

**Planning and Zoning Commission  
Actions  
Regular Meeting  
May 8, 2023**

<b>6:00 pm Call to Order</b>	6:00 pm Commissioner Yocum
<b>Invocation</b>	Commissioner Irving
<b>Pledge of Allegiance</b>	Commissioner Juarez
<b>Roll Call</b>	Commissioner Yocum, Commissioner Hughes, Commissioner Robertson, Commissioner Frank, Commissioner Leffall, Commissioner Irving, and Commissioner Singleton were all present.
<b>3.0 Call to the Public</b>	No speakers gave public comment.
<b>4.0 Minutes</b>	A motion was made by Commissioner Robertson, seconded by Commissioner Hughes, that the Minutes for the April 10th meeting be Approved. The motion carried by a unanimous vote.

<b>Agenda Item 5.1:</b>	<p><b>5.1</b> DRP22-16: A request by Steward + Reindersma Architecture for review and approval of site, landscape, photometric and elevation plans for a proposed multi-family residential development on approximately 10.47 acres, on Pinal County parcel number # 510-17-0220. The site is generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy., within the City of Maricopa incorporated limits. DISCUSSION AND ACTION.</p> <p>Alexander Bosworth, Planner, presented item 5.1.</p> <p>Commissioner Yocum added a Stipulation from the Planning and Zoning Manager, the memo was in regard item 5.1 DRP 22-16. One additional Stipulation was being added regarding electric vehicle (EV) charging, the applicant must comply to the Zoning Code requirements of 5% total parking to be EV charging capable, 2% of the total on site parking spaces shall have EV charging installed, the remainder must be prewired for installation.</p> <p>Commissioner Juarez: Questioned how the additional EV parking spaces are going to be integrated in the facility and if it would affect garage space and other parking areas.</p> <p>Alexander Bosworth: Stated that EV parking spaces are typically required to be spread out evenly among the site.</p> <p>Commissioner Juarez: Questioned who will have the responsibility for maintenance and repairs of street lighting, and if there will be an agreement between the owner of the facility and the city.</p> <p>Alexander Bosworth: Refereed to Stipulations 9-11 on staff report, stated that the management association will be responsible for the maintenance of streetlights and landscaping.</p> <p>Commissioner Juarez: Expressed concern on the possible location of Native American artifacts, etc., and questioned if there will be a monitor on site to ensure the job is stopped and who would take responsibility of the artifact.</p> <p>Alexander Bosworth: Referred to Stipulation 17 on the staff report, stated that in the event Native American artifacts are discovered during construction the builder is required to stop construction and contact Ak-Chin Cultural Center.</p> <p>Commissioner Juarez: Questioned if there will be someone on site to monitor during the</p>
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	<p>construction process.</p> <p>Richard Williams: Stated that Stipulation 17 is included with any development breaking ground in the city. Stated that there is a liability that the builder should contact State Preservation Office. Stated that the responsibility of will fall on the builder to meet the requirements.</p> <p>Commissioner Robertson: Questioned if the water utility will be provided by Global Water or by the Heritage District independent water company.</p> <p>Alexander Bosworth: Stated that the water will be provided by Global Water.</p> <p>Commissioner Robertson: Stated that the development area has had issues with fire flow, referred to Sonoran Creek. Expressed concern that the required fire flow be present in the development.</p> <p>Commissioner Hughes: Stated that during the process of construction some developers have discovered that designs does not work. Questioned if there will be any on site inspections from the city during on site construction.</p> <p>Alexander Bosworth: Stated that during the process of construction, there are periodic inspections conducted by the Engineering and Building Safety team. Stated that Planning inspects near the end of the development to ensure the build complies.</p> <p>Commissioner Leffall: Requested that the developer provides adequate lighting around the garage areas for safety.</p> <p>Commissioner Singleton: Requested confirmation on the developer’s request, if the 84 sq ft on patios is a 30% reduction on what is required on the first floor.</p> <p>Alexander Bosworth: Stated that the city code requires 120 sq ft on patios, but the code provides flexibility to work with the applicant.</p> <p>Commissioner Singleton: Questioned if the 399 parking spots and 24 off-site parking spots were part of the need to widen the streets for additional parking.</p> <p>Alexander Bosworth: Stated that there are additional marked parking spaces east of Estrella Parkway.</p> <p>Commissioner Robertson: Questioned if the on-street parking is a part of the 399 parking spots, or additional parking.</p> <p>Alexander Bosworth: Stated that it is an addition to the required 399 parking spots.</p> <p>Commissioner Yocum: Expressed gratitude in the discussion and time taken with the transportation issues with this project, and the exits and access points to the development.</p> <p>Speaker 1: Randy Dodson, 42775 W Darter Dr, questioned if EV charging stations will be allowed in the garages.</p> <p>Alexander Bosworth: Stated that it will be allowed.</p> <p>A motion was made by Commissioner Juarez, seconded by Commissioner Singleton. The motion carried by a unanimous vote.</p>
<p><b>Agenda Item 6.0:</b>  <u><b>Report from          Commission          and/or Staff</b></u></p>	<p>Richard Williams, Planning and Zoning Manager, updated the commission. Stated upcoming commission meetings will be on May 22, 2023, and June 12, 2023. Informed the first Transit Advisory Committee meeting will be held on June 12, 2023.</p>

<b>Agenda Item 7.0:</b> <u><b>Executive Session</b></u>	No executive session was conducted.
<b>Agenda Item 8.0:</b> <u><b>Adjournment</b></u>	Commissioner Robertson motioned to adjourn, seconded by Commissioner Leffall. Meeting adjourned at 6:31PM.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 8<sup>th</sup> of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16<sup>th</sup> day of May 2023