

Planning and Zoning Commission Actions

Regular Meeting

May 23th, 2022

1.0 Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins.
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Yocum
2.0 Roll Call	Present: Yocum/ Huggins /Irving / Frank Phone in: Leffall / Sharpe Absent: Robertson
3.0 Call to the Public	No one spoke at the call to public.
4.0 Minutes	4.1
Agenda Item 4.1	No typed minuets to approve.
Agenda Item 5.1:	5.1 DRP 22-02 A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 318 town-home style unit, multi-story, multi-family development on approximately 16.10 acres located at the southeast corner of Stonegate Road and Alan Stephens Parkway, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa. DISCUSSION AND ACTION. Byron Easton, Senior Planner requested the item be continued to June 27th P&Z meeting. The developer is missing a couple submittals and is not ready yet. Speaker Card: (1) Dustin Williams of 42115 W Arvada Ct. Maricopa. Question on the access to Alan Stevens Rd. currently there is no access to Alan Stevens Rd and wants to know if the greenery will be distinct and separate the two developments. (2) Robert Club 41676 W Laramie Rd. requested the item be continued as there were no staff reports or exhibits available for the public. He accessed past documentation and spoke about site plan, stated it does not conform to the current Maricopa design standards. There is also minimal to no articulation on the building. Currently the north section shows zero guest parking. Concerns about gate and access near the school. No landscaping drawings to review or comment. Photometric and light plans are not available. Spoke against parking, sidewalks, drive isles and color schemes. Onsite retention issues and grading plans provided are not adequate. Has questions for the developer in regards to selling the property upon completion and if they will have an onsite management company. Requested the commission to deny or at least continue to later date. Commissioner Irving motioned to continue item 5.1. Commissioner Leffall seconded. All in favor. Item 5.1 continued.
Agenda Item 5.2:	5.2 GPA 21-08 PUBLIC HEARING: A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to amend approximately 10 acres of the General Plan Future Land Use Map from Public/Institutional (P) to High Density Residential (HDR) located at the southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. Discussion and Action. Byron Easton, Senior Planner presented. Applicant presented and addressed concerns from the previous neighborhood meeting. Public Hearing Opened at 6:52 pm. Speaker Card (1) Brittany Pisola 41160 W Somerset Dr. Maricopa. Spoke against potential zoning change from Public Institutional to High Density. If left as is the zoning would allow another facility similar to Copper Sky to be built. Expressed concerns about current commute times and traffic to Copper Sky for activities. East side residents have to drive to far to get to John Wayne Parkway. Safety concerns and traffic should be addressed before anymore apartments. Not against apartments, would like them to be spread-out all-over Maricopa. Police should be ticketing unsafe drivers. Police

should have more presence on Porter Rd. enforcing and addressing speed limit, school zone, and crosswalk.

(2) Sue V. 41452 W Lucera Lane. Expressed high concerns regarding the railroad tracks. Stated there will be casualty at the railroad tracks. Having proposed pedestrian and bike routes by the railroad tracks is dangerous. The East/West Corridor does not address an overpass. See this safety issues and wants to make sure they are addressed.

(3) Ben North 41670 W Cilo Lane Maricopa. Spoke against so many apartments being in one area because of traffic and safety concerns.

(4) Joanne Miller 17212 N Rosa Dr. Maricopa. Stated there has been promises of a bridge over the wash for 14 years. There is only one entrance into Santa Rosa Springs and she stated this is illegal. The additional entrance has a lock on it. If the wash is running fire, police, emergency vehicles cannot appropriately get in or out. Requested putting a hold on the item and to please consider the residents in the area.

(5) Marcy of 41891 W Lago St. Maricopa. Echoed the other speakers and stated her main concern is traffic.

(6) Wendy of 42191 W Palmyra Ct. Maricopa. Spoke against all of the apartments being on Porter Rd. The traffic will increase in addition to all the schools and current traffic in the area.

(7) Bill Lindsey of 42448 W Paseo Dr. Maricopa. Concerns regarding construction issues. The traffic during the construction will increase and impact the current traffic issues.

(8) Susan of 41266 W Carlisle Lane. Maricopa. Would like to know how that community gets more involved. Believes there needs to be more community outreach. Wants her voice heard on a more regular basis.

Public Hearing Closed at 7:17pm.

Commission Leffall commends staff and the applicant on the presentation. Question on the transportation report, was consideration taken into count for residents still commuting for work within the city and to Casa Grande? Byron Easton stated the TIA takes into count current, future and projected traffic counts. The applicant stated the traffic study and slide presented was for just the development. The whole TIA takes in to count the entire traffic plan.

Commissioner Sharpe agrees with the public that Porter has become an apartment corridor. Believes we should pump the brakes and is against changing the zoning. Not in support of changing the zoning. Does not believe it is in the best interest or supports health and general welfare of the community.

Commissioner Yocum agrees this area has inordinate number of apartments which is adding to the traffic. Not against it as it is line with the general plan guidelines.

Commissioner Irving stated there was in depth traffic study from Casa Grande Hwy to Honeycutt. He performed an informal study driving the route himself. The main impact is school traffic and times. There needs to be a joint effort with the Police, Parents, Students, PTO, everyone needs to be involved. Irving acknowledge the speaker that asked how to get involved, talk with City Council candidates ask what they are doing regarding safety. Go to school board meetings, keep talking and asking questions. You are heard.

Commissioner Frank does not understand the traffic slide numbers presented. Byron explained the numbers are for the development only. Frank asked regarding the intersection at Iron Point what is the level of service currently? The applicant's traffic engineer stated the trips for this development are so low it doesn't warrant the capacity at similar intersections it only warrants a "traffic statement". Frank asked when will that get a signal? Byron referred to Rodolfo Lopez, Director. He said there was traffic signal conditioned in 2015 this can be brought back up for discussion. Along with the East/ West Corridor, phase 4 for Santa Rosa off Ferral will be used and is currently under construction. Frank stated it may be time to relook at the housing plan. Commission discuss the "Adopted Housing Plan Goal" slide. Chair Huggins commented on the slide and thanked the public for speaking. Explained that there are entitled apartments that are all throughout the City that are not as discussed. We need to educate the public on paying attention to the traffic laws. Postponing or denying this could have other consequences. The developer by right does have property rights that have to be considered.

Sharpe asked if this gets approved can building 3 & 4 could be turned along the western side, so they do not have the broad side of the building facing the adjacent homes.

Commissioner Yocum motioned to approved item 5.2. Commissioner Irving seconded. Vice Chair Sharpe Opposed. Motion passes 5/1.

Agenda Item 5-3:

5-3

ZON 21-08 PUBLIC HEARING: A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to rezone approximately 10 acres from existing General Business (CB-2) to High Density Residential (RH) located at southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. Discussion and Action.

Byron Easton, Senior Planner presented. Applicant presented and addressed concerns from

	the previous neighborhood meeting. Public Hearing Opened at 7:53 pm. Marcy of 41891 W Lago St. Maricopa spoke in regards to the water issue. With the potential water park coming and the apartments coming is there a water concern? Rick Williams, Planning & Zoning Manager states the applicant did provide an assured water supply from Global Water on record. Dustin Williams of 42115 W Arvada Ct. Maricopa. Spoke regarding infrastructure. Stated this would be a good time to pump the breaks and let the infrastructure catch up. Public Hearing closed 7:56pm. Commission Irving stated this is a zoning issue and it will be developed one way or the other. Changing the zoning is not going to resolve the traffic. The developer can by right build there. Vice Chair Sharpe says changing the zoning allows the developer to build. It is currently commercial it is sitting there vacant. Does believe this is a good time to hold off. Commissioner Irving motioned approval of item 5.3 Commissioner Yocum seconded. Vice Chair Sharpe opposed. Motion passed 5/1.
Agenda Item 6.0 Update from Staff	6.0 Rick Williams stated there will be 2 meetings in June. Rudy Lopez stated there are school board meetings being conducted to alleviate traffic and is in the works.
Agenda Item 7.0: <u>Executive Session</u>	There was no executive session.
Agenda Item 8.0: <u>Adjournment</u>	Vice Chair Sharpe motioned to adjourn. Seconded by Commissioner Leffall. Meeting adjourned at 8:07 pm/

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 10th day of January 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of January, 2022