

Planning and Zoning Commission Actions

Regular Meeting September 12th, 2022

1.0 Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins.
2.0 Roll Call	Present: Yocum / Huggins / Irving/ Frank / Robertson Present Telephonically: Leffall / Sharpe
3.0 Call to the Public	No one spoke during the call to public.
4.0 Minutes Agenda 4.1	MIN 22-42 Approval of Minutes from the August 22nd Planning and Zoning Commission meeting. A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that these Minutes be Approved. The motion carried by a unanimous vote.
5.0 Regular Agenda Agenda Item 5.1:	DRP 22-09 A request by Greg Davis of Iplan Consulting, for the review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 200 unit multi-story, multi-family development on approximately 12 acres located at the southwest corner of N. Porter Road and Iron Point Road just south of the Maricopa-Casa Grande Highway in the City of Maricopa. Discussion and Action. Senior Planner, Byron Easton presented. The developer presented as well. Speaker Card 1: Nate W. of 16721 N Luna Dr. Maricopa. Expressed concerns regarding safety, the train and access to emergency services Believes emergency calls will increase once all the residents move in. Discussion ensued regarding EV charging capabilities in the garages, and access points. Concern regarding traffic during the construction. Byron stated the traffic study was conducted and is included with the packet. Commissioner Irving & Robertson expressed concern with the narrative section where the developer stated the code is “too arduous and difficult to meet” wanted to know what was too hard to meet as they are asking for a 30% reduction on patio sizes. Staff explained the applicant provided more open space to offset the requirement. The applicant explained that the city code varies greatly from other jurisdictions and after working with City, the City is also working on updating the code to be inline with other jurisdictions as the MFR standards are fairly new. Commissioners questioned the setbacks from the gates and if emergency vehicles have quick access to get into the gates. The applicant stated the City requires them to provide strobe intercept transponders at both points of access for emergency vehicles. The construction will not be started for at least one year or longer. Commissioner Irving wanted the city to recommended the concession of the 30% less on the patio sizes. City staff does support and recommend approval of DRP22-09 and all exhibits. A motion was made by Commissioner Yocum, seconded by Commissioner

	Sharpe, to approve item 5.1. The motion carried by a unanimous vote.
Agenda Item 5.2:	GPA 22-08 PUBLIC HEARING: A request by Steward + Reindersma Architecture on behalf of Construction Solutions Company for a minor General Plan Amendment on approximately 10.17 acres effectively changing the land use designation from Employment (E) to High Density Residential (HDR). The site is generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy. Discussion and Action. Assistant Planner, Alexander Bosworth presented. Public Hearing Opened at 6:50 pm. Closed Public Hearing at 6:50 pm. Comments from the Commission ensued in favor of the project. Commissioner Irving motioned to approve item 5.2. Commissioner Frank seconded. All in favor. Passed unanimously.
Agenda Item 5.3:	ZON 22-05 PUBLIC HEARING: A request by Steward + Reindersma Architecture on behalf of Construction Solutions Company to rezone approximately 10.17 acres from the Light Industrial (LI) Zoning District to the High Density Residential (RH) Zoning District. The site is generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy. Discussion and Action. Assistant Planner, Alexander Bosworth presented. Public Hearing Opened at 6:55 pm. Closed Public Hearing at 6:55 pm. Comments from the Commission ensued in favor of the project. Commissioner Irving motioned to approve item 5.3. Commissioner Yocum seconded. All in favor. Passed unanimously.
Agenda Item 6.0 Update from Staff	6.0 Rick Williams, Planning and Zoning manager updated the Commission that we are working on scheduling the study session. There will be about 30 code updates to the zoning code. The next 2 meetings may have larger agendas, working on only having one meeting for November and one for December.
Agenda Item 7.0: <u>Executive Session</u>	There was no executive session.
Agenda Item 8.0: <u>Adjournment</u>	A motion was made by Commissioner Robertson seconded by Commissioner Yocum, to Adjourn. The motion carried unanimously. Meeting adjourned at 6:59pm.

I, Britney Orian 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 12th day of September 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of September, 2022