

TOWN OF FLORENCE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

REGULAR MEETING MINUTES OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, APRIL 2, 2015 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Vice-Chairman Putrick called the meeting to order at 6:00 pm.

ROLL CALL:

Present: Vice-Chairman Putrick, Commissioner Petty, Commissioner Pranzo, Commissioner Garcia, Commissioner Fenstermaker

PLEDGE OF ALLEGIANCE

Gilbert Olgin, Senior Town Planner, led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on January 15 and February 5, 2015.

Commissioner Pranzo spoke regarding the format change to the meeting minutes requesting in the future if any changes to meeting minutes are made, could the decision be brought to the Commission's attention prior to the changes being put in place.

Councilmember Hawkins, Florence resident, stated that the meetings are recorded and if someone wanted to listen word for word they could do so via the recording. Summarizing the transcript makes it less time intensive and saves the Town money.

On motion of Commissioner Pranzo, seconded by Commissioner Garcia, and carried to approve the regular meeting minutes conducted on January 15, 2015 and February 5, 2015.

ELECTION FOR PLANNING AND ZONING COMMISSION CHAIRMAN

Gilbert Olgin, Senior Town Planner, commented that the only seat up for election is to receive nominations for Chairman. If the person who is nominated accepts

Zoning District (B-2) and the rear lot zoned Neighborhood Multi- Family Zoning District (R-2).

The subject parcel has no permanent structure(s) on site and the applicant will combine all parcels, if the zone change is approved by the Town Council.

The applicant has attended Technical Review Committee (TRC) meetings with staff and has worked diligently to respond to staff concerns. The Design Review application for Taco Bell Restaurant will be presented to the Planning and Zoning Commission at a later date.

Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan, specifically the Highway Mixed Use (HMU) designation.
2. The proposed zoning and development of the site should facilitate ongoing revitalization and redevelopment efforts along the State Route 79 Corridor.

A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearings was posted on site and advertisements in the local Town paper per Town requirements. Under Arizona Revised Statutes, Title 9, Section-462.04 and Town of Florence Development Code, a public hearing is required for a Zone Change.

Staff noted that as of this writing, no public comments have been received.

Staff found that the proposed Zone Change for Taco Bell (PZ-15-17-ZC) is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public and therefore recommends that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this Zone Change, subject to the following condition:


1. The development of the subject site, as described in Exhibit A attached, shall be in conformance to any applicable Town Codes and Ordinances.
2. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.

Staff explained that the businesses which were on the proposed property have relocated to other locations within the Town.

Commissioners also congratulated staff for the award they received on Territory Square.

ADJOURNMENT

On motion of Commissioner Garcia, seconded by Vice-Chairman Putrick and carried to adjourn the meeting at 6:32 pm.

X 

Vice-Chair Putrick