



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Commissioner Rachel Leffall
Commissioner Michael Sharpe
Commissioner James Irving
Commissioner Ted Yocum
Commissioner William Robertson
Commissioner Dan Frank
Commissioner Jim Hughes

Monday, December 12, 2022

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6:05p.m. by Vice-Chair Sharpe.

2. **Roll Call**

Present 7 - Commissioner Rachel Leffall, Commissioner Michael Sharpe, Commissioner James Irving, Commissioner Ted Yocum, Commissioner William Robertson, Commissioner Dan Frank, and Commissioner Jim Hughes

3. **Call to the Public**

There were no public speakers.

4. **Minutes**

There were no minutes presented for approval.

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.

Derek Scheerer, Planner II, presented the details of items 5.1 and 5.2 jointly. The Public Hearing began at 6:21p.m. Two (2) residents spoke during the public hearing for this item:

1.) Glenn Olson expressed concern on whether or not the project would be subsidized housing and the potential an increase of crime and traffic in the area should the project take place.

2.) Name and address unknown. Resident expressed concern with the ingress and

egress for traffic to and from the development.

The Public Hearing concluded at 6:29p.m.

Discussion followed. The City Attorney explained that the Commission cannot consider the income levels that the development targets, as it does not pertain to the Zoning Code. Discussion followed.

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

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.

Public Hearing opened at 6:44p.m. There were no public comments. Public Hearing closed at 6:45p.m. Discussion Followed.

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

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.

Derek Scheerer, Planner II, presented the details of items 5.3, 5.4, 5.5, and 5.6 jointly. The Public Hearing opened at 7:10p.m. There were no public comments. The Public Hearing closed at 7:10 p.m.

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

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.

Derek Scheerer, Planner II, presented the details of items 5.3, 5.4, 5.5, and 5.6 jointly. Public Hearing opened at 7:12p.m. There was no public comments. Public Hearing closed at 7:13p.m.

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

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.

Derek Scheerer, Planner II, presented the details of items 5.3, 5.4, 5.5, and 5.6 jointly under Agenda Item 5.3. The Public Hearing opened at 7:14p.m. There were no public comments and it was closed at 7:14 p.m.

A motion was made by Commissioner Hughes, seconded by Commissioner Irving, that this Rezoning be . The motion carried by a unanimous vote.

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.

Derek Scheerer, Planner II, presented the details of items 5.3, 5.4, 5.5, and 5.6 jointly under Agenda Item 5.3. The Public Hearing opened at 7:15p.m. There was no public comments and the Public Hearing was closed at 7:15 p.m.

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

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.

Byron Easton, Senior Planner, presented the details of item 5.7. One speaker card was submitted for this item.

1.) Andrew Z. Address, W. Cypress Ln., expressed concerns on traffic, noise, water use, and helicopter noise. He stated a xeriscape was a better option in lieu of the water feature.

Discussion followed.

A motion was made by Commissioner Hughes, seconded by Commissioner Leffall, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

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.

Byron Easton, Senior Planner, presented the details of item 5.8. Discussion followed.

A motion was made by Commissioner Irving, seconded by Commissioner Leffall, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

- 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.

Derek Scheerer, Planner II, presented the details of item 5.9.

A motion was made by Commissioner Frank, seconded by Commissioner Leffall, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

Planning and Zoning Manager announced this was the last meeting of the year, and that there would be two meetings in January 2023. He detailed future agenda items and introduced Aylin as the new Planning & Zoning Commission secretary.

Vice-Chair Sharpe announced this would be his last meeting and gave a brief statement. He thanked Mayor Smith, Development Services Director, Rodolfo Lopez and the Commission.

7. Executive Session

No executive session was conducted.

8. Adjournment