



# City of Maricopa

## Meeting Agenda Planning & Zoning Commission

Maricopa City Hall  
39700 W. Civic Center  
Plaza  
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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*

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Monday, June 9, 2025

6:00 PM

Council Chambers

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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 25-32](#) The Commission shall review and approve Minutes from the May 12th, 2025 meeting.

5. Regular Agenda

- 5.1 [PAD24-07](#) PUBLIC HEARING: The Planning and Zoning Commission shall discuss a request by the Rose Law Group, on behalf of, Private Motor Sports Group, LLC, to rezone approximately 263 acres of land from Industrial (CI-2) to the Apex Motor Sports Planned Area Development (PAD). The subject site is located at the Northwest West corner of Ralston Road and State Route 238. DISCUSSION and ACTION.
- 5.2 [ZON24-03](#) PUBLIC HEARING: A request by Pender Engineering, on behalf of ETP Investments, LLC, to rezone 5.0 acres of land from the existing General Rural Zone (GR) to the General Commercial Zoning District (GC). The subject site is generally located at the northwest corner of W. Blazen Trail and N. White and Parker Road. DISCUSSION AND ACTION

- 5.3     [ZON25-03](#)     PUBLIC HEARING: 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.

- 5.4     [SUB 24-07](#)     A request by CVL Consultants, on behalf of Maricopa Hartman LLLP, requesting approval of The Sanctuary Phase I subdivision preliminary plat to accommodate 339 single-family homes on approximately 83.02 gross acres. The property is generally located at the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Hartman Rd. DISCUSSION AND ACTION.

**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.*