

**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, JANUARY 15, 2015 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___, Fenstermaker___.
- 3. PLEDGE OF ALLEGIANCE**
- 4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on December 18, 2014.
- 5. ELECTION FOR PLANNING AND ZONING COMMISSION CHAIRMAN**
- 6. NEW BUSINESS**

**A. CASE PZC-06-15-INF
INFILL INCENTIVE PLAN**

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by the Town of Florence on the behalf of the Parcel Owner to utilize the Town Core Infill Incentive Plan to approve the following deviations from Town Codes on Pinal County Assessor Parcel Number 202-07-0890:

- The two existing homes on the Single-Family Residential (R1-6) zoned parcel shall be considered a permissible and legal use;
- Each of the two homes shall be permitted to have their own (separate) connections for utilities (electricity, water, sewer, etc.); and
- Existing nonconformities related to lot size and setbacks shall be grandfathered, subject to meeting applicable building and fire codes.

B. WORK SESSION/PRESENTATION REGARDING ANTHEM AT MERRILL RANCH COMMUNITY AS AN UPDATE ON DEVELOPMENT ACTIVITIES FROM PULTE GROUP, INC.

**C. CASE PZC-08-15-DR
ANTHEM AT MERRILL RANCH 3500 SERIES**

PRESENTATION/APPROVAL/DISAPPROVAL an application for Design Review for Pulte Group, Inc./Anthem at Merrill Ranch Parkside located at Hunt Highway and Merrill Ranch Parkway Florence, Arizona.

**D. CASE PZC-03-15-PP
ANTHEM AT MERRILL RANCH UNIT 53**

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc. The subject site is approximately 41 acres in size and is located south of Merrill Ranch Parkway and west of Felix Road, 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 9th day of January, 2015 by Maria Hernandez, Deputy Town Clerk at 775 N. Main Street and 1000 S. Willow, and the Town Website at 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.**