



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
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*Chair James Singleton
Commissioner Robert Brems
Commissioner Robert Klob
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Ted Yocum*

Monday, October 27, 2025

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 three 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 25-64](#) The Commission shall approve minutes from the October 13, 2025 meeting.

5. Public Hearings

6. Consent Agenda

7. Regular Agenda

- 7.1 [DRP 24-12](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP24-12 Buffalo Wild Wings, a request Peter Vesecky on behalf of Vespro, for review of Site, Floor, Elevation, Landscape and Photometric Plans for a proposed restaurant building on approximately 1.47-acres of land within the City of Maricopa, generally located north of the northeast corner of W. Maricopa-Casa Grande Hwy., and N. Stonegate Rd. Discussion Only.

- 7.2 [DRP25-18](#) PLANNING COMMISSION UPDATE: Major Development Review Permit case # DRP25-18 Southbridge Marketplace North, a request by John Barclay of Upward Architects, for review of Site, Landscape, Elevation, and Utility Plans for a proposed multi-building commercial development on an approximately 5.78-acres of land, within the City of Maricopa, generally located at the northeast corner of W. Honeycutt Ave. and N. John Wayne Pkwy. DISCUSSION ONLY

- 7.3 [TXT 25-01](#) PUBLIC HEARING: TXT25-01 Text Amendment: A request by the City of Maricopa for review and approval of proposed miscellaneous text amendments to the Maricopa City Code, Section 17.20.050 Preliminary Plats, Section 17.20.060 Final Plats, Section 17.30.040 Recreation and Tot-Lot Design Requirements, Section 18.40 Commercial Districts, 18.75 Food Courts, 18.75.030 Mixed Use Heritage Development Standards, Section 18.80.110 Screening, Section 18.90 Landscape, Section 18.120.240 Group Homes, Section 18.120.260 Temporary Uses, Section 18.120.300 Food Court Mixed Use Heritage, Section 18.135.020 City Council, Section 18.135.030 Planning Commission, Section 18.35.050, Development Services Director, Section 35.060 Hearing Officer, Section 18.18.135.070 Zoning Administrator, Section 18.135.110 Review Authorities, Section 18.140.050 Neighborhood Meeting Notification, Section 18.140.060 Public Hearing Notification, and Section 18.205.020 List of Definitions. Discussion and Action

8. Reports from Commission and/or Staff

9. 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).

10. 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.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

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.