

CITY OF SAFFORD

**PLANNING AND ZONING COMMISSION MEETING
THURSDAY, JANUARY 24, 2008
5:30 p.m.**

**PHELPS DODGE MEETING ROOM, SAFFORD LIBRARY COMPLEX
808 S. 7TH AVENUE**

A G E N D A

**“The mission of the City of Safford is to make Safford
A great place to live, work, and visit.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT ON AGENDA:

Those wishing to address the Commission on any scheduled agenda item should fill out a “Request to Address the Commission” form and present it to the City Clerk prior to the beginning of the meeting. The commission Chairman will recognize the person wishing to speak during the discussion of that particular item on the agenda. Time permitting; each presentation will be limited to ten (10) minutes. All comments shall be addressed to the Commission as a whole, and not to any specific member.

4. MINUTES:

Review and approval of minutes of the January 10, 2008 Planning and Zoning Commission Meeting.

INFORMATION/DISCUSSION/ACTION

5. PLANNING AND ZONING CASES:

5.1 Case Z-47-07 : Heavy Owens; (Tierra Bonita II) Applicant is requesting Preliminary Plat Approval for a proposed single family detached residential subdivision of approximately 60 lots having a minimum lot size of 6,000 square foot located within a R1-6 (Single Family Residential) zoning district. The property is located in the SE of Section 19, Township 7 North, Range 25 East (Graham County Parcel No. 103-02-037A). This property is located north of 26th Street and west of 8th Avenue.

The purpose of this zoning district is to promote and preserve urban single-family residential development on lots with a minimum area of six thousand (6,000) square feet. The principal use permitted in this zoning district is single-family dwelling with customary accessory buildings and uses.

The applicant is also requesting a street width variance for 24th Place for thirty (30) feet of asphalt. This is a connector street between Shadow Drive and 10th Place. The primary use of 24th Place will be for circulation of public facilities vehicles and no homes will face or have access from 24th. Place.

INFORMATION/DISCUSSION/ACTION

5.2 Case Z-27-07: Scott Evans, (Township) Applicant is requesting Preliminary Site Plan Approval for a single family detached residential subdivision of approximately forty five (45) single family lots having a minimum lot size of 4,500 sq. feet and approximately forty five (45) – 4 plexes on approximately 21 acres located within a PUD (Planned Unit Development) zoning district. This Planned Unit Development is located in the NW ¼ of Section 20, Township 7 South, Range 26 East, Gila and Salt River Meridian, (Graham County Parcel No. 103-08-005,103-08-058a, 103-08-058b, 103-08-059a, 103-08-59b) and the SW ¼ of Section 20, Township 7 South, Range 26 East (Graham County Parcel No. 103-09-025a).

INFORMATION/DISCUSSION/ACTION

5.3 Case Z-48-07; William E. Mullett – Commonwealth Capital Corp. Applicant is requesting a rezone (zoning amendment) of parcel No. 103-02-046 approximately 7 acres generally located at the Southeast corner of 20th Avenue and 26th Street for the purpose of building approximately 64 apartments. Rezone to exclude the north 40 feet along 26th Street and west 50 feet along 20th Avenue. Rezone is located in that part of the NW corner of lot 3, Section 19, Township 7 South, Range 26 East of the Gila and Salt River Base and Meridian, Graham County, Arizona. The applicant is requesting a rezoning from C-1 (General Commercial) to R-2 (Multi Family Residential) for the purpose of developing an apartment complex with a small area for Commercial Development.

INFORMATION/DISCUSSION/ACTION

5.6 Project Updates:

INFORMATION/DISCUSSION

6. CALL TO THE PUBLIC:

Comments from the public on matters not listed on the agenda. Those wishing to address the Commission should fill out a “Request to Address the Commission” form and present it to the City Clerk prior to the beginning of the meeting. The Commission Chairman will recognize the person wishing to speak during the CALL TO THE PUBLIC item on the agenda. Time permitting; each presentation will be given approximately five (5) minutes. No action or Commission discussion will result from public comments on matters not listed on the agenda. However, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda.

7. NEXT SCHEDULED MEETING: February 14, 2008

8. ANNOUNCEMENTS:

9. ADJOURN:

Pursuant to *Arizona Revised Statutes* §38-431.03(A) (3) the Commission may enter Executive Session for legal advice on any agenda item.

THE COMMISSION RESERVES THE RIGHT TO TAKE LEGAL ACTION ON ANY AGENDA ITEM.

Note: Facilities are handicapped accessible. Please contact the City Clerk's Office if you have a special accessibility need. Please call 348-3100, 48 hours prior to meeting.

A copy of agenda background material to Commission Members, with the exception of material relating to possible executive session, is available for public inspection at the City Clerk's Office, 717 Main Street, or at the City Hall Annex, 808 8th Avenue, Monday thru Friday, 8:00 a.m. – 5:00 p.m.