

Planning and Zoning Commission Actions

Regular Meeting

May 22, 2023

6:00 pm	6:00 pm Commissioner Yocum
Call to Order	
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Robertson
Roll Call	All Commissioners present.
3.0 Call to the Public	No public speakers.
4.0 Minutes	A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that the Minutes for the May 8 th meeting be Approved. The motion carried by a unanimous vote.
Agenda Item 5.1:	<p>5.1 GPA23-03 PUBLIC HEARING: A request by the City of Maricopa to amend the General Plan Future Land Use Designation for approximately 2 acres from the existing Mixed Use (MU) designation to an Employment (E) designation. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. DISCUSSION AND ACTION.</p> <p>Alexander Bosworth, Planner, presented item 5.1.</p> <p>No comments made by Commission.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Irving. The motion carried by a unanimous vote.</p>
Agenda Item 5.2:	<p>5.2 ZON 23-02 PUBLIC HEARING: A request by the City of Maricopa to rezone approximately 2 acres from existing GR General Rural zoning to LI Light Industrial zoning. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. DISCUSSION AND ACTION.</p> <p>Alexander Bosworth, Planner, presented item 5.2.</p> <p>No comments made by Commission.</p> <p>A motion was made by Commissioner Robertson, seconded by Commissioner Leffall. The motion carried by a unanimous vote.</p>
Agenda Item 5.3:	<p>5.3 PAD22-19 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment, effectively rezoning approximately 100 acres of land from General Rural (GR) and Industrial (CI-2) zoning to a Planned Area Development (PAD) zoning district for a proposed integrated multi-family and single-family residential community. The property is generally located at the southeast corner of the Maricopa-Casa Grande Highway and North Porter Road. DISCUSSION AND ACTION.</p> <p>Alexander Bosworth, Planner, presented item 5.3.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Juarez. The motion carried by a unanimous vote.</p>

Commissioner Juarez: Expressed concern on the size of the lots and if the city approved the size in preconceptual guidelines.

Alexander Bosworth: Stated that in the base zoning districts the minimum lot size is 50 ft but in terms of the PAD it is requested to reduce requirement to 45 ft to in return all design elements will be provided. Provided example that if 45 ft lots are in one area of the development, the other area with Single Family must exceed size by 10%.

Commissioner Juarez: Questioned the points of exit of the development and stated that everything will exit on Porter Rd. Questioned if Cowtown Rd can be looked at as a potential exit.

Alexander Bosworth: Stated that the Traffic Engineer reviewed application but did not review Cowtown Road as an alternative route. Stated Desert Sonoran Parkway was considered once it is completed by the end of the year.

Commissioner Juarez: Expressed concern for potential noise issues from the railroad.

Alexander Bosworth differed to the applicant.

Mandy Woods with Norris Design, Applicant: Stated that an analysis from surrounding communities and found that the nearest lots within the conceptual site plan are well distanced from the railroad, in comparison to adjacent communities.

Commissioner Juarez: Questioned if there has been any communication on the transmission lines that runs on Porter Rd, and if it will present any issues to entering the development.

Alexander Bosworth: Stated the Traffic Engineer did not find an issue with the transmission lines on Porter Rd.

Commissioner Juarez: Questioned if modifications will be made to the Kelly Residence that will remain in the development.

Mandy Woods: Stated the Kelly family has been involved in the envisioning of the Kelly Ranch PAD, and the intent is to integrate into the community.

Commissioner Irving: Expressed concern on the Sonoran Desert Parkway and requested clarification on the time frame on the first phase.

Alexander Bosworth: Stated that Sonoran Desert Parkway is set to be built by the end of the year. Stated that in terms of transportation, the development is dependent on the Sonoran Desert Parkway.

Commissioner Irving: Questioned when development will start on first phase.

Mandy Woods: Stated that there is no timeline on the first phase and stated that additional planning processes will need to complete before construction.

Commissioner Irving: Questioned the restrictions on horse keeping in the PAD.

Alexander Bosworth: Stated that different zoning districts have different requirements in terms of livestock keeping. Stated that Code Enforcement will be the party to ensure requirements are being met.

Commissioner Leffall: Provided an additional comment on the horse restriction and requested further consideration in increasing the restriction.

Richard Williams: Questioned how many lots in the development are 1 acre or larger.

Mandy Wood: Clarified that the horse allowance that the particular use is restricted on to the existing Kelly Family homestead parcel to allow to continue operations. Stated it does not apply to the rest of the development.

Commissioner Singleton: Requested that staff work on an insurance of exit on the Sonoran Desert Parkway due to resident and right of way concerns.

	<p>Commissioner Robertson: Referred to Sonoran Desert Parkway and stated that the finishing of the bridge adjacent on Porter is a factor. Stated that Sonoran Desert Parkway south of the project is Phase 2. Questioned the land crossing Sonoran Desert Parkway.</p> <p>Commissioner Yocom: Stated that the material provided clarified the Flood Plain issues well.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Juarez. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.4:</p>	<p>5.4 PZ 23-07 PLANNING COMMISSION UPDATE: A member(s) of the City of Maricopa Public Works Department will present an informational item to Commission regarding the roles and responsibilities of the Transit Advisory Committee. This is an informational item only. No action by the Commission will be taken.</p> <p>Toni Flood, Transit Supervisor, presented item 5.4.</p> <p>Commissioner Leffall: Expressed appreciation for the MET service. Questioned if there has been an additional route to service Tortosa Residents.</p> <p>Toni Flood: Stated there is no fixed route in Tortosa, but the Dial-A-Ride goes numerous times a day.</p> <p>Commissioner Leffall: Questioned if the fixed routes will include communities not just businesses.</p> <p>Toni Flood: Stated that only stop in a subdivision is Maricopa Meadows. Stated as the city grows additional stops will be added as well.</p> <p>Commissioner Irving: Questioned how information is provided to the community.</p> <p>Toni Flood: Stated brochures are in City buildings as well as a website.</p> <p>Commissioner Irving: Questioned if HOAs can be provided brochures and if usage numbers can be published.</p> <p>Nick Cook: Stated that the commission must discuss the roles and responsibilities of the TAC Committee and in the next TAC meeting.</p>
<p>Agenda Item 6.0:</p> <p><u>Report from Commission and/or Staff</u></p>	<p>Richard Williams, Planning and Zoning Manager, stated the first Transit Advisory Committee will be on June 12, 2023. Stated that the Transit Advisory Committee will occur first.</p> <p>Commissioner Leffall: Requested clarification on the timing of the Transit Advisory Committee and the Planning and Zoning Commission meetings.</p> <p>Richard Williams: Stated that discussion regarding time frames of the meetings created the decision on switching the meeting times.</p>



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<u>Agenda Item 7.0: Executive Session</u>	No executive session was conducted.
<u>Agenda Item 8.0: Adjournment</u>	Commissioner Robertson motioned to adjourn, seconded by Commissioner Singleton. Meeting adjourned at 6:48PM.

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 22nd of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of June 2023.