

Planning and Zoning Commission Actions

Regular Meeting

April 25, 2022

Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Yocum
Roll Call	Present: Yocum/Sharpe/ Huggins /Irving / Frank/Robertson Absent: Leffall
Call to thePublic	No one spoke during the call to the public.
Minutes	Approval of minuets moved to next meeting.
Agenda Item 5.1:	5.1 GPA 21-07 PUBLIC HEARING: A request by David Bohn of BFH Group to amend 16.10 acres of the General Plan Future Land Use Map, more specifically Pinal County parcel numbers 510-12-054J and 510-12-0520 (portion thereof), from existing Employment (E) to High Density Residential (HDR) located at the southwest corner of Stonegate Road and Alan Stephens Parkway, just north of Maricopa-Casa Grande Highway. Discussion and Action. Byron Easton, Senior Planner Presented. The Public Hearing Opened at 6:13 pm. There were no public comments. The Public Hearing Closed at 6:13 pm. Applicant was present and gave presentation. Discussion ensued. Sharpe a little skeptical changing the employment district to residential. Wants to make sure the city still has commercial, light industrial, and employment areas. Chair Huggins asked if staff received any comments regarding this project. Byron answered, no comments were received. A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that GPA 22-07 be Approved. The motion carried by a unanimous vote.
Agenda Item 5.2:	5.2 ZON 21-05 PUBLIC HEARING: A request by David Bohn of BFH Group to rezone approximately 16.10 acres, more specifically Pinal County parcel numbers 510-12-0504J and 510-12-0520 (portion thereof), from existing Light Industry & Warehouse (CI-1) to High Density Residential (RH) located at the southwest corner of Stonegate Road and Alan Stephens Parkway, just north of Maricopa-Casa Grande Highway. Discussion and Action. Byron Easton, Senior Planner Presented. The Public Hearing opened at 6:23 PM. There were no public comments. The Public Hearing closed at 6:23 PM. A motion was made by Commissioner Sharp, seconded by Commissioner Irving, that ZON 21-05 be Approved. The motion carried by unanimous vote.
Agenda Item 5.3:	5.3 GPA 22-05 PUBLIC HEARING: A request by Don Leake of Shelter Asset Management, on behalf of El Dorado Porter 27, LLC, to amend approximately 25.3 acres of the General Plan Future Land Use Map, more specifically Pinal County parcel numbers 510-30-002F and 510-30-002C (portion thereof), from existing Public/Institutional (P) and Mixed Use (MU) to Mixed Use (MU) located at the northeast corner of Porter Road and W. Applegate Road, north of Maricopa-Casa Grande Highway. Discussion and Action. Derek Scheerer, Planner II presented. This Public Hearing opened at 6:33pm. There was no public comment. The Public Hearing closed at 6:33 pm. Discussion from the Commission ensued. Yocum stated this is in favor with the general plan. Sharpe expressed appreciation for sharing the housing needs assessment. Irving expressed confusion regarding height requirements and asked for clarification on going from 40' to 70'. Staff explained that would be requested and explained with the PAD. A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that GPA 22-05 be Approved. The motion carried by unanimous vote.

Agenda Item 5.4:	5.4 PAD 22-05 PUBLIC HEARING: A request by Don Leake of Shelter Asset Management, on behalf of El Dorado Porter 27, LLC, to amend approximately 25.3 acres of the General Plan Future Land Use Map, more specifically Pinal County parcel numbers 510-30-002F and 510-30-002C (portion thereof), from existing Public/Institutional (P) and Mixed Use (MU) to Mixed Use (MU) located at the northeast corner of Porter Rd. and W. Applegate Rd., north of Maricopa-Casa Grande Hwy. Discussion and Action. The Public Hearing opened at 6:41 PM. There was no public comment. The Public Hearing closed at 6:41 PM. Discussion ensued by the Commission. Commissioner Robertson asked if allowing a 70' instead of a 40' building are we setting a president moving forward? City Attorney, Nick Cook said each individual case will have to come before the commission, the commission would then make their suggestion to council. Applicant presented. Irving explained that he believes the city should update their zoning and catch up to accommodate the request. Sharpe in favor of the development. Asked if they will have elevators. Wants to make sure the city has elevator requirements as more of these types of buildings come about. Yocum asked about parking requirements and electric vehicle accommodations. Sharpe said city staff needs to fight a little harder on spaces for electric cars, because our residents commute electric cars are here to stay. Frank had initial questions on the height of the building however the applicant presentation answered those, and he expressed gratitude for the presentation. Stated they do need more EV car spaces and full allotment should be required. Robertson expressed concern about access. Applicant explained there is a cross access easement that will be available interim. A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that PAD 22-05 be Approved. The motion carried by unanimous vote.
Agenda Item 5.5:	5.5 SUB 22-08 A request by the EPS Group Inc, on behalf of Lennar Homes, for approval of the Anderson Farms Phase 2B subdivision preliminary plat. The property is generally located at the northwest corner of Bowlin Road and Hartman Road. Discussion and Action. Rick Williams, Planning & Zoning Manager presented. Discussion ensued. Robertson questioned the stipulation regarding the parking on one side of the road for fire access. Rick explained staff is trying to work with the different disciplines and the developers prior to presenting. Robertson asked if this will be a stipulation will be enforced moving forward. Rick explained that it comes down to the street width and different requirements. Chair Huggins mentioned she has pushed for it and this is the fruits of her labor. Rick explained that anytime there is a public safety concern it is a collaborative effort. Irving asked is the traffic report takes into effect the new high school? Rick answered yes it has been looked at and taken in count. Yocum asked about ingress and egress. A motion was made by Commissioner Irving, seconded by Sharpe, that this Subdivision be Approved. The motion carried by a unanimous vote.
Agenda Item 5.6	5.6 SUB 21-22 A request by RVi Planning and Landscape Architecture, on behalf of Forestar USA Real Estate Group, Inc., for approval of the Moonlight Ridge preliminary plat. The property is generally located at the northwest corner of Smith-Enke Road and Green Road. Discussion and Action. Rick Williams, Planning & Zoning Manager presented. Discussion ensued. Yocum asked if the flood plain situation is being addressed by the CLOMR and FEMA. Applicant explained the CLOMR application has been submitted and is in process. The county is also staring their review. Frank asked about the flood plain. There are mislabeled zones. There are AO zones labeled as X. Frank said he will mark up something and send it to staff. Robertson asked if this is where ADOT is wanting a round-a-bout. Rick explained there are still discussions and have been presented different ideas. There are pros and cons to each, and no decision has been made. Robertson asked is the city and developer have a different view than ADOT. Rick said no in fact they are still in discussion and it is a collaborative effort. He does not have a firm answer. Chair Huggins asked if Frank thinks the trees are appropriate. Huggins stated she noticed that this does not have the one side no street parking stipulation she wants to make sure the streets are accurate size. A motion was made by Sharpe, seconded by Commissioner Frank, that this Subdivision be Approved. The motion carried by a unanimous vote.

Agenda Item 5.7:	5.7 SUB 21-42 A request by CVL Consultants, on behalf of Emmerson Holding, LLC, for approval of the Maricopa 40 preliminary plat. The property is generally located one quarter mile north of the southeast corner of Steen Road and Murphy Road. Discussion and Action. Rick Williams, Planning & Zoning Manager presented. Discussion ensued. Frank said he did not see any mention about the flood plain, it appears it is in A and X, it is not called out on the preliminary plat document. The applicant explained the southern boundary is in X and this is reserved for future commercial and open space, the residential lots are not affected. Even so Wood Patel has a CLOMR submitted for review that will remove the property from the flood zone and the construction is not slated to begin until after the CLOMR is approved. Frank asked if the information can be on the pre-plat as a binding document in case for any reason the CLOMR is not approved. Yocum said looking at the drainage report he wants to make sure no drainage would flow to other properties. Applicant again stated construction would not start until the after the drainage is approved. Huggins expressed concerns for the street parking. Applicant stated they are adhering to guidelines and have been approved from police and the city engineer. A motion was made by Sharpe, seconded by Commissioner Robertson, that this Subdivision be Approved. The motion carried by a unanimous vote.
Agenda Item 6.0: <u>Reports from</u> <u>Commission</u> <u>and/or Staff</u>	Rick Williams, Planning & Zoning Manager updated Commission on future meetings. There will be two meetings a month. The first consent agenda item will be on the May 9th agenda.
Agenda Item 7.0: <u>Executive Session</u>	No executive session
Agenda Item 8.0: <u>Adjournment</u>	A motion was made by Commissioner Irving, seconded by Commissioner Sharpe, to Adjourn at 7:47pm. The motion carried unanimously.

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 25th day of April 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of April, 2022