

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

REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JUNE 19, 2014 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 P.M.**

**ROLL CALL:**

**Present: Wooley, Petty, Pranzo and Garcia**

**Absent: Putrick**

**PLEDGE OF ALLEGIANCE**

**Chairman Wooley led the Pledge of Allegiance.**

**DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on March 20, 2014.

**On motion of Commissioner Petty, seconded by Commissioner Garcia and carried to approve the minutes of the regular meeting conducted on March 20, 2014.**

**PUBLIC HEARINGS**

**CASE PZC-02-14-PUD (THE RESERVE AT LOOKOUT MOUNTAIN)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a Planned Unit Development request by United Engineering Group on behalf of RMG Lucky Hunt LLC to change the existing zoning on approximately 65 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Reserve at Lookout Mountain PUD is a proposed single-family residential community generally located on the west side of Hunt Highway at the Heritage Road alignment. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

**On motion by Commissioner Petty, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-02-14-PUD to the Town Council.**

**CASE PZC-18-14-GPA (ARIZONA FARMS)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a Minor General Plan Amendment (GPA) request by The WLB Group, Inc. on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC; and Superstition Springs R-14 Association. This Minor GPA to the Town's 2020 General Plan Future Land Use Map proposes to change the land use designations on approximately 1,183 acres from Employment/Light Industrial (E/LI), High Density Residential-1 (HDR-1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning case on the site, which is generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of Felix Road. The Copper Basin Railroad bisecting the site and the commercial parcel at the immediate southwest corner of Felix Road and Arizona Farms Road are not a part of this application.

**On motion by Commissioner Garcia, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-18-14-GPA to the Town Council.**

**CASE PZC-20-14-PUD (ASHBURN AT MAGIC RANCH)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a request by United Engineering Group on behalf of Palms-Magic Ranch 80, LLC to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Ashburn at Magic Ranch PUD is a planned single-family residential community of approximately 80 acres that is generally located west of Mitchell Trail, south of Arizona Farms Road and east of the Union Pacific Railroad. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

**On motion by Commissioner Pranzo, second by Commissioner Garcia and carried to forward a favorable recommendation for case PZC-20-14-PUD to the Town Council.**

**CASE PZC-21-14-PUD (LOOKOUT MOUNTAIN II)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a request by the Town of Florence on behalf of the Arizona State Land Department to

change the existing zoning on approximately 320 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Lookout Mountain II PUD proposes underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property, which is generally located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

**On motion by Commissioner Pranzo, second by Commissioner Petty and carried to forward a favorable recommendation for case PZC-21-14-PUD to the Town Council.**

#### **CASE PZC-22-14-GPA (NORTH-SOUTH ADOT FREEWAY CORRIDOR)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a request by the Town of Florence for a Minor General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an amendment to the Town of Florence 2020 General Plan Future Land Use Map contained within the Land Use Element to adjust the Town's conceptual alignment of the proposed North-South ADOT Freeway Corridor, as well as the proposed conceptual alignment of the ADOT Passenger Rail Corridor, based on information collected and analysis completed since the adoption of the 2020 General Plan in 2010 and subsequent amendments. This change may have some resultant changes to the supporting roadway network, including potential roadway changes.

**On motion by Commissioner Petty, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-22-14-GPA to the Town Council.**

#### **CASE PZC-23-14-GPA (THE RESERVE AT LOOKOUT MOUNTAIN MINOR GPA)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a request by United Engineering Group on behalf of RMG Lucky Hunt LLC for a Minor General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an amendment to the Town of Florence 2020 General Plan Future Land Use Map for the removal of the Aggregate Resources (AR) Overlay from the proposed Reserve at Lookout Mountain planned community located at the southwest corner of Hunt Highway and the Heritage Road alignment due to the aggregate mining use being permanently eliminated from the subject site.

**On motion by Commissioner Garcia, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-23-14-GPA to the Town Council.**

**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.

**CALL TO THE COMMISSION**

**ADJOURNMENT**

**The meeting was adjourned at 9:05 pm.**

**POSTED ON THE 20h DAY OF JUNE, 2014 BY MARIA HERNANDEZ,  
DEPUTY TOWN CLERK, AT WWW.FLORENCEAZ.GOV WEB SITE.**