



Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

Board Hearing Date:	October 4, 2017
Case #/Title:	Z2017048 – 19125 W. Minnezona Ave. Monthofer
Supervisor District:	4
Applicant/Owner:	Tiffany & Bosco, PA/ Seven Investments PV, LLC
Request:	Zone Change from Rural-43 to R1-35
Site Location:	Generally located at the northeast corner of Indian School Rd. and 192 nd Ln. in the Buckeye area
Site Size:	71.85 acres
County Island Status:	Yes (Buckeye)
Additional Comments:	1 letter of Support, 1 letter of Opposition, City of Buckeye has no comment.
Commission Recommendation:	On 9/7/17, the Commission voted 6-0 to recommend approval of Z2017048 subject to conditions 'a' – 'f': <ul style="list-style-type: none">a. Development of the site shall comply with the Zoning Exhibit entitled "Monthofer (#2017048)" consisting of 2 full-size sheets, dated May, 2017 and stamped received June 16, 2017 except as modified by the following conditions.b. Development of the site shall be in conformance with the Narrative Report entitled "Monthofer Rezoning - Maricopa County, Arizona", consisting of 13 pages, dated June 16, 2017, and stamped received June 16, 2017 except as modified by the following conditions.c. The following R1-35 standards shall apply:<ul style="list-style-type: none">1. Height: 30'/2 Stories2. Front Yard: 40'3. Side Yard: 20'4. Street-side Yard: 20'5. Rear Yard: 40'6. Lot Area: 35,000 sq. ft.7. Lot Width: 145'8. Maximum Lot Coverage: 30%

- d. The following Planning and Engineering Comments shall apply:
1. Half width right-of-way dedications (with subdivision plats) will be required (unless otherwise waived by MCDOT) as follows:
Indian School Road: 65 feet;
Minnezona Avenue: 25 feet along the northern tract boundary;
191st Avenue: 50 feet - from Indian School Road to the above reservation for Minnezona Avenue; and
192nd Lane: 25 feet from Indian School Road north, to APN 502-29-031E.
 2. Traffic Impact Study to address traffic impacts and roadway improvements required to support the proposed development must be submitted with the Preliminary Plat application(s).
 3. The site contains Special Flood Hazard Areas (SFHA) (Floodplain – FEMA FW along the west side of the Beardsley Canal (191st Avenue alignment). As development plans progress for this site, provision(s) for compliance with the Maricopa County Floodplain Use Regulations must be addressed. A CLOMR/LOMR must be processed in conjunction with the Preliminary Plat for the alteration of the SFHAs. CLOMR/LOMRs are processed at the Flood Control District of Maricopa County and subsequently by FEMA – Contact Ms. Lynn Thomas at 602-506-4779 or lmt@mail.maricopa.gov.
 4. Submission of a CLOMR application to the Flood Control District must be prior to or concurrent with the application for Preliminary Plat to Planning & Development.
 5. Approval of the CLOMR by FEMA must be obtained prior to the issuance of any building permits on the site.
 6. On lot retention is not permitted on residential lots smaller than one (1) acre.
 7. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
- e. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- f. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowners. The granting of this approval allows the property owners to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, a hearing shall be scheduled with the Board of Supervisors for consideration to revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed

on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Presented by:
Reviewed by:

Derek Scheerer, Planner
Darren Gérard, AICP, Deputy Director

Attachments:

9/7/17 P&Z Packet (29 pages)
PZ Handout (2 pages)

Note:

9/7/17 Draft P&Z Minutes are not available as of the writing of this report, but can be provided upon request later when available.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: Z2017048 – 19125 W. Minnezona Ave. Monthofer

Meeting Date: September 7, 2017

Agenda Item: 5

Supervisor District: 4

Applicant: Tiffany & Bosco, PA

Owner: Seven Investments PV, LLC

Request: Zone Change from Rural-43 to R1-35

Site Location: Generally located at the northeast corner of Indian School Rd. and 192nd Ln. in the Buckeye area

Site Size: 71.85 acres

Density: N/A

County Island Status: Yes (Buckeye)

County Plan: White Tank/Grand Avenue Area Plan – Large Lot Residential (1 – 2 d.u. / ac.)

Municipal Plan: City of Buckeye General Plan – Low Density Land Use (1.01 – 3 d.u. / ac.)

Municipal Comments: City of Buckeye – No Comment

Support/Opposition: 1 letter of Support

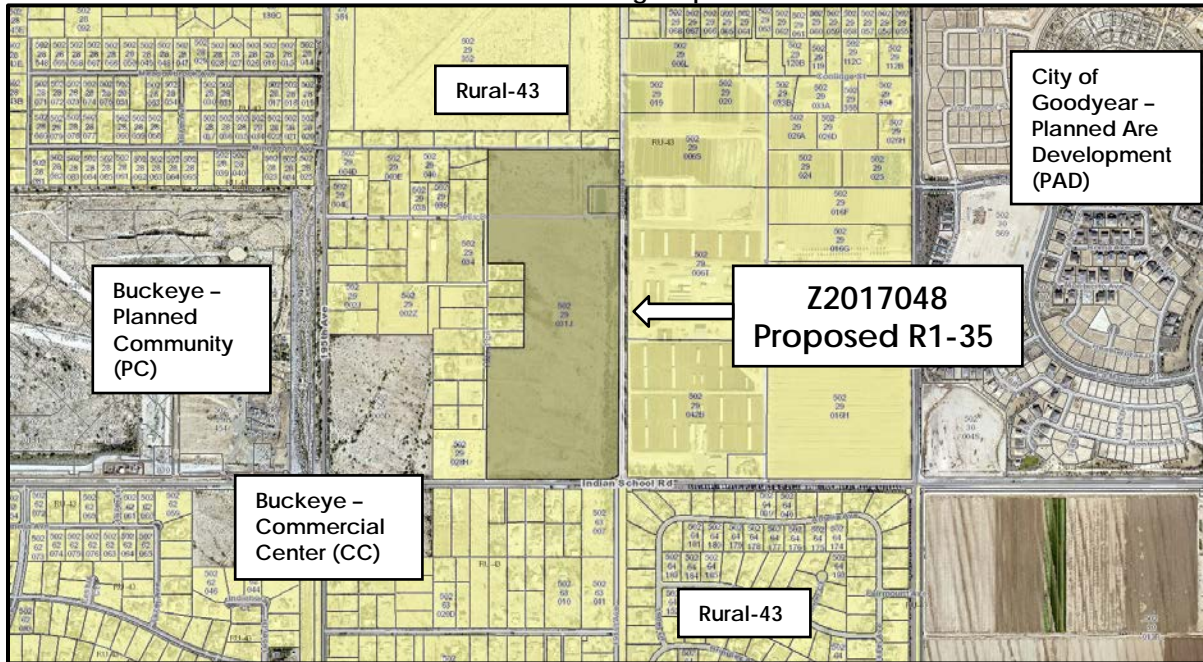
Recommendation: **Approve with conditions**

Project Summary:

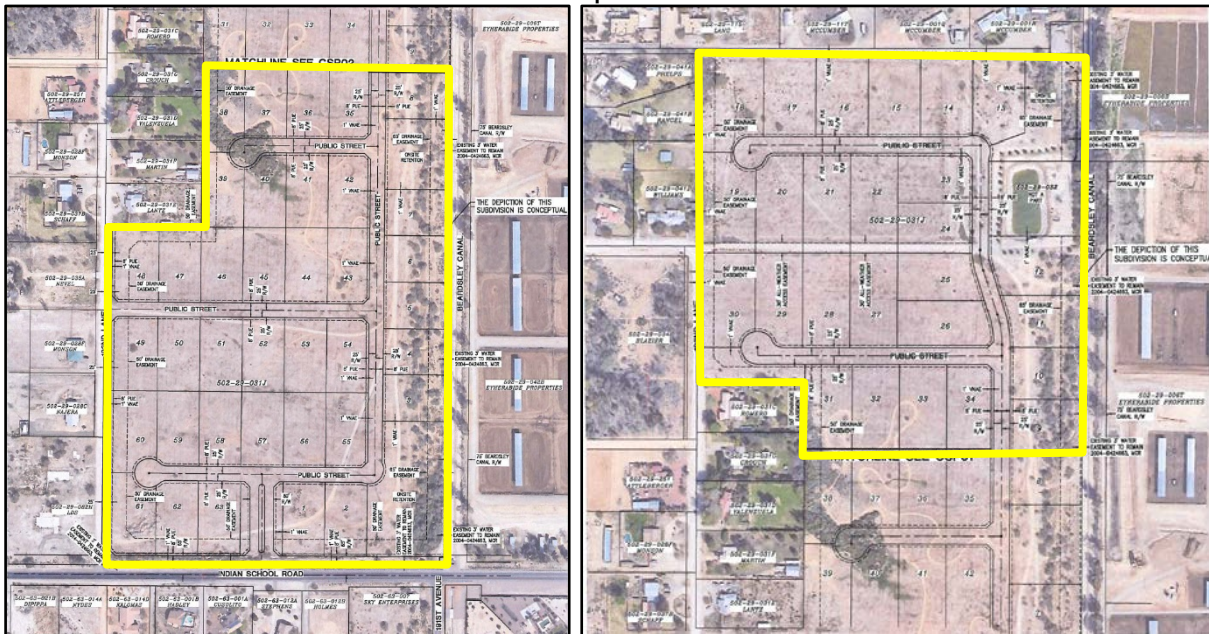
1. The applicant is requesting to rezone a parcel from Rural-43 to R1-35 without a precise Plan of Development (POD) or Preliminary Plat. The purpose of the requested rezone is to establish a zoning district denser than the current base zone. This rezone is to induce future organized residential development along Indian School Road in a yet to be proposed subdivision.
2. The site consists of a single rectangular shaped parcel that measures approximately 1,200' in width by 2,900' in depth with a total lot area of approximately 3,129,760 square feet or 71.85 acres. The site fronts on Indian School Road between 192nd Lane and the Beardsley Canal.
3. Although the applicant does not propose a Precise Plan of Development or Preliminary Plat for the proposal, a potential development structure has been included in the submitted Narrative and Site Plan. This structure consists of a possible 63 single-family residential development sites, below the possible 89 sites the proposed zoning would allow. However, the ultimate potential number of single-family residential development sites will be determined through formal Preliminary Plat and Final Plat applications.
4. The applicant is requesting a rezone from the current Rural-43 designation to an R1-35 designation without any variation to the base zoning standards as noted in the chart below.

Rural-43 to R1-35 Zoning District Standards		
Development Standards	Rural-43 Base	R1-35 Base
Height	30' / 2-stories	30' / 2-stories
Front Yard	40'	40'
Side Yard	30'	20'
Street-side Yard	20'	20'
Rear Yard	40'	40'
Lot Area	43,560 sq. ft.	35,000 sq. ft.
Lot Width	145'	145'
Minimum Lot Area per Dwelling Unit	43,560 sq. ft.	35,000 sq. ft.
Maximum Lot Coverage	25%	30%

Area Zoning Map



Conceptual Plat



Existing On-Site and Adjacent Zoning/Land Use:

- | | |
|-------------|--|
| 5. On-site: | Rural-43/ vacant land |
| North: | Rural-43/ large lot single-family residences |
| South: | Rural-43/ large lot single-family residences |
| East: | Rural-43/ agricultural (dairy farm) |
| West: | Rural-43/ large lot single-family residences |

Utilities and Services:

- 6. Water Arizona Water Company
 Wastewater: Onsite Septic (future)
 Fire: Buckeye Valley Fire District
 Police: Maricopa County Sheriff's Office (MCSO)

Adopted Plans:

- 7. **White Tank/Grand Ave. Area Plan:** The Area Plan, adopted by the Board of Supervisors (BOS) on December 6, 2000, designates the site as Large Lot Residential (1 – 2 d.u. /ac.). The proposed rezone potentially could permit a maximum gross density of 1.244 d.u. /ac., which is in concert with the land use designation.
- 8. **City of Buckeye:** Staff notes that the City of Buckeye General Plan designates the subject property as Low Density Land Use (1.01 – 3 d.u. / ac.). The proposed rezone could potentially permit a gross density of residential development that will be consistent with the City's General Plan. As of the writing of this report the City has not provided comments on the proposal to staff.

Public Participation Summary:

- 9. The applicant has complied with the Maricopa County Citizen Review Process with the required posting of the site and notification by first class mail to adjacent property owners within 300' of the subject parcels and interested parties. To date, the applicant has not received opposition to the proposal during the public participation process. Staff received one letter of support. The letter of support is provided as attachments to this report.

Outstanding Concerns from Reviewing Agencies:

- 10. N/A

Staff Analysis:

- 11. The applicant is seeking to establish zoning to facilitate future development that will accommodate a marketable range of single-family homes that will be developed on large lots. At a potential 1.244 5 d.u. /ac., the proposed rezone is consistent with the White Tank/Grand Avenue Area Plan of 1 – 2 d.u. /ac.
- 12. The subject site is located within a county island bordered by the City of Buckeye (annexing municipality) to the west and the City of Goodyear to the east. Per Arizona Revised Statutes, which requires that the County use the City of Buckeye General Plan and related standards as a guideline when evaluating requests for zoning changes and land subdivisions, the proposed rezone meets the Low Density Land Use (1.01 – 3 d.u. /ac.) designation.
- 13. Staff believes that allowing the rezone request to R1-35 would be consistent with the County's "Vision 2030" Comprehensive Plan under the land use element "Urban Solutions for Urban Development," which only permits development at urban densities where urban

services are provided. In this instance, urban water services are currently available to the site and wastewater services can be provided by on-site septic so long as lots have greater than 35,000 square feet of gross area. Septic systems are typically used for rural service infrastructure rather than sewer systems which are used for denser urban development.

Recommendation:

14. Staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'f'.

Provided the following conditions are met:

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- b. Development of the site shall be in conformance with the Narrative Report entitled "Monthofer Rezoning - Maricopa County, Arizona", consisting of 13 pages, dated June 16, 2017, and stamped received June 16, 2017 except as modified by the following conditions.
- c. The following R1-35 standards shall apply:
 1. Height: 30' /2 Stories
 2. Front Yard: 40'
 3. Side Yard: 20'
 4. Street-side Yard: 20'
 5. Rear Yard: 40'
 6. Lot Area: 35,000 sq. ft.
 7. Lot Width: 145'
 8. Maximum Lot Coverage: 30%
- d. The following Planning and Engineering Comments shall apply:
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Presented by: Derek Scheerer, Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)
Vicinity Map (1 page)
Site Plan (reduced 8.5"x11", 2 pages)
Narrative Report (13 pages)
MCESD comments (1 page)
Engineering comments (2 pages)
Luke AFB (1 page)
Support (1 page)
City of Buckeye (1 page)



MARICOPA COUNTY



Application Name: Monthofer Rezoning

Legal Description

T02N R02W 021,

Applicant

WILLIAM LALLY for TIFFANY & BOSCO

Applicant Phone/Email

602.452.2729

WELL@TBLAW.COM

Case Address

19125 W MINNEZONA Ave
LITCHFIELD PARK AZ 85340

Parcel Primary: 502-29-031J

Z2017048

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Gross Acres: 72 approx.

Map scale 1:7,244
Aerials Sep-Nov 2014

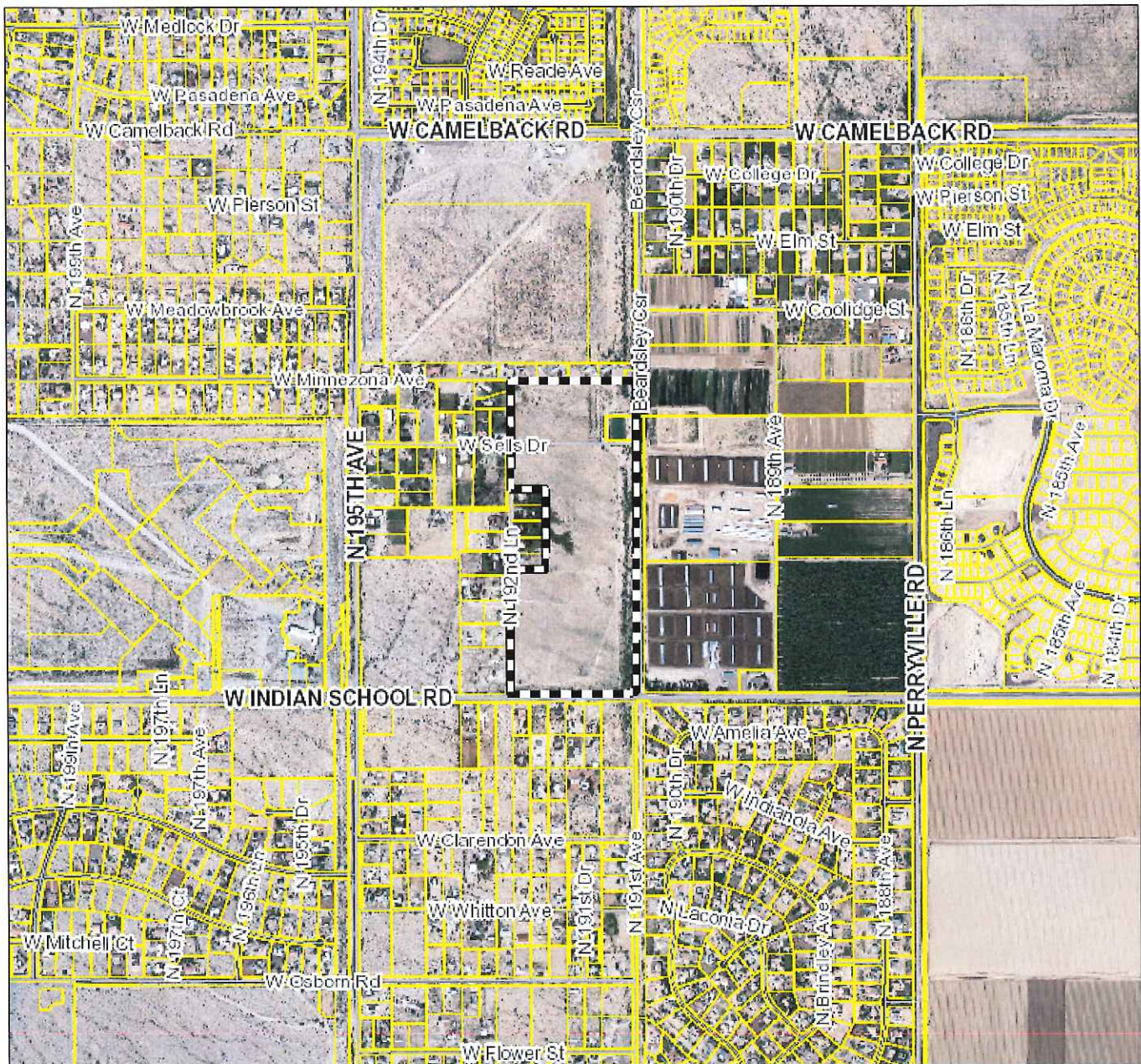
Supervisor District No. 4

REZONING FROM RU-43 TO RU-35 SINGLE FAMILY RESIDENTIAL DISTRICT





MARICOPA COUNTY



Application Name: Monthofer Rezoning

Legal Description

T02N R02W 021,

Applicant

WILLIAM LALLY for TIFFANY & BOSCO

Case Address

19125 W MINNEZONA Ave
LITCHFIELD PARK AZ 85340

Applicant Phone/Email

602.452.2729

WELL@TBLAW.COM

Parcel Primary: 502-29-031J

Z2017048

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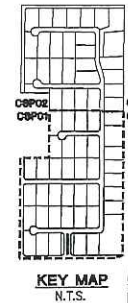
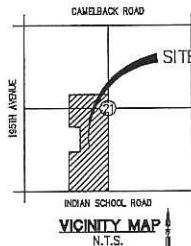
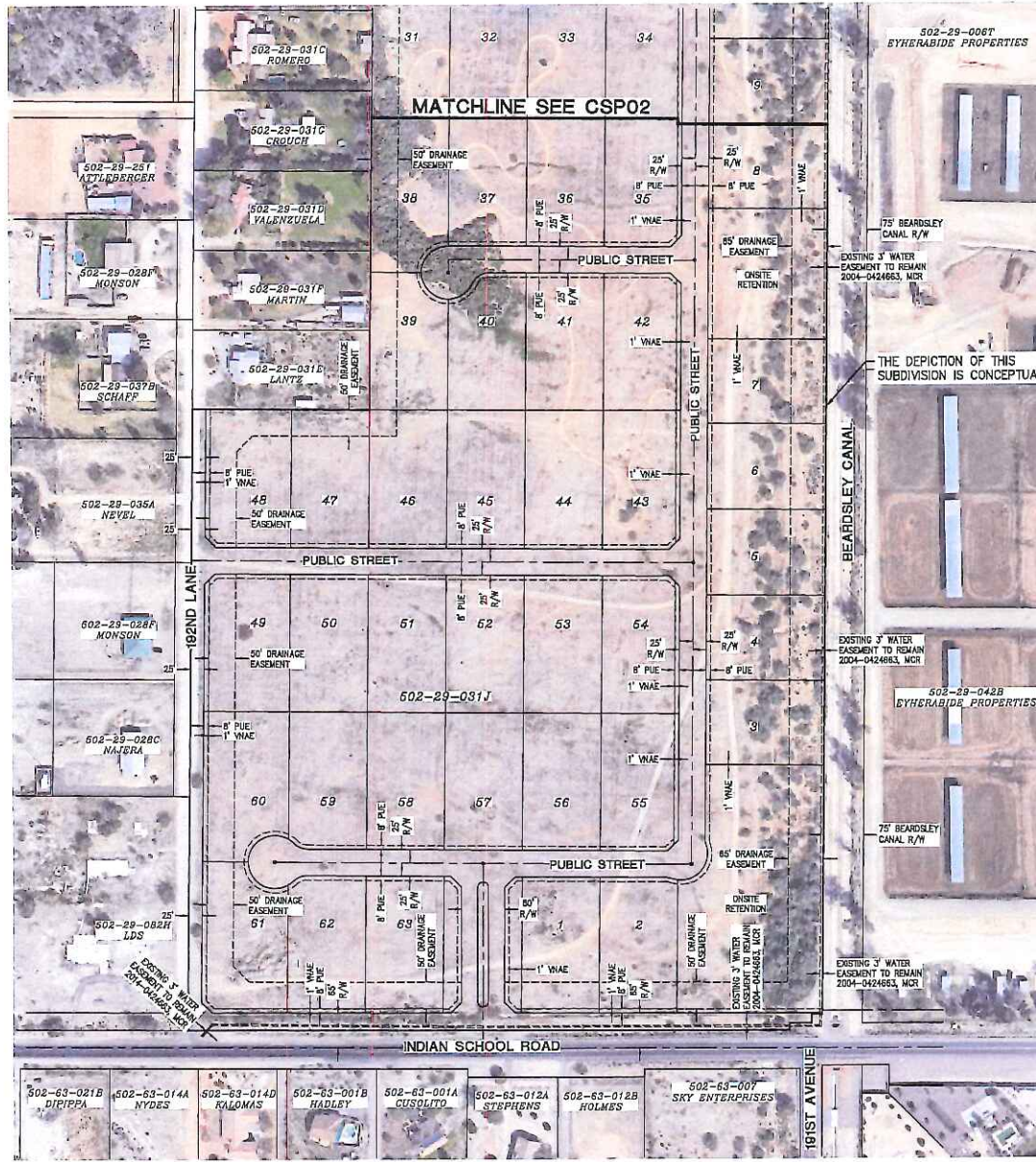
Gross Acres: 72 approx.

Map scale 1:20,400
Aerials Sep-Nov 2014

Supervisor District No. 4

REZONING FROM RU-43 TO RU-35 SINGLE FAMILY RESIDENTIAL DISTRICT





OWNER/DEVELOPER
SEVEN M INVESTMENTS, LLC
8817 NORTH HIGHLAND DRIVE
PARADISE VALLEY, ARIZONA 85253
CONTACT: WOLFGANG MONTHOFER

ENGINEER
HILGARTWILSON
2141 E HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 358-7435
CONTACT: ZACH HILGART, PE

- NOTES**
1. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY AN ASSOCIATION.
 2. THIS APPLICATION AND REQUEST IS FOR A REZONE OF THE PARCEL WITHOUT OVERLAY APPLICATION.
 3. THE DEPICTION OF THE SUBDIVISION SHOWN IN THIS DRAWING IS CONCEPTUAL.
 4. THE BOUNDARY OF THE SUBJECT SITE AS SHOWN IS NOT A RESULT OF SURVEY.

SITE DATA
MINIMUM LOT WIDTH: 145'
MINIMUM LOT AREA: 35,000 SF
GROSS AREA: 71.88 AC
NUMBER OF LOTS: 63
APRIL 2017-29-031J
CURRENT ZONING: RU-43
PROPOSED ZONING: RI-35

PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 21, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89°40'22" WEST, A DISTANCE OF 2652.42 FEET;
THENCE NORTH 0°01'12" WEST, ALONG THE NORTH-SOUTH MID SECTION LINE OF SECTION 21, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°40'33" WEST, PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1177.27 FEET;
THENCE NORTH 0°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 1166.83 FEET;
THENCE NORTH 89°58'48" EAST A DISTANCE OF 330.00 FEET;
THENCE NORTH 0°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 700.00 FEET;
THENCE NORTH 89°58'48" EAST A DISTANCE OF 330.00 FEET;
THENCE NORTH 0°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 1011.88 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 89°52'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1177.28 FEET TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 21;
THENCE SOUTH 0°01'12" EAST, ALONG SAID MID SECTION LINE, A DISTANCE OF 2822.88 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY PROVIDERS

THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY PROVIDERS:	
UTILITY COMPANY	
CENTURYLINK	COMMUNICATIONS
COX COMMUNICATION	CABLE
SOUTHWEST GAS CORPORATION	GAS
APS	POWER
AWMO	IRRIGATION
ARIZONA WATER COMPANY	WATER
BUCKEYE VALLEY DISTRICT	SEWER
M.C. SHERRY'S OFFICE	FIRE
WASTE MANAGEMENT	POLICE
	TRASH COLLECTION

REV: 1
DATE: 11.2017

HILGARTWILSON
2141 E HIGHLAND AVENUE, STE 250
PHOENIX, AZ 85016
P: 602.490.0535 | F: 602.358.7435
WWW.HILGARTWILSON.COM

MONTHOFER (#2017048)
INDIAN SCHOOL ROAD & 192ND LANE
MARICOPA COUNTY, ARIZONA

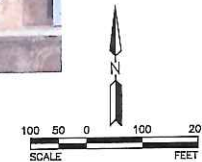
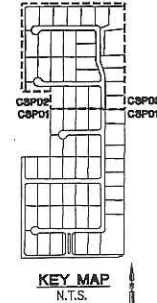
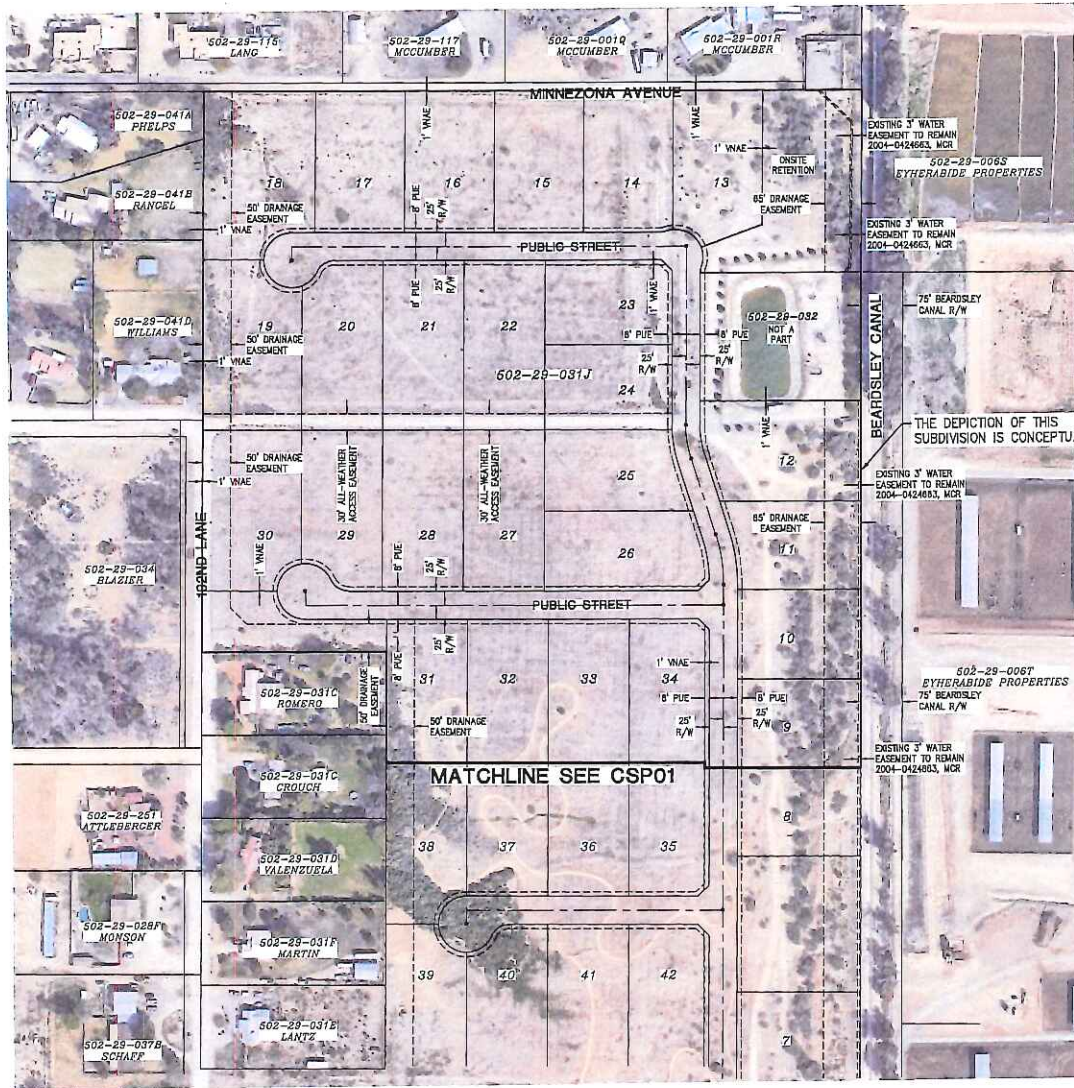
CONCEPTUAL SITE PLAN

HILGARTWILSON
PROJ. NO.: 1807
DATE: MAY 2017
SCALE: 1"=100'
DRAWN: JHW
DESIGNED: PH
APPROVED: ZH

CSP, NO. 1
SHT. 1 OF 2
ZONING CASE: #2017048

RECEIVED JUN 16 2017

Z2017048



<p>HILGART WILSON SURVEY 2401 S. 192ND LANE, SUITE 200 PUEBLO, CO 81008 P: 404-435-5555 / F: 404-383-3265 www.hilgart-wilson.com</p>	
<p>MONTHOFER (#2017048) INDIAN SCHOOL ROAD & 192ND LANE MARICOPA COUNTY, ARIZONA</p>	
<p>CONCEPTUAL SITE PLAN</p>	
<p>HILGART WILSON PROJ. NO.: 1807 DATE: MAY 2017 SCALE: 1"=100' DRAWN: HW DESIGNED: HW APPROVED: ZH</p>	<p>CSP02 SHT. 2 OF 2 ZONING CASE #2017046</p>

Monthofer Rezoning

Maricopa County, Arizona

SUBMITTED TO:

Maricopa County Planning and Development Department

501 N 44th Street

Suite 100

Phoenix, Arizona 85009

1st Submittal: May 4, 2017

2nd Submittal: June 16, 2017

PREPARED FOR:

SEVEN M INVESTMENTS PV LLC

19125 W MINNEZONA AVE

LITCHFIELD PARK 85340

RECEIVED JUN 16 2017

Z2017048

PROJECT TEAM

Property Owner

SEVEN M INVESTMENTS PV LLC
Wolfgang and Nancy Monthofer
19125 W Minnezona Avenue
Litchfield Park, Arizona 85340

Property Owner's Representative

Land Advisors Organization
Waseem Hamadeh
4900 N. Scottsdale Road
Suite 3000
Scottsdale, Arizona 85251

Civil Engineering, & Land Planning

HILGARTWILSON
Zach Hilgart, PE
2141 E Camelback Road
Suite 250
Phoenix, Arizona 85016

Applicant/Attorney

Tiffany & Bosco P.A.
William Lally
2525 E. Camelback Road
7th Floor
Phoenix, Arizona 85016

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FIGURES

<u>Figure 1</u>	<u>Vicinity & Adjacent Properties Map</u>
<u>Figure 2</u>	<u>Existing Land Use Plan</u>
<u>Figure 3</u>	<u>Proposed Land Use Plan</u>
<u>Figure 4</u>	<u>Luke AFB Compatibility Exhibit</u>

Executive Summary

The owners, Seven M Investments PV LLC ("Owners"), request to rezone the approximately 72 acre property located at the northeast corner of 192nd Lane and Indian School Road ("Property"). The Property is bounded by Indian School Road on the south, 192nd Lane on the west, Minnezona Ave. on the north and the 191st Avenue alignment on the east. The Property is bordered by a large dairy on the east, large lot residential and vacant land on the north, large lot residential and a new church on the west and large lot residential lots to the south across Indian School Road.

The Owners are seeking to rezone the Property from Rural-43 to R1-35 ("Request"). The Maricopa County ("County") White Tanks/Grand Avenue Area Land Use Plan designates the Property as Large Lot Residential (1-2 dwelling units an acre). The Request is consistent with the County's Comprehensive Plan land use plan designation. The proposed rezoning will allow for a coordinated infrastructure and access plan to the Property to serve the potential for approximately 63 single family lots. See Conceptual lotting plan on Figure 3. The main access to the Property is proposed to be from Indian School Road to the south with a secondary access point off of 192nd Lane. The Property is within the City of Buckeye's planning boundary. There are no properties adjacent to Property that allows for annexation. The City's General Plan designates the Property as Low Density Land Use, which allows 1.01 – 3 dwelling units to the acre. Our request is consistent with the City's plans.

Description of Proposal

The Request seeks to rezone vacant land in the County near the jurisdictions of Buckeye and Goodyear. Most of the surrounding properties are within the County outside local jurisdictions. The Property is relatively flat with a drainage corridor and Beardsley Canal along the east side. Also, there is a small reservoir at the northeast portion of the Property that serves irrigation water to the other properties in the nearby residential neighborhood. This reservoir will remain as well as the access easement to the reservoir to properties to the west located within the Sells Drive alignment. The Property is mainly void of vegetation except for along the drainage corridor on the entire east side and some trees along Indian School Road.

The Request is to rezone the Property to allow for 35,000 square foot lots in conformance with the County's Comprehensive and Area Plans. The lotting plan submitted with this rezoning is for conceptual use only. The intent of the conceptual site plan was to demonstrate to County staff and all interested parties the potential lotting and street layout for when a future preliminary and final plat are submitted to the County for review and approval.

Relationship to Surrounding Properties

The Property is adjacent to either large lot residential properties or the dairy. The dairy, zoned RU-43, to the east has the Beardsley Canal and mature vegetation as a buffer to the Property. A similar large lot (RU-43) residential subdivision is located southeast of the Property across Indian School Road and south of dairy. County (RU-43) large lot single family properties are located directly south of the Property. Many of the lots are not within a subdivision and accessed by unimproved roads. Similar large lot properties, zoned RU-43, are located along the west side of the Property. Five (5) lots are located along the east side of 192nd Lane directly adjacent to the Request. These properties are also zoned RU-43. North of the Property, along the north side of the Minnezona Avenue alignment, are a row of existing single family lots zoned RU-43. Further to the north is mainly vacant property. The next major roadway alignment to the east is Perryville Road and to the west is Jackrabbit Trail (195th Avenue).

Other than the dairy, the Request will continue to allow the development of large residential properties in this area of the County. Within the surrounding jurisdictions are the master planned communities of Verrado and Sedella. Smaller County residential subdivisions have developed along the Indian School Road corridor including Russell Ranch, Savannah, Zanjero Trails, Jackrabbit Estates, Beautiful Arizona Estates, Litchfield Heights, Litchfield Farms 2 and Pasqueletti Mountain Ranch. The Request is fitting with the above subdivisions as an alternative to living off unimproved roads and coordinated development standards.

Location and Accessibility

The Property is located along a major improved roadway, Indian School Road. Although not built to its ultimate major arterial design, the paved two-lane roadway provides excellent access to other west valley major roadways, the I-10 and Loop 303 highways. The Property is located near the White Tank Mountains and its abundance of trails and outdoor activities. Future residents within the Property will be able to be a part of a neighborhood yet enjoy the open lifestyle of the large west valley properties.

Circulation System

The proposed rezoning will provide for the dedication of the half street for Indian School Road and 192nd Lane extending to the secondary access point for the Property. The conceptual land use plan (Figure 3) provides a system of roadways to handle any proposed lots created in future platting submittals.

The adjacent street system is fractured along the north and west sides. Minnezona Avenue is labeled as the roadway along the north side of the Property. However, Minnezona Avenue in this area and along the Property's boundary is owned by Fidelity as well as a pump station at the extreme northeast corner. Minnezona Avenue is an unpaved road and the residential

properties that front the roadway use it for access even though it is owned by an entity. Sells Drive to the west of the Property and south of Minnesota Avenue is another unimproved roadway in the area providing access to the mainly residential lots in the County. Sells Drive has approximately 50 feet of roadway dedication on the west end where it connects with Jackrabbit Trail on the west. As Sells Drive moves east towards the Property, the roadway dedication lessens to approximately 30 feet of ROW. The section of Sells Drive directly west of 192nd Lane is a tract owned by a private property owner. Therefore, there is no dedicated ROW for Sells Drive directly west of 192nd Street which precludes access to the Property. The Property also does not front a portion of 192nd Lane where five (5) existing homes exist east of the roadway. 192nd Lane in front of the five homes is also not dedicated to continue the roadway improvements north to where the Property again fronts 192nd Street. The cumulative lack of ROW dedication on the above mentioned roadways is the basis for the design and access points into the proposed subdivision.

Development Schedule

2017 – Zoning Entitlements for R1-35 zoning

2017 – 2018 – Market proposed plan to potential builders including preliminary and final platting processes with the County

2018 – 2019 – Build main entrance off Indian School Road and potential models

2019 – 2021 – Build southern portion of lots (dependent of real estate market)

2021 – Remainder of subdivision to build out dependent on real estate market

Community Facilities and Services

The Rezone will accommodate drainage but provide for breaks in the residential lots and potentially amenities and play areas for the future residents. As mentioned above, the any future plat and subsequent residential community will be located just east of the White Tank Mountain Regional Park and the City of Buckeye's new Skyline Regional Park for outdoor recreation. The Wildlife World Zoo and other valley attractions are also nearby with easy access to the I-10 and Loop 101 freeways.

The Property lies within the Scott Libby Elementary School District, the Verrado Middle and High School Districts. We intend to reach out to these school districts to ensure there are minimal to no impacts as a result of our rezoning request.

Public Utilities and Services

Public Safety

It is anticipated the Project will be served by Rural/Metro Fire Department. The nearest Rural/Metro Fire Department is located approximately five miles northeast at 16805 W Olive Avenue, Waddell, Arizona 85355. The next closest fire department is located approximately six miles southeast at 105 W Desert Avenue, Litchfield Park, Arizona 85340.

The Project will be served by Maricopa County Sheriff Department. The nearest sheriff department is located approximately eight miles southeast at 920 E Van Buren Street, Avondale, Arizona 85323, generally northeast of Van Buren Street and Dysart Road. We intend to meet with the Sheriff's office to better understand the current demands and will work closely with both Rural/Metro and Sheriff's office to better insure future demands and appropriate levels of service are met.

Water

The water service provider for the Property is Arizona Water Company (AWC). AWC has existing waterlines in Indian School Road. These lines will be extended to and through the Property within dedicated rights-of-way to provide water service.

Wastewater

The sewer service provider for the Property is Liberty Utilities, however the existing lines are not near the sites frontage on Indian School Road. To the west, the City of Buckeye is depending on parcels closer to Jackrabbit Trail to use the Sundance Wastewater Treatment facility and Jackrabbit Improvement District for sewer in their city. The Property is not contiguous to the City limits of Buckeye. Therefore, the Property will utilize septic as means of providing wastewater treatment to the proposed new lots.

Refuse

The future homebuilder will provide refuse service to the future home buyers. This issue is undetermined at this point in the entitlement process.

Figure 1
Vicinity & Adjacent
Properties Map



Notification Map

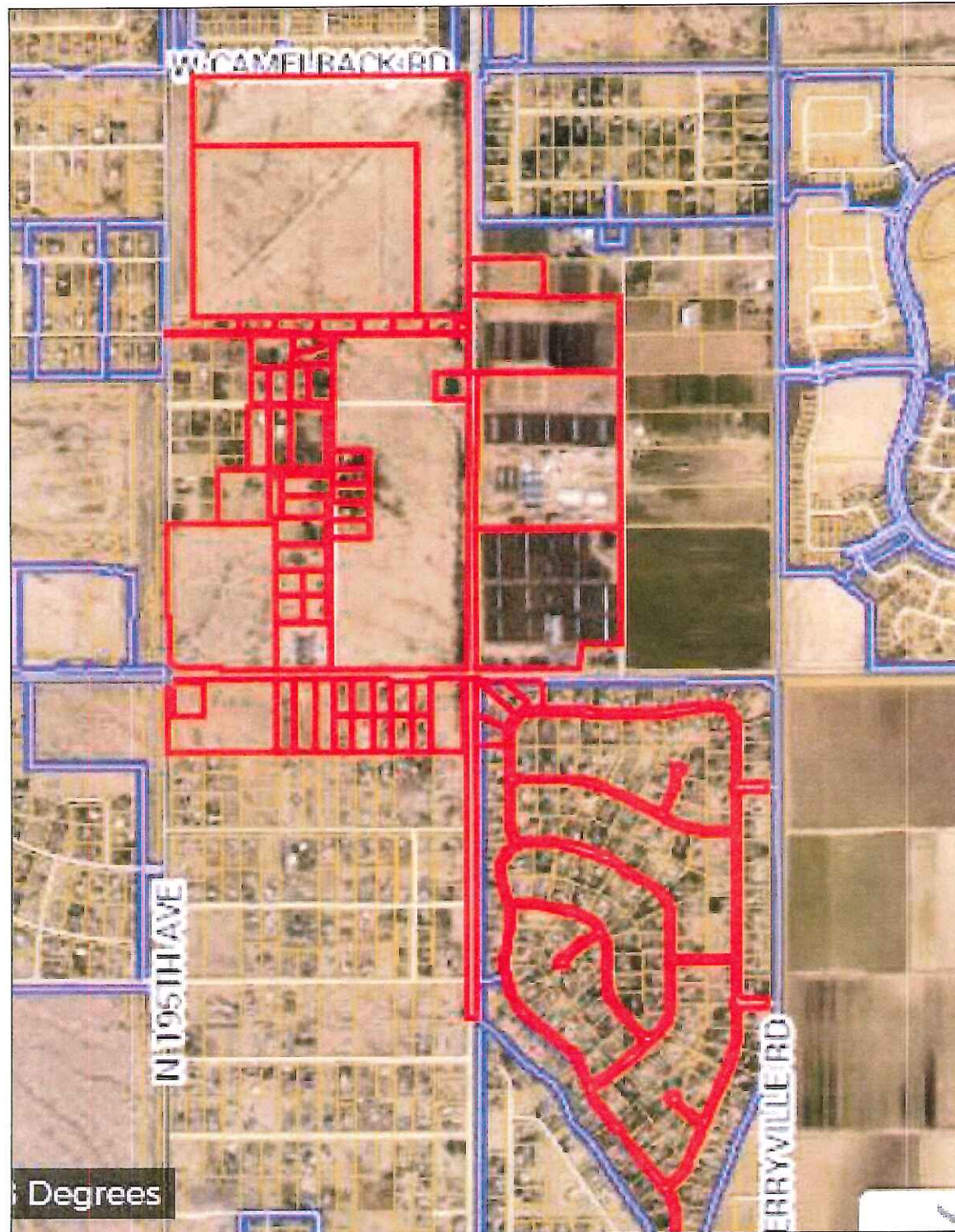


Figure 2
Existing Land Use Plan



Figure 3
Conceptual
Land Use Plan



Figure 4
Luke AFB Compatibility Exhibit

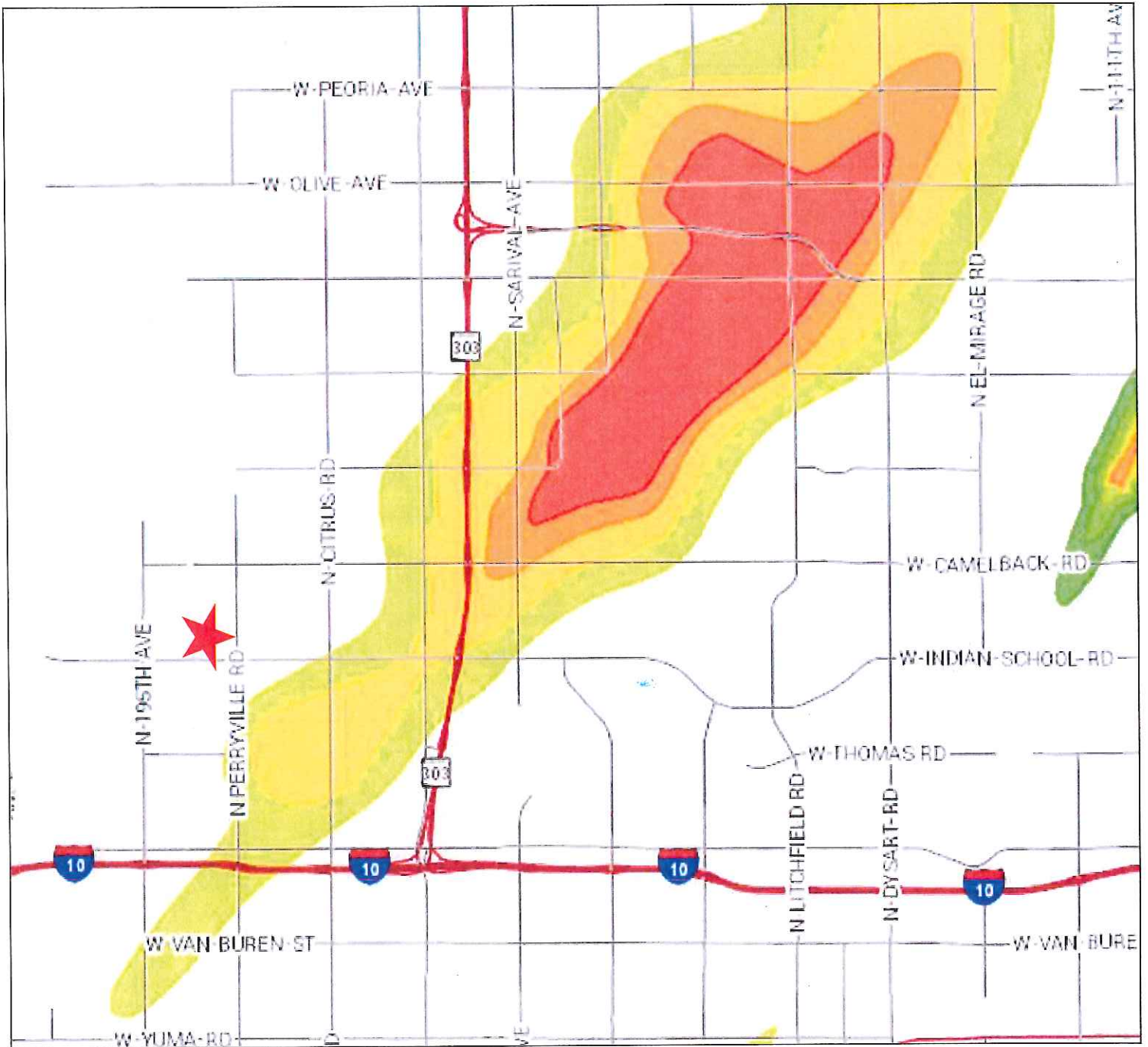
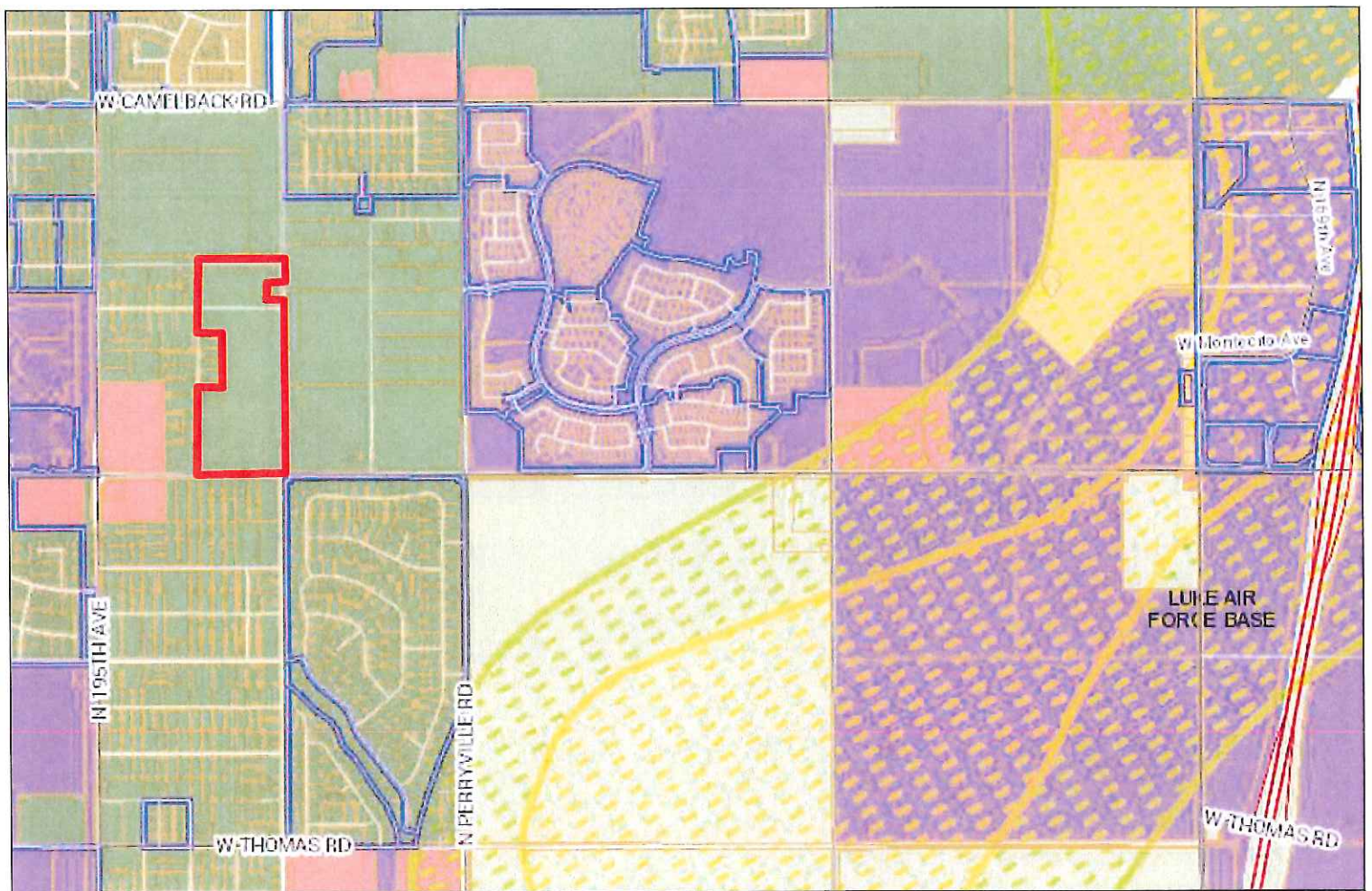


Figure 4
Luke AFB Compatibility Exhibit





Maricopa County

Environmental Services Department

Water and Waste Management
Division
Subdivision Infrastructure &
Planning Program
1001 N. Central Avenue #150
Phoenix, Arizona 85004
Phone: (602) 506-6666
Fax: (602) 506-5813
TDD 602 506 6704

DATE: June 22, 2017

TO : Derek Scheerer, Planning & Development Dept.
Planner.

FROM: Souren Naradikian, P.E.
Senior Civil Engineer

SUBJECT: Rezoning to R35 SFR, Z20170478

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Zoning Department for the above referenced project. This project is a rezoning request from R43 to R35. Water service will be provided by Arizona Water Company. ATC will be needed prior to final plat approval. Sewer will be provided by onsite septic system. **The minimum lot size must be 35,000 SF no exceptions.** Soil report must be approved by MCESD prior to final plat approval.

Stormwater - The proposed project is located within the unincorporated urbanized area regulated by the Maricopa County Stormwater Quality Program and may need a stormwater approval and permit. Prior to preparing construction plans, the applicant will need to schedule a pre-submittal meeting with MCESD Stormwater Quality by calling Souren Naradikian at 602-372-2907. For further information, go to www.maricopa.gov/stormwater.

Based on the above, MCESD **raised no objections** to the Planning & Development Department in Accela Automation on June 22, 2017, and the project may proceed with the following stipulations:

Stipulations: None

It should be noted that several other Maricopa County agencies must review and recommend approval of this project. Final approval authority for this project rests with the Maricopa County Board of Supervisors.



Maricopa County

Planning & Development Department
Engineering Plan Review

Robert Fedorka, P.E.
Planning & Development
501 North 44th Street, Suite 200
Phoenix, Arizona 85008
Phone: (602) 506-7151
Fax: (602) 506-8762
www.maricopa.gov/planning
Email address:
RobertFedorka@mail.maricopa.gov

Date: July 7, 2017

Memo To: Darren Gerard, AICP, Deputy Director, Department of Planning & Development

Attn: Derek Scheerer, Planner, Planning & Development Services

From: Robert Fedorka, P.E., Drainage Engineering Supervisor, Planning & Development Services

cc: Michael Norris, P.E., Drainage Engineering Manager, Planning & Development

Subject: Z2017048 – Monthofer Zone Change
(E2 Memo)

Job Site Address: NWC 191st Avenue and W. Indian School Road

APN(s): 502-29-031J & 032

I have reviewed the revised Zone Change application date stamped June 16, 2017. Engineering Plan Review (DPR, FCDMC and MCDOT) has no objections to the application. This application is to re-zone the subject premises from Rural-43 to R1-35 in anticipation of future development and does not include a Plan of Development.

Approval of this case should include the following stipulations:

1. Half width right-of-way dedications (with subdivision plats) will be required (unless otherwise waived by MCDOT) as follows:

Indian School Road:	65 feet;
Minnezona Avenue:	25 feet along the northern tract boundary;
191 st Avenue:	50 feet - from Indian School Road to the above reservation for Minnezona Avenue; and
192 nd Lane:	25 feet from Indian School Road north, to APN 502-29-031E.

2. A Traffic Impact Study to address traffic impacts and roadway improvements required to support the proposed development must be submitted with the Preliminary Plat application(s).

-
3. The site contains Special Flood Hazard Areas (SFHA) (Floodplain – FEMA FW along the west side of the Beardsley Canal (191st Avenue alignment). As development plans progress for this site, provision(s) for compliance with the Maricopa County Floodplain Use Regulations must be addressed. A CLOMR/LOMR must be processed in conjunction with the Preliminary Plat for the alteration of the SFHAs. CLOMR/LOMRs are processed at the Flood Control District of Maricopa County and subsequently by FEMA – Contact Ms. Lynn Thomas at 602-506-4779 or lmr@mail.maricopa.gov.
 4. Submission of a CLOMR application to the Flood Control District must be prior to or concurrent with the application for Preliminary Plat to Planning & Development.
 5. Approval of the CLOMR by FEMA must be obtained prior to the issuance of any building permits on the site.
 6. On lot retention is not permitted on residential lots smaller than one (1) acre.
 7. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
 8. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
 9. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.

Please contact me if you have any questions or require any additional information.



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

22 May 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

Mr. Derek Scheerer
Maricopa County Planning & Development Department
501 North 44th Street, Suite 100
Phoenix, AZ 85008-6526

RE: Case Z2017048; 19125 W. Minnezona Ave

Dear Mr. Scheerer

Thank you for the opportunity to comment on the Zone Change Permit for 19125 W. Minnezona Ave. The site consists of 73.34 acres which is located at the northeast corner of 192nd Lane and Indian School Road at 19125 W. Minnezona Ave., in Maricopa County. The request is to change the current zoning from Rural-43 to R1-35 Single Family Residential District. The proposed rezoning will allow for a coordinated plan for the future of approximately 63 single family lots for a density of 1.16 du/ac. The lot is 1.1 miles outside the Luke AFB 1988 JLUS, 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461, and all of the property is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described in the narrative, the zone change at the location stated above, will not negatively impact the flying operations at Luke AFB. When the homes are built they will be located inside the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend a strong notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "J. R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

June 29, 2017

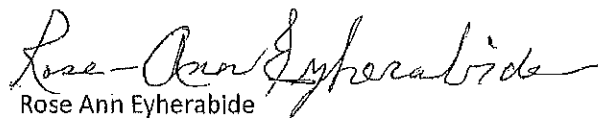
Derek Sheerer
Maricopa County Planning & Development
501 N. 44th St, Suite 200
Phoenix, AZ 85008

RE: Z20170478

Dear Mr. Sheerer:

I am the neighbor to the east of Wolfgang and Nancy Monthofer's property. I have reviewed their rezoning plan for their property and I have no objection to this rezoning request.

Sincerely,


Rose Ann Eyherabide

Derek Scheerer - PLANDEVX

From: Sean Banda <sbanda@buckeyeaz.gov>
Sent: Wednesday, August 23, 2017 3:39 PM
To: Derek Scheerer - PLANDEVX
Subject: Z2017048-Rezone

Mr. Scheerer-

We have reviewed the application for Zoning Case Z2017048. We have no comments. Thank you.

Sean

Sean Banda | Planner II
City of Buckeye | Planning & Zoning Division
530 E Monroe Ave | Buckeye, Arizona 85326
P 623-349-6215 | sbanda@buckeyeaz.gov



Monday thru Thursday 7am to 6pm CLOSED FRIDAYS



Planning & Development Department

DATE: September 9, 2017

TO: Planning and Zoning Commission

FROM: Derek Scheerer, Planner

SUBJECT: **Z2017048 – 19125 Minnezona Ave. - Monthofer - Agenda item 5**

Attached is one letter of opposition to case Z2017048 received after the writing of the staff report. The opposition is in regards to a possible land dispute over an adjacent parcel owned by the applicant but not a part of this Rezone application. The parcel in questions contains an irrigation pond that serves properties to the west of the subject site. Irrigation lines for these properties run through the subject site and have been called out in the submitted conceptual development plan.

Attachment: Opposition document (1 page)

Derek Scheerer - PLANDEVX

From: Carol Crouch <carolcrouch7@msn.com>
Sent: Friday, September 01, 2017 11:38 AM
To: Derek Scheerer - PLANDEVX
Subject: Case # Z2017048

Dear Derek:

My concerns regarding this rezoning are:

- 1) The on-going ownership dispute of the irrigation retention pond located within the property.
- 2) The existing irrigation lines running through the property.
- 3) The increase in dust due to the dirt roads along side and intersecting the property.

Sincerely, Carol Crouch

Sent from my Verizon, Samsung Galaxy smartphone