

Planning and Zoning Commission Actions
Regular Meeting
December 12,
2022

6:00 pm Call to Order	Vice-Chair Sharpe, 6:05p.m.
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Yocum
Roll Call	Vice-Chair Sharpe, Commissioner Yocum, Commissioner Irving, Commissioner Frank, Commissioner Leffall, and Commissioner Hughes were present. Vice-Chair Sharpe led the meeting.
3.0 Call to the Public	No speakers gave public comment.
4.0 Minutes	Minutes from the November 14, 2022 meeting will be presented at the next meeting.

Agenda Item 5.1:	<p>5.1 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 20.17 acres effectively changing the future land use designation from Employment (E) to High Density Residential (HDR). The site is generally located southeast of the southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway. DISCUSSION AND ACTION.</p> <p>6:08p.m.: Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 jointly.</p> <p>Public Hearing began at 6:21p.m.</p> <p>Two (2) residents spoke during the public hearing for this item.</p> <ul style="list-style-type: none"> - Glenn Olson - Expressed concern on whether or not the project would be subsidized housing. Also expressed concern on the potential for crime and increased traffic in the area should the project take place. <p>The applicant was called upon to answer the resident’s questions and concerns.</p> <ul style="list-style-type: none"> - Name and address unknown - Expressed concern about the ingress and egress for traffic to and from the development. <p>The Public Hearing concluded at 6:29p.m.</p> <p>Discussion followed.</p> <p>Commissioner Hughes: Stated that there should be caution when making determinations on a housing project based on affordability-aspects.</p> <p>City Attorney: Stated that the Commission cannot consider the income levels that the development targets, as it does not pertain to the Zoning Code.</p> <p>Commissioner Leffall: No questions.</p> <p>Commissioner Yocum: Stated that the proposal does not create any land-use conflicts with neighboring parcels. Also stated that this project would provide greater housing diversity and increase the housing stock.</p>
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	<p>Commissioner Irving: Wanted to clarify which were the entries and exits for residents within the development. The applicant was able to clarify the concern. The Commissioner also wanted to clarify whether or not the proposal was reviewed by the Fire Department.</p> <p>Derek Scheerer: The fire plans examiner reviews the site for compliance with the 2018 International Fire Code.</p> <p>Further discussion followed.</p> <p>Derek Scheerer: The buildout of this site is around 36-48 months out, which means 3-4 years from now before residents are present at the site.</p> <p>Commissioner Frank: The noise from the railroad could be a concern due to the proximity. What are the plans for noise mitigation?</p> <p>Derek Scheerer: A noise study was made and a 14-foot wall would be built along the railroad tracks to screen out the visual and noise effects from the railroad.</p> <p>Vice-Chair Sharpe: This addresses Goal B.1.4 which decreased land-use conflicts... I will entertain a motion.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Leffall, that this General Plan Amendment request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.2:</p>	<p>5.2 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 20.17 acres effectively rezoning the site from Light Industry and Warehouse (CI-1) to Planned Area Development (PAD) to create the Apartments at Honeycutt Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for a proposed multi-family development. The property is generally located southeast of the southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway. DISCUSSION AND ACTION.</p> <p>Public Hearing opened at 6:44p.m. Public Hearing closed at 6:45p.m.</p> <p>Discussion Followed.</p> <p>Commissioner Frank: Could you clarify why the variances are being sought in the PAD for parking, building height, etc.?</p> <p>Derek Scheerer: A number of variances are being proposed as a part of this PAD. A PAD essentially creates a unique set of standards based on the base zoning for the site. The applicant is required to provide additional design element for every variation they request.</p> <p>Commissioner Frank: Clarify why the parking variation is being sought.</p> <p>Derek Scheerer: The parking will be distinct for every housing type on the development as stated in the PAD booklet. Their request is based on the demonstrated parking needs seen on their previous developments.</p> <p>Further discussion followed.</p> <p>Commissioner Yocum: Most of our residents leave the City for work. Due to this, I believe we should look into keeping the parking requirements from the base zoning or even increasing it. Additionally, some spaces will be reserved for EV parking, and I do not know what effect this will have.</p> <p>Commissioner Leffall: Is some of the parking shared between unit type?</p> <p>Derek Scheerer: Partially. Open space amenities (tot lots, dog parks, etc.) are available for everyone while the clubhouses are exclusive for the housing types.</p> <p>Further discussion followed.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Leffall, that this Planned Area Development request be Approved. The motion carried by a unanimous vote.</p>

<p>Agenda Item 5-3:</p>	<p>5-3 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Minor General Plan Amendment on approximately 40.57 acres effectively changing the future land use designation from High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR). The site is generally located northeast corner of N. White and Parker Road and N. Farrell Road. DISCUSSION AND ACTION.</p> <p>6:57p.m.: Derek Scheerer, Planner II, presented the details of items 5.3, 5.4, 5.5, and 5.6 jointly.</p> <p>Public Hearing opened at 7:10p.m. Public Hearing closed at 7:10p.m.</p> <p>Commissioner Hughes: I would like to thank the staff for reviewing every case with me.</p> <p>Commissioner Leffall: I appreciate the mixed-use aspect of the project and I am hopeful for the commercial.</p> <p>Commissioner Yocum: I agree with this project.</p> <p>Commissioner Irving: I support this proposal.</p> <p>Vice-Chair Sharpe: This does a good job at cleaning up the General Plan Map and create consistency. I will entertain a motion.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Frank, that this General Plan Amendment request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5-4:</p>	<p>5-4 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action to approve Zoning Map Amendment on approximately 19.35 acres effectively rezoning the site from the General Rural (GR) zoning district to the General Commercial (GC) zoning district. The site is generally located at the northeast corner of N. White and Parker Road and W. Farrell Road. DISCUSSION AND ACTION.</p> <p>Public Hearing opened at 7:12p.m. Public Hearing closed at 7:13p.m.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Irving, that this Zoning Map Amendment request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5-5:</p>	<p>5-5 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 24.26 acres effectively rezoning the site from the General Rural (GR) zoning district to the Multiple Unit Residential (RM) zoning district. The site is generally located at the northeast corner of N. White and Parker Road and W. Farrell Road. DISCUSSION AND ACTION.</p> <p>Public Hearing opened at 7:14p.m. Public Hearing closed at 7:14p.m.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Irving, that this Zoning Map Amendment request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5-6:</p>	<p>5-6 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 16.31 acres effectively rezoning the site from the General Rural (GR) zoning district to the High Density Residential (RH) zoning district. The site is generally located at the northeast corner of N. White and Parker Road and W. Farrell Road. DISCUSSION AND ACTION.</p> <p>Public Hearing opened at 7:15p.m. Public Hearing closed at 7:15p.m.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Irving, that this Zoning Map Amendment request be Approved. The motion carried by a unanimous vote.</p>

<p>Agenda Item 5.7:</p>	<p>5.7 A request by S3 BioTech LLC requesting review and approval of Site, Landscape, Elevation and Photometric Plans for a proposed Medical and Innovation Campus containing a hospital building, medical office building, a 136-unit multi-family residential complex, and a hotel building on approximately 9.43 gross acres. The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. DISCUSSION AND ACTION.</p> <p>Byron Easton, Senior Planner, presented the details of item 5.7.</p> <p>One speaker card was submitted for this item.</p> <ul style="list-style-type: none"> - Andrew Z. Address 44441 W. Cypress Ln. Maricopa, AZ. - Expressed concerns on traffic, noise, water use, and helicopter noise. - Proposed xeriscape as a better option in lieu of the water feature. <p>Commissioner Yocum: This will create 11,000 construction-related jobs and 3,000 permanent jobs. Someone really gave a lot of thought as to the flow of the site, and I am impressed.</p> <p>Commissioner Leffall: No comments.</p> <p>Commissioner Hughes: This is a fantastic project we can bring to our community, and I fully support this.</p> <p>Vice-Chair Sharpe: I am really excited for this project, and I do share concern about the helipad and potential noise. I am confident that the applicant will be able to adequately consider this area of concern.</p> <p>Commissioner Frank: One thing in the PAD we approved a few months ago was the CLOMR, and the plans have not yet been submitted for review as far as I know. Please confirm. I am definitely in favor of this project otherwise.</p> <p>Byron Easton: The CLOMR will need to be addressed before the final Grading and Drainage Plan can be approved.</p> <p>Vice-Chair Sharpe: I will entertain a motion.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Leffall, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.8:</p>	<p>5.8 A request by Welker Development Resources, LLC, requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 43 unit, two story, multi-family development. Generally located on approximately 2.24 net acres of vacant land located at the southwest corner of W. Edison Rd. and N. Wilson Ave. in the City of Maricopa. DISCUSSION AND ACTION.</p> <p>7:33p.m.: Byron Easton, Senior Planner, presented the details of item 5.8.</p> <p>Commissioner Irving: It is important to consider the Heritage District Design Guidelines. Could you explain these for the purposes of this meeting?</p> <p>Byron Easton: The Heritage District is meant to be a mixed-use and denser area, with an agrarian style with brick and other such aesthetics.</p> <p>Further discussion followed.</p> <p>Vice-Chair Sharpe: I did not see the previous version of the elevations but I believe that they have indeed been improved upon. I will entertain a motion.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Leffall, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>

<p>Agenda Item 5.9:</p>	<p>5.9 A request by Garret Howicz, on behalf of STNL Development and Tractor Supply Company, for review and approval of site, landscape, photometric and elevation plans for a proposed commercial development on approximately 3.41 acres. Generally located at the northeast of the northeast corner of N. Shea Way and W. Maricopa-Casa Grande Highway. DISCUSSION AND ACTION.</p> <p>7:43p.m.: Derek Scheerer, Planner II, presented the details of item 5.9.</p> <p>Commissioner Yocum: This development exceeds the minimum parking, and enough ingress and egress points. I believe this is a very nicely designed project.</p> <p>Vice-Chair Sharpe: I will entertain a motion.</p> <p>A motion was made by Commissioner Frank, seconded by Commissioner Leffall, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams: Thanked the Commission for the long agenda, and that this is the last meeting of the year. There will be two meetings in January, where an election of officers will take place. More information will come as we approach this date. There will also be a transportation update in the coming meetings, as well as Zoning Code updates. We also have a City-initiated rezone where more information will be provided. We now have Aylin as our new Planning & Zoning Commission secretary.</p> <p>Vice-Chair Sharpe: This will be my last Commission meeting, as I will be resigning to pursue other opportunities. I hope that my actions have helped with this City's growth and development, and I would like to thank Mayor Smith and Rodolfo Lopez for always being supportive along the way. Thank you to the Commission as well, and I will leave it in good hands.</p> <p>Brief discussion followed.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Vice-Chair Sharpe motioned to adjourn, seconded by Commissioner Irving. Meeting adjourned at 7:58p.m.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 12th of December 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of December, 2022