

# **TOWN OF FLORENCE PLANNING AND ZONING COMMISSION ACTION MINUTES**

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, OCTOBER 16, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

**Chairman Wooley called the meeting to order at 6:00 pm.**

**2. ROLL CALL:**

**Present: Wooley, Putrick, Petty, Pranzo, and Garcia.**

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on September 18, 2014.**

**On motion of Commissioner Garcia, seconded by Commissioner Pranzo, and carried to table the regular meeting minutes of September 18, 2014 to the next Planning and Zoning meeting.**

**5. OLD BUSINESS:**

**A. PUBLIC HEARING CONTINUED FROM SEPTEMBER 4, 2014**

**CASE PZC-29-14-CUP (NORTH FLORENCE TANK SITE)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** for a Conditional Use Permit request by the Town of Florence to allow for public utility buildings, structures and facilities for public service uses on a Neighborhood Multi-Family (R-2) zoned property located at 3949 North Iowa Avenue, Florence, Arizona, AKA, APN 200-71-2400. More specifically, this request is directly related to an additional water storage facility (tank) proposed on the subject site that has been previously reserved and developed for municipal utility and telecommunications purposes.

**On motion of Commissioner Petty, seconded by Vice-Chair Putrick, and carried to forward a favorable recommendation to Town Council for a Conditional Use Permit request by the Town of Florence.**

**B. RECONSIDERATION OF A PRELIMINARY PLAT**

**CASE PZC-30-14-PP (VISTA GRANDE AT WALKER BUTTE)**

**PRESENTATION/APPROVAL/DISAPPROVAL** a Preliminary Plat application for Vista Grande at Walker Butte submitted by United Engineering Group. The subject site is approximately 154 acres in size and is located west of the Union Pacific Rail Road and south of the Hiller Road alignment in Florence, Arizona 85132.

**On motion of Commissioner Pranzo, seconded by Vice-Chair Putrick, and carried to approve a Preliminary Plat application for Vista Grande at Walker Butte submitted by United Engineering Group.**

**6. NEW BUSINESS**

**A. CASE PZC-33-14-DR**

**(TOWN OF FLORENCE LIBRARY AND RECREATION COMPLEX)**

**PRESENTATION/APPROVAL/DISAPPROVAL** a Design Review (DR) application for the Town's first phase of development within the Territory Square project. The proposed project lies within a portion of the 40 acre Territory Square Phase One property, which is generally located at the northwest corner of Main Street and the 1<sup>st</sup> Street alignment that was recently elevated and graded. This DR application considers the conceptual Master Plan for the Phase One 40 acre site in order to best anticipate the future development plans for the property, not only as it relates to this initial construction project, but the remainder of the Territory Square project. More specifically, this DR application provides specific information related to the plans to develop a library, pool, ball fields, tennis courts, parking and other improvements on a portion of the Phase One 40 acre site.

**On motion of Commissioner Petty seconded by Commissioner Garcia and carried to approve a Design Review application for the Town's first phase of development within the Territory Square project.**

**B. CASE PZC-38-14 (ADAPTIVE REUSE PROGRAM)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** a request by the Town of Florence to establish an Adaptive Reuse Program for the

Town of Florence that would work under the framework of the previously adopted Town Core Infill Incentive Plan to facilitate redevelopment and development within the core of Florence.

**On motion of Commissioner Garcia, seconded by Commissioner Pranzo, and carried to forward a favorable recommendation for a request by the Town of Florence to establish an Adaptive Reuse Program for the Town of Florence.**

## **7. STAFF REPORT**

### **A. Padilla Park at the Silver King Plaza Completion Update**

## **8. CALL TO THE PUBLIC/ COMMISSION RESPONSE:**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

## **9. CALL TO THE COMMISSION**

## **10. ADJOURNMENT**

**The meeting was adjourned at 7:58 P.M.**

**POSTED ON THE 17<sup>th</sup> DAY OF OCTOBER, 2014 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV) WEBSITE.**