



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, March 9, 2020

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 6:03 p.m.

2. Roll Call

Commissioners present included Chair Huggins, Commissioner Yocum, Commissioner Irving, Commissioner Babb, Commissioner Hopkins, Commissioner Frank and Vice Chair Sharpe. City staff present included Economic and Community Development Deputy Director Rodolfo Lopez, Senior Planner Ryan Wozniak, GIS Technician Jim Johansen and Assistant Planner Peter Margoliner.

3. Call to the Public

No one spoke during the Call to the Public.

4. Minutes

4.1 MIN 20-11 Approval of minutes from the December 9, 2019 Planning and Zoning Commission meeting. Discussion and Action.

Commissioner Frank made a motion to amend the minutes from the December 9, 2019 meeting. Commissioner Irving seconded the motion. The motion passed unanimously.

Approved

5. Agenda and Public Hearings

5.1 PH 20-03 PUBLIC HEARING: The Commission shall hear public comments on a request by Mark Reddie of RVI Planning and Landscape for a General Plan Amendment (GPA19-03) and Rezoning request (ZON19-09) for a proposed multiple unit development generally located on 16.95 acres at the northwest corner of Bowlin Road and John Wayne Parkway (SR-347).

Senior Planner Ryan Wozniak presented Agenda Items 5.1-5.4.

Applicant Biron Easton on behalf of RVI joined by Landscape Architect Sean Biron began their own presentation addressing the request of Agenda Item 5.1-5.4.

Chair Huggins opened the Public Hearing.

No one from the public approached.

Chair Huggins closed the public hearing.

5.2 [GPA 19-03](#) Bungalows on Bowlin Minor General Plan Amendment: A request by Mark Reddie of RVi Planning and Landscape Architecture to amend the General Plan Future Land Use Map of approximately 16.95 acres, a portion of Pinal County parcel number 510-27-016L and -016P, from existing Employment (E) to High Density Residential (H) located near the northwest corner of Bowlin Road and John Wayne Parkway (SR-347). Discussion and Action.

Discussed.

Vice Chair Sharpe motioned to approved Agenda Item 5.2. Commissioner Yocum seconded the motion. The motion passed unanimously.

5.3 [ZON 19-09](#) Bungalows on Bowlin Zoning Map Amendment: A request by Mark Reddie of RVi Planning and Landscape Architecture to rezone approximately 16.95 acres, a portion of Pinal County parcel number 510-27-016L and -016P, from existing General Business (CB-2) to Multiple Unit Residential (RM) located near the northwest corner of Bowlin Road and John Wayne Parkway (SR-347). Discussion and Action.

Discussed.

Commissioner Babb motioned to approve Agenda Item 5.3. Vice Chair Sharpe seconded the motion. The motion passed unanimously.

5.4 [DRP 19-17](#) Bungalows on Bowlin Major Development Review Permit: A request by Mark Reddie of RVi Planning and Landscape Architecture to seek review and approval of proposed Multiple Unit Development on approximately 16.95 acres, a portion of Pinal County parcel number 510-27-016L and -016P, on existing vacant land located near the northwest corner of Bowlin Road and John Wayne Parkway (SR-347). Discussion and Action.

Discussed.

Commissioner Yocum motioned to approve Agenda Item 5.4. Commissioner Irving seconded the motion. The motion passed unanimously.

5.5 [PH 20-04](#) PUBLIC HEARING: The Commission shall hear public comments on a request by Duane Rudnick (owner) for a General Plan Amendment (GPA19-04) and Rezoning request (ZON19-10) for a proposed personal storage/garage units and small clubhouse development on four (4) acres of land, generally located west of Porter Road north of Farrell Road, property address 42326 W. Farrell Road.

Senior Planner Ryan Wozniak presented Agenda Items 5.5-5.8.

The architect Michael Keltz from RKAA presented to the Commission.

Chair Huggins opened the Public Hearing.

No one from the public approached.

Chair Huggins closed the Public Hearing.

5.6 [GPA 19-04](#) MC Estates Minor General Plan Amendment: A request by Duane Rudnick (owner) to amend the General Plan Future Land Use Map of approximately four (4) acres, Pinal County parcel number 510-12-017D, from existing Medium Density Residential (M) to Commercial (C) generally located west of Porter Road north of Farrell Road, property

address 42326 W. Farrell Road. Discussion and Action.

Discussed.

Commissioner Irving motioned to approve Agenda Item 5.6. Commissioner Yocom seconded the motion. The motion passed unanimously.

5.7 ZON 19-10 MC Estates Zoning Map Amendment: A request by Duane Rudnick (owner) to rezone approximately four (4) acres, Pinal County parcel number 510-12-017D, from existing General Rural (GR) to General Commercial (GC) generally located west of Porter Road north of Farrell Road, property address 42326 W. Farrell Road. Discussion and Action.

Discussed.

Vice Chair Sharpe motioned to approve Agenda Item 5.7. Commissioner Frank seconded the motion. The motion passed unanimously.

5.8 DRP 20-03 MC Estates Major Development Review Permit: A request by Duane Rudnick (owner) to seek review and approval of proposed personal storage/garage units and small clubhouse on approximately four (4) acres, Pinal County parcel number 510-27-016L, located west of Porter Road north of Farrell Road, property address 42326 W. Farrell Road. Discussion and Action.

Discussed.

Commissioner Yocom motioned to approve Agenda Item 5.8. Commissioner Babb seconded the motion. The motion passed.

5.9 TXT 20-01 A request by staff to initiate minor text amendments to the City's Zoning Code. Discussion and Action.

Discussed.

Vice Chair Sharpe motioned to approve Agenda Item 5.9. Commissioner Babb seconded the motion. The motion passed unanimously.

6. Reports from Commission and/or Staff

Deputy Director Rodolfo Lopez presented an update to the Commission regarding the Copper Sky Senior Housing. He also expressed that he would like to educate the Commission on a traffic presentation.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Irving motioned to adjourn the meeting at 8:00 p.m. Commissioner Babb seconded the motion. The meeting was adjourned.

Adjourned