



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
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Monday, December 12, 2022

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 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**

Minutes from 11/14 will be presented at the next meeting.

5. **Regular Agenda**

5.1 [GPA22-09](#) 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.

5.2 [PAD 22-13](#) 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.

- 5.3 [GPA22-12](#) 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.
- 5.4 [ZON22-08](#) 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.
- 5.5 [ZON22-09](#) 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.
- 5.6 [ZON22-10](#) 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.
- 5.7 [DRP22-19](#) 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.
- 5.8 [DRP22-15](#) 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.
- 5.9 [DRP22-25](#) 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.

6. Reports from Commission and/or Staff

7. 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).

8. 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.