



City of Maricopa

Meeting Minutes - Draft Planning & Zoning Commission

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Chair Robert Klob

Vice Chair Robert Brems

Commissioner William Robertson

Commissioner Maurice Thomas Jr.

Commissioner Chad Whittle

Commissioner Ted Yocum

Monday, March 23, 2026

6:00 PM

Maricopa Library and Cultural Center

5. Agenda and Public Hearings

5.2 [PAD26-02](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 2.31 +/- acres effectively amending the zoning standards for the Homestead at Rancho El Dorado (The Wells) Planned Area Development (PAD) CI-1 Light Industry & Warehouse. The site is generally located at the north and east of the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented PAD 26-02, explaining this was an application to amend a planned area development to increase the height limit for a proposed hotel use. He stated that the current Homestead at El Dorado or Wells PAD limits development to 35 feet high, but the applicant is proposing a 4-story hotel requiring a height increase to 60 feet.

Mr. Scheerer explained that under the PAD, a 10 percent increase in height would have been a minor amendment, but since they're requesting more than that, this constitutes a major amendment. He included that the amendment applies only to two specific lots that will be combined into one before development.

Mr. Scheerer stated the proposal includes increasing height from 35 feet to 60 feet for the 4-story hotel, with architectural treatments and parapet walls on top to screen rooftop mechanical equipment. He emphasized that staff has conditioned the approval for a 50-foot maximum height for habitable space, with the additional 10 feet for architectural elements.

Mr. Scheerer showed a perspective view from Allen Stevens Parkway, noting there is considerable distance between the residential subdivision and the proposed hotel. He clarified that the photograph demonstrated what the 60-foot building would look like from the closest residence. He noted that everything to the east and west is being developed as commercial, with Maricopa Casa Grande Highway and railroad tracks to the south.

Mr. Scheerer assured that staff determined the proposed development is consistent with the general plan's future land use map designation and compliant with the city's development regulations.

Commissioner Robertson commented that he was initially concerned about granting another variance to city standards. However, after attending the neighborhood meeting and walking the site, he found this to be a good location for a hotel. He noted the

distance and view from residential areas would be relatively insignificant, and there would likely be other development over time anyway. He expressed support for the project.

Commissioner Yocum also expressed support, noting it's something the community needs on the other side of town and fills a void that has existed as the city approaches 80,000 people.

Commissioner Whittle expressed concern about the already busy intersection of Allen Stevens Parkway and Porter Road, questioning what additional traffic would do to the area.

Tina Duggen, a resident from the Glennwilde subdivision, spoke in support of the hotel location during the public hearing but echoed traffic concerns. She mentioned existing pedestrian issues and a recent fatality near Walmart, expressing concern about increased traffic from a larger hotel. Ms. Duggen voiced support for the hotel as something the community needs, but she asked the commission to consider the impacts on residents who deal with traffic from six schools and multifamily housing in the area.

Motion to approve PAD 26-02 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.