



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, December 13, 2021

6:00 PM

Council Chambers

1. **Call To Order**

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

2. **Roll Call**

Present 5 - Linda Huggins, Dan Frank, Michael Sharpe, James Irving, and Ted Yocum

Absent 2 - Rachel Leffall, and William Robertson

3. **Call to the Public**

No one spoke during the Call to the Public.

4. **Minutes**

There were no minutes to approve.

5. **Agenda and Public Hearings**

5.1 **[DRP 21-22](#)**

A request by Gabor Lorant Architects of behalf of the City of Maricopa, are requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a new Public Safety Facility located at the northwest corner of Wilson Avenue and Garvey Avenue. Discussion and Action.

Planning and Zoning Manager Rick Williams presented. Committee member Irving motioned to approve Agenda Item 5.1. Vice Chair Sharpe seconded the motion. The motion passed unanimously.

Approved

5.2 **[ZON 21-07](#)**

PUBLIC HEARING: A request by Lincoln Avenue Capital, LLC for a rezoning of 15 acres from General Business (CB-2) to General Mixed Used (MU-G) for a proposed multi-family development and future commercial development. The site is generally located on the southeast Corner of Honeycutt Road and Continental Road. Discussion and Action.

Director of Development Services Rodolfo Lopez presented.

The Public Hearing was opened at 6:25 p.m. The Public Hearing was held. The Public Hearing was closed at 6:31 p.m.

Discussion ensued. Vice Chair Sharpe motioned to approve Agenda Item 5.2. Commissioner Irving seconded the motion. The motion passed unanimously.

Approved

- 5.3 [DRP 21-13 \(2\)](#) A request by Lincoln Avenue Capital, LLC for review and approval of Site Plan, Landscape, Photometric and Elevation plans for 228 residential multifamily units with nine 3-story buildings. Generally located on the southeast corner of Honeycutt Road and Continental Road. Discussion and Action.

Director Rodolfo Lopez and Applicant Ben Taylor presented separately. Discussion ensued. Commissioner Irving made a motion to approve Agenda Item 5.3. Commissioner Frank seconded the motion. The motion passed unanimously.

Approved

- 5.4 [PAD 21-09](#) PUBLIC HEARING: A request by Tiffany & Bosco, P.A. on behalf of Lennar, to create the Anderson Farms Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for Anderson Farms, a proposed mixed-use, master planned community. The property is generally located at the northwest corner of Murphy Road and Farrell Road. Discussion and Action.

Senior Planner Byron Easton and Applicant Kurt Jones presented.

The Public Hearing was opened at 7:18 p.m. The Public Hearing was held. The Public Hearing was closed at 7:18 p.m.

Discussion ensued. Commissioner Irving motioned to approve Agenda Item 5.4. Commissioner Sharpe seconded the motion. The motion passed unanimously.

Approved

- 5.5 [TXT 21-02](#) City of Maricopa staff will present initial proposal of minor changes to the City's Subdivision and Zoning Code. Discussion Only.

Discussed

- 5.6 [TXT 21-03](#) A request by the City of Maricopa for review and approval of the City's first Multi-Family Residential Design Guidelines. Discussion and Action.

Senior Planner Byron Easton presented. Discussion ensued. Vice-Chair Sharpe motioned to table Agenda Item 5.6. Commissioner Frank seconded the motion. Commissioner Irving opposed. Motion to table Agenda Item 5.6 passed 4-1.

Approved

6. Reports from Commission and/or Staff

Director Rodolfo Lopez announced that there would be no more meetings during 2021. He stated that the next meeting will be held January 10, 2022.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Irving motioned to adjourn the meeting. Vice Chair Sharpe seconded the motion. The motion passed and the meeting was adjourned at 8:09 p.m.

Adjourn