

Planning and Zoning Commission Actions Regular Meeting

November 13, 2023

City Hall – Council Chambers

6:00 pm Call to Order	6:00 pm Chair Yocum
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Singleton
Roll Call	Chair Yocum, Vice-Chair Robertson, Commissioner Hughes, Commissioner Juarez, Commissioner Singleton, and Commissioner Irving were present. Chair Yocum led the meeting.
3.0 Call to the Public	One speaker gave public comment. Jose Meza, a resident of the City, briefly presented a development proposal consisting of a food truck park. He stated that he will be submitting a pre-application for the project. Planning and Zoning Manager Richard Williams gave brief comment regarding the proposal and the next steps the applicant will take.
4.0 Minutes	The minutes for the September 25, 2023 and the October 23, 2023 meetings were approved unanimously. Commissioner Irving made the motion to approve the first set of minutes, seconded by Vice-Chair Robertson. Commissioner Irving made the motion to approve the second set of minutes, seconded by Commissioner Singleton.

Agenda Item 5.1:	<p>5.1 GPA23-02: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a major General Plan Amendment on approximately 80+ acres effectively changing the future land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) and Commercial (C). The site is generally located at the northwest corner of W. Steen Rd. and N. Murphy Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 jointly. The applicant introduced himself after the staff presentation.</p> <p>Vice-Chair Robertson asked if the change from low-density residential to medium density helped add a neighborhood commercial portion to the proposal. Robertson asked what the benefits are to designating the development as a Planned Area Development (PAD). Derek Scheerer responded by stating that the development will provide increased design elements and amenities in exchange for deviations from the base development standards.</p> <p>Commissioner Hughes asked if the improvements to Murphy Road have been appropriated and what type of roadway it is designated as. Derek Scheerer stated that he does not know if funding for this roadway has been allocated, but the road is designated as an arterial. The applicant stated that the homebuilder will be dedicating and improving the roadways adjacent to their developments at the time of construction.</p> <p>Commissioner Irving asked for an estimate of the amount of developments that have been approved along Murphy Road. Irving expressed concern regarding the increasing population on the east side of Maricopa and the current timeline for improvements. He asked how residents will travel from east to west after construction. Derek Scheerer explained that Murphy Road will eventually be a four lane roadway with a median, and to be developed similarly to Porter Road at the time of adjacent development. The applicant stated that the homebuilder is dedicated to providing the necessary improvements to the adjacent roadways, and that the projects will have approved TIAs on file. Brief discussion followed.</p> <p>Chair Yocum opened the public hearing.</p> <p>Chair Yocum closed the public hearing.</p>
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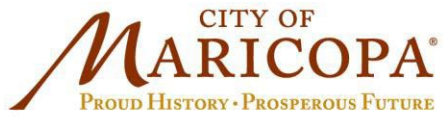
	<p>Vice-Chair Robertson made the motion to approve item 5.1, seconded by Commissioner Juarez. The item was approved unanimously.</p>
Agenda Item 5.2:	<p>5.2 PAD22-17: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 80 +/- acres effectively rezoning the site from the General Industrial (CI-2) zoning district to the Pecan Groves Planned Area Development (PAD) zoning district. The site is generally located at the northwest corner of W. Steen Rd. and N. Murphy Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 jointly.</p> <p>Chair Yocum opened the public hearing.</p> <p>Chair Yocum closed the public hearing.</p> <p>Commissioner Juarez made the motion to approve item 5.2, seconded by Commissioner Singleton. The item was approved unanimously.</p>
Agenda Item 5.3:	<p>5.3 GPA23-01: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a major General Plan Amendment on approximately 481 +/- acres effectively changing the future land use designation from existing Low Density Residential (LDR), Medium Density Residential (MDR), Master Planned Community (MPC), and Open Space (OS) to Master Planned Community (MPC). The site is generally located at the southeast and southwest corners of W. Steen Rd. and N. Murphy Rd. DISCUSSION AND ACTION.</p> <p>Nick Cook, from the City's legal department, clarified that this item is part of GPA23-04 that was presented at a previous meeting.</p> <p>Derek Scheerer, Planner II, presented the details of items 5.3 and 5.4 jointly. The applicant introduced himself after the staff presentation.</p> <p>The Commissioners had no comments or questions for staff or the applicant.</p> <p>Chair Yocum opened the public hearing.</p> <p>Chair Yocum closed the public hearing.</p> <p>Vice-Chair Robertson made the motion to approve item 5.3, seconded by Commissioner Hughes. The item was approved unanimously.</p>
Agenda Item 5.4:	<p>5.4 PAD23-01: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 481 +/- acres from the existing Eagle Shadow Planned Area Development (PAD) CR-2 Single-Family Residential and CR-3 Single Family Residential to the Murphy Park Planned Area Development (PAD) zoning district. The site is generally located at the southeast and southwest corners of W. Steen Rd. and N. Murphy Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details of items 5.3 and 5.4 jointly. Brief discussion followed as Scheerer presented a zoning map for reference on surrounding commercial in the area.</p> <p>Chair Yocum opened the public hearing.</p> <p>Chair Yocum closed the public hearing.</p> <p>Commissioner Hughes made the motion to approve item 5.4, seconded by Commissioner Juarez. The item was approved unanimously.</p>
Agenda Item 5.5	<p>5.5 GPA22-14: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a minor General Plan Amendment on approximately 20 +/- acres effectively changing the future land use designation from Mixed Use (MU) to Low Density Residential (LDR). The site is generally located at the northwest corner of W. Santi Rd. and N. Gunsmoke Rd. DISCUSSION AND ACTION.</p>

	<p>Derek Scheerer, Planner II, presented the details of items 5.5 and 5.6 jointly. The applicant gave brief comment regarding the proposed features of the development and the intent. He stated that this development will provide buyers large lots for custom homes.</p> <p>Commissioner Yocum asked if this development was geared toward custom homes, and the applicant confirmed. Commissioner Juarez asked if there were any planned improvements for Gunsmoke Road or adjacent roadways. The applicant stated that Santi Road adjacent to their development would be abandoned, Whisker Road would be for emergency access only, and that Gunsmoke Road would receive half-street improvements as part of the development.</p> <p>Commissioner Irving if the developer would pave Gunsmoke Road. The applicant stated that the developer will provide half-street improvements along the property lines. Derek Scheerer further clarified that there is a plan with the City Engineer to extend the pavement to Honeycutt Road, with the help of nearby adjacent development and payments in lieu.</p> <p>Commissioner Irving asked if residents will be able to have horses on the lots. The developer stated that residents may have horses if they have properties a minimum of one acre in size.</p> <p>Chair Yocum asked who will be involved in the realignment of traffic patterns during construction. Derek Scheerer stated that Public Works and Engineering will be reviewing the matter.</p> <p>Chair Yocum opened the public hearing.</p> <p>One resident, from 18805 N. Cook Dr., gave public comment. He expressed concerns regarding the allowance of two-story homes with a third-story architectural feature would affect the surrounding neighborhood's character.</p> <p>Chair Yocum closed the public hearing.</p> <p>Commissioner Hughes made the motion to approve item 5.5, seconded by Vice-Chair Robertson. The item was approved unanimously.</p>
<p>Agenda Item 5.6</p>	<p>5.6 PAD22-20: PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 20 +/- acres effectively rezoning the site from the General Rural (GR) zoning district to the Seven Ranches Estates Planned Area Development (PAD) zoning district. The site is generally located at the northwest corner of W. Santi Rd. and N. Gunsmoke Rd. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details of items 5.5 and 5.6 jointly.</p> <p>Chair Yocum opened the public hearing.</p> <p>Chair Yocum closed the public hearing.</p> <p>Commissioner Juarez made the motion to approve item 5.6, seconded by Commissioner Hughes. The item was approved unanimously.</p>
<p>Agenda Item 6.0: <u>Report from Commissionand/or Staff</u></p>	<p>Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will be a Planning and Zoning Commission and a Transit Advisory Committee meeting on December 11, 2023, which will be the final meeting of the year.</p>
<p>Agenda Item 7.0: <u>Executive Session</u></p>	<p>No executive session was conducted.</p>

Agenda Item 8.o: <u>Adjournment</u>	Commissioner Juarez motioned to adjourn, seconded by Commissioner Irving Meeting adjourned 7:07PM.
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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 13th of November 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of December 2023.



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