



City of Maricopa

Meeting Agenda 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, July 8, 2019

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 19-47](#) Approval of minutes from the May 13, 2019 Planning and Zoning Commission meeting. Discussion and Action.

5. Agenda and Public Hearings

- 5.1 [PH 19-09](#) PUBLIC HEARING: Rezoning (ZON) 19-01 Anderson Farms: A request by EPS Group, Inc. on behalf of Marbella Homes for property generally located south of the southeast corner of Bowlin Road and Hartman Road, to rezone 28.65 acres of land from General Rural - GR (former Zoning Code) to Medium Density Residential - RS-5 as identified in the current Zoning Code. Discussion and Action.
- 5.2 [PH 19-10](#) PUBLIC HEARING: Planned Area Development (PAD) 19-02 Stonegate: A request by Sanks and Associates, LLC on behalf of Maricopa Stonegate, LLC to amend the Stonegate Planned Area Development (PAD) Ordinance 08-07, proposed modifications to the development land use plan, permitted uses, and development standards. The property is generally located at the northwest corner of Maricopa Casa Grande Highway and Stonegate Road. Discussion and Action.
- 5.3 [PH 19-11](#) PUBLIC HEARING: Development Review Permit (DRP) 19-06 & Conditional Use Permit (CUP) 19-01: Sanks and Associates, LLC on behalf of Omni Capital Management, LLC are proposing to construct an indoor self-storage facility under DRP19-06 with outdoor vehicle storage under CUP19-01, on 3.992 acres of land located on the southwest corner of Alan Stephens Parkway and Stonegate Road. Discussion and Action.

- 5.4 [SUB 19-02](#) A preview of a subdivision preliminary-plat request from EPS Group Inc, on behalf of Anderson Palmisano Farms Phase 1B, a proposed subdivision just south from the south east corner of Bowlin Rd. and Hartman Rd. Discussion Only.
- 5.5 [GPA 19-02](#) The City is requesting to initiate a General Plan Amendment of three (3) City properties; Copper Sky parcels 510-12-014E, 510-12-014H, and Lot 1 of 510-12-124J, approximately 30 acres, from designated Commercial and Employment land use to Mixed Use land use, as identified in the General Plan. Discussion Only.
- 5.6 [ZON 19-02](#) Rezoning (ZON) 19-02 and 19-03: The City is requesting to initiate a rezone of three (3) city properties; Copper Sky lots 510-120-14E AND 510-120-14H, acreage size 19.24, from CB-2 - General Business zone and TR- Transitional (old zoning code) to MU-G - Mix use general as identified in the new zoning code and a portion of City Center, acreage size 4.75, from existing TR- Transitional (Old Zoning Code) to PI- Public Institution, as identified in the new zoning code. Discussion Only.
- 5.7 [PZ 19-07](#) The Commission shall discuss and possibly take action on appointing a Chair. Discussion and Action.
- 5.8 [PZ 19-08](#) The Commission shall discuss and possibly take action on appointing a Vice-Chair. Discussion and Action.

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.