

**TOWN OF FLORENCE**  
**PLANNING AND ZONING COMMISSION**  
**SPECIAL MEETING**  
**ACTION MINUTES**

**SPECIAL MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JUNE 27<sup>th</sup> AT 5:30 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

Chairman Wooley called the meeting to order at 5:30 pm.

**2. ROLL CALL:**

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

**3. PLEDGE OF ALLEGIANCE**

**4. \*ADJOURN TO EXECUTIVE SESSION\***

On motion of Vice Chair Putrick, seconded by Commissioner Anderson and carried to approve to adjourn to executive session.

For the purpose of discussion of the public body in accordance with A.R.S. §38-431.03(A)(3) to receive legal advice from the Town Attorney regarding the Merrill Ranch PUD Amendment and all Preliminary Plat applications.

**5. \*ADJOURN FROM EXECUTIVE SESSION\***

On motion of Vice Chair Putrick, seconded by Commissioner Anderson and carried to approve adjournment from executive session.

**6. PUBLIC HEARING**

**A. CASE PZC-35-12-PUD (MERRILL RANCH PUD AMENDMENT)**

**PRESENTATION/RECOMMENDATION** for a request by Jared Baxter, P.E. of the Baxter Design Group, LLC on behalf of Southwest Value Partners (SWVP-GTIS MR, LLC) for an Amendment to a portion of the Merrill Ranch Planned Unit Development (PUD). The Amendment proposes to change the land uses on a portion of the

PUD that is generally located at the northwest and northeast corners of Hunt Highway and Felix Road in Florence, Arizona. The intent of this PUD Amendment is to replace a portion of the concentrated commercial, retail, employment and mixed land uses planned for the subject area with single-family detached residential uses consistent with the adjacent neighborhoods of the Anthem at Merrill Ranch development.

On motion of Commissioner Reed, second by Vice Chairman Putrick, and carried to forward a favorable recommendation with additional condition to Town Council for a request by Jared Baxter, P.E. of the Baxter Design Group, LLC on behalf of Southwest Partners (SWVP-GTIS MR, LLC).

## **7. NEW BUSINESS**

### **A. CASE PZC-04-13-PP (MERRILL RANCH UNIT 53 PRELIMINARY PLAT)**

**PRESENTATION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc.

On motion of Commissioner Petty second by Vice Chairman Putrick, and carried to approve a Preliminary Plat application for Merrill Ranch Unit 53 submitted by Pulte Group, Inc.

### **B. CASE PZC-26-13-PP (ANTHEM AT MERRILL RANCH UNIT 37, 41, 43, 45, 47, 49, AND 51 PRELIMINARY PLAT)**

**PRESENTATION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Anthem at Merrill Ranch Unit 37, 41, 43, 45, 47, 49, and 51 submitted by Southwest Value Partners (SWVP-GTIS MR, LLC).

On motion of Commissioner Reed, second by Vice Chairman Putrick, and carried to approve a Preliminary Plat application for Anthem at Merrill Ranch Unit 37, 41, 43, 45, 47, 49, and 51 submitted by Southwest Value Partners (SWVP-GTIS MR, LLC).

## **8. 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.

**9. CALL TO THE COMMISSION**

**10. ADJOURNMENT**

Meeting adjourned at 6:56 pm.

**POSTED ON THE 28<sup>th</sup> DAY OF JUNE, 2013 BY MARIA HERNANDEZ,  
DEPUTY TOWN CLERK, AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV) WEB SITE.**