



# City of Maricopa

## Meeting Actions - Final Planning & Zoning Commission

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Monday, April 25, 2022

6:00 PM

Council Chambers

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**1. Call To Order**

*This meeting was called to order at 6:00 PM.*

**2. Roll Call**

**Present** 6 - Linda Huggins, Commissioner Dan Frank, Michael Sharpe, Commissioner James Irving, Commissioner Ted Yocum, and Commissioner William Robertson

**Excused** 1 - Commissioner Rachel Leffall

**3. Call to the Public**

*There were no public speakers.*

**4. Minutes**

*No minutes were presented for approval.*

**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.

*Byron Easton, Senior Planner Presented. The Public Hearing Opened at 6:13 pm. There were no public speakers. The Public Hearing Closed at 6:13 pm.*

*Commission discussion ensued. A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that GPA 22-07 be Approved. The motion carried by a unanimous vote.*

**The Public Hearing was held.**

**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.

*The Public Hearing opened at 6:23 PM. There was 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.*

**The Public Hearing was held.**

**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.*

*A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that GPA 22-05 be Approved. The motion carried by unanimous vote.*

**The Public Hearing was held.**

**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. Applicant presented.*

*A motion was made by Commissioner Yocum, seconded by Commissioner Sharpe, that PAD 22-05 be Approved. The motion carried by unanimous vote.*

**The Public Hearing was held.**

**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.*

**A motion was made by Commissioner Irving, seconded by Sharpe, that this Subdivision be Approved. The motion carried by a unanimous vote.**

**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.*

**A motion was made by Sharpe, seconded by Commissioner Frank, that this Subdivision be Approved. The motion carried by a unanimous vote.**

**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.*

**A motion was made by Sharpe, seconded by Commissioner Robertson, that this Subdivision be Approved. The motion carried by a unanimous vote.**

**6.        Reports from Commission and/or Staff**

*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.*

**7.        Executive Session**

**8.        Adjournment**

**A motion was made by Commissioner James Irving, seconded by Michael Sharpe, to Adjourn at 7:47 PM. The motion carried unanimously.**