

January 26, 2022 Board Of Supervisors - Planning And Zoning

Documents:

[1-26-22 BOS AGENDA.PDF](#)

DMP2021001 And Z2021050 Staff Report

Documents:

[DMP2021001 Z202150 BOS REPORT.PDF](#)

**BOARD OF SUPERVISORS' HEARING**  
**PLANNING AND ZONING AGENDA**  
**January 26, 2022**

**REGULAR AGENDA**

Title: White Tank Foothills Phase 3 (Cont. from 12/8/21)  
Case #: DMP2021001  
Supervisor District: 4  
Applicant & Owner: Brennan Ray, Burch & Cracchiolo, P.A. / Citrus & Lower Buckeye, LLC  
Request: Major Amendment of White Tank Foothills Development Master Plan (DMP) to change the land use designations from Small Lot Residential (2 – 5 du/ac) and Rural (0-1 du/ac) to Small Lot Residential (5 – 8 du/ac) and Transitional Lot (3 -5 du/ac) for a single-family residential subdivision  
Site Location: Generally located at the NWC of Citrus Rd. and Northern Ave. in the Glendale area  
Commission Recommendation: On 11/4/21, the Commission voted 5-1, to recommend **approval** of DMP2021001 subject to conditions 'a' – 'v'.  
Additional Comments: The Commission on December 8, 2021 recommended DMP2021001 & Z2021050 be continued until January 26, 2022. The Board continued this matter on December 8, 2021 in order to have the applicant to work with neighbors on a layout redesign of the residential subdivision that will have a lower density. The applicant is requesting further continuance of the case until the February 23<sup>rd</sup> Board hearing in order to modify the zoning exhibit and hold a neighborhood meeting to present the modified request to the neighbors.

Title: White Tank Foothills Phase 3 (Cont. from 12/8/21)  
Case #: Z2021050  
Supervisor District: 4  
Applicant & Owner: Brennan Ray, Burch & Cracchiolo, P.A. / Citrus & Lower Buckeye, LLC  
Request: Zone Change from R1-6 RUPD PAD, R1-7 RUPD PAD, R1-8 RUPD PAD, R1-18 RUPD PAD and Rural-43 PAD to R1-6 RUPD PAD, R1-7 RUPD PAD, and R1-10 RUPD PAD accommodating a single-family residential subdivision  
Site Location: Generally located at the NWC of Citrus Rd. and Northern Ave. in the Glendale area  
Commission Recommendation: On 11/4/21, the Commission voted 5-1, to recommend **approval** of Z2021050 subject to conditions 'a' – 'n'.  
Additional Comments: The Commission on December 8, 2021 recommended DMP2021001 & Z2021050 be continued until January 26, 2022. The Board continued this matter on December 8, 2021 in order to have the

applicant to work with neighbors on a layout redesign of the residential subdivision that will have a lower density. The applicant is requesting further continuance of the case until the February 23<sup>rd</sup> Board hearing in order to modify the zoning exhibit and hold a neighborhood meeting to present the modified request to the neighbors.



## Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

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<b>Board Hearing Date:</b>	January 26, 2022 (Continuance from December 8, 2021)
<b>Case #s/Title:</b>	DMP2021001 / Z2021050 – White Tank Foothills Phase 3
<b>Supervisor District:</b>	4
<b>Applicant/Owner:</b>	Brennan Ray, Burch & Cracchiolo, P.A / Citrus & Lower Buckeye, LLC
<b>Requests:</b>	<ol style="list-style-type: none"><li>1) Major Amendment of White Tank Foothills Development Master Plan (DMP) to change the land use designations from Small Lot Residential (2 – 5 du/ac) and Rural (0-1 du/ac) to Small Lot Residential (5 – 8 du/ac) and Transitional Lot (3 -5 du/ac) for a single-family residential subdivision</li><li>2) Zone Change from R1-6 RUPD PAD, R1-7 RUPD PAD, R1-8 RUPD PAD, R1-18 RUPD PAD and Rural-43 PAD to R1-6 RUPD PAD, R1-7 RUPD PAD, and R1-10 RUPD PAD accommodating a single-family residential subdivision</li></ol>
<b>Site Location:</b>	Generally located at the NWC of Citrus Rd. and Northern Ave. in the Glendale area
<b>Site Size:</b>	Approximately 232.3 acres
<b>County Island Status:</b>	Yes (City of Glendale)
<b>Additional Comments:</b>	The Commission on December 8, 2021 recommended DMP2021001 & Z2021050 be continued until January 26, 2022. The Board continued this matter on December 8, 2021 in order to have the applicant to work with neighbors on a layout redesign of the residential subdivision that will have a lower density. The applicant is requesting further continuance of these cases until the February 23 <sup>rd</sup> Board hearing in order to modify the zoning exhibit and hold a neighborhood meeting to present the modified request to the neighbors.
Presented by:	Martin Martell, Planner
Reviewed by:	Darren Gérard, AICP, Planning Manager
Attachments:	1/10/22 Continuance Request (1 page)

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Note: 11/4/21 Draft P&Z Minutes are not available as of the writing of this report, but can be provided upon request later when available.

January 12, 2021

**VIA email (clerkboard@maricopa.gov)**

Chairman Bill Gates  
Supervisor Clint Hickman  
Supervisor Jack Sellers  
Supervisor Steve Gallardo  
Supervisor Thomas Galvin

RE: DMP2021001/Z2021050 – White Tank Foothills Phase 3

Dear Chairman Gates and Supervisors:

On behalf of Citrus & Northern, LLC, we respectfully request a continuance of the above referenced cases for White Tank Foothills Phase 3 to the February 23, 2022, Board of Supervisors hearing. The continuance is requested to provide additional time to review the proposed changes to ensure the development continues to be compatible with the surrounding area, work with County Staff, and continue working with the area neighbors. We will be available to answer questions at the January 26, 2021, BOS hearing concerning this continuance request if necessary.

We thank you in advance for your consideration.

Very truly yours,

BURCH & CRACCHIOLO, P.A.



M. Brennan Ray

cc: Tom Ellsworth, Planning Director (tom.ellsworth@maricopa.gov)