facility (WCF) - 60' (h) monopalm in the Rural-43 zoning district – PHO Seville
 Recommendation: **Approve** with conditions
 Presented by: Glenn Bak
8. Case #: **Z2015094** **District 2**
 Applicant: Jarvie Property Acquisitions Inc.
 Location: Generally located approximately 210' southwest of the southwest corner of Apache Trl. and Mountain Rd. in the Mesa area.
 Request: Zone Change from R-5 and C-3 to C-3 CUPD for mini-storage facility – Nomad Self Storage
 Recommendation: **Approve** with conditions
 Presented by: Rachel Applegate
9. Case #: **Z2015096** **District 1**
 Applicant: Shaine Alleman, Tiffany & Bosco, P.A.
 Location: Generally located at the northwest corner of Germann Rd. and Lindsay Rd. in the Gilbert area.
 Request: Zone Change from Rural-43 to C-3 CUPD – NWC of Germann Rd. & Lindsay Rd.
 Recommendation: **Approve** (conditional zoning) with conditions
 Presented by: Farhad Tavassoli

Regular Agenda:

10. Case #: **CPA2015006** **District 1**
Applicant: Hook Engineering, Inc.
Location: Generally located 330' north of San Tan Blvd. and 180' east of Power Rd. in the Queen Creek area.
Request: Comprehensive Plan Amendment (CPA) to change the Queen Creek Area Plan land use designation from Suburban Residential to Commercial Retail Center – Power & San Tan RV Storage
Recommendation: **Approve** with conditions
Presented by: Carol Hu

11. Case #: **Z2015054** **District 1**
Applicant: Hook Engineering, Inc.
Location: Generally located 330' north of San Tan Blvd. and 180' east of Power Rd. in the Queen Creek area.
Request: Special Use Permit (SUP) for commercial storage of vehicles in the R1-35 zoning district – Power & San Tan RV Storage
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:	