



City of Maricopa

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Meeting Minutes - Final-revised Planning & Zoning Commission

Chair James Singleton
Vice-Chair Alfonso Juarez III
Commissioner Robert Brems
Commissioner Robert Klob
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Ted Yocum

Monday, July 14, 2025

6:00 PM

Council Chambers

1. Call To Order

Chair Singleton called the meeting to order at 6:02 PM. The invocation was given by Commissioner Yocum, followed by the Pledge of Allegiance led by Commissioner Klob.

2. Roll Call

Present 6 - Commissioner Robert Brems, Commissioner Robert Klob, Commissioner Ted Yocum, Commissioner William Robertson, Chair James Singleton, and Vice Chair Alfonso Juarez III

Excused 1 - Commissioner Maurice Thomas Jr.

3. Call to the Public

No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.

4. Minutes

4.1 [MIN 25-43](#)

The Commission shall review and approve Minutes from the June 23, 2025, meeting.

The commissioners reviewed the minutes from the June 23, 2025, meeting. No questions or comments were raised.

Commissioner Klob moved to approve the minutes. Commissioner Brems seconded the motion. The motion passed unanimously.

5. Regular Agenda

5.1 [DRP25-10](#)

PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-10 Legacy at Porter, a request by Scott Puente, of Upward Architects, on behalf of property owner El Dorado Partners 27, LLC, for review of Site, Landscape, Elevation, and Photometric Plans for a proposed

multi-building commercial retail development on approximately 6.61-acres of land within Pinal County Parcel Nos. 510-30-002M and 510-30-002K, within the City of Maricopa, generally located at the northeast corner of W. Applegate Rd. and N. Porter Rd. **DISCUSSION ONLY.**

Derek Scheerer, Senior Planner, presented the Legacy at Porter project, a multi-building commercial retail development on approximately 6.61 acres. The project, located at the northeast corner of West Applegate Road and North Porter Road, will be developed in two phases.

Phase 1 includes:

- A 25,000 square foot major tenant building (Goodwill)
- A 2,383 square foot drive-thru restaurant building (Pad A)
- A 6,550 square foot multi-unit commercial building with a drive-through (Shop A)

Phase 2 plans include:

- A 4,869 square foot multi-tenant building with a drive-through
- A 2,400 square foot standalone drive-through restaurant building
- A 4,200 square foot commercial building (Pad C)

The site will have just over 10% open space and landscaping, with 221 parking spaces proposed for both phases. Mr. Scheerer presented architectural elevations and renderings of the buildings in Phase 1.

Commissioners raised several questions and concerns:

Commissioner Robertson inquired about the shared entrances with Copa Flats and Home at Maricopa. Mr. Scheerer confirmed that the top entrance is shared with Home at Maricopa, while the bottom entrance is a private drive shared with Copa Flats.

Commissioner Yocum expressed concern about parking, noting that while 221 spaces are provided compared to the requirement of 166, future businesses might necessitate more parking. Mr. Scheerer explained that the extra parking provides a buffer for potential high-demand tenants and that a traffic engineer's justification is required before approval.

Commissioner Klob raised concerns about the number of drive-through bays (4) in a relatively small area, citing examples of traffic issues in similar developments. He also questioned the architectural consistency between buildings, particularly noting the stark contrast of Pad A (Chipotle) with the other structures.

The applicant, Scott Puente from Upward Architects, addressed some of these concerns:

- He explained that the drive-through for Shop A is prepared but doesn't have a specific user yet.
- For Pad A (Chipotle), he clarified that the design was driven by the tenant's specific operational needs and brand requirements.
- He acknowledged the commissioners' concerns about architectural consistency and agreed to review the designs, particularly the north elevation of the major tenant building (Goodwill).

The commission provided feedback for the applicant to consider:

- Improve architectural consistency between buildings while maintaining individual identities
- Enhance articulation on building elevations, especially on sides facing residential areas

The presentation was heard.

5.2 [DRP25-09](#)

PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-09 Terrible's C-Store Bowlin, a request by the Tim Rasnake, of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas stations, for review of Site, Landscape, Elevation, and Photometric Plans for a proposed gas station with convenience store and accessory carwash, on approximately 3.55-acres of land within Pinal County Parcel No. 510-30-002D, within the City of Maricopa, generally located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. **DISCUSSION ONLY.**

Derek Scheerer, Senior Planner, presented the updated plans for Terrible's gas station, convenience store, and car wash on approximately 3.55 acres at the southeast corner of West Bowlin Road and North Porter Road. The presentation highlighted changes made in response to previous commission and community feedback:

1. *Relocation of the car wash: The car wash was moved to the south side of the building, with the exit facing west towards commercial development instead of residential areas.*
2. *Elimination of the south canopy: The total pump count was reduced from 20 to 14.*
3. *Site layout adjustments: The entire operation was moved 6 feet south, further from residential areas.*
4. *Enhanced landscaping: Additional trees and landscaping were added, particularly on the southern boundary.*
5. *Sound attenuation measures: 8-foot CMU block walls were added to deflect noise from the car wash.*
6. *Vacuum relocation: Vacuum stations were moved to the west side of the site, away from residences.*
7. *Operating hours restriction: The car wash and vacuums will only operate from 7 AM to 8 PM.*

The applicant's team, led by Stephen Anderson from Gammage and Burnham, elaborated on these changes and addressed commissioners' concerns:

Commissioner Klob expressed ongoing concerns about traffic flow, particularly regarding the proximity of entrance/exit points to existing driveways across the street. He also raised issues about potential noise from the car wash affecting nearby residences.

Commissioner Yocum inquired about specific decibel levels produced by the car wash equipment and how far the sound would carry.

In response, the applicant and city staff agreed to:

1. *Provide an acoustic study to ensure compliance with city noise ordinances.*
2. *Work with the city on implementing "Plan B" pork chop designs for right-in/right-out only access points.*
3. *Ensure non-illuminated signage on sides facing residential areas.*
4. *Potentially increase the height of sound attenuation walls.*

The presentation was heard.

5.3 **ZON25-03(2)**

Motion to Reconsider: The Planning and Zoning Commission shall discuss and take action on a motion to reconsider, ZON25-03, a request by Tim Rasnake, of Archicon Architecture & Interiors, PC, on behalf of Terrible's Gas stations, to rezone approximately 3.55 acres of land from Neighborhood Commercial (NC) Zoning District to the General Commercial (GC) Zoning District, located at southeast corner of W. Bowlin Road and N. Porter Road. **DISCUSSION AND ACTION.**

The commission discussed whether to reconsider the previous decision on rezoning the Terrible's gas station site.

Commissioner Robertson moved to reconsider ZON25-03. Commissioner Yocum seconded the motion. The motion passed unanimously.

5.4 **ZON25-03(3)**

The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 3.55 acres effectively rezoning the site from the Neighborhood Commercial (NC) to the General Commercial (GC) zoning district. The site is located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. **DISCUSSION AND ACTION.**

The commission discussed the request to rezone approximately 3.55 acres from Neighborhood Commercial (NC) to General Commercial (GC) for the Terrible's gas station project.

Derek Scheerer reiterated that the rezoning is consistent with the general plan designation for the property. He noted that while a gas station and convenience store are already permitted by right, the car wash requires the rezoning.

Ronald Angerme, a resident of Glennwilde, spoke in opposition to the rezoning. He acknowledged the applicant's revisions but expressed ongoing concerns about safety issues and the changing character of the area since the original zoning.

After discussion, the commission decided to add a stipulation requiring an acoustic study to ensure compliance with the city's noise ordinances:

- *Consider raising wall heights around the car wash to better contain sound and light*
- *Ensure adequate landscaping and mature trees for buffering*

Commissioner Yocum moved to approve ZON25-03(3) with the added stipulation requiring an acoustic study to confirm compliance with the city's noise ordinances. Vice Chair Juarez III seconded the motion. The motion passed unanimously.

6. Reports from Commission and/or Staff

Commissioner Klob raised a question about the number of zoning notification signs required for projects, noting that the Terrible's site had four signs which seemed excessive and potentially costly for applicants.

Rick Williams, Planning Manager, agreed to review signage requirements and bring back information to the commission in September, along with comparisons to other municipalities in the valley.

Mr. Williams also reported that the next commission meeting would be held in two

weeks with 2-3 items on the agenda.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 7:43 PM.

A motion was made by Commissioner Yocum, seconded by Commissioner Klob, to Adjourn. The motion carried unanimously.

Certification of Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Commission, held on the 14th day of July, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of July, 2025.

James Kamstra
Assistant Planner