

**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, OCTOBER 3, 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:

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| 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 September 19, 2019.

On a motion by Commissioner Smidt, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to approve the regular meeting minutes from September 19, 2019.

5. OLD BUSINESS

None

6. NEW BUSINESS

A. PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 33 (PZ 19-29) submitted by D.R. Horton. The subject plat is located west of Hunt Highway and south of the Merrill Ranch Parkway.

Community Development Director Larry Harmer gave a short presentation on the details and changes to Unit 33. Chairman Pranzo asked about the changes to Unit 33. Mr. Harmer explained the plans originally had 146 lots but added on four more dwelling units,

which requires a reapproval. Chairman Pranzo asked if the density is below the threshold. Mr. Harmer confirmed.

Vice-Chair Frost asked why the packets did not have exhibits. Mr. Harmer said it was an oversight on Staff's part. The plats can be brought back to the Commission if necessary, but all of the plans have been cleared through the review process. Vice-Chair Frost asked about the grading for Unit 33. Jared Baxter, from Baxter Design Group, said the site was graded at-risk and can be changed accordingly but there are no water lines. Vice-Chair Frost asked if the site had been mass graded? Mr. Baxter said the site was mass graded for preliminary dirt movement and requires some adjustments for the new lots, but the streets and roadways did not change.

Vice-Chair Frost asked how far along in the review process does the Town release an at-risk grading permit. Mr. Harmer said the permit is usually not released until the preliminary plat goes to the Planning and Zoning Commission, by is at the discretion of the Town Engineer. Vice-Chair Frost asked about the forty-two-foot-wide Right-of-Way. He asked for the face to face dimensions. Mr. Baxter stated the dimensions were a rolled curb and gutter with a five-foot sidewalk and two-foot gutter on each side of the road. He explained it is a twenty-eight-foot-wide paved street. This is the new Right-of-Way standard from forty feet to forty-two feet because of the new American Disabilities Act code that widened the sidewalks to five feet. Vice-Chair Frost asked if there were sidewalks on both sides. Mr. Baxter said yes. Mr. Baxter stated the dimensions have been approved by various personnel within the Town and the design is standard throughout the community. Vice-Chair Frost asked for clarification on the minimum number of access points. Mr. Harmer noted that each unit had the minimum number of access points, but Staff can make sure to clarify the true number in future reports. Commissioner Smidt asked if the access point was a direct line to the main road. Mr. Harmer said the roads are interconnected and access point means there are two different ways to get out of the subdivision.

On motion by Vice-Chair Frost, seconded by Commissioner Smidt, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat application for Anthem at Merrill Ranch Unit 33 (PZ-19-29).

B. PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 57 (PZ 19-23) submitted by Pulte Homes. The subject plat is located east of Hunt Highway and south of the Merrill Ranch Parkway/east of Constitution Way.

Mr. Harmer gave a short presentation on the details and changes to Unit 57. He noted an error on the second page in the report that stated there were ninety lots in the text and one hundred and sixteen residential lots in number. The correct lot count is one-hundred and sixteen. He noted that the Preliminary Plat is in compliance with the Planned Unit Development (PUD) document. Vice-Chair Frost said on page two it mentioned the site was undergoing grading and underground. Mr. Harmer said this is at-risk work. If any

was undergoing grading and underground. Mr. Harmer said this is at-risk work. If any changes happen, then the developer must complete the changes at their own expense. Mr. Baxter said the site has been mass graded but there are no utilities going in at this time.

On motion by Commissioner Proulx, seconded by Commissioner Simmonds, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat application for Anthem at Merrill Ranch Unit 57 (PZ-19-23).

C. PRESENTATION/APPROVAL/DISAPPROVAL of Preliminary Plat applications for Anthem at Merrill Ranch Unit 58 (PZ-19-24), Unit 64 (PZ-19-28), Unit 66 (PZ-19-25), and Unit 68 (PZ-19-26) submitted by Pulte Homes. The subject plats are located east of Hunt Highway and north of the Merrill Ranch Parkway along the northern most portion of Sun City Boulevard.

Town Planner Maricella Benitez gave a short presentation on the details of Units 58, 64, 66, and 68. The Commission gave comments unit by unit Vice-Chair Frost asked if the police department has reviewed the preliminary plat for Unit 58. Mr. Harmer said that Public Safety reviews all plats.

Vice Chair Frost asked if the existing well site on Unit 64 will be used or abandoned and asked about screening. Mr. Baxter stated the well-site is on Unit 58, and they use the water for the golf course and yes, it will be maintained, fenced, and screened for noise. No comments for Unit 66. Vice-Chair Frost asked if there will be a chance to see the landscape plans and park amenities for the units in Anthem Merrill Ranch. Mr. Harmer said Staff can put together a landscaping and amenities presentation. There is a master theme for the development and Staff has been reviewing these plans administratively. Vice-Chair Frost clarified that he wanted to see the landscape and amenity plans for Parkside Anthem. Staff agreed to put together a presentation for the next meeting. No other questions or comments for Unit 68.

On motion by Chairman Pranzo, seconded by Commissioner Proulx, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat applications for Anthem at Merrill Ranch Unit 58 (PZ-19-24), Unit 64 (PZ-19-28), Unit 66 (PZ-19-25), and Unit 68 (PZ-19-26).

PRESENTATIONS

D. Redevelopment Plan Update

The Redevelopment Plan team will hold a Public Open House at the Community Center on October 17th from 4:30 PM to 6:30 PM. The event has been advertised on social media, in the newspaper, at the State of the Town address, and an invite will go to the Chamber of Commerce. The open house will showcase possible land use plans and future ideas on landscape design.

E. General Plan Update

Staff has chosen an applicant to complete the General Plan Update. Staff will take the Scope of Work to Council for approval October 21st. Chairman Pranzo asked if the Town has worked with this group before. Mr. Harmer stated the consultants have previously worked with the Town, San Tan Valley, and Pinal County.

F. Future Agenda Items/Information Only

Staff will give a brief presentation on October 17th of the landscape and recreational facilities in Parkside Anthem Merrill Ranch. A Preliminary Plat for the Mesquite Trails will come to the Commission on October 17th. There are already five recorded plats for Mesquite Trails and this plat will complete the section north of a major wash. The plans have also been adjusted to accommodate the most recent proposed North/South Corridor route. The plat has gone through engineering, traffic, and public safety review.

Chairman Pranzo asked if ADOT showed a preferred route for the North/South Corridor and how Town will coordinate these subdivisions for the preferred route. Mr. Harmer stated the preferred route does not directly impact any active development, but Staff is coordinating with various developers to make sure they understand the placement of the alignment. Commissioner Smidt asked if the corridor will be east of Felix road. Mr. Harmer said Staff can put together a presentation to introduce the preferred alignment.

7. CALL TO THE PUBLIC/COMMISSION RESPONSE:

None

8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

Vice-Chair Frost asked about a presentation on water resources. Mr. Harmer said Staff is putting together a presentation, and the Town Manger will present to the Commission. Staff needs to set a date for the presentation.

9. ADJOURNMENT

On motion by Commissioner Simmonds, seconded by Commissioner Smidt and Proulx, and carried by a 5-0 vote, to adjourn the meeting at 6:37 pm.



Gary Pranzo



Date