



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
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Monday, September 25, 2023

6:00 PM

Library - Redwood Room

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 23-51](#) Approval of Minutes from the August 28, 2023 Planning and Zoning Commission meeting.

5. **Regular Agenda**

- 5.1 [ZON 23-05](#) 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. DISCUSSION AND ACTION.
- 5.2 [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. DISCUSSION ONLY.

- 5.3 [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. DISCUSSION ONLY.
- 5.4 [MISC 23-25](#) Planning Commission Update: Rodolfo Lopez, Director, Development Services Department, will provide and update regarding the City of Maricopa "Trails Master Plan." DISCUSSION ONLY.
- 5.5 [MISC 23-26](#) PUBLIC MEETING: 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 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.

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.