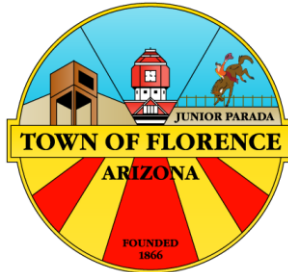


# TOWN OF FLORENCE PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Chairman Gary Pranzo  
Vice-Chair Lonnie Frost  
Commissioner Robert Smidt  
Commissioner Andrew Simmonds  
Commissioner Duane Proulx



Florence Town Hall  
775 N. Main Street  
Florence, AZ 85132  
(520) 868-7575  
www.florenceaz.gov  
Meets 1<sup>st</sup> and 3<sup>rd</sup> Thursdays

**Thursday December 5, 2019**

**6:00 PM**

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that a Regular Meeting of the Florence Planning and Zoning Commission will be held on Thursday, December 5, 2019, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

**1. CALL TO ORDER**

**2. ROLL CALL:** Chairman Pranzo\_\_\_\_, Vice-Chair Frost\_\_\_\_, Commissioner Smidt\_\_\_\_, Commissioner Simmonds\_\_\_\_, Commissioner Proulx\_\_\_\_\_.

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meetings conducted on November 07, 2019.

**5. NEW BUSINESS**

**A. PRESENTATION/RECOMMENDATION OF APPROVAL OR DISAPPROVAL** of a Conditional Use Permit (CUP) request by applicant, Joe Bilbrey, to allow an assembly building for church services and ancillary daycare within the Single Residential Ranchette (R1-R) Zoning for property located at 9230 W. Franklin Road, Florence, Arizona 85132, APNS 200-24-0470 and 200-24-0480.

**6. PRESENTATIONS**

**A. Redevelopment Plan Update**

**B. General Plan Update**

**C. Future Agenda Items/Information Only**

**7. CALL TO THE PUBLIC/COMMISSION RESPONSE:**

Planning and Zoning Commission  
Regular Meeting Agenda  
December 5, 2019  
Page 1 of 2

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. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

**8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

**9. ADJOURNMENT**

**POSTED ON NOVEMBER 26, 2019 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND 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.**

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**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON THURSDAY, NOVEMBER 07, 2019, AT 6:00 P.M., IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

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

**2. ROLL CALL:**

Chairman Pranzo	Present
Vice-Chair Frost	Present
Commissioner Smidt	Present
Commissioner Simmonds	Present
Commissioner Proulx	Present

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meetings conducted on October 17, 2019.**

On a motion by Vice-Chair Frost, seconded by Commissioner Smidt, and carried by a 5-0 vote, to approve with changes the regular meeting minutes from October 17, 2019.

**5. NEW BUSINESS**

- A. PRESENTATION/APPROVAL/DISAPPROVAL** of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39) submitted by Franklin 643, LLC. The subject plats are located west of Hunt Highway and north of the Merrill Ranch Parkway.

Town Planner Maricella Benitez provided a presentation on the Preliminary Plats for Units 47, 49, and 51. She explained the basic information about the plats. Vice-Chair Frost asked how the developers plan to mitigate existing floodplain issues near the southern edge of Unit 47. The project engineer, Jared Baxter, stated the lots on the southern edge are to be raised out of the floodplain. There will be a Letter of Map Revision (LOMR) for

the lots, and they will be identified on the final plat. The whole lot will be lifted out instead of just the building envelope.

Vice-Chair Frost asked if any of the retention basins will be pocket parks. Mr. Baxter said the basins have a potential to become pocket parks, but it is up to the developer. The parks are not necessarily a requirement per the Planned Unit Development (PUD) agreement. Mr. Harmer stated the park Are submitted with the final plat. Vice-Chair Frost asked if the PUD requires a park per so many homes, and Mr. Harmer said it was not a requirement. The PUD does call for interconnecting walkways and paths. Vice-Chair Frost was concerned that young families would not have the same walking access to parks and amenities as others.

Town Manager Brent Billingsley shared the process the Town goes through to make sure lots are built to LOMR and floodplain standards before construction. Chairman Pranzo asked if future owners of these floodplain homes need to have their foundation surveyed for flood insurance. Mr. Baxter said it is not a federal requirement to have flood insurance on a home if it is one foot above the floodplain, but mortgage companies can require a flood certification. Mr. Baxter explained what a LOMR is and the process of getting a LOMR. Commissioner Smidt asked for clarification that the developer's lot designs were based on the maps provided by FEMA. Mr. Baxter shared the improvements the developers make to the wash and the surrounding development to decrease the impact of flooding.

**On motion by Commissioner Smidt, amended by Chairman Pranzo, seconded by Commissioner Simmonds, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39).**

## **6. PRESENTATIONS**

### **A. Florence Water Resource Presentation**

Town Manger Brent Billingsley gave a presentation on water resources within the Town. He provided information on how Florence used, gained, and saved water in comparison to the County and other municipalities. Commissioner Smidt asked what size population the source supply serves. Mr. Billingsley said based on the State average, it was about 7,000 units. He confirmed they had enough water to adequately supply the Town and that Florence had one of the lowest water usage per capita numbers in the area. Commissioner Smidt asked if this was enough to support Anthem. Mr. Billingsley refrained from answering due to active litigation. Chairman Pranzo asked why the connections were not crossed when Anthem was first built. Mr. Billingsley said Florence could not fiscally support bringing services to Anthem at the time of its construction. The agreement was Johnson Utilities would service everything west of Felix road and the Town would service everything east of Felix Road.

Vice-Chair Frost complemented Mr. Billingsley on the presentation and asked what he was averaging when buying the credits. Mr. Billingsley stated that it may be about 4000-acre credits last year. Vice-Chair Frost asked what the plan was for after the agreements time out. They are five-year agreements and the Town can either renew these deals or make a better deal with another group. Vice-Chair Frost asked how much of the prison population Florence served. Mr. Billingsley stated that Florence served Core Civic, Geo, the INS Facility, and the County Jail. The Town does process the sewage waste from the Central Unit.

#### **B. North/South Corridor Presentation**

Mr. Billingsley gave a presentation on the future North/South Corridor. He described the background of the corridor, the preferred alternative and the process the corridor is undertaking at the moment. A Commissioner asked who preferred the current alignment. Mr. Billingsley explained the Environmental Impact Statement (EIS) determines where the preferred alignment goes. The Commission asked where Pinal County already bought right-of-way for the corridor, and Mr. Billingsley showed where on the map. Vice-Chair Frost asked if the Arizona 24 would be extended to Ironwood road and what the timeline may be. Mr. Billingsley stated the preferred alternative is to extend the 24 over to Ironwood, but he is unsure of the timeline because of financial issues.

#### **C. Redevelopment Plan Update**

Mr. Harmer said the Open House was well received and a summary report will be put together. There will be a lot more opportunity for public involvement and the plan is on schedule. Staff has continued drafting the Vacant and Absentee Owner Building registry, and the League of Cities is now starting to draft legislation for the program.

#### **D. General Plan Update**

Council approved awarding the contract to Michael Baker International. An internal staff kick-off meeting will take place in two weeks. Vice-Chair Frost asked about the timeline for this process. Mr. Harmer said it is a fifteen-month process and staff anticipate taking the plan to voters in Spring 2021.

#### **E. Future Agenda Items/Information Only**

No action items for the next agenda. Staff will hand out the next module to review. A Conditional Use Permit will be reviewed in the December 5<sup>th</sup> meeting.

### **7. CALL TO THE PUBLIC/COMMISSION RESPONSE:**

### **8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

Chairman Pranzo stated on November 11<sup>th</sup> there will be a veteran's memorial dedication from 11:00 to noon.

### **9. ADJOURNMENT**

**On motion by Commissioner Smidt, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to adjourn the meeting at 7:21 pm.**

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Gary Pranzo

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Date



**Planning and Zoning Commission  
Staff Report**

December 5, 2019  
Agenda Item (5A)

**Project Name:** Desert Rock Church, (PZ-19-32)  
**Prepared By:** Maricella Benitez, Town Planner  
**Reviewed By:** Larry Harmer, Community Development Director

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**REQUEST:**

This is a request for approval of the following:

A Conditional Use Permit (CUP) request by applicant Joe Bilbrey to allow an assembly building for church services and ancillary daycare within the Single Residential Ranchette (R1-R) Zoning for property located at 9230 W. Franklin Road, Florence, Arizona 85132, APNS 200-24-0470 and 200-24-0480. The applicant represents the Desert Rock Church.

**RECOMMENDED MOTION:**

Motion to forward to the Town Council a favorable recommendation for the proposed Conditional Use Permit (CUP) request by Pastor Joe Bilbrey (PZ-19-32) subject to the attached Conditions of Approval.

**APPLICANT:**

Pastor Joe Bilbrey  
10011 E Pinto Pony Dr.  
Florence, Arizona 85132  
(C) 480-242-8833  
(E-Mail) joebilbrey@yahoo.com

**BACKGROUND:**

The Desert Rock Church currently operates at the American Leadership Academy at 4380 N. Hunt Hwy. in Florence, AZ 85132. The Church holds services Sundays at 9:00 AM and 10:30 AM. The Desert Rock Church recently purchased three parcels located at 9230 W. Franklin Road Florence, AZ 85132. The land would primarily be used for church services Sunday mornings. The Church would also operate ancillary uses such as small group assembly, bible studies, trainings, childcare, and outreach ministries during the week.

**ANALYSIS:**

The applicant, Pastor Joe Bilbrey, on behalf of the property owner, Desert Rock Church, is pursuing this Conditional Use Permit with the intent of allowing for an assembly building for church services and childcare within the R1-R Zoning.

Currently, Florence has numerous churches within the Old Town area, however, only a few in and near the Anthem area. The construction of the Desert Rock Church could initiate development along Franklin Road and may encourage further development of residential and commercial businesses.

When the Planning and Zoning Commission considers a Conditional Use Permit request the applicant must show the following:

**A. The site of the proposed use and the surrounding land uses;**

The site is currently zoned Single Residential Ranchette (R1-R) and per the Town of Florence Development Code Title XV: Land Usage Chapter 150:050, a church and daycare are allowed uses with an approved Conditional Use Permit.

<b>Surrounding Land Uses and Zoning Districts:</b>		
	<b>Zoning Districts</b>	<b>Use</b>
North	Single Residential Ranchette (R1-R)	Vacant
East	Single Residential Ranchette (R1-R)	Vacant
South	Planned Unit Development (Anthem at Merrill Ranch)	Future Residential
West	Planned Unit Development Walker Butte	Vacant
On-Site	Single Residential Ranchette (R1-R)	Modular

**B. Access to the site; and**

Main vehicular access to the site is provided by Franklin Road off of Hunt Highway. Emergency vehicular access is off Franklin Road. On-site parking and ADA parking is required for a church and any ancillary uses. The type of paving will be reviewed and must be acceptable by the Town Engineer.



**C. The impact on adjoining and surrounding property if the application is approved.**

The evaluation of potential impacts of a conditionally permitted use to adjoining and/or surrounding properties is a factor that requires careful consideration. In general, a conditionally permitted use is a use that might work at one location within a given zoning district but might be inappropriate at another location within the same zoning district.

Staff finds that this use should not have a negative impact on surrounding areas or adjacent properties. The use at this subject location should prove beneficial to the area and hopefully encourage future development. In making its recommendation, the Planning and Zoning Commission may include conditions that are deemed necessary to protect the public health, safety and general welfare.

**PUBLIC PARTICIPATION:**

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. Public Hearing notices for all hearings were mailed to all property owners within 300 feet of the site.

Property posting for notice of public hearings for a Conditional Use Permit was posted on the site per Town requirements. Advertisement in the local Town paper was posted per Town requirements. The Neighborhood Meeting for this Conditional Use Permit (PZ-19-32) was held December 5, 2019 at 5 PM in the Town Hall Council Chambers.

The advertised schedule for Neighborhood, Planning & Zoning Commission and Town Council meetings for this case are as follows:

- |                  |  |
|------------------|--|
| December 5, 2019 | Neighborhood Meeting                   |
| December 5, 2019 | Planning and Zoning Public Hearing     |
| January 6, 2020  | Town Council Public Hearing and Action |

All meetings and public hearings will be held at Town Hall Council Chambers - 775 North Main Street.

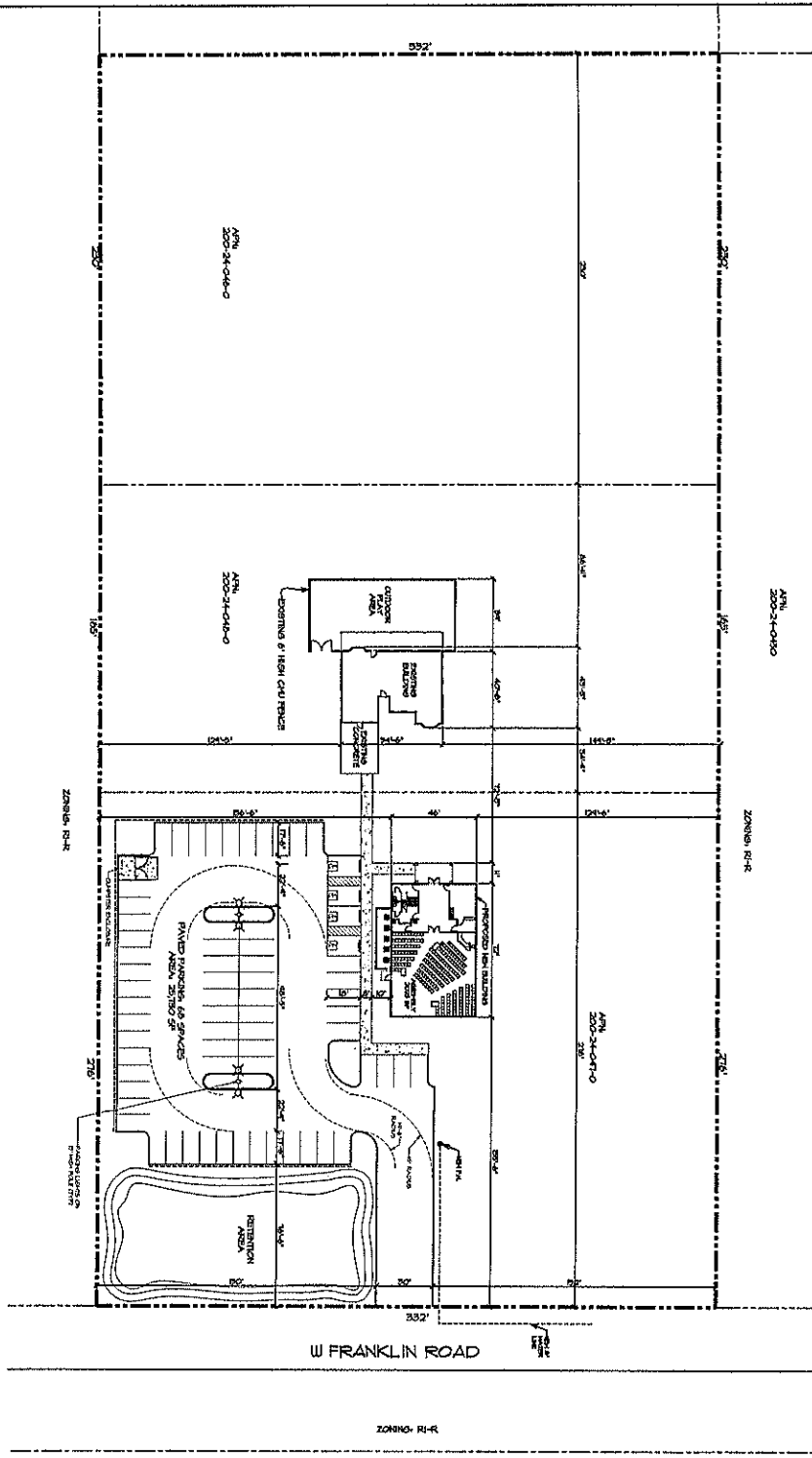
**STAFF RECOMMENDATION:**

By acting on this Conditional Use Permit application (PZ-19-32), the Planning and Zoning Commission thereby accept staff's findings made on this request. Based on the findings established for this case, staff recommends that the Planning and Zoning Commission send the Town Council a favorable recommendation for this Conditional Use Permit request subject to the following Conditions of Approval:

1. The development of the subject site shall be in conformance with any applicable Town Codes, Ordinances, Building Codes and Fire Codes.
2. A final dimensioned site plan shall be submitted to accommodate required setbacks, building separations, parking lot layouts.
3. The final site plan, building elevations, material, signs and other elements of use will require Design Review approval from the Planning and Zoning Commission prior to issuance of building permits.
4. The subject building shall meet all occupancy requirements for this use as determined by the Town upon the review of building permit submittals.
5. Property owner shall combine APNs 200-24-0470 and 200-24-0480 into one parcel before issue of building permit.
6. The building is allowed to use a septic system until sanitary sewer is provided along Franklin Road within 350 feet of the property, at which time, the site must be connected to the sanitary sewer.
7. The property must dedicate forty feet (40') of Right-of Way along the property's frontage of Franklin Road.
8. Access to the site will be provided by 28 ft. of pavement material acceptable to Fire Marshall and Town Engineer.
9. This Conditional Use Permit may be revoked by the Town of Florence and become null and void if the conditions of approval are not met.
10. No Conditional Use approval shall be final until all conditions imposed have been met.
11. All the special conditions shall constitute restrictions that run with the land and that shall be binding upon the owner of the land, successors or assigns.
12. The special conditions imposed by the Planning and Zoning Commission and/or Town Council shall be consented to in writing by the applicant prior to issuance of a Conditional Use Permit.
13. The Resolution of the Town Council granting the application together with all consent forms shall be recorded by the recorder of the County.
14. Any additional conditions deemed necessary by the Planning and Zoning Commission.

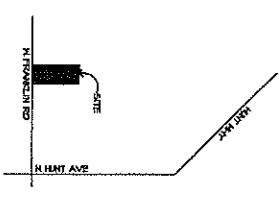
Attachments:

- Draft Site Plan



**SITE PLAN**

**VICINITY MAP**



**PROJECT INFORMATION**

PROJECT ADDRESS:  
 4230 W FRANKLIN ROAD  
 FLORENCE, ARIZONA 85132

DEVELOPER:  
 FRANKLIN ARCHITECTS  
 11421 NORTH 50TH AVE  
 GLENDALE, ARIZONA 85304  
 P.O. BOX 10221  
 P.O. (602) 633-2350  
 E-MAIL: franklin@franklinarch.com

**SITE INFORMATION**

APNs: 200-34-04-0  
 200-34-04-0  
 200-34-04-0

ZONING: RI-4  
 200-34-04-0  
 200-34-04-0  
 200-34-04-0

NET AREA: 22275 SF  
 GROSS AREA: 22275 SF  
 LOT COVERAGE: 32.2%

**PARKING CALCULATION**

1 SPACE PER 50 SF OF ASSEMBLY ROOM  
 1 SPACE PER 100 SF OF OFFICE SPACE  
 1 SPACE PER 100 SF OF STORAGE SPACE  
 48 SPACES  
 48 SPACES  
 48 SPACES  
 TOTAL PARKING SPACES PROVIDED: 48 SPACES  
 PROJECT SHALL COMPLY WITH ACCESSIBILITY

**SCOPE OF WORK**

DESIGN AND CONSTRUCTION OF THE NEW WORSHIP CENTER AND ASSOCIATED STRUCTURES AND UTILITIES. THE DESIGN SHALL INCLUDE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE ARCHITECTURE. THE DESIGN SHALL ALSO INCLUDE THE DESIGN OF THE RETENTION POND AND THE ASSOCIATED UTILITIES.

**BUILDING AREA**

NEW BUILDING AREA: 48,000 SF  
 EXISTING BUILDING AREA: 20,000 SF  
 TOTAL BUILDING AREA: 68,000 SF

**PERMITS**

PERMITS REQUIRED: ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURE, AND UTILITIES.

**APPLICABLE CODES**

2006 INTERNATIONAL RESIDENTIAL CODE  
 2006 INTERNATIONAL BUILDING CODE  
 2006 INTERNATIONAL MECHANICAL AND PLUMBING CODE  
 2006 INTERNATIONAL ELECTRICAL CODE  
 2006 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE  
 2006 INTERNATIONAL UTILITIES CODE  
 2006 ARIZONA LANDSCAPE ARCHITECTURE CODE  
 2006 ARIZONA UTILITIES CODE  
 2006 ARIZONA ELECTRICAL CODE  
 2006 ARIZONA MECHANICAL AND PLUMBING CODE  
 2006 ARIZONA RESIDENTIAL CODE  
 2006 ARIZONA BUILDING CODE

	<p><b>DESERT ROCK CHURCH</b>  <b>NEW WORSHIP CENTER</b>                  4230 W FRANKLIN ROAD FLORENCE, ARIZONA 85132</p>	<p><b>FRANKLIN ARCHITECTS</b>                  11421 NORTH 50TH AVE                  GLENDALE, AZ 85304 (602) 633-2350</p>	<p>DATE: 08/26/11</p>	
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