



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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Monday, November 8, 2021

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**

- 4.1 [MIN 21-63](#) The Commission will approve minutes from the October 25, 2021 Planning and Zoning Commission meeting. Discussion and Action.

5. **Agenda and Public Hearings**

- 5.1 [DRP 21-11](#) A request by Maricopa AH I, LLLP, an affiliate of Real Estate Equities, requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 312 unit multi-story, multi-family development on approximately 13 acres located east of N. Porter Road at the intersection of N. Porter Road and W. Applegate Road, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa. Discussion and Action.
- 5.2 [ZON 21-04](#) PUBLIC HEARING: A request by Lincoln Avenue Capital, LLC for a rezoning of 12 acres from General Business (CB-2) to General Mixed Used (MU-G) for a proposed multi-family development. The site is generally located on the Southeast Corner of Honeycutt Road and Continental Road. Discussion and Action.
- 5.3 [DRP 21-13](#) A request by Lincoln Avenue Capital, LLC for review and approval of Site Plan, Landscape, Photometric and Elevation plans for 228 residential multi-family units with nine 3-story buildings. Generally located on the southwest corner of West Honeycutt Road and North Continental Blvd. Discussion and Action.

- 5.4 [PAD 21-07](#) PUBLIC HEARING: A request by Tiffany & Bosco, P.A. on behalf of Kernit Rankin of Maricopa Hartman LLLP, to create the Sanctuary Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for the Sanctuary, a proposed mixed-use, master planned community. The property is generally located at the northeast corner of West Maricopa-Casa Grande Highway and North Hartman Road. Discussion and Action.
- 5.5 [SUB 21-20 \(2\)](#) Red Valley Ranch Coe & Van Loo Consultants, Inc. on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, has submitted the preliminary plat for Red Valley Ranch, an approximately 164.3 acre master planned community located at the southwest corner of Farrell Road and Anderson Road. Discussion and Action.
- 5.6 [SUB 21-08 \(2\)](#) Desert Passage Parcel 8 The applicant, Huitt-Zollars, Inc. on behalf of KB Homes Phoenix is requesting 12.1 acres of single family detached homes planned for 64 lots. The site is generally located at the Northwest corner of N. Smith Farms Circle and N Alma Rd within the Desert Passage subdivision. Discussion and Action.
- 5.7 **PRES 21-27** City of Maricopa staff will present a proposal of a major update to the city's Multi Family Residential Design Guidelines. Discussion Only.

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.