



[18-506](#) Presentation, discussion, public hearing and consideration of case PZ-2-18 by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock, proposing to rezone 50 acres of a 78-acre property at the southeast corner of US60 and S. Idaho Road from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development); and amending the development plan for the remaining 28 acres, also zoned B-1/PD.

Senior Planner Esquivias gave a presentation on case PZ-2-18.

Chair Nesser opened the public hearing portion of the item.

Hearing none, Chair Nesser closed the public hearing portion of the item.

Chair Nesser called for discussion.

Hearing none, Chair Nesser called for a motion.

Vice Chair Heck motioned, seconded by Commissioner Schroeder, that the Planning and Zoning Commission continue case PZ-2-18 by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollack, to a date not to exceed February 12, 2019. Approved in a vote of 7 in favor and none opposed. (Yes: McGraw, Kridler, Ooley, Nesser, Howard, Schroeder, Heck. No: none.)

**6. Old Business**

None.

**7. New Business**

[18-508](#) Presentation and discussion on case PZ-3-18/SD-1-18 by AJ 40 LLC and ITOW LFP, represented by Dan Kauffman of Kauffman Homes, proposing to rezone a 40-acre property located approximately 1/4-mile south of E. Baseline Avenue on the east side of the S. Cortez Road alignment, from B-5 (Industrial) to RS-5/PD (Medium/High Density Single-family Detached Conventional Homes by Planned Development); and also proposing a preliminary subdivision plat for the property consisting of 259 lots, public and private streets, and resident amenities.

Senior Planner Esquivias gave a presentation on case PZ-3-18/SD-1-18.

The commission and staff discussed the size of the lots, amenities the builder plans for the community such as walking trails and a pool, how the builder was open to ideas from the planning staff, that the builder is aware the landfill is close to the proposed project, the state land department is aware of the proposed project, the city would be involved in any future development south of Baseline, ultimately staff feels it was the economy that stopped the prior development of the land, the location of the sewer pumping station and a water station, the distance between Baseline and the community is about a quarter mile, there is no time frame for the chip seal to be replaced with asphalt, where Syphon Draw wash is in relation to the community, the size of the proposed pool, and how the lot size will depend on the size of the home placed on the property.

The commission asked staff to find out about the citizen participation plan and how the homes will be placed on the lots.

**8. Information and Reports**

Director Kirch reminded the commission that staff had a booth at the Festival of the Superstitions for the Active Transportation Plan last weekend and will have a booth at the Health and Wellness Festival over the weekend. The Active Transportation Plan will be brought before the commission on January 8th and then to the council afterwards. Director Kirch welcomed Commissioner Ooley to the commission and thanked Michael Frank for his past service on the commission.

Director Kirch added that on November 28th at the MGC is the kick off meeting for the General Plan. There will be another public meeting in June and then brought to the commission in the summer.

**9. Director's Report**

Senior Planner Esquivias reported on the planners conference he attended in Flagstaff.

**10. Selection of Meeting Dates, Times, Location and Purpose**

Vice Chair Heck motioned, seconded by Commissioner Schroeder, that the Planning and Zoning Commission hold a Planning and Zoning Commission Regular Meeting on November 27, 2018 at 7:00 pm in the City Council Chambers located at 300 E. Superstition Boulevard. Approved in a vote of 7 in favor and none opposed. (Yes: Ooley, Nesser, Howard, Schroeder, Heck, McGraw, Kridler. No: none.)

**11. Adjournment**

**Adjournment:**

Meeting adjourned at 7:45 p.m.

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Theresa Nesser  
Chairperson