



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

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Vice Chair Robert Klob
Commissioner Robert Brems
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum

Monday, March 9, 2026

6:00 PM

Council Chambers

1. **Call To Order**

Vice Chair Klob called the meeting to order at 6:00 PM. The invocation was given by Commissioner Yocum, and the Pledge of Allegiance was led by Commissioner Robertson.

2. **Roll Call**

Present 4 - Commissioner Maurice Thomas Jr., Commissioner Ted Yocum, Commissioner William Robertson, and Commissioner Chad Whittle

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 26-19**

The Commission shall approve minutes from the February 9, 2026, meeting.

The Commission reviewed the minutes from the February 9, 2026 meeting. No questions or comments were raised.

Motion to approve the minutes was made by Commissioner Whittle and seconded by Commissioner Brems. The motion passed unanimously.

5. **Agenda and Public Hearings**

5.1 **GPA25-03**

PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch: A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. DISCUSSION AND ACTION.

LaRee Mason, Associate Planner, explained that this project addresses the city's 2025 housing needs assessment which identified missing middle housing including condominiums, townhomes, duplexes, and patio homes. The proposal includes 50

acres of usable open space with community pedestrian trails and connectivity to the broader master plan trails network system.

Commissioner Robertson asked several questions about the retaining wall variance (8-foot walls with 2 feet retaining and 6 feet screening), commercial nodes, density allowances up to 24 dwelling units per acre, and whether the proposed units would be rentals or for purchase. Mrs. Mason clarified that while high density residential allows up to 24 units per acre, the development standards would prevent reaching that density without returning for additional approvals.

Commissioner Yocum inquired about purple pipe infrastructure for non-potable irrigation and wastewater management systems throughout the project.

Vice Chair Klob questioned the decision between Option A and Option B development standards and noted concerns about the two roundabouts planned for SR 238, showing concern for the way drivers will handle the roundabouts.

Commissioner Robertson observed that much of the advertised open space consists of drainage areas and washes, which Mrs. Mason confirmed, noting the project takes advantage of the V-Call wash to create walkable spaces with vistas.

Stephen Anderson, land use attorney with Gammage and Burnham, presented for the applicant, explaining that Dozerland, LLC represents a Nebraska family seeking to entitle the property for sale. He emphasized their agreement with all 10 staff conditions and noted no community opposition, with no attendees at their neighborhood meeting.

Mr. Anderson clarified that the development standards were crafted specifically to prevent apartment construction while allowing single family attached housing options. He explained that Options A and B were designed to limit density and that any future apartment development would require returning through the full PAD amendment process.

Mr. Anderson highlighted that the project proposes 489 single family homes on 137 acres (approximately 3.6 units per acre) plus the single family attached area. Anderson emphasized that 92% of the site would remain single family detached residential, with only 8% (13 acres) designated for higher density attached housing.

Commissioner Thomas asked about the dramatic reduction in lot sizes from 7,000 square feet to 2,400-2,500 square feet in Options A and B. Mr. Anderson explained this creates ownership opportunities for townhomes and patio homes rather than apartments, spreading units across individual lots instead of vertical apartment buildings.

Vice Chair Klob expressed significant concerns about housing diversity in Maricopa, noting that 79% of lots in this development would be 45 feet wide or smaller, accommodating only 30-35 foot wide homes. He worried about the abundance of small lot developments limiting housing diversity and the lack of move-up housing options for existing residents. He emphasized the community needs affordable housing in addition to larger lot developments to attract executives, doctors, and other professionals.

Mr. Anderson responded that while the current proposal reflects market demand for smaller lots, the PAD structure would allow for larger lots in the future if market conditions change, though it prevents increases in density.

Vice Chair Klob praised the attached product concept as desperately needed by the community but expressed concerns about it potentially evolving into single family rental rather than for-sale housing. He noted the liability challenges with condominiums and limited professionals willing to work on for-sale attached products.

Mr. Anderson mentioned pending state legislation to address condominium liability issues, with expectations of a striker bill before the session ends.

Chandra McCarthy from EPS Group addressed infrastructure questions, noting that purple pipe/reclaimed water likely isn't available for connection at the Smith-Enke Road connection point, though they would research this further.

Randy Dodson, a resident at 42775 West Darter Drive, spoke during public comment expressing concerns about the proposed roundabouts on SR 238 given the 55-60 mph speed limit, worrying about safety issues with trash trucks and other vehicles navigating the roundabouts at high speeds.

Motion to approve GPA25-03 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion carried with the following vote:

Aye, 4 - Brems, Commissioner Thomas, Commissioner Yocum, and Klob

Nay, 2 - Commissioner Robertson, and Commissioner Whittle

5.2 [PAD25-04](#)

PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch: A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. DISCUSSION AND ACTION.

The same presentation and discussion applied to items 5.1, GPA25-03, and 5.2, PAD25-04. No further discussion was conducted after item 5.2 was introduced.

Motion to approve PAD25-04 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion carried with the following vote:

Aye, 4 - Brems, Commissioner Thomas, Commissioner Yocum, and Klob

Nay, 2 - Commissioner Robertson, and Commissioner Whittle

5.3 [PZ 26-03](#)

Election of Officers: Discussion and possible action to elect a Chairman and possibly a Vice-chairman for the Maricopa Planning Commission remaining 2026 term. DISCUSSION AND ACTION.

Rick Williams, Planning and Zoning Division Manager, explained that with the chair's resignation, the Commission needed to elect a new chair and possibly a new vice chair for the remainder of the 2026 term.

Commissioner Brems nominated Vice Chair Klob for chair. Commissioner Thomas seconded. Motion passed unanimously.

Chair Klob nominated Commissioner Brems for vice chair. Commissioner Thomas seconded. Motion passed unanimously.

6. Reports from Commission and/or Staff

Mr. Williams provided updates on upcoming meetings, noting that the March 23rd meeting would be held at the library for the first off-site Major General Plan Amendment meeting. Vice Chair Brems would lead that meeting as Chair Klob would be out of the country. The April 7th meeting would return to city hall for the second General Plan update meeting.

Commissioner Robertson requested regular staff reports including approved DRPs (Development Review Permits), preliminary and final plats, and construction permits, preferably on a quarterly basis to keep the commission and public informed about development activity. Mr. Williams agreed to develop this reporting structure after getting through the general plan update process.

Chair Klob requested inclusion of legislative updates in the quarterly reports, particularly development-related bills working through the state legislature that could impact city operations. Mr. Williams confirmed they were monitoring numerous bills and would provide updates once the legislative session progressed further, noting extensive ongoing communications with the city's legislative liaison.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 7:07 PM.

Motion to adjourn was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.

Certification of the Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of Maricopa, Arizona, held on the 9th day of March, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 23rd day of March, 2026.

**James Kamstra
Assistant Planner**