

Planning and Zoning Commission Actions

Regular Meeting August 22nd, 2022

1.0 Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins.
2.0 Roll Call	Present: Yocum / Huggins / Irving/ Frank / Robertson Present Telephonically: Leffall Excused: Sharpe
3.0 Call to the Public	1 Speaker Card: Tena Dugan Glenwilde AZ. Requested consent agenda item 4.4 be added to the regular agenda for the public to view the presentation. Commission Frank also requested this item be moved to 5.1.
4.0 Consent Agenda 4.1-4.2-4.3	MIN 22-37/ MIN 22-38 / MIN 22-39 Approval of Minutes from the June 27 th , July 11 th , and July 25 th Planning and Zoning Commission meeting. A motion was made by Commissioner Irving, seconded by Commissioner Frank, that these Minutes be Approved. The motion carried by a unanimous vote.
5.0 Regular Agenda Agenda Item 5.1:	DRP22-17 A request by the City of Maricopa for approval of Site Plan, Landscape Plan, and Elevations for a new City Center Public Safety Facility, located north and east of the northeast corner of W. Bowlin Road and N. White and Parker Road. Discussion and Action. Planning & Zoning Manager Rick Williams presented. Robertson asked if the elevations are the same, will it match the current city buildings adjacent, does the current site allow for expansion, and will the building require a communication tower. Rick Williams along with Keith Brown, Director of CIP & Engineering addressed the questions. They stated it is identical elevations same building just a new site. No plans of expansion to their knowledge and not sure if any special communications towers are required. A motion was made by Commissioner Yocum, seconded by Commissioner Robertson, that this Rezoning be Approved. The motion carried by a unanimous vote.
Agenda Item 5.2:	PUBLIC HEARING: PAD22-03 District 3 at Copper Sky: A request by S3 BioTech LLC represented by Mr. Britton Lee, Chairman and CEO of S3 BioTech, is proposing to a rezone approximately 28.3 acres of land from existing General Mixed Use (MU-G) and Transitional (TR) Zoning District to Planned Area Development (PAD) District, for a proposed a Medical and Innovation campus. The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. Discussion and Action. Rudy Lopez, Director of Development services presented. Ed Johnson of 2302 N Central Ave Phoenix, Board Member of S3 Bio

	Tech. presented. Public Hearing Opened at 6:37 pm. 1) Tena Dugan of 42097 W Arvada Ct. loves this project. Concern is parking and no current traffic signal on MLK. Concerned about taking away existing ball fields and dog park. We use them for tournaments. 2) Sue Vangosen 41452 W. Lucera Lane. Concerned about losing the dog park and skate park, and ball fields. Does not think there are enough activities for youth currently. The traffic for the events held at Copper Sky is a concern. Will there be another access for emergency vehicle and will Bowlin connect to the new Sonoran Parkway. 3) James Singleton 36112 W Catalonia Dr. Concerned about parking and emergency vehicle access for and during events held at Copper Sky. Public Hearing Closed 6:43 pm. Commissioners are in favor of the project and potential of what it can do for City. Commissioner Frank had concern about the ball fields. The applicant explained they are working with the City on relocating and replacing the fields. They have already identified potential new sites. Chair Huggins also asked about the relocation of the dog park. Staff answered that the dog park will also be relocated to another area at Copper sky. Commissioner Robertson asked if the current zoning would allow the project. Rudy Lopez explained that no, building heights, set backs and certain requirements would not allow this project. Robertson clarified this was the reason for the PAD request to allow for the proposed heights and density. Lopez agreed. Chair Huggins said they will be reviewing and looking at traffic closely when the time comes. Attracting nothing but good Nick Cook, City Attorney mentioned there was typo on stipulation number 4 of the PAD booklet number, it will be corrected before council. Commissioner Yocum motioned to approve item 5.2. Commissioner Frank seconded. All in favor. The motion carried by unanimous vote.
Agenda Item 6.0 Update from Staff	6.0 Rick Williams, Planning and Zoning manager updated the Commission that there will be about 12 amendments to the zoning code coming before you shortly. Rudy said they are working on the study session now that the new Mayor is appointed.
Agenda Item 7.0: <u>Executive Session</u>	There was no executive session.
Agenda Item 8.0: <u>Adjournment</u>	A motion was made by Commissioner Irving, seconded by Commissioner Yocum, to Adjourn. The motion carried unanimously. Meeting adjourned at 7:01pm.

I, Britney Orian 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 22nd day of August 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 23rd day of August, 2022