



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, May 22, 2023

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6 p.m. by Commissioner Yocum. Commissioner Irving gave an invocation and Commissioner Roberts led the Pledge of Allegiance.

2. **Roll Call**

Present 7 - Commissioner Rachel Leffall, Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, and Commissioner William Robertson

3. **Call to the Public**

There was no public comments.

4. **Minutes**

4.1 [MIN 23-21](#) Approval of Minutes from the May 8, 2023 Planning and Zoning Commission meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that this Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 [GPA23-03](#) PUBLIC HEARING: A request by the City of Maricopa to amend the General Plan Future Land Use Designation for approximately 2 acres from the existing Mixed Use (MU) designation to an Employment (E) designation. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. DISCUSSION AND ACTION.

Alexander Bosworth, Planner, presented item 5.1. There were no additional comments.

A motion was made by Commissioner Hughes, seconded by Commissioner Irving, that this General Plan Amendment be Approved. The motion carried by a unanimous vote.

5.2 [ZON 23-02](#) PUBLIC HEARING: A request by the City of Maricopa to rezone approximately 2 acres from existing GR General Rural zoning to LI Light Industrial zoning. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. DISCUSSION AND ACTION.

Alexander Bosworth, Planner, presented item 5.2. There were no additional comments.

A motion was made by Commissioner Robertson, seconded by Commissioner

Leffall, that this Rezoning be Approved. The motion carried by a unanimous vote.

5.3 [PAD22-19](#)

PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment, effectively rezoning approximately 100 acres of land from General Rural (GR) and Industrial (CI-2) zoning to a Planned Area Development (PAD) zoning district for a proposed integrated multi-family and single-family residential community. The property is generally located at the southeast corner of the Maricopa-Casa Grande Highway and North Porter Road. DISCUSSION AND ACTION.

Alexander Bosworth, Planner, presented item 5.3.

A motion was made by Commissioner Irving, seconded by Commissioner Juarez III, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

5.4 [PZ 23-07](#)

PLANNING COMMISSION UPDATE: A member(s) of the City of Maricopa Public Works Department will present an informational item to Commission regarding the roles and responsibilities of the Transit Advisory Committee. This is an informational item only. No action by the Commission will be taken.

Transit Supervisor, Toni Flood presented Item 5.4. She gave information on the general roles and responsibilities of the Transit Advisory Committee (TAC).

Commissioner Leffall expressed appreciation of the Maricopa Express Transit (MET) service and questioned if there was an additional route to service Tortosa residents. T. Flood responded there was no fixed route in Tortosa but the Dial-A-Ride went out numerous times a day. Commissioner Leffall asked if fixed routes would include communities, not just businesses. T. Flood stated the only stop within a subdivision was in Maricopa Meadows and noted as the City grew, additional stops would be added.

Commissioner Irving asked how information was provided to the community. T. Flood stated a brochure was available in all City facilities and was also available on the website. Commissioner Irving asked if brochures could be provided to Home Owner Associations (HOA)'s and if usage numbers could be published.

City Attorney, Nick Cook directed the Committee to discuss the roles and responsibilities of TAC and the date for the next meeting.

The Presentation was heard.

6. Reports from Commission and/or Staff

Richard Williams, Planning Manager, provided updates to the Commission. He stated the first TAC meetign would be on June 12, 2023, and the TAC meeting would occur before the Planning and Zoning Commission. Commissioner Leffall requested clarification on the timing of the meetings. Consensus was that the next meeting will be held June 12, 2023.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Commissioner Robertson, seconded by Commissioner Singleton, to Adjourn at 6:48 PM. The motion carried unanimously.

A motion was made by Commissioner William Robertson , seconded by Commissioner James Singleton, to Adjourn at 6:48 p.m .The motion carried unanimously.