



# City of Maricopa

## Meeting Agenda Planning & Zoning Commission

Maricopa City Hall  
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Plaza  
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Monday, November 13, 2023

6:00 PM

Council Chambers

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1. **Call To Order**

*Invocation  
Pledge of Allegiance*

2. **Roll Call**

3. **Call to the Public**

*If you wish to speak, please complete a speaker card and submit it to the Chairman prior to the start of the meeting. The procedures to follow if you address the Commission are: Commission requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.*

4. **Minutes**

4.1 [MIN 23-62](#) Approval of Minutes from the September 25, 2023 Planning and Zoning Commission meeting.

4.2 [MIN 23-63](#) Approval of Minutes from the October 23, 2023 Planning and Zoning Commission meeting.

5. **Regular Agenda**

5.1 [GPA 23-02](#) 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.

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.

- 5.3     [GPA 23-01](#)     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.
- 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.
- 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.
- 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.

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

**7.       Executive Session**

*The Planning and Zoning Commission may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).*

**8.       Adjournment**

*Note:    This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review. Notice is hereby given of the possibility of a quorum of the Maricopa City Council members at this meeting.*

*Physical access to the meeting room will be available 15 minutes prior to the meeting start time.*

*Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.*