



# City of Maricopa

## Meeting Agenda

### Planning & Zoning Commission

Maricopa City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138  
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Monday, June 27, 2022

6:00 PM

Council Chambers

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**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**

*No minutes will be presented at this meeting.*

**5. Agenda and Public Hearings**

**5.1 CUP 22-01** PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is generally located west of the northwest corner of N. John Wayne Parkway and W. Hathaway Ave. and is within the Mixed-Use Heritage District. Discussion and Action.

**5.2 CUP 22-02** PUBLIC HEARING: A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate equipment onto an existing cell tower. The proposed modification will not increase the height of the existing monopole and will not expand the existing fenced compound area. The site is located on City-owned property just southeast of the Copper Sky Recreation Complex. Discussion and Action.

**5.3 CUP 22-04** PUBLIC HEARING: A request by Sender CC on behalf of Verizon Wireless to upgrade equipment on an existing wireless communications facility mounted on a ball field light. The proposed modification will not increase the height of the existing monopole and will not expand the existing walled compound area. The site is generally located west of the southwest corner of N. Porter Rd. and N. Alan Stephens Parkway. Discussion and Action.

5.4      [\*\*GPA 22-07\*\*](#)      PUBLIC HEARING: A request by the City of Maricopa to amend approximately 16.78 acres of the General Plan Future Land Use Map, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Public/Institutional (P) to High Density Residential (H) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action.

5.5      [\*\*ZON 22-02\*\*](#)      PUBLIC HEARING: A request by the City of Maricopa to rezone approximately 16.78 acres, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Transitional (TR) to High Density Residential (HR) located south and east of the southeast corner of N. White and Parker Rd. and Lococo St. Discussion and Action.

5.6      [\*\*DRP 22-01\*\*](#)      PUBLIC HEARING: A request by Stewart + Reindersma Architecture on behalf of Construction Solutions Company, requesting review and approval of Site, Landscape, Photometric and Elevation plans for a proposed 47,200 square-foot flex office shell building. Generally located on the northwest corner of West Edison Road and North Estrella Parkway. DISCUSSION AND ACTION.

5.7      [\*\*TXT22-02\*\*](#)      PUBLIC HEARING: A request by the City of Maricopa for review and approval of a proposed Text amendment to the City of Maricopa Zoning Code, Sections 2.15 Rules of Order and Procedure, 18.60 Planned Area Development District, 18.140 Common Procedures, 18.170 Amendments to the General Plan, 18.175 Amendments to the Zoning Map and Text; DISCUSSION AND ACTION.

## 7.      Reports from Commission and/or Staff

## 8.      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).*

## 9.      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.*