

MEETING NOTES

Project:	Kelly Ranches GPA	Date:	9/27/21
Subject:	P & Z #1 (Informational)	Time:	6pm – 7:30pm
Minutes by:	Jenn Meyers	Location:	Copper Sky Rec. Facility

GPA 21-02 (Norris Design on behalf of Cowley Companies)

1. Byron Easton provided a high level overview of the project and the major general plan amendment request and discussed the surrounding area:
 - a. State Land property on other side of highway is potentially going to be mixed-use
 - b. The future commercial to the west is currently looking to be planned as residential
 - c. The school parcel on the west side of Porter is still planned for a school
2. One member of the public spoke (Tina Dugan)
 - a. Expressed concern over ingress/egress at Porter Road, mentioning the parcel was land locked when there's a flood and a train
 - b. Asked when the bridge over the Santa Rosa Wash was to be built (which Rudy Lopez – Director explained the bridge on Porter was part of the first phase of the east/west corridor improvements and that construction will start in Jan 2022 and will take +/- 1.5 year to complete)
 - c. Assumed the property had a general plan land use designation of commercial for a reason and expressed concern regarding making modifications to what was planned within the City, not just this parcel
 - d. Expressed a need for a large employer (specifically since the previous case was adding so many new homes/residents) and to stop adding homes in the city
 - e. Asked how many homes do we need to add to bring on commercial
3. Commissioner Yocum's comments
 - a. In the general plan, it is strongly discouraged to have residential adjacent to a railroad corridor. Questioned – is 150' of open space enough?
 - b. Concerned if the city keeps depleting areas of commercial (proposed), where would they be able to accommodate in the future
4. Commissioner Frank's comments
 - a. Erosion of commercial land is a concern
 - b. Asked if Staff had studied if there is still enough commercial after amendments have been made to the 2016 adopted plan
 - c. Mentioned he knew there was commercial planned with Eagle Shadow
5. Chair Huggins' comments
 - a. Would like to know before the next public hearing how much commercial land is in Maricopa
 - b. Wanted to know 1st responder time and would like fire and police to review and sign off on the request
 - c. Would like to know where Maricopa sits with industrial land