



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
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Monday, April 25, 2022

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 five 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**

Approval of minutes from the March 28, 2022 will be moved to the next meeting.

5. **Agenda and Public Hearings**

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.

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.

- 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.
- 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.
- 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.
- 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.
- 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.

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.

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.