

**NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 8, 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:** April 10, 2024
- V. Old Business**

- A. COOLPZ 24-02-12:** A RESUBDIVISION (REPLAT) submitted by Dale Mattingly, P.L.S. of Black Mountain Surveying on behalf of the Heartland Coolidge Community Association (c/o MBC-Heartland, LLC) in changing the boundaries of Heartland Unit 3, Parcel X for the purpose of creating a well site tract, as located, approximately 550-feet south of the southwest corner of West Vah Ki Inn Road and North Kenworthy Road (APN#: 209-38-668C).
- Discussion and Action.

VI. New Business:

- B. CITY OF COOLIDGE - GENERAL PLAN 2035:** A discussion and public hearing of the completion to the City of Coolidge, General Plan 2035 – 60 Day Notice Procedure in pursuit of ARS 9-461.06, the City of Coolidge, Development Services Department having forwarded a “Draft” of the Coolidge General Plan 2035 - The Future Today for agency review and comment. Various community, government and business sector agencies and companies, provided their input to the overall General Plan 2035 and / or to specific sections. These comments have been noted and summarized, or as applicable, incorporated into the General Plan 2035 update.

The latest version of the General Plan 2035 is posted on the website at www.coolidgeaz.com in Development Services under the General Plan heading. City staff will summarize these agency reviews and comments as needed per the following meeting schedule, and as will also be posted on the City website at www.coolidgeaz.com.

The City of Coolidge - General Plan 2035 adoption schedule:

- March 6, 2024: Start of Sixty-Day Review
- May 6, 2024: End of Sixty-Day Review
- May 8, 2024: Planning and Zoning Commission Public Hearing
- June 10, 2024: City Council Public Hearing
- June 24, 2024: City Council Adoption

- Public Hearing, Discussion and Action.

6:00 – 6:15 P.M. Staff Summary: Agency Review & Comment

6:15 – 6:30 P.M. Staff / P&Z Commission Discussion of Agency Review & Comment (As needed.)

6:30 – 7:00 P.M. General Public Hearing Input of Agency Review & Comment (Or as needed.)

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

C. COOLPZ 24-03-13: A PLANNED AREA DEVELOPMENT – MAJOR AMENDMENT APPLICATION request by Iplan Consulting on behalf of Coolidge 60, LLC (Coolidge AZ Apartment, LLC) to amend a portion of the existing 243-unit, 60-acre (+/-) Mesquite Manor PAD of single-family lots with a 328-unit of Multi-Family apartments, on 20-acres (+/-) (18.2 net acres), as located approximately one-half of a mile south of the southeast intersection corner of Coolidge Avenue and Skousen Road, Coolidge, AZ (APN#'s: 209-25-0040 & 209-26-0280).
- **Public Hearing, Discussion and Action.**

D. COOLPZ 24-03-14: A CONDITIONAL USE PERMIT APPLICATION request by Angie Couden of Priority Permits on behalf of Jorge and Alejandra Valenzuela for a Manufactured Home in the Multi-Family (R-3) Zoning District, located at 369 West Taylor Avenue, Coolidge, AZ (APN#: 205-18-0320).
- **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.

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 3RD DAY OF MAY, 2024



Phil Garthright – Senior Planner

POSTED: 5-3-2024 TIME: 3:30 PM

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