

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

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JUNE 18, 2015 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.  
CALL TO ORDER**

**Chairman Pranzo called the meeting to order at 6:00 pm.**

**1. ROLL CALL:**

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

**Absent: Commissioner Fenstermaker**

**2. PLEDGE OF ALLEGIANCE**

**3. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on May 7, 2015.**

**On motion of Commissioner Garcia, seconded by Vice-Chair Putrick, and carried to approve the regular meeting minutes conducted May 7, 2015.**

**4. PUBLIC HEARINGS**

**A. FIRST STREET ZONE CHANGE  
(PZ-15-30 ZC)**

**PRESENTATION/DISCUSSION/RECOMMENDATION of a Zone Change request by Piero Buccellato to change the zoning on approximately .36 acres, located at 680 East 1<sup>st</sup> Street, Florence, Arizona from Neighborhood Multiple Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2).**

**Chairman Pranzo opened the public hearing. Chairman Pranzo closed the public hearing.**

**On motion of Commissioner Petty, seconded by Commissioner Garcia, and carried to forward a favorable recommendation to Town Council on a zone**

**change from Neighborhood Multiple Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2) for PZ-15-30 ZC .**

**B. DOWNTOWN COMMERCIAL( DC) ZONE CHANGE  
(PZ-15-37 ZC/PZC-37-14 ZC)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a Zone Change request by the Town of Florence to change existing zoning from Neighborhood Office (NO), Highway Business Commercial (B-2) and Multi-Family Residential (MFR) to Downtown Commercial (DC) in an area bounded by Ruggles Street to the north, Butte Avenue to the south, Quartz Street to the west and Pinal Street to the east.

**Chairman Pranzo opened the public hearing. Chairman Pranzo closed the public hearing.**

**On motion of Commissioner Petty, seconded by Vice-Chair Putrick, and carried to forward a favorable recommendation to Town Council on a zone change from Neighborhood Office (NO), Highway Business Commercial (B-2) and Multi-Family Residential (MFR) to Downtown Commercial (DC) in an area bounded by Ruggles Street to the north, Butte Avenue to the south, Quartz Street to the west and Pinal Street to the east.**

**5. NEW BUSINESS**

**A. ANTHEM AT MERRILL RANCH UNIT 50  
(PZ-15-29 PP)**

**DICUSSION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Anthem at Merrill Ranch Unit 50 submitted by Baxter Design Group on behalf of Pulte Home Corp. The subject site is approximately 43 acres in size and is located east of Hunt Highway, north of Merrill Ranch Parkway and west of Felix Road in Florence, Arizona.

**On motion of Commissioner Petty, seconded by Commissioner Garcia, and carried to approve a preliminary plat application for Anthem at Merrill Ranch Unit 50.**

**6. 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.

**7. CALL TO THE COMMISSION**

**8. ADJOURNMENT**

**On motion of Commissioner Garcia, seconded by Vice-Chair Putrick, and carried to adjourn the meeting at 6:40 pm.**

**Posted on this 19th day of June, 2015 by Maria Hernandez, Deputy Town Clerk at [www.florenceaz.gov](http://www.florenceaz.gov) website.**