



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

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Monday, May 13, 2024

6:00 PM

Council Chambers

1. Call To Order

Call to Order: 6:00 pm Chair Roberts Chair Robertson

Invocation: Chair Robertson

Pledge of Allegiance: Chair Robertson

2. Roll Call

Present 6 - Chair William Robertson , Vice Chair James Singleton, Commissioner Robert Brems, Commissioner James Irving, Commissioner Alfonso Juarez III, and Commissioner Ted Yocum

3. Call to the Public

Sue Van Gosen did ask for a school zone to be placed on Porter Rd for the Saddleback Elementary and the Charter Schools along Porter.

4. Minutes

5. Regular Agenda

5.1 [PAD24-05](#)

PUBLIC HEARING: Planned Area Development Major Amendment, PAD24-05 Stonegate: The Planning and Zoning Commission shall discuss and take action on a request for a Major Amendment to the Stonegate Planned Area Development (PAD) Ordinance 20-19, for approximately 28.53 ac. of land consisting of Pinal County Parcel Numbers 512-41-7260 (Lot 7) and 512-41-7270 (Lot 8), to modify the development land use plan and development standards for approximately 28.53 ac. of land consisting of Pinal County Parcel Numbers 512-41-7260 (Lot 7) and 512-41-7270 (Lot 8). The property is generally located at the northwest corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. DISCUSSION AND ACTION.

Derek Scheerer, Planner II, presented the details of item 5.1. No members of the Planning and Zoning Commission has questions or concerns on the item.

Tina Dugan stated that she would like information in leases stating that Glennwilde is a private community and not for the multi-family usage.

Sue Van Gosen asked that a center turn lane placed on Alan Stephens Parkway.

Dorothy Merrill is opposed to sharing a wall with the new development.

Sally Meyer stated that the area behind Glennwilde and Senita is not a good area for a walking path. Traffic on Alan Stephens Parkway is already bad because of the

schools.

Commissioner Irving stated that he'd like to see a new traffic study completed. Derek Scheerer, Planner II, stated that the traffic study has been completed. Both the developer and city are responsible for common traffic areas.

Commissioner Yocum stated that with change, we can learn from other traffic patterns and create new traffic control areas if needed.

Commissioner Juarez wanted to know if there is anything that can be done with the shared wall between the two subdivisions.

Derek Scheerer, Planner II, stated that it is an opportunity for trails to be placed for walkers, bicyclists, and/or scooters to pass through without traveling on main roads. All security avenues are looked at when planning trails/walkways.

Commissioner Brems asked what was the original PAD and what is the Amendment to the PAD.

Derek Scheerer, Planner II, explained the differences.

Dennis Newcomb, law firm Gammage and Burnham, presented their presentation to the commission for agenda item 5.1. A truncated entrance to the property would solve most of the traffic concerns. Having walking trails around property allows residents to connect with commercial properties.

Ron Mel, Dominion Development, stated that the area between the development and Glennwilde will be secured with fencing and no wall will be shared. They will also be responsible for maintaining that area as well.

A motion was made by Commissioner Yocum, seconded by Vice Chair Singleton, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

5.2 **[PAD23-06](#)**

PUBLIC HEARING: Planned Area Development Major Amendment, PAD23-06 Cortona: The Planning and Zoning Commission shall discuss and take action on a request for a Major Amendment to the Cortona Planned Area Development (PAD) Ordinance 05-16, for approximately +/- 236 ac. of land, to modify the development land use plan and development standards. The property is generally located at the southeast corner of W. Farrell Rd. and N. Hartman Rd. **DISCUSSION AND ACTION.**

Derek Scheerer, Planner II, presented the details for item 5.2.

Sue Van Gosen mentioned that the roads near development are only 2 way roads, which in turn, will create more traffic concerns on Porter and Honeycutt Roads. Suggesting widening roads.

Vice Chair Singleton asked if road improvements are to be carried out with the new development.

Derek Scheerer stated that the new development will be responsible for their portion of the roads. High School is responsible for completion of Ferrell Rd. as well.

Commissioner Brems asked what plans does the City of Maricopa have to add schools to the school district.

Derek Scheerer stated that our impact fees are designed to help Maricopa School District with school developments if they are needed.

Commissioner Irving did state that the State is scheduled to build a new middle school and another high school in the near future.

Julie Vermilion, CVL Consultants, stated that this PAD Amendment is to bring updated diverse affordable contribution to the city.

A motion was made by Commissioner Irving, seconded by Commissioner Brems, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that the next meeting will be June 10th, 2024. There will be a study session with Engineering regarding the traffic studies.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Chair William Robertson , seconded by Vice Chair James Singleton, to Adjourn AT 7:23 P.M. The motion carried unanimously.