

**NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 10, 2024 @ 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.

Members of the City of Coolidge, Planning and Zoning Commission will attend either in person or by telephone conference call or video communication.

- I. Call to Order:**
- II. Pledge of Allegiance:**
- III. Roll Call:**
- IV. Approval of Minutes:** December 6, 2023
- V. New Business:**

6:00 – 7:00 P.M.

- A. CITY OF COOLIDGE - GENERAL PLAN 2035 (ENVIRONMENT):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of the environment. Other topics of land use, circulation, open space / trails, growth area / costs and water resources were discussed previously on the Wednesday(s) of Aug. 9, Sept. 13, Oct. 4, Nov. 8 and Dec. 6 (2023).
- Discussion & Public Hearing.

6:00 – 6:15 P.M. Staff Summary of the Environment (Or as needed.)

6:15 – 6:30 P.M. Staff / P&Z Commission Discussion of the Environment (Or as needed.)

6:30 – 7:00 P.M. General Public Hearing Input of the Environment (Or as needed.)

7:00 P.M. Conclusion (Or when Item A discussion is complete.)

- B. COOLPZ 23-11-46:** A PLANNED AREA DEVELOPMENT – MAJOR AMENDMENT APPLICATION request by Hilgart Wilson Engineering on behalf of Cardon Hiatt Investments (Cameron MacDonald), Cardon Bowden Investments, LeSueur Investments and Anderson Capital Partners by amending the existing 1,485 acre (+/-) Brighton Village PAD to the 1,340 acre (+/-) “Brighton” PAD; located generally southwest of the intersection of Windsor Road and Highway 87 (Arizona Boulevard); including changes to internal major and minor arterial roadways, individual land uses, and residential densities to specific parcels and to the overall residential density of the Brighton Village PAD. (APN’s #’s: 209-31-009A, 009B, 209-31-016A, 016B, 016C, 209-31-0170, 401-21-15C, 015D, 015E, 016E, 016F, 401-21-068E, 068F, 068G, 401-21-069B, 401-22-004G, 004J, 004K).
- Public Hearing, Discussion and Action.
- C. COOLPZ 22-06-24:** A MAJOR SITE PLAN APPLICATION submitted by Reese Anderson of Pew & Lake Attorneys on behalf of Heartland Properties LLC for a 1.45 acre (+/-) and 16-unit, 8 building, single-story apartment complex (“Coolidge Commons”). As located one-quarter of a mile south of the intersection of East Coolidge Ave and South Jefferson Street, as situated on the east side of S. Jefferson Street in Coolidge, Arizona, with an APN#: 205-13-033A.
- Discussion and Action.
- D. COOLPZ 23-11-49:** A CONDITIONAL USE PERMIT APPLICATION request by Brian Greathouse of Burch & Cracchiolo (P.A.) on behalf of Nature’s Wonder, Inc (business name) per the land-ownership of ACP Real Estate, LLC for a Section 702.D.20 “recreational: marijuana use” subject to

the definitions of Article III – Section 302 and the provisions of Article X – Section 1008; in the General Industrial (I-2) Zoning District, on an approximate 4.48 (+/-) acre lot, as being located at 1302 West Industrial Drive, Coolidge, AZ (APN#: 209-25-0070).
- **Public Hearing, Discussion and Action.**

VI. Reports from Chairman/Director:

VII. 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 5TH DAY OF JANUARY, 2024



Phil Garthright – Senior Planner

POSTED:

1-5-24

TIME:

3:30 PM

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.