



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

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Monday, November 13, 2023

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 6 p.m. Commissioner Irving gave the invocation and Commissioner Singleton led the Pledge of Allegiance.

2. Roll Call

Present 6 - Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, and Commissioner William Robertson

3. Call to the Public

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. Minutes

4.1 [MIN 23-62](#)

Approval of Minutes from the September 25, 2023 Planning and Zoning Commission meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that the Minutes be Approved. The motion carried by a unanimous vote.

4.2 [MIN 23-63](#)

Approval of Minutes from the October 23, 2023 Planning and Zoning Commission meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Singleton, that the Minutes be Approved. The motion carried by a unanimous vote.

5. Regular Agenda

Jose Mesa, a resident of the City, spoke at the call to the public. He spoke regarding a food truck park pre-application with the City, and expressed his hope for City consideration for the proposal.

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.

Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 jointly. The applicant introduced himself after the staff presentation.

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.

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.

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.

Chair Yocum opened the public hearing. Chair Yocum closed the public hearing.

A motion was made by Commissioner Robertson, seconded by Commissioner Juarez III, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

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.

Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 of the agenda. The applicant provided brief comment regarding the item. Discussion followed. Chair Yocum opened the public hearing on the item; no individuals spoke. Chair Yocum closed the public hearing.

A motion was made by Commissioner Juarez III, seconded by Commissioner Singleton, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

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.

Nick Cook, from the City's legal department, clarified that this item is part of GPA23-04 that was presented at a previous meeting. Derek Scheerer, Planner II, presented the details of items 5.3 and 5.4 jointly. The applicant introduced himself after the staff presentation. The Commissioners had no comments or questions for staff or the applicant.

Chair Yocum opened the public hearing. Chair Yocum closed the public hearing.

A motion was made by Commissioner Robertson, seconded by Commissioner Hughes, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

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.

Derek Scheerer, Planner II, presented the details of items 5.3 and 5.4 of the agenda. The applicant provided brief comment regarding the item. Chair Yocum opened the public hearing on the item; no individuals spoke. Chair Yocum closed the public hearing.

A motion was made by Commissioner Hughes, seconded by Commissioner Juarez III, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

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.

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.

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.

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.

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. 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.

Chair Yocum opened the public hearing.

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.

Chair Yocum closed the public hearing.

A motion was made by Commissioner Hughes, seconded by Commissioner Robertson, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

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.

Derek Scheerer, Planner II, presented the details of items 5.5 and 5.6 of the agenda jointly.

Chair Yocum opened the public hearing on the item.

One individual spoke during Agenda Item 5.5. The resident lives within the 600-foot notification radius, and expressed concern regarding the proposed building heights within the proposed project.

Chair Yocum closed the public hearing.

A motion was made by Commissioner Juarez III, seconded by Commissioner Hughes, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

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.

7. Executive Session

No executive session was conducted.

8. Adjournment

Vice-Chair Robertson moved to adjourn. Chair Yocum adjourned the meeting.

A motion was made by Commissioner Alfonso Juarez III, seconded by Commissioner James Irving, to Adjourn at 7:07 p.m. The motion carried unanimously.