

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES**

MINUTES OF THE REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, AUGUST 15, 2013 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

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

ROLL CALL:

Present: Wooley, Putrick, Anderson, Petty, and Reed.

PLEDGE OF ALLEGIANCE

Chairman Wooley led the Pledge of Allegiance

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting held June 6, 2013.

On motion of Vice Chair Putrick, seconded by Commissioner Petty and carried to approve the minutes of June 6, 2013 with corrections.

NEW BUSINESS

CASE PZC-30-13-DR (PULTE/DEL WEBB MEMORIAL STADIUM)

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application for Pulte/Del Webb Memorial Stadium located at the southwest corner of Merrill Ranch Parkway and Constitution Way in Florence, Arizona.

Gilbert Olgin, Senior Planner, stated that this design review is for the Anthem/Del Webb Memorial Stadium which will be located within the Anthem Community Park bordered by Merrill Ranch Parkway, Constitution Way, American Way and Anthem Way. Currently, the park houses an amphitheater, adventure playground, soccer field and two little league fields. Adjacent to the park is the Anthem Elementary School and the Parkview Community Center. The Community Park is the central gathering place of the Anthem Sun City and

Parkside communities. In addition to these facilities, Pulte is building a softball field and two soccer fields with sidewalks connecting to the currently built amphitheater and playground to the west of the softball complex.

Commissioner Anderson asked what else is being built other than the softball field.

Mr. Olgin stated that the review for tonight is only the stadium, concession building, parking area and the restrooms.

Commissioner Anderson stated that he would like to see the total plan for the area. He has concerns with two separate parking lots.

Dan Bonow, Pulte Manager of Land Development, stated that a master plan for the park is just not a reality at this time. Unfortunately, we just don't know when the future development of these amenities will be. The need at this time is the softball stadium. The proposed parking lot located off of Constitution Way, on the east side of the park, will be connected by a concrete path to the existing parking lot.

Commissioner Anderson asked about the construction of the dog park.

Mr. Bonow stated that the construction of the dog park could come six to nine months after the stadium is completed.

Vice Chair Putrick stated that he would like to see the stadium named after Dominick Latezio. He feels that would be a nice gesture.

Commissioner Anderson asked why this plan was not presented before construction began.

Mr. Olgin stated that it was brought before the Commission approximately four or five years ago as a conceptual plan.

Mr. Bonow stated that only earth moving is going on right now. Pulte is in the process of applying for building and foundation permits. This is a great product and will be a great asset to the community.

Chairman Wooley asked if Pulte is agreeable to the conditions set forth by the Town

Mr. Bonow stated yes.

On motion of Commissioner Petty, seconded by Vice Chair Putrick, and carried to approve a Design Review application for Pulte/Del Webb Memorial Stadium located at the southwest corner of Merrill Ranch Parkway and Constitution Way in Florence, Arizona with the following conditions

1. Design Review approval shall expire in one year from this approval (August 15, 2014) if a building permit is not issued for the subject construction within said period.
2. Project shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes.
3. Any exterior lighting on the property and on the buildings shall be in compliance with applicable light control restrictions.
4. All utility boxes, back-flow preventers and similar equipment shall be painted to match the surrounding buildings.
5. Compliance with this Design Review approval shall be required prior to issuance of Final Certificate of Occupancy.
6. Any additional conditions deemed necessary by the Planning and Zoning Commission.

STAFF REPORT

AZ APA Conference in Scottsdale (September 25-27, 2013).

Mr. Olgin stated that there is funding available to pay the tuition for two commissioners to attend the conference. He asked that they let staff know as soon as possible if interested in attending.

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

No public comment was made.

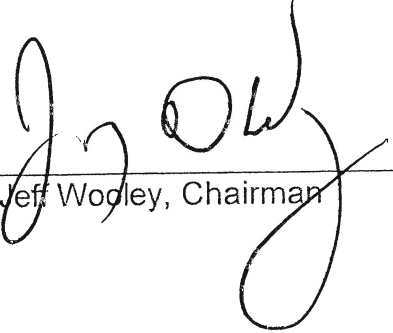
CALL TO THE COMMISSION

Commissioner Anderson would like a copy of the Master Plan for Anthem Community Park.

Chairman Wooley stated that he does not want to see these funds wasted. This is a great conference and he would like to see two commissioners attend.

ADJOURNMENT

Chairman Wooley adjourned the meeting at 6:24 pm.



Jeff Wooley, Chairman