

**Planning and Zoning Commission Actions  
Regular Meeting  
September 25, 2023  
Maricopa Library and Cultural Center (Off-site)**

<b>6:00 pm Call to Order</b>	6:00 pm Chair Yocum
<b>Invocation</b>	Commissioner Irving
<b>Pledge of Allegiance</b>	Commissioner Robertson
<b>Roll Call</b>	Chair Yocum, Vice-Chair Robertson, Commissioner Hughes, Commissioner Juarez, Commissioner Singleton, and Commissioner Irving were present. Chair Yocum led the meeting.
<b>3.0 Call to the Public</b>	No speakers gave public comment.
<b>4.0 Minutes</b>	Commissioner Robertson motioned to approve the minutes. Commissioner Irving seconded the motion. Minutes from the August 28, 2023 meeting were approved unanimously.

<b>Agenda Item 5.1:</b>	<p><b>5.1</b> ZON23-05: A request by Desert Cedars Equities, LLC, to rezone approximately 2.38 acres from the existing General Mixed Use (MU-G) zoning district to General Commercial (GC). The site is generally located on the southeast corner of N. John Wayne Pkwy. and W. Honeycutt Ave. <b>DISCUSSION AND ACTION.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.1.</p> <p>The applicant, present at the meeting, provided brief comment regarding the case prior to offering to take questions from the Commission. The Commission did not provide questions for the applicant or City staff.</p> <p>Chair Yocum opened the public hearing. No individuals chose to speak on this item. Chair Yocum closed the public hearing.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Singleton, that this Rezoning be Approved. The motion carried by a unanimous vote.</p>
<b>Agenda Item 5.2:</b>	<p><b>5.2</b> GPA23-02: A request by CVL Consultants on behalf of Maricopa 80, LLC, to amend the General Plan Future Land Use Map for approximately 80 +/- acres from existing Low Density Residential (L), to Medium Density Residential (M) and Commercial (C) for the future development of a single-family residential community and commercial area, generally located at the northwest corner of W. Steen Rd. and N. Murphy Rd. <b>DISCUSSION ONLY.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.2.</p> <p>Chair Yocum allowed the applicant, Julie Vermillion from CVL Consultants, to provide brief comment and background on the request.</p> <p>Vice-Chair Robertson asked how many acres the site in question includes for commercial uses. The applicant stated that the site includes approximately five (5) acres for neighborhood commercial. The Vice-Chair also asked for clarification on the difference in density between the low and medium density residential. The applicant stated that the low density residential has a maximum of two (2) dwelling units per acre (du/acre), while medium density has a maximum of 4.3 du/acre.</p>

	<p>Commissioner Hughes asked about the existing infrastructure along N. Murphy Rd., and asked for clarification on roadway improvements. The applicant stated that the project will provide half-street roadway improvements adjacent to the site.</p> <p>Chair Yocum asked the audience for any comment on the item. No speakers stepped forth. The item was conducted for discussion only.</p>
<b>Agenda Item 5-3:</b>	<p><b>5-3</b> GPA23-04: A request by CVL Consultants on behalf of Maricopa 480 Partners, to amend the General Plan Future Land Use Map for approximately 481 +/- acres from existing Low Density Residential (L), Medium Density Residential (M), Master Planned Community (MPC), and Open Space (OS) to Master Planned Community (MPC) for the future development of residential, business park, and employment uses, generally located at the southeast and southwest corners of W. Steen Rd. and N. Murphy Rd. <b>DISCUSSION ONLY.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.3.</p> <p>Chair Yocum allowed the applicant, Julie Vermillion from CVL Consultants, to provide brief comment and background on the request.</p> <p>Commissioner Irving requested clarification on the reasoning for the requested flexibility surrounding the employment portions of the project. The applicant clarified that the General Plan Amendment sets the project up for an upcoming Planned Area Development (PAD) request. Brief discussion followed between Commissioner Irving and the applicant surrounding the establishment of commercial and employment uses on the site, establishing that they will be core uses within the project.</p> <p>Commissioner Singleton expressed his support for the commercial and employment uses on the site. The applicant stated that as the project does not yet have end-users in line for the commercial and employment portions of the site, it requires flexibility to accommodate users at the future PAD stage of the project.</p> <p>Chair Yocum asked the audience for any comment on the item. No speakers stepped forth. The item was conducted for discussion only.</p>
<b>Agenda Item 5-4:</b>	<p><b>5-4</b> MISC23-25: Planning Commission Update: Rodolfo Lopez, Director, Development Services Department, will provide and update regarding the City of Maricopa "Trails Master Plan." <b>DISCUSSION ONLY.</b></p> <p>Rodolfo Lopez, Development Services Director, presented the details of item 5.4.</p> <p>Commissioner Hughes expressed his support for the Trails Master Plan Update.</p> <p>Commissioner Robertson asked for clarification on the future implementation of the plan, timelines, and funding for the plan. Rodolfo Lopez stated that City staff does require applicants and developers to contribute toward the plan when planned trails are located adjacent to their sites. It was also stated that the plan will allow for City leadership to set aside funding for portions of the trails plan that are not yet built.</p> <p>One speaker chose to provide comment. Daphne Roberts, a resident of Maricopa, asked if drought tolerant landscaping and water conservation is being considered when designing the future trails. Rodolfo Lopez stated that City staff and planners will account for water conservation and drought tolerant landscaping for future designs. Mrs. Roberts expressed the hope to see the designs incorporate and accommodate for existing wildlife in the area.</p> <p>Chair Yocum asked the audience for any further comment on the item. No other speakers stepped forth. The item was conducted for discussion only.</p>
<b>Agenda Item 5-5:</b>	<p><b>5-5</b> MISC23-26: REDEVELOPMENT DISTRICT AREA PLAN UPDATE: As part of the requirements of Arizona State Statutes for Redevelopment District Area Plans, the Commission will host a public meeting, to review the proposed Redevelopment District Area Plan Update, and to promote citizen participation. The first public meeting, at the Maricopa Library and Cultural Center, is an opportunity for the public to comment; no</p>

action will be taken by the Commission. A second public meeting, a Neighborhood Meeting, will be held on October 9, 2023, at the Maricopa Library and Cultural Center. Action on the Redevelopment District Area Plan Update will occur at the statute required City Council public hearing scheduled for November 7, 2023, at City Hall. The Neighborhood Meeting and City Council public hearing will provide additional opportunity for the public to comment. **DISCUSSION ONLY.**

Derek Scheerer, Planner II, presented the details of item 5.5.

Commissioner Juarez asked Derek Scheerer for a timeline of water and sewer to be resolved within the redevelopment area in question. Scheerer stated that the improvements are dependent on the allocation of public funds and future budgeting, and should account for the costs for the installment of the infrastructure needed.

Vice-Chair Robertson expressed concern regarding the local perception surrounding potential gentrification of the area, and that existing businesses in the area may choose to vacate due to the item's subject. The Commissioner expressed support of the plan but expressed the need for City staff to provide further clarification regarding the Redevelopment District Area Plan to local residents in the future.

Commissioner Irving, requested clarification on Goal 5, Objective 4 within the plan. Scheerer stated that this is a continued effort from the previous plan. Commissioner Irving expressed his support on updating this objective to account for the progress made in the recent past. Commissioner Irving expressed his overall support for the item.

Commissioner Singleton expressed his hope to see certain exhibits updated to reflect the current state of sites within the Redevelopment Plan.

Chair Yocum brought up the issues of water and sewer within the area, stating that there is no sewer service present. The Chair stated that existing water infrastructure is lacking in the area as well. The Chair expressed support for the City to lead a coordinated effort to bring adequate water and sewer services in the area.

Chair Yocum opened the discussion to the audience.

Daphne Roberts, a resident of Maricopa, requested clarification on the installment of sewer in the area and the source of funding for the work. She asked whether or not the property owners would be forced to pay for the installations. Scheerer stated that the property owners would not be forced to pay unless they choose to connect to the sewer lines. Stub-outs would be provided in the designs if the work is ever proposed. Mrs. Roberts expressed concern on the higher cost of water provided by Global Water if the water provider is changed in the area. Scheerer stated that property owners would have the choice to switch from septic or sewer if their needs were to change. Scheerer clarified that this is an update from the approved 2008 plan, and that this plan is not new for the area.

City Council member Henry Wade, from the audience, clarified for other residents that the amount of costs for any improvements and construction that the City of Maricopa pays will have an impact on any work to be done within the area.

Dan Rodgers, from Maricopa Community Church within the area in question, provided comment from the audience. He stated that the church has water and septic, and that the Heritage Mixed-Use Overlay District provides difficulty for the development of their site. Mr. Rodgers expressed opposition toward the City requiring residents and existing businesses to pay for their half-street improvements adjacent to their properties, citing that these are large financial burdens.

Commissioner Hughes stated that when water and sewer is established in an area, the resident pays for the connection to the main lines.

Commissioner Irving clarified that this Redevelopment Area Plan Update is required for the distribution of federal grants and other funding in the area. The Commissioner clarified that the purpose of this request is to increase the amount of federal funding in order to improve the area in question/the Heritage District. The Commissioner established that several recent projects have advanced efforts to establish a Heritage District for the City, such as the renovated Zephyr and the Maricopa Historical Museum.

	<p>Dan Rodgers asked if the City had an impact analysis that shows how past federal grants and funding received has impacted existing residents within the subject area. Mr. Rodgers expressed that the local roadways in the area should be the primary focus of the funding received, as opposed to water and sewer.</p> <p>Commissioner Hughes stated that he has, in the past, established a historical preservation district in another community. He stated that the cost factor is high in creating a historical district, and that federal grants and funding will allow for the pursuit of this goal.</p> <p>Daniel Rajat, a resident of the subject area, expressed concerns regarding most homes in the area only having one-car driveways, creating the need for residents to park a second car on the street. He asked if residents will risk having their vehicles towed if parked on the street for long periods of time or overnight. Derek Scheerer stated that he will verify with the City Engineer on the matter and contact the resident the next day with an answer.</p>
<p><b>Agenda Item 6.0:</b> <b><u>Report from Commission and/or Staff</u></b></p>	<p>Richard Williams, Planning and Zoning Manager, stated that the next Planning and Zoning Commission meeting will be held on October 23<sup>rd</sup>, 2023, and that the October 9<sup>th</sup> meeting will be canceled. He also stated that future public hearings on the presented items will be open to the public. Richard Williams thanked the audiovisual and media team for their efforts in setting up the meeting at the off-site location at the library. Williams informed the Commission and the public that Commissioner Rachel Leffall has resigned from her position as Planning and Zoning Commissioner, due to her acceptance of a position with the Maricopa Economic Development Alliance (MEDA).</p>

<b>Agenda Item 7.0:</b> <b><u>Executive Session</u></b>	No executive session was conducted.
<b>Agenda Item 8.0:</b> <b><u>Adjournment</u></b>	Commissioner Irving motioned to adjourn, seconded by Chairman Yocum Meeting adjourned 7:32PM.

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 25th of September 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 31<sup>st</sup> day of October 2023