



# City of Maricopa

## Meeting Actions - Final Planning & Zoning Commission

Maricopa City Hall  
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Monday, October 25, 2021

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order by Chair Huggins at 6:01 pm.

*Invocation* Commissioner Irving  
*Pledge of Allegiance* Commissioner Robertson
2. **Roll Call**

Present 4: Commissioner Yocum / Chair Huggins / Commissioner Irving / Commissioner Robertson  
Call In 2: Commissioner Lefall / Commissioner Frank  
Excused: Vice Chair Sharpe
3. **Call to the Public**

No one spoke during the Call to 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 five 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**

Commissioner Irving motioned to approve 4.1.  
Commissioner Yocum seconded. Passed unanimously.

  - 4.1 **MIN 21-57** The Commission will approve minutes from the September 27, 2021 and the October 11, 2021 Planning and Zoning Commission meetings. Discussion and Action.
5. **Agenda and Public Hearings**
  - 5.1 **GPA 21-03 (2)** PUBLIC HEARING: Major General Plan Amendment case # GPA21-03, Santa Cruz Ranch. A request by Iplan Consulting on behalf of W Holdings to amend the General Plan Future Land Use Map for approximately 995 +/- acres from undesignated land use to Master Planned Community (MPC). Generally located at the northeast corner of N. Anderson Rd and W. Miller Road, within the unincorporated area of Pinal County.  
Discussion and Action. Rodolfo Lopez, Director of Development Services with the City of Maricopa presented. Chair Huggins opened the public hearing at 6:29 pm. There were 3 speaker cards during the call to public. Chair Huggins closed the public hearing at 6:43 pm. Commissioner Yocum motioned to approve Agenda Item 5.1.  
Commissioner Irving seconded. Commissioner Frank and Commissioner Robertson were opposed. Motion Passed 4 - 2.
  - 5.2 **GPA 21-02 (2)** PUBLIC HEARING: Major General Plan Amendment case # GPA21-02, Kelly Ranches. A request by Norris Design on behalf of Cowley Companies to amend the General Plan Future Land Use Map for approximately 100 acres from existing Commercial (C) (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E - Employment (+/- 1 gross acres) to M - Medium Density Residential for the future development of a residential community. Generally located at the southeast corner of N. Porter Rd and W. Maricopa-Casa Grande Highway. Discussion and Action.  
Byron Easton, Senior Planner with the City of Maricopa presented. Chair Huggins opened the public hearing at 7:14 pm. Chair Huggins closed the public hearing at 7:15 pm. Commissioner Irving motioned to approve Agenda Item 5.2.  
Commissioner Lefall seconded. Passed unanimously.

- 5.3**     **GPA 21-06**     PUBLIC HEARING: Minor General Plan Amendment case # GPA21-06, Maricopa 40 A request by CVL Consultants on behalf of Emmerson Enterprises to change the designated land use of approximately 40.43 acres from low density residential (LDR) to master planned community (MPC) with 38.83 dedicated to residential and 1.5 acres dedicated to commercial. Generally located on the northwest corner of W. Steen Road and N. Murphy Road. Discussion and Action.  
Corin Hoper, Planner II with the City of Maricopa presented. Chair Huggins opened the public hearing at 7:31 pm. Chair Huggins closed the public hearing at 7:31 pm. Commissioner Robertson motioned to approve Agenda Item 5.3. Commissioner Yocum seconded. Commissioner Irving was opposed. Motion Passed 5-1.
- 5.4**     **PAD 21-08**     PUBLIC HEARING: Planned Area Development 21-08, Maricopa 40. A request by CVL Consultants, to rezone 40.43 acres from Industrial (CI-2) to Planned Area Development (PAD) zoning district including modified development standards. Generally located at the northwest corner of W. Steen Road and N. Murphy Road. Discussion and Action.  
Corin Hoper, Planner II with the City of Maricopa presented. Chair Huggins opened the public hearing at 7:31 pm. Chair Huggins closed the public hearing at 7:31 pm. Commissioner Irving motioned to approve Agenda Item 5.4. Commissioner Lefall seconded. Passed unanimously.
- 5.5**     **PAD 21-06**     PUBLIC HEARING: Planned Area Development 21-06, Moonlight Ridge. A request by RVI Planning and Landscape Architecture on behalf of Forestar USA Real Estate Group, Inc., seeking to rezone 489.1 gross acres from Industrial (CI-2) to a Planned Area Development (PAD) zoning district including modified development standards. Generally located at the northwest corner of W. Smith Enke Road and N. Green Road. Discussion and Action.  
Corin Hoper, Planner II with the City of Maricopa presented. Chair Huggins opened the public hearing at 8:20pm. Chair Huggins closed the public hearing at 8:20 pm. Commissioner Yocum motioned to approve Agenda Item 5.5. Commissioner Irving seconded. Passed unanimously.
- 5.6**     **CUP 21-01**     PUBLIC HEARING: Conditional Use Permit 21-01, AT&T Pacana Park: Bechtel Infrastructure and Power Corporation, on behalf of AT&T, is requesting the review and approval of a co-location to an existing ball field light located in Pacana Park. Generally located on the SW corner of N Porter Rd. and N. Alan Stephens Pkwy., at property address 19000 N. Porter Rd. Discussion and Action.  
Director Rodolfo Lopez and Alex Bosworth, Planning Intern with the City of Maricopa presented. Chair Huggins opened the public hearing at 8:26 pm. Chair Huggins closed the public hearing at 8:26 pm. Commissioner Frank motioned to approve Agenda Item 5.6. Commissioner Lefall seconded. Passed unanimously.
- 5.7**     **SUB 21-12 (2)**     Subdivision Preliminary Plat (SUB) 21-12 Anderson Farms Phase 1B. A request by EPS Group on behalf of Lennar requests approval of an amendment to the Anderson Farms Phase 1B preliminary plat to modify some of the 50-foot-wide lots to 45 feet wide and increase the total lot count to 115 from 111 lots. Generally located at the southeast corner of W. Bowlin Road and N. Hartman Road. Discussion and Action.  
Corin Hoper, Planner II with the City of Maricopa presented. Discussion ensued. Commissioner Yocum motioned to approve Agenda Item 5.7. Commissioner Irving seconded. Passed unanimously.

## 6. Reports from Commission and/or Staff

Director Rodolfo Lopez, updated the Commission on future meetings.

## 7. Executive Session

No 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

Irving motioned to adjourn the meeting. Commissioner Yocum seconded. Meeting adjourned at 8:39.

*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.*

*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.*

