

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

**SPECIAL MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION TO HELD WEDNESDAY, AUGUST 26, 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.**

**ROLL CALL:**

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

**PLEDGE OF ALLEGIANCE**

**DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on August 6, 2015.

**On motion of Commissioner Garcia, seconded by Commissioner Fenstermaker, and carried to approve the regular meeting minutes of August 6, 2015.**

**PUBLIC HEARINGS**

**FIRST STREET ZONE CHANGE (PZ-15-50 ZC)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of a Zone Change request by Piero Buccellato to change the zoning on approximately .36 acres, located at 680 East 1st 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 the**

**Zone Change from Neighborhood Multiple Family Zoning District to Highway Business Commercial District.**

**BONNYBROOKE SOLAR PROJECT MINOR GENERAL PLAN AMENDMENT(PZ 15-47 MGPA)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of an application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), for a Minor General Plan Amendment to the Town's 2020 General Plan Land Use Map to change the land use designation on approximately 9 acres located along the subject site's Diversion Dam Road frontage from Open Space (OS) to Employment/Light Industrial (E/LI) in order to support a companion PUD zoning request for a proposed photovoltaic solar facility.

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

**On motion of Commissioner Garcia, seconded by Commissioner Petty and carried to forward a favorable recommendation to Town Council on a Minor General Plan Amendment to the Town's 2020 General Plan Land Use Map to change the land use designation on approximately 9 acres located on the subject site from Open Space to Employment/Light Industrial.**

**BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (PZ 15-48 PUD)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of an application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), proposing a Zone Change from initial comparable zoning, Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) zoning to develop a Photovoltaic solar facility on approximately 282 acres of land. The Bonnybrooke Solar Project is a proposed utility-scale photovoltaic (PV) solar energy facility planned for the subject site that is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

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

**On motion of Commissioner Petty, seconded by Commissioner Putrick, and carried to forward a favorable recommendation to Town Council proposing a Zone Change from initial comparable zoning, Single-Residential Ranchette (R1-R) to Planned Unit Development Zoning for the subject site.**

## **DIRECTOR'S REPORT**

### **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**

Chairman Pranzo adjourned the meeting at 6:57 pm.

Posted on this 27th day of August, 2015 by Maria Hernandez,  
Deputy Town Clerk at [www.florenceaz.gov](http://www.florenceaz.gov) website.