

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

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, DECEMBER 18, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

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

**2. ROLL CALL:**

**Present: Vice-Chair Putrick, Commissioner Petty, Commissioner Pranzo, and Commissioner Garcia.**

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on September 18, 2014 and October 16, 2014.**

**On motion of Commissioner Petty, seconded by Commissioner Garcia, and carried to approve the regular meeting minutes of September 18, 2014 and October 16, 2014.**

**5. NEW BUSINESS - PUBLIC HEARING:**

**A. CASE PZC-01-15-GPA**

**(JOHNSON RANCH ESTATES MINOR GENERAL PLAN AMENDMENT)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** for an application by The WLB Group, Inc. on behalf of Johnson Ranch Estates L.L.C. and Florence Majestic Ranch, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1 (HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site, which is

generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

**On motion of Commissioner Garcia, seconded by Commissioner Pranzo, and carried to forward a favorable recommendation to Town Council.**

**B. CASE PZC-02-15-PUD**

**(JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT)**

**PRESENTATION/APPROVAL/DISAPPROVAL** a request for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates Planned Unit Development (PUD). The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

**On motion of Commissioner Petty, seconded by Commissioner Pranzo and carried to forward a favorable recommendation to Town Council.**

**6. NEW BUSINESS**

**A. CASE PZC-32-14-PP**

**(ANTHEM AT MERRILL RANCH PRELIMINARY PLAT UNIT 36)**

**PRESENTATION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Anthem at Merrill Ranch Unit 36 submitted by Wood/Patel and Associates Inc. on behalf of Pulte Group Inc. The subject site is approximately 23 acres in size and is located east of Hunt Highway and north of Merrill Ranch Parkway, Florence, Arizona 85132.

**On motion of Commissioner Petty, seconded by Commissioner Garcia and carried to approve a Preliminary Plat application for Anthem at Merrill Ranch.**

**7. 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.

**8. CALL TO THE COMMISSION**

**9. ADJOURNMENT**

The meeting was adjourned at 7:12 pm.

Posted on this 19th day of December, 2014 by Maria Hernandez,  
Deputy Town Clerk at [www.florenceaz.gov](http://www.florenceaz.gov) website.