

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION**

REGULAR MEETING ACTION MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON THURSDAY, MAY 21, 2020, AT 6:00 P.M., COMMISSION MEMBERS AND STAFF ATTENDED TELEPHONICALLY.

1. CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:18 pm

2. ROLL CALL:

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

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meetings conducted on February 20, 2020.

On a motion by Vice-Chair Frost, seconded by Commissioner Simmonds, and carried by a 3-0 vote, to approve the regular meeting minutes from February 20, 2020.

Commissioner Proulx joined the meeting.

5. OLD BUSINESS

A. PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 62 (PZ-20-16) submitted by Pulte Homes. The subject plat is located east of Hunt Highway and north of the Merrill Ranch Parkway/west of Felix Road.

Town Planner Maricella Benitez gave a short presentation on the preliminary plat for Unit 62. Commissioner Proulx asked if the preliminary plat included a second egress as the main site plan only shows one. Ms. Benitez said the staff report shows the second access point going through Tract B and coming out through the golf course into Unit 68. Vice-

Chair Frost commented that under General Notes, point four talks about storm water retention, but it is missing wording that says it will work properly and if it does not, then the developer must fix it. The engineer representing Pulte, Jared Baxter, stated he understood, and the wording the Vice-Chair was looking for will show up in the final plat. The Commission can add the stipulation to the pre-plat approval, and it will not inhibit the design work. Vice-Chair Frost asked Staff to look for this in all future preliminary plats and his second comment pertained to sheet nine. He said the dead-end cul-de-sacs should be labeled as "Court" and not "Drive".

On motion by Commissioner Simmonds, seconded by Vice-Chair Frost, and carried by a 4-0 vote, to approve with conditions the Preliminary Plat application for Anthem at Merrill Ranch Unit 62 (PZ-20-16).

B. PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 70 (PZ-20-17) submitted by Pulte Homes. The subject plat is located east of Hunt Highway and north of the Merrill Ranch Parkway along the northern most portion of Sun City Boulevard.

Ms. Benitez gave a short presentation on the preliminary plat for Unit 70. Vice-Chair Frost asked about the 60 ft. El Paso Natural Gas easements, as seen in sheets three and four, along the north side of the development and through to the west side. He asked how developers are accounting for these easements through these residential lots. Mr. Baxter stated nothing is occupied in those easements, and Pulte is working with El Paso Gas to abandon those easements prior to the design of the final plat. There is no intention to place high pressure gas lines in those easements. The easements are only placeholders until they are abandoned. Vice-Chair Frost asked if it was alright to stipulate the change. Mr. Baxter agreed.

Vice-Chair Frost commented on the possibility of people hiding from police in the retention basin in the far north-western corner of the development. Mr. Baxter said Tract E is a possible site for retention, and this comment has previously been noted, but they have seen not problems with the retention basin before, especially with the open wall concept of the development. Vice-Chair Frost discussed going over this issue with the Florence Police Department. He said that this design may not be acceptable in future plans.

Chairman Pranzo asked if the easement was scheduled to be abandoned but was not yet abandoned. Mr. Baxter said that the easements were place holders for El Paso Gas until the Master Plan was developed. They now want to place their gas lines along roadways such as Sun City Boulevard. Chairman Pranzo was concerned about these easements due to similar cases with the mine and both the Commission and Mr. Baxter agreed to the stipulation that the easements be abandoned before the submission of the final plat.

On motion by Chairman Pranzo, seconded by Commissioner Simmonds, and carried by a 4-0 vote, to approve the Preliminary Plat application for Anthem at Merrill Ranch Unit 70 (PZ-20-17) with conditions, comments, and the stipulation that the northern gas line easement be abandoned.

C. PRESENTATION/APPROVAL/DISAPPROVAL of Preliminary Plat applications for Anthem at Merrill Ranch Unit 72 (PZ-20-18) 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.

Ms. Benitez gave a short presentation on the preliminary plat for Unit 72. Vice-Chair Frost said he had the same concerns about the El Paso Gas easements and asked for the same stipulation that the easement be abandoned before proceeding to final plat.

On motion by Vice-Chair Frost, seconded by Commissioner Proulx, and carried by a 4-0 vote, to approve the Preliminary Plat application for Anthem at Merrill Ranch Unit 72 (PZ-20-18) with conditions, comments, and the stipulation that the northern easement is abandoned.

D. PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application (PZ-20-20) for the Desert Rock Church new worship center located at 9230 W. Franklin Road, Florence, Arizona 85132, APNS 200-24-0470 and 200-24-0480.

Commissioner Proulx recused himself from the case.

Ms. Benitez gave a short presentation on the application for the new Desert Rock Church worship center. Vice-Chair Frost noted that the landscape palette showed six Sissoo trees in close proximity to the main structure. He said the Sissoo tree's root structure can damage buildings, and it may be a risk in the future. Pastor Joey Bilbrey said he will let the architect know about the risk and possibly look at another type of tree. Mr. Harmer stated that any future changes to the landscape should continue to follow the Arizona Department of Water Resources landscape palette to reduce water use.

On a motion by Vice-Chair Frost, seconded by Commissioner Simmonds, and carried by a 3-0 vote, to approve with conditions the Design Review application (PZ-20-20) for the Desert Rock Church.

6. PRESENTATIONS

A. General Plan Update

The General Plan is progressing through the first phase of the process, which is data gathering and community assessment. The plan is on schedule, and the virus has not hindered progress. Depending on when public gathering restrictions are relaxed, Staff will create a schedule for future public meetings.

B. Redevelopment Plan Update

The consultants are on schedule and making progress in drafting the Redevelopment Plan.

C. Future Agenda Items/Information Only

A zoning text amendment is on hold. Staff is trying to sort out the hearing so there can be smooth public notification and outreach. An application for a Major General Plan Amendment has been submitted, and Staff will distribute the information later next week. The Town Council will be given a presentation on the Major General Plan Amendment. Staff will send out the 60-day notice and review to various agencies on a contact list. The General Plan Amendment is for an approximately 360-acre recreational facility that will include professional level sports, training, rehabilitation, and camps. It is associated with two universities and possibly some professional sports franchises. It is part of the north planning area and will include an annexation of property. Staff is waiting for the annexation to be submitted. The investors are a mix of professional sports figures and private money.

7. CALL TO THE PUBLIC/COMMISSION RESPONSE:

No public comments were submitted prior to the meeting.

8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

None

9. ADJOURNMENT

On motion by Commissioner Proulx, seconded by Vice-Chair Frost, and carried by a 4-0 vote, to adjourn the meeting at 6:53 pm.



Gary Pranzo



Date