

**NOTICE OF MEETING  
 PLANNING AND ZONING COMMISSION  
 THE CITY OF COOLIDGE, PINAL COUNTY  
 WEDNESDAY JULY 8, 2020 @ 6:00 P.M.  
 COUNCIL CHAMBERS  
 911 S. ARIZONA BOULEVARD - COOLIDGE, ARIZONA**

- I. **Call to Order:**
- II. **Pledge of Allegiance:**
- III. **Roll Call:**
- IV. **Approval of Minutes:** April 8, 2020
- V. **Old Business:** None
- VI. **New Business:**

**A. COOLPZ 20-06-16 CUP:** A *Conditional Use Permit* application submitted by Francisco Juarez-Lopez for a *Manufactured Home* in the *Manufactured Home Overlay (MH)* zoning district located at 268 W. Hess Avenue, Coolidge, AZ, APN 205-03-383B.  
**Public Hearing, Discussion and Action.**

**B. COOLPZ 20-06-20:** A proposed amendment to *Section 701* of the *Zoning Code*, adding *Plant nurseries and sales* in alpha-numeric order to the list of principally permitted uses in the *Garden Industrial Zone (I-1)* as follows:

Section 701 Garden Industrial Zone (I-1)

C. Principally permitted uses

25. *Plant nurseries and sales*

**Public Hearing, Discussion and Action.**

**C. COOLPZ 20-04-14:** A proposed amendment to *Section 905* of the *Zoning Code*, changing the requirements in the *Downtown Commercial District Overlay Zone (OL)* as follows.

Section 905 Downtown Commercial District Overlay Zone (OL)

The Downtown Commercial District Overlay Zone is intended to protect, preserve and enhance the character of the original Commercial areas of the City, allowing for the redevelopment and rehabilitation these areas in a manner which respects the original intent of the City’s founders. ~~Within the Historic District no structure shall be built or altered without prior consideration and approval by the Historic Commission.~~

A. Standards and uses

1. Principally and Conditionally permitted uses as allowed by underlying Zoning District.
2. Front and side zero (0) setbacks require installation of an attached awning the length of the building and the width of the adjacent sidewalk.
3. Chain-link, wood and barbwire fencing are prohibited.
4. Maximum fence height shall not exceed six (6) feet.
5. Roof mounted signage is prohibited.

B. Setbacks, yards and heights

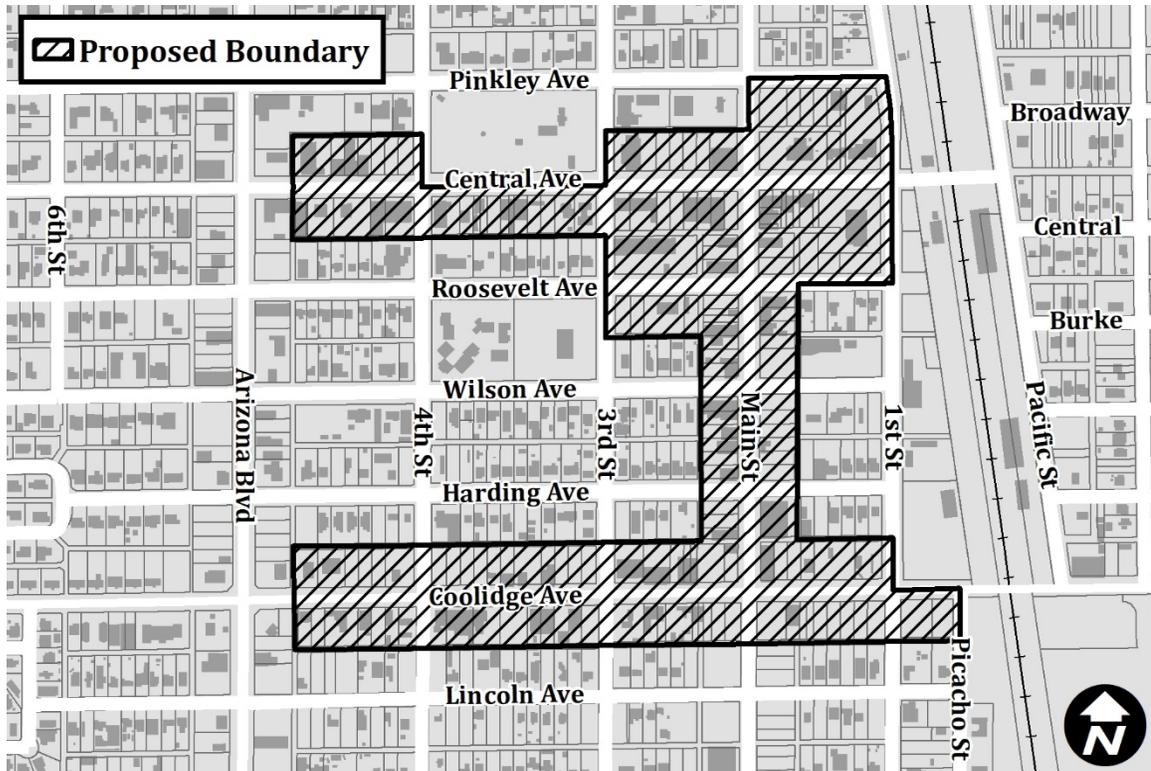
1. The minimum building setback from any lot line or public right-of-way shall be as set forth in this table	
<b>Setbacks</b>	<b>Feet</b>
<b>Building Setbacks</b>	
Front	0'
Interior and Corner Side	0'
Rear	10'
Residential Zone boundary	45'
<b>Parking Lots</b>	
Front	10'
Interior side and Rear	3'
Corner side	10'
Residential Zone boundary	3'
2. The maximum height of a structure shall be thirty (30) feet	

C. Additional building and performance standards

Development of any portion of land within the OL Zone shall be subject to all applicable requirements of Article X of this Code.

**Public Hearing, Discussion and Action.**

**D. COOLPZ 20-06-18:** A proposed amendment to the *Zoning Map* defining the boundaries of the *Downtown Commercial District Overlay Zone (OL)* as shown:



**Public Hearing, Discussion and Action.**

**E. COOLPZ 20-06-21:** A proposed amendment to *Section 1004(E)* of the *Zoning Code*, changing the fencing requirements in the *Downtown Commercial District Overlay Zone (OL)*.

Section 1004 Fences and walls

E. Business and industrial fences

Fences and walls in all business and industrial districts shall not exceed ten (10) feet in height except that boundary-line fences abutting residential districts shall not be greater than six (6) feet in height. No fence, wall or planting in excess of thirty (30) inches above the street centerline grade shall be permitted within a triangular area defined as follows: beginning at the intersection of the projected curbing lines of two (2) intersecting streets, thence forty (40) feet along one curb line, thence diagonally to a point forty (40) feet from the point of beginning on the other curb lines, then to the point of beginning, and at the intersection of each driveway or alley with a street, a triangular area where corners are defined by two points on the right-of-way line, fifteen (15) feet on each side of the centerline of the driveway or alley and a point on the centerline ten (10) feet outside right-of-way. [Within the Downtown Commercial Overlay District \(OL\) fences shall conform to the height and material restrictions set forth in Section 905\(A\) of the Zoning Code.](#)

**Public Hearing, Discussion and Action.**

**VII. Reports from Chairman/Development Services Director:**

**VIII. Call to the Public:**

IN KEEPING WITH THE COMMISSIONS POLICY, WE HOPE YOU CAN EXPRESS YOUR IDEAS IN FIVE MINUTES OR LESS. THE CHAIRPERSON WILL LIMIT DISCUSSION WHENEVER HE/SHE DEEMS SUCH AN ACTION APPROPRIATE TO THE PROPER CONDUCT OF THE MEETING. THE PLANNING AND ZONING COMMISSION CANNOT RESPOND TO ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE PROVISIONS OF THE "OPEN MEETING LAW" HAVE BEEN COMPLIED WITH.

**IX. Adjournment:**

THIS NOTICE IS POSTED IN ACCORDANCE WITH THE CITY CODE 2-4-1 OF THE CITY OF COOLIDGE AND A.R.S. § 38-431, ET SEQ. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING.

DATED THIS 1<sup>st</sup> DAY OF JULY, 2020

\_\_\_\_\_  
 Tim Hansen – GIS Coordinator

POSTED: \_\_\_\_\_ TIME: \_\_\_\_\_

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETERS, SHOULD CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653 NO LATER THAN 10:00 A.M. JULY 6, 2020.