

Planning and Zoning Commission Actions

Regular Meeting August 28, 2023

6:00 pm Call to Order	6:00 pm Vice Chair Robertson
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Robertson
Roll Call	Commissioner Yocum, Commissioner Hughes, Commissioner Robertson, Commissioner Juarez, Commissioner Leffall, Commissioner Singleton, and Commissioner Irving were present. Commissioner Robertson led the meeting.
3.0 Call to the Public	Brittany Pisola expressed concern of the speed limit and traffic light on Porter Road. Commissioner Robertson: Provided guidance to state concerns during a City Council meeting.
4.0 Minutes	A motion was made by Commissioner Irving, seconded by Commissioner Singleton, that the Minutes for the June 29th meeting be Approved. The motion carried by a unanimous vote.

Agenda Item 5.1:	<p>5.1 PLANNING COMMISSION UPDATE: Alexander Bosworth, Planner, will present Major Development Review Permit case # DRP23-09 GunsSmoke - Multifamily, a request by Lincoln Avenue Capital, LLC, for review of Site, Landscape, Photometric, and Elevation plans for a multifamily residential development within Pinal County Parcel No. 510-71-0450, generally located on the southwest corner of N. GunsSmoke Rd. and W. Honeycutt Rd. DISCUSSION ONLY.</p> <p>Alexander Bosworth, Planner, presented the details for item 5.1.</p> <p>Commissioner Irving: Questioned how half street improvements will be conducted per Section B in the Staff Memo.</p> <p>Alexander Bosworth: Stated that comment was provided by the City Engineer and that half street improvements are required for every project.</p> <p>Commissioner Irving: Questioned who would pave the other half of the road and expressed concern on the possibility of another development not paving half of the road.</p> <p>Richard Williams: Stated that it may be a case of a Cash in Lieu payment. Clarified that there will be updates to the Commission.</p> <p>Commissioner Leffall: Requested clarification if the Cash In Lieu will take inflation into account.</p> <p>Alexander Bosworth: Stated that cash in lieu does not take inflation into account but there will be clarification with the City Engineer.</p> <p>Commissioner Hughes: Questioned if the property line runs down the middle of the road.</p> <p>Alexander Bosworth: Stated that when the original site was approved, half street dedications were required.</p> <p>Commissioner Yocum: Expressed concern on the cash in lieu and questioned where the money goes.</p> <p>Alexander Bosworth: Will provide the commission with updates.</p> <p>Commissioner Singleton: Questioned if Whisker Road will be improved due to traffic.</p>
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	<p>Questioned if the development will be gated.</p> <p>Alexander Bosworth: Stated that there are gates per the site plan. Stated that the church is required to complete half street improvements along Whisker Road.</p> <p>Commissioner Robertson: Questioned if the second exit only a full-time usable exit or an emergency exit.</p> <p>Alexander Bosworth: Stated that per the Site Plan this exit was shown was exit only. Will provide Commission clarification.</p> <p>Public Speaker 1: Randy Cooper, resides close to development. Questioned if the development had previously gone through the Commission.</p> <p>Richard Williams: Stated that this property was re-purchased, and changes were made to the site plan, requiring it go back to the Commission.</p> <p>Randy Cooper: Expressed gratitude toward the development. Expressed concern on the easements and setbacks of his property.</p> <p>Public Speaker 2: Brittany Pisola, questioned the size of the yards and where the two-story homes will be placed.</p> <p>Alexander Bosworth: Stated that the two-story homes will be placed around the community.</p> <p>Brittany Pisola: Expressed concern on the traffic in the area for Pathway Academy.</p>
<p>Agenda Item 5.2:</p>	<p>5.2 PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP22-30 EVR @ San Travasa, a request by Greg Davis, of Iplan Consulting, on behalf of property owner San Travasa, LLC, for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed build-to-rent multi-family development on approximately 24.2-acres of land within Pinal County Parcel No. 510-30-001Q, within the City of Maricopa, generally located at the northwest corner of W.Farrell Rd. and N. White and Parker Rd. DISCUSSION ONLY.</p> <p>Derek Scheerer, Planner II, presented the details for item 5.2.</p> <p>Commissioner Leffall: Questioned the parking in the development and expressed concern if the parking will be reduced once the development is approved. Expressed gratitude toward the EV parking and the secure bicycle spaces. Questioned how much of the 1.8 acres of open space the drainage canal will consist of.</p> <p>Derek Scheerer: Stated that parking has been reviewed with the applicant to ensure that parking requirements are met. Stated that backyards and dog park are open space. Clarified that usable open space is for amenitized.</p> <p>Nick Cook, City Attorney: Clarified that the drainage canal will consist of 0.7 acres.</p> <p>Commissioner Yocum: Expressed gratitude in the parking spaces and the private garages, also expressed gratitude for the ADA approved facilities and bicycle parking.</p> <p>Commissioner Hughes: Requested a report of where the City of Maricopa is at with roads compared to new buildings.</p> <p>Commissioner Singleton: Requested clarification if improvements will be made to White and Parker. Questioned how the development east of white and parker will be impacted.</p> <p>Derek Scheerer: Stated that Traffic Impact Analysis reports are required and take all traffic into account.</p> <p>Commissioner Robertson: Requested clarification on the total count of parking spaces and if the garages in front of homes are part of the total parking count.</p> <p>Derek Scheerer: Stated that the garages in front of the homes are considered in the parking space count.</p> <p>Public Speaker 1: Expressed concern on where the children in the upcoming developments will</p>

	<p>go to school.</p> <p>Public Speaker 2: Brittany Pisola, questioned of the parking spaces, not including the garages, will be assigned to different homes.</p> <p>Applicant: Stated that the parking spaces will be assigned to each home.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams, Planning and Zoning Manager, stated that the September 11th meeting will not be held. Stated that the September 25th meeting will be an Off-Site meeting at the library.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Irving motioned to adjourn, seconded by Commissioner Singleton. Meeting adjourned at 7:23PM.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 28th of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 20th day of September 2023.