



# City of Maricopa

## Meeting Actions - Final Planning & Zoning Commission

Maricopa City Hall  
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Monday, September 26, 2022

6:00 PM

Council Chambers

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1. **Call To Order**

*The meeting was called to order at 6:00 pm.*

2. **Roll Call**

*Commissioners Leffall and Sharpe were present telephonically.*

**Present** 7 - Linda Huggins, Commissioner Dan Frank, Commissioner Rachel Leffall, Michael Sharpe, Commissioner James Irving, Commissioner Ted Yocum, and Commissioner William Robertson

3. **Call to the Public**

*No speakers were present during the call to the public.*

4. **Minutes**

*Commissioner Irving motioned to approve minutes. Commissioner Robertson seconded. All in favor. Passed unanimously.*

4.1 **MIN 22-44**

Commission shall approve the minutes from the September 12th meeting.

**A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that the Minutes be Approved. The motion carried by a unanimous vote.**

5. **Regular Agenda**

5.1 **PAD22-08**

PUBLIC HEARING: The Planning and Zoning Commission shall hear public comment regarding a Zoning Map Amendment to rezone approximately 325.93 acres, generally located at the southeast corner of N. Murphy Road and W. Farrell Road, within the City of Maricopa incorporated limits, from General Rural (GR) to Planned Area Development(PAD) as described in case # PAD22-08. The land is located in a portion of the West Half of Section 3, Township 5 South, Range 4 of the Gila and Salt River base meridian, Pinal County, Arizona. Discussion and Action.

*Derek Sheerer, Planner II, presented.*

*Public Hearing opened at 6:11p.m.*

*Public Hearing closed at 6:11p.m*

**A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Planned Area Development request be Approved. The motion carried by a unanimous vote.**

5.2 [PAD22-11](#)

PUBLIC HEARING: A request Pew & Lake, PLC, on behalf of PHX Surf, LLC, requesting review and approval to create the PHX Surf Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for PHX Surf, a proposed surf and water park, on-site hospitality, retail, restaurant and outdoor entertainment center. The property is generally located at the southwest corner of Smith Enke Road (State Route 238) and North Loma Road. DISCUSSION AND ACTION.

*Byron Easton, Senior Planner, presented. The Public Hearing opened at 6:39p.m.*

*Sue Van Gosen, 41452 W. Lucera Ln. expressed concern on the traffic generated by a proposed surf and water park. She also asked whether or not the applicant would provide sufficient parking for the development.*

*Dan Pelorin, address unknown, acknowledged being a property owner south of the project's subject site and noted he attended a prior meeting on this item. He expressed concern on the water usage of the site, and how the water would be sourced.*

*Tina Dugen, 42097 W. Arvada Ct, expressed concerns with traffic on State Route 238 and the proposed concert venue on the site. She expressed concern that a residential development was planned to the south of the site, and noise generated by the site may be an issue for future residents.*

*Public Hearing closed at 6:43 pm. Discussion from the Commission followed.*

**A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that this Planned Area Development be Approved. The motion carried by a unanimous vote.**

5.3 [DRP22-02](#)

A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 293 townhome 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, presented.*

*Sue Van Gosen, 41452 W. Lucera Ln., expressed concerns with the lighting provided, and potential spillover of lighting onto nearby single-family residences. The speaker also expressed that the motor vehicle turning radius for the interior of the site may be too tight. She expressed concern with guest parking and the need for potential improvements for Maricopa-Casa Grande Highway.*

*Robert Klob submitted a set of comments that were previously given to staff about the project proposal. The speaker stated that the elevations were improved from the previous presentation to the Commission. He expressed that the site plan needed further improvement and the lack of guest parking was an issue, as well as narrow drive aisles and lack of substantial landscaping on the site. He followed by proposing stipulations that at least 20 feet should be present between each building and that there should be adequate parking for guests throughout the property. He additionally requested that the guest clubhouse building elevations should be included and that the plan package be completed. He requested the item be continued to give the applicant additional time to get those items together.*

*The applicant, Brendan Rhea on behalf of David Bohn, replied to the public comments. He explained that the City's criteria was met by the proposal in terms of design, transportation, and engineering. Further discussion followed from the Commission.*

**A motion was made by Commissioner Robertson, seconded by Sharpe, that this Development Review Permit be continued.. The motion carried by a unanimous vote.**

**5.4 [DRP 22-13](#)**

A request for approval of a Major Development Review Permit for a proposed 33,000+ square-foot church campus on approximately 10.3 acres. The subject site is generally located on the southeast corner of W. Honeycutt Rd. and N. Porter Rd. Discussion and Action.

*Planner II, Derek Scheerer presented. Discussion ensued regarding traffic during simultaneous school traffic hours and events. The applicant was present to address traffic and parking concerns.*

**A motion was made by Commissioner Yocum, seconded by Commissioner Robertson, that this Development Review Permit be Approved. The motion carried by a unanimous vote.**

**6. Reports from Commission and/or Staff**

*Richard Williams announced that Britney Orian would be leaving her current position for another position with the City, and this was her last Commission meeting. He stated that next Commission meeting was scheduled for October 24th, 2022.*

**7. Executive Session**

*No executive session was conducted.*

**8. Adjournment**

*Meeting adjourned at 9:02. Motion by Commissioner Irving. Seconded Frank.*

**A motion was made by Commissioner James Irving, seconded by Commissioner Dan Frank, to Adjourn at 9:02 pm. The motion carried unanimously.**