



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

Maricopa City Hall
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Monday, September 25, 2023

6:00 PM

Library - Redwood Room

1. **Call To Order**

Called to Order 6:03 PM

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**

4. **Minutes**

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

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

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.

A motion was made by Commissioner Hughes, seconded by Commissioner Singleton, that this Rezoning be Approved. The motion carried by a unanimous vote.

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.

The Presentation was heard.

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.

The Presentation was heard.

- 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.

This Presentation was heard.

- 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.

This Public Meeting was held.

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning manager, provided updates to commission.

Canceling the Oct. 9th meeting. Next meeting will be Oct. 23rd.

7. Executive Session

8. Adjournment

A motion was made by Commissioner Ted Yocum, seconded by Commissioner James Irving, to Adjourn at 7:36 p.m. The motion carried unanimously.