



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Monday, November 8, 2021

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order by Chair Huggins at 6:00 p.m.

2. **Roll Call**

Commissioner Leffall was present telephonically.

Present 6 - Linda Huggins, Dan Frank, Rachel Leffall, James Irving, Ted Yocum, and William Robertson

Excused 1 - Michael Sharpe

3. **Call to the Public**

No one spoke during the Call to the Public.

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.

Commissioner Irving motioned to approve the minutes from the October 25, 2021 Planning and Zoning Commission meeting. Commissioner Frank seconded the motion. The motion passed unanimously.

Approved

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.

Senior Planner Byron Easton presented.

Commissioner Irving motioned to approve Agenda Item 5.1. Commissioner Yocum seconded the motion. The motion passed unanimously.

Approved

- 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.
- Planner Corin Hooper presented.*
- Chair Huggins opened the public hearing at 6:52 p.m.*
- The public hearing was held.*
- Chair Huggins closed the public hearing at 6:56 p.m. Commissioner Yocum motioned to approve Agenda Item 5.2. Commissioner Robertson seconded the motion. A vote was held; Commissioners Yocum, Leffall Frank and Irving were not in favor. Agenda Item 5.2 was disapproved 4-2.*
- Disapproved**
- 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.
- Commissioner Irving motioned to table Agenda Item 5.3. Commissioner Frank seconded the motion. The motion was approved unanimously.*
- Tabled**
- 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.
- Senior Planner Byron Easton presented.*
- Chair Huggins opened the public hearing at 7:21 p.m.*
- The public hearing was held.*
- Chair Huggins closed the public hearing at 7:21 p.m.*
- Discussion ensued. Commissioner Irving motioned to approve Agenda Item 5.4 with stipulation. Commissioner Frank seconded the motion. The motion passed unanimously.*
- Approved**
- 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.
- Planner Corin Hooper presented. Discussion ensued. Commissioner Yocum motioned to approve with stipulation. Commissioner Irving seconded the motion. The motion*

passed unanimously.

Approved

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.

Planner Corin Hooper presented. Discussion ensued. Commissioner Yocum motioned to approve. Commissioner Leffall seconded the motion. The motion passed unanimously.

Approved

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.

Senior Planner Byron Easton presented.

Discussed

6. Reports from Commission and/or Staff

Rodolfo Lopez, Director of Development Services, introduced the new Planning and Zoning Manager, Richard Williams.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Irving motioned to adjourn the meeting. Commissioner Yocum seconded the motion. The motion passed and the meeting was adjourned at 8:02 p.m.

Adjourn