



Planning and Zoning Commission

Monday, December 14, 2020

5:30 PM

Library Auditorium

7401 E. Skoog Blvd.

----- Agenda -----

Due to COVID-19 pandemic and in accordance with the Governor's latest Executive Order, persons who present themselves at Auditorium entrance may enter for the purpose of observing and participating during the Call to Public or Public Hearings (in accordance with required physical distancing).

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Minutes

October 12, 2020

VI. Announcements

VII. Public Hearing Items

1. **ZMC19-007.** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Zoning Map Change from R1L-70 (Residential; Single-Family Limited) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) in order to develop a 27-acre manufactured home park with 185 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road, APNs 402-14-223M, 018E, 018B, 223L, 223K, 049N, 705A, 800-12-026K, 402-30-432, 402-30-349, and a portion of 402-14-689B.

VIII. Action Items

1. **PDP19-004.** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Preliminary Development Plan approval to develop a 27-acre manufactured

home park with 185 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road, APNs 402-14-223M, 018E, 018B, 223L, 223K, 049N, 705A, 800-12-026K, 402-30-432, 402-30-349, and a portion of 402-14-689B.

2. **ZOA20-004.** At the request of the Community Development Department, the Planning and Zoning Commission is being requested to initiate the Public Hearing process for a Zoning Ordinance Amendment to the following Articles: 13-02-010 B. 114 & 145 “DEFINITIONS”; 13-13-030 C. C1 (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES); 13-14-030 C. C2 (COMMERCIAL; GENERAL SALES AND SERVICES); 13-15-030 C. C3 (COMMERCIAL; MINOR INDUSTRIAL); 13-20-010 B. & C. DENSITY DISTRICTS; and 13-25-020 E. MOBILE/MANUFACTURED HOME PARKS AND RECREATIONAL VEHICLE PARKS of Chapter 13 “ZONING” to modify definitions, Lot width and Lot Coverage Standards.

IX. Call to the Public

Consideration and discussion of comments from the public. Those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

X. Adjournment of Planning and Zoning Commission

Forms to request accommodations pursuant to Section 504/ADA guidelines are available from the ADA Coordinator, Fernando Gonzalez, who can be reached at (928) 759-3067. Requests must be submitted 72 hours prior to the event for which accommodation is requested.