



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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*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, May 12, 2025

6:00 PM

Council Chambers

1. Call To Order

*Invocation
Pledge of Allegiance*

2. Roll Call

3. Call to the 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 three 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

- 4.1 [MIN 25-26](#) The Commission shall review and approve minutes from the April 28th, 2025 meeting.

5. Regular Agenda

- 5.1 [GPA23-05](#) PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 184-acres effectively changing the future land use designation from Commercial (C), Medium Density Residential (M), and Master Planned Community (MPC) to Mixed Use (MU). The site is generally located at the southeast corner of W. Farrell Rd. and N. John Wayne Pkwy., in the City of Maricopa. DISCUSSION AND ACTION

- 5.2 [PAD23-04](#) PUBLIC HEARING: A request Rose Law Group, on behalf of property owner SP Dunn/Ak Chin, LLC, requesting review and approval to create the Maricopa Towne Center Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for Maricopa Towne Center, a proposed mixed use, commercial and residential development. The property is generally located at the southeast corner of W. Farrell Rd. and N. John Wayne Pkwy. DISCUSSION AND ACTION.
- 5.3 [SUB25-06](#) A request by EPS Group Inc., on behalf of Marbella Homes, requesting approval of the Hogenes Farms Phase I subdivision preliminary plat to accommodate 406 single-family homes on approximately 98.56 gross acres. The property is generally located at the northwest corner of W. McDavid Dr. and N. Green Rd. DISCUSSION AND ACTION.
- 5.4 [DRP25-04](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-04, a request by Gretchen Schroeder of Westwood Professional Services, on behalf of Circle K, for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed gas station with convenience store and car wash on approximately 1.83-acres of land within Pinal County Parcel No. 510-12-0360, within the City of Maricopa, generally located east of the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. DISCUSSION ONLY

6. Reports from Commission and/or Staff

7. 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

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.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

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.