

NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY JULY 6, 2022 @ 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:** June 8, 2022
- V. Old Business:**
 - A. COOLPZ 22-04-14:** A *PRELIMINARY PLAT APPLICATION* of Skousen Farms (East) - Planning Area D submitted by United Engineering on behalf of Skousen Farms LF for a 75 lot residential subdivision on a 19.4 acre parcel located at the northeast of Vah Ki Inn Road and Skousen Road, (APN of 209-17-004A).
- Discussion and Action.
 - B. COOLPZ 22-04-15:** A *PRELIMINARY PLAT APPLICATION* of Landmark Ranch 9 & 10 submitted by EPS Group on behalf of Landmark 65 LLC for Landmark Ranch Parcel 9 & 10, a 244 lot subdivision on a 65 acre parcel located south of Martin Road, between 9th Street and Kenworthy Road, (APN 209-31-002B).
- Discussion and Action.
- VI. New Business**
 - C. COOLPZ 22-05-19:** A *CONDITIONAL USE PERMIT APPLICATION* submitted by NRS Logistics on behalf of Pinal Land Holdings, LLC in pursuit of Coolidge Zoning Section 702.D.19, "Those uses involving the storage, utilization or manufacture of volatile or explosive materials or products". This is a 32.5 acre site for a major logistics business freight management and forwarding services company of vendors in the Semiconductor and Electric Vehicle industries. As located one-quarter mile east of the intersection of Hwy 87 and East Hanna Road, (the S½ of APN 401-48-016J, Parcel #12 of IPAZ). **Per Resolution number 22-06.**
- Public Hearing, Discussion and Action.
 - D. COOLPZ 22-05-20:** A *MAJOR SITE PLAN APPLICATION* submitted by NRS Logistics on behalf of Pinal Land Holdings, LLC for a 32.5 acre site and a major logistics business freight management and forwarding services company of vendors in the Semiconductor and Electric Vehicle industries. As located one-quarter mile east of the intersection of Hwy 87 and East Hanna Road, (the S½ of APN 401-48-016J, Parcel #12 of IPAZ).
- Discussion and Action.
 - E. COOLPZ 22-05-21:** A *MAJOR SITE PLAN APPLICATION* submitted by Provident Realty Advisors, Inc. on behalf of Crest Park Ventures for a 128 acre (+/-) industrial project known as Coolidge Commerce & Trans Park and provide up to four spec buildings totaling 1.5 million sf with a

container and rail storage yard of 30 acres (+/-). As located directly southeast of the intersection of Hwy 87 and Selma Hwy, (APN 401-50-003D, Parcels #19 & 20 of IPAZ).

- Discussion and Action.

F. COOLPZ 22-06-22: A *MAJOR SITE PLAN APPLICATION* submitted by Saint Holdings for a 73 acre (+/-) industrial project by providing two spec warehouse buildings totaling 1.29 million sf as located northeast of the intersection of Hwy 87 and Hanna Road, (APN 401-48-016D Parcel #13 of IPAZ).

- Discussion and Action.

G. COOLPZ 22-05-18: A *MAJOR SITE PLAN APPLICATION* for Alder Flats as submitted by Hansen Engineering on behalf of Lincoln Taylor LLC for a 12-unit, single-story apartment complex located at the northeast corner of Shannons Way and North Kevins Place, in Coolidge, Arizona, a portion of APN 204-06-014A.

- Discussion and Action.

H. COOLPZ 22-05-16: A *REZONING APPLICATION* submitted by Brian Kingdeski to change the Zoning on 0.14+/- acres of land from General Services (C-3) to Multi-Family Residential (R-3), located at 463 W. Taylor Avenue, in Coolidge, Arizona, APN 205-18-0210:

- Public Hearing, Discussion and Action.

VII. Reports from Chairman/Director:

VIII. Call to the Public:

IN KEEPING WITH THE COMMISSIONS POLICY, WE HOPE YOU CAN EXPRESS YOUR IDEAS IN THREE 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.

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 1st DAY OF JULY, 2022



Gilbert Lopez – Director

POSTED: 7-01-2022 TIME: 10:00 am

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.