

**NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 6, 2025 @ 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:** July 9, 2025
- V. New Business:**
 - A. COOLPZ 25-06-13:** A MAJOR SITE PLAN APPLICATION submitted by Shane Johannsen of Kimley Horn Engineering on behalf of Ashley Johnson with NextEra Energy Resources for an Industrial Solar Facility, located generally between the East Selma Highway (North), East Cornman Road (South), North Sunshine Boulevard (West) and State Route 87 (East) in Coolidge, Arizona; with the following APN's of 1) 401-48-002A, 2) 401-48-004Y, 3) 401-48-004D, 4) 401-006D, 5) 401-48-0050 and 6) 401-48-003A, comprising of 791.42 +/- acres.
- Discussion and Action.
 - B. COOLPZ 25-06-11:** A REZONING APPLICATION request for approximately 29.05 acres of land, located about one-quarter-of-a-mile east of the southeast intersection corner of South Highway 87 and East Randolph Road from the Agricultural (AG) Zoning District, to a Garden Industrial (I-1) Zoning District, as submitted by Rick Miller of Land II Plan, LLC on behalf of Neal & Felice Brooks with Growers Market, Inc. (APN#: APN #: 401-21-079C).
- Public Hearing, Discussion and Action.
 - C. COOLPZ 25-06-12:** A PRELIMINARY PLAT EXTENSION submitted by Greg Davis of I-Plan Consulting and Chris Moore of Sunrise Engineering on behalf of Toltec Pointe Partners, LLC, for the 55 residential lot subdivision of Toltec Estates, within the Toltec Pointe, Planned Area Development; a 70-acre net site (+/-) parcel, located northeast of the intersection corner of South Toltec Buttes Road and West McCartney Road (APN #'s: 509-50-015J & 509-50-015F).
- 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 1ST DAY OF AUGUST, 2025



Phil Garthright – Senior Planner

POSTED: 8-1-25 TIME: 3:30 p.m.

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