

Planning and Zoning Commission Actions

Regular Meeting

June 29, 2023

6:00 pm Call to Order	6:00 pm Commissioner Yocum
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Robertson
Roll Call	Commissioner Yocum, Commissioner Hughes, Commissioner Robertson, Commissioner Frank, Commissioner Leffall, Commissioner Singleton, and Commissioner Irving were present. Commissioner Yocum led the meeting.
3.0 Call to the Public	No speakers gave public comment.
4.0 Minutes	A motion was made by Commissioner Irving, seconded by Commissioner Leffall, that the Minutes for the June 12 th meeting be Approved. The motion carried by a unanimous vote.

Agenda Item 5.1:	<p>5.1 PUBLIC HEARING: ZON23-03: A request by the City of Maricopa for review and approval of Zoning Map Amendments to the Mixed-use Heritage Overlay District. DISCUSSION AND ACTION.</p> <p>Richard Williams, Planning and Zoning Manager, presented the details for item 5.1.</p> <p>Commissioner Robertson: Requested clarification on Relaxed Development Standard and Reduced Parking and Landscape Requirements.</p> <p>Richard Williams: Stated that the Reduce Parking and Landscape requirement will ensure that on street parking is available. This requirement will aid with parking requirements for the smaller sized lots in the Mixed-Use Heritage District. Clarified that Relaxed Development Standard reduces some of the required standards as far as planning specific numbers of quantities, provided the example of percentages of landscape needed in a smaller lot.</p> <p>Commissioner Singleton: Requested clarification on Zoning specifically, on two left lots zoned as CB-2 on West Edison Road due to these lots now being multi-family.</p> <p>Richard Williams: Stated that the lots did not get rezoned because the Mixed-Use Heritage District allows multi-family. Stated the property can eventually rezoned if there is interest for another development.</p> <p>Commissioner Juarez: Requested clarification on the potential small businesses that could occupy the lots in the Mixed-Use Heritage Overlay District.</p> <p>Richard Williams: Stated that an example of this area would be Downtown Phoenix. Provided examples such as attorneys' offices and coffee shops.</p> <p>Commissioner Irving: Questioned if the amendment would leave the flexibility to live above the any small business.</p> <p>Richard Williams: Stated that a live and work environment is part of the core of the Mixed-Use Heritage District, provided Neaux Coffee as an example.</p> <p>A motion was made by Commissioner Leffall, seconded by Commissioner Irving. The motion carried by a unanimous vote.</p>
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<p>Agenda Item 5.2:</p>	<p>5.2 PUBLIC HEARING: ZON23-04: A request by the City of Maricopa for review and approval of Zoning Map Amendments to the Transportation Corridor Overlay District. DISCUSSION AND ACTION.</p> <p>Richard Williams, Planning and Zoning Manager, presented the details of item 5.2.</p> <p>No comments were made by the Commission.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Irving. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.3:</p>	<p>5.3 PUBLIC HEARING: TXT23-03 Text Amendment: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Zoning Code, Section 18.05.060 - Introductory Provisions, Section 18.95.050 - Prohibitions, Section 18.120.240 - Group Homes, Section 18.140.160 - Interpretations, Section 18.160 - Variances, and Section 18.205.020 - Definitions. DISCUSSION AND ACTION.</p> <p>Richard Williams, Planning and Zoning Manager, presented the details of item 5.3.</p> <p>No comments were made by the Commission.</p> <p>A motion was made by Commissioner Leffall, seconded by Commissioner Singleton. The motion carried by a unanimous vote.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams provided updates to the Commission. Stated that the July 10th meeting has been cancelled. Stated that the state planning conference early bird registration has opened. Introduced new Assistant Planner, Cassandra Rippon.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Juarez motioned to adjourn, seconded by Chair Singleton. Meeting adjourned at 6:32PM.

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 29th of June 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of August 2023