

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE MEETING HELD ON THURSDAY, OCTOBER 2, 2025, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Chair Frost called the meeting to order at 6:00 PM.

ROLL CALL:

Chairman Frost	Present
Vice-Chair DeRosa	Absent
Commissioner Proulx	Present
Commissioner Leaman	Absent
Commissioner Wooley	Present

Note: Council Liaison Adam was present.

Staff: Maricella Benitez, AJ Monroe, Bruce Walls, and Mr. Cooper.

PLEDGE OF ALLEGIANCE:

Commissioner Proulx led the Pledge of Allegiance.

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. 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.

Chair Frost opened the Call to the Public. Seeing no such comment, Chair Frost closed the Call to the Public.

MINUTES

APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL of the minutes from the Regular Meeting held on September 4, 2025.

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Regular Meeting held on September 4, 2025.

APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL of the minutes from the Regular Meeting held on September 18, 2025.

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Regular Meeting held on September 18, 2025.

PUBLIC HEARINGS

PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS for an Anthem at Merrill Ranch Preliminary Plat for the re-lotting of Unit 72, located west of Felix Road and north of Sun City Boulevard (PZ-25-78).

Maricella Benitez, Senior Planner, stated that Unit 72 is being re-platted to shift tracts and include 27 additional lots in Unit 72, as well as providing cottage-style housing in Anthem Sun City.

Chair Frost opened the Public Hearing. Seeing no such comment, Chair Frost closed the Public Hearing.

Commissioner Wooley inquired what a “cottage-style” house is.

Jared Baxter, President of Baxter Design Group, stated that a “cottage-style” house is a two-car-garage home with a smaller square footage and currently exists in Units 2, 4, and 10.

Chair Frost inquired about the housing density of 4.3982 dwelling units per acre and if that is only for Unit 72.

Ms. Benitez confirmed that this is the density for Unit 72, not for all of Anthem Merrill Ranch.

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Anthem at Merrill Ranch Preliminary Plat for the re-lotting of Unit 72 (Case PZ-25-78).

PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS for a Minor General Plan Amendment for MDI Rock Project (PZ-25-72).

Ms. Benitez stated that this project is located at the southwest corner of Arizona Farms Road and Attaway Road and that the current General Plan lists the place type as “suburban neighborhood” with a zoning of Planned Unit Development (PUD), despite there being no PUD. She stated that the applicant is seeking to use the land for rock/landscaping retail, necessitating a change to the General Plan. She stated that the land south of the area is zoned as Planned Area Development (PAD) and will have industrial uses on the land.

Taylor Earl, Partner at Earl & Curley, stated that the location would house a retail center for gravel and other landscaping supplies through MDI Rock. He stated that this amendment will mesh with the recent changes in the land use for the surrounding area and will not create additional traffic or public safety burdens.

Chair Frost opened the Public Hearing.

Vincent Dobson, owner of the adjacent property, inquired if there would be an on-site rock/gravel crushing machine, cautioning that the crushers are very loud and potentially hazardous. He stated that he is not against a landscaping retail business, but expressed concerns with the gravel production and silica dust it would produce. He requested that the Town stipulate that the facility have substantial turn/deceleration lanes. He stated that there may be better uses for this land.

Chair Frost closed the Public Hearing.

Commissioner Wooley inquired how the product will be transported by rail if the facility is not directly adjacent to the railroad tracks and expressed concern about heavy trucks causing damage to Arizona Farms Road.

Mr. Earl stated that receiving the product by rail will reduce the overall impact truck traffic has on the broader area but noted that the final journey from the railroad to the facility would still have an impact.

Commissioner Wooley inquired about the future plans for the site when demand for landscaping materials is reduced.

Mr. Earl stated that there is potential for the site to change uses in the future but noted that this would be dictated by the property owner and market factors that are not currently known.

Commissioner Proulx and Chair Frost inquired about the potential issues with gravel crushing and silica dust.

Mr. Earl stated that the site operator is not in attendance at this meeting but will be able to provide more details on the day-to-day operations and safety measures when they are in attendance for the item to rezone this property for the proposed use.

Chair Frost inquired about the developer's responsibilities for roadway improvements in the area.

AJ Monroe, Community Development Director, stated that staff will review all necessary details for development improvements as the process moves along.

On a motion by Commissioner Proulx, seconded by Commissioner Wooley, carried by a 3 -0 vote, to forward a recommendation of approval to the Town Council for the proposed Minor General Plan Amendment for the MDI Rock Project (Case PZ-25-72).

PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS for a Major Planned Unit Development Amendment for the Skyview Farms PUD (PZ-25-26).

Ms. Benitez stated that the Skyview Farms Planned Unit Development (PUD) was approved in 2006 and that the owners are looking to integrate additional property into the PUD. She stated that the amendment is needed to include the additional land as well as changes to traffic circulation, a new zoning district, new open spaces, and updated verbiage regarding site plan reviews. She stated that the Technical

Advisory Committee reviewed this item and discussed concerns for public safety, noting that there are plans for a new emergency service station within the boundaries of the PUD. She stated that the State of Arizona did request that the half right-of-way on the north end of the PUD be preserved to prevent the state land parcel from becoming landlocked.

Nathan Andersen, General Council at LeSueur Investments, stated that LeSueur Investments purchased the property in 2004, and worked with the Town to annex in the property in 2006 and zoned as the Skyview Farms PUD. He stated that additional land purchases were made in 2015 and 2018 for property surrounding the original PUD.

Joseph Vance, Planner at Colliers Engineering & Design, stated that the PUD is 3.8 square miles of land, with 1.8 miles of frontage along Arizona Farms Road. He stated that the southernmost 200 acres of the PUD is currently going through the annexation process to be brought within the Town's boundaries. He stated that the current General Plan place type for the PUD is "Suburban Neighborhood" and is zoned as Planned Unit Development, and it is surrounded by General Rural zoning to the east and PUD zoning to the west. He stated that the Skyview Farms PUD will contain an estimated 9,975 residential units at a density of 4.0 dwelling units per acre, along with 100 acres dedicated for commercial development. He stated that the amendment realigns Cooper Road as the main north/south arterial and creates a looped internal collector road system. He stated that the amendment keeps the Low, Medium, and High-Density Residential land use categories while adding a Mixed-Use category, which combines High-Density Residential and Commercial uses. He stated that the roadways laid out in the Skyview Farms PUD will remain unchanged. He stated that there will be 80 acres of parks over four community parks, two recreation centers, and neighborhood and pocket parks. He stated that there will be 25.8 miles of trails within the PUD.

Mr. Vance stated that a neighborhood meeting was held on April 16, 2025, with four residents in attendance. He stated that their questions asked about plans for property to the north of the PUD, the rezoning process, and the development timeframe. He stated that a Public Hearing was held on September 16, 2025, and no opposition was received.

Chair Frost opened the Public Hearing. Seeing no such comment, Chair Frost closed the Public Hearing.

Commissioner Wooley inquired about FEMA restrictions regarding development around the Magma Dam.

Mr. Vance stated that they are in contact with the Magma Flood Control District and noted that they have not been made aware of any restrictions to development.

Chair Frost noted that FEMA would need to certify the dam/dike structure in order to modify the floodplain maps.

Commissioner Wooley inquired about the plans for the stormwater runoff that will come through the PUD property.

Mr. Vance stated that a detailed drainage analysis was completed and that proposed flood mitigation efforts will be brought before the Commission at a later date.

Commissioner Proulx expressed his appreciation for the inclusion of commercial development in the PUD. He inquired about the development timeframe for the PUD.

Mr. Vance stated that the development timeline will be market-driven and noted there has been interest from local home developers.

Commissioner Proulx suggested using some of the land for the development of a golf course.

Chair Frost expressed his appreciation for the plans regarding Cooper Road and the incorporation of trails within the PUD that will connect to neighboring developments.

Commissioner Wooley inquired if the applicant reviewed the staff recommendations and was in agreement with them.

Mr. Vance stated that they have reviewed the staff recommendations and are comfortable with them.

On a motion by Commissioner Proulx, seconded by Commissioner Wooley, carried by a 3 -0 vote, to forward a recommendation of approval to the Town Council for the proposed Major Planned Unit Development Amendment for the Skyview Farms PUD (Case PZ-25-26), with the following conditions:

1. The development of the subject site shall be in conformance with the Skyview Farms Planned Unit Development (PUD) and is subject to all applicable Town of Florence codes, ordinances, building and fire codes, and engineering standards and requirements.
2. Any development issues not specifically addressed within the Skyview Farms PUD shall be governed by the prevailing Florence Development Code. If a conflict exists between the Skyview Farms PUD standards and the Florence Development Code, the more restrictive standard shall apply.
3. The approval of the Major Planned Unit Development Amendment to the Skyview Farms PUD will be contingent on the Town Council's approval of the Skyview Farms Annexation.
4. The applicant will work with staff to finalize how the Skyview Farms Amendment will be documented.
5. Access locations from Arizona Farms and internal circulation plans must be reviewed and approved by the Town of Florence Technical Advisory Committee prior to submittal of engineering plans. Engineering plans must be reviewed and approved by the Town Engineering prior to approval of the subdivision plat(s).
6. Any additional stipulations deemed appropriate/necessary by the Planning and Zoning Commission/Town Council.

OLD BUSINESS

DISCUSSION/RECOMMENDATION to Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to only the third Thursday of each month.

Mr. Monroe stated that staff reviewed what days would work best for the once-a-month Planning & Zoning Commission meetings and found that the third Thursday of the month would be the best regular meeting date but noted that there are members of the Commission who are absent and suggested delaying discussion on the item until they were present.

DIRECTOR'S REPORT:

Landscape Code Amendment

Mr. Monroe stated that an interdepartmental staff meeting was held to discuss the proposed code changes and that more discussions will be held at a later date with additional recommendations.

Chair Frost stated that a representative from Pinal Partnership has reviewed the language of the proposed changes with local developers.

Development Update

Mr. Monroe stated that 13 Final Plats will be voted on at the next Town Council meeting, and more plats are under review by staff.

Hunt Highway Development Update

Mr. Monroe stated that there will be a work session on October 13, 2025, to discuss plans for Hunt Highway/Attaway Road.

Commissioner Wooley inquired if they would need to RSVP for the work session.

Mr. Monroe stated that the Town Clerk has requested an RSVP so that a Notice of Quorum can be posted.

Chair Frost inquired if there are any additional Hunt Highway updates.

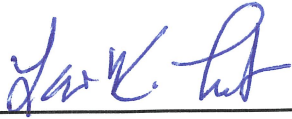
Mr. Monroe stated that work is continuing on Hunt Highway north of Franklin Road.

CALL TO THE COMMISSION- CURRENT EVENTS ONLY:

Chair Frost reminded everyone to attend the Pinal County 150th Birthday Celebration as well as the Make a Difference Day event.

ADJOURNMENT:

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to adjourn the meeting at 7:14 PM.



Lonnie Frost, Chairman

4 Dec 25

ATTEST:

Ian Newcomb, Deputy Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Planning & Zoning Commission meeting held on October 2, 2025, and that the meeting was duly called to order and that a quorum was present.

Ian Newcomb, Deputy Town Clerk