

NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY OCTOBER 6, 2021 @ 6:00 P.M.
COUNCIL CHAMBERS, 911 S. ARIZONA BLVD, COOLIDGE, AZ

Pursuant to ARS 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that, at a Regular and/or Special Meeting, the Planning & Zoning Commission may vote to go into Executive Session, which will not be open to the public, for legal advice and consultation with the City Attorney(s) on any item listed on the following agenda, pursuant to ARS 38-431-03(A)(3) and (A)(4). An Executive Session may be called at any time during the Meeting, and upon completion, the Planning & Zoning Commission may resume the meeting, open to the public, to address the remaining items on the agenda.

I. Call to Order:

II. Pledge of Allegiance:

III. Roll Call:

IV. Approval of Minutes: September 8, 2021

V. Old Business:

A. COOLPZ 21-07-16: *A Planned Area Development (PAD) Application* submitted by RVi Planning + Landscape Architecture on behalf of Conway Feed Casa Grande Properties LLC, located on State Route 287 west of Eleven Mile Corner Road, Pinal County, Arizona, APN 401-14-002A.
Public Hearing, Discussion and Action.

B. COOLPZ 21-06-13: *A Major Site Plan Application* submitted by Coolidge Solar Center LLC (aka Eleven Mile Solar Center) for a *Solar Farm* on approximately 1,540 acres, located in the area of State Route 287 and Eleven Mile Corner Road, Pinal County, Arizona, APN's 401-01-0860, 0870, 0880, 401-14-0040, 0060, 401-15-001C, 0050, 401-21-043A, 0440.
Discussion and Action.

VI. New Business:

C. COOLPZ 21-08-25: *A Rezoning Application* submitted by Spruell Ave Apts LLC encompassing approximately 1.84 acres of land located near the intersection of Spruell Avenue and 4th Street in Coolidge, Arizona, changing the zoning from *Multi-Family Residential (R-3)* to *Multi-Family Residential (R-4)*, Assessor Parcel Numbers 205-17-0520, 053A, 053B.
Public Hearing, Discussion and Action.

D. COOLPZ 21-08-24: *A Resubdivision of Landmark Ranch Parcel 3* submitted by HilgartWilson on behalf of Walton Global Holdings, located west of 9th Street, between Coolidge Avenue and Martin Road.
Public Hearing, Discussion and Action.

E. COOLPZ 21-08-19: *A Major Site Plan Application* submitted by Wardah Abbasi on behalf of Storey Energy Center LLC for a *Solar Farm* on approximately 994 acres, located between Fast Track Road and Highway 87, north of Steele Road, in Coolidge, Arizona, APN's 401-21-0300/0310/050A, 401-36-001C/002E/0070.
Public Hearing, Discussion and Action.

F. COOLPZ 21-07-14: *A Minor General Plan Amendment* submitted by Valley Farms Solar LLC changing the land use designations from "*Urban Neighborhood*" and "*Business & Commerce*" on approximately 1,615 acres of land to "*Agriculture*", Assessor Parcel Numbers 202-27-005A, 202-33-0040, 0060, 008B, 009A, 202-34-001A, 001B, 001C, 0020, 0090, 202-36-001B, 002A, and 209-23-0050.
Public Hearing, Discussion and Action.

VII. Reports from Chairman/Development Services Director:

VIII. 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 24th DAY OF SEPTEMBER, 2021

Tim Hansen – GIS Coordinator

POSTED: _____

TIME: _____

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS/INTERPRETERS, SHOULD CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653.