

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

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION TO BE 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**
- 2. ROLL CALL:** Putrick\_\_\_, Petty\_\_\_, Pranzo\_\_\_, 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.
- 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.

**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.

## **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.

## **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**

Posted on this 15<sup>th</sup> day of December, 2014 by Maria Hernandez, Deputy Town Clerk at 775 N. Main Street and 1000 S. Willow, and the Town Website at [www.florenceaz.gov](http://www.florenceaz.gov).

**\*\*\* PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.**