



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, October 25, 2021

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order by Chair Huggins at 6:01 p.m.

2. Roll Call

Commissioner Leffall and Commissioner Frank were present telephonically.

Present 6 - Linda Huggins, Dan Frank, Rachel Leffall, James Irving, Ted Yocum, and William Robertson

Excused 1 - Michael Sharpe

3. Call to the Public

No one spoke during the Call to the Public.

4. Minutes

4.1 [MIN 21-57](#)

The Commission will approve minutes from the September 27, 2021 and the October 11, 2021 Planning and Zoning Commission meetings. Discussion and Action.

Commissioner Irving motioned to approve the minutes from the September 27, 2021 and October 11, 2021 meetings. Commissioner Yocum seconded the motion. The motion passed unanimously.

Approved

5. Agenda and Public Hearings

5.1 [GPA 21-03 \(2\)](#)

PUBLIC HEARING: Major General Plan Amendment case # GPA21-03, Santa Cruz Ranch. A request by Iplan Consulting on behalf of W Holdings to amend the General Plan Future Land Use Map for approximately 995 +/- acres from undesignated land use to Master Planned Community (MPC). Generally located at the northeast corner of N. Anderson Rd and W. Miller Road, within the unincorporated area of Pinal County. Discussion and Action.

Director Rodolfo Lopez presented.

Chair Huggins opened the public hearing at 6:29 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 6:43 p.m.

Commissioner Yocum motioned to approve Agenda Item 5.1. Commissioner Irving seconded the motion. Commissioner Frank and Commissioner Robertson were opposed. The motion passed 4-2.

Approved

- 5.2 [GPA 21-02 \(2\)](#) PUBLIC HEARING: Major General Plan Amendment case # GPA21-02, Kelly Ranches. A request by Norris Design on behalf of Cowley Companies to amend the General Plan Future Land Use Map for approximately 100 acres from existing Commercial (C) (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E - Employment (+/- 1 gross acres) to M - Medium Density Residential for the future development of a residential community. Generally located at the southeast corner of N. Porter Rd and W. Maricopa-Casa Grande Highway. Discussion and Action.

Senior Planner Byron Easton presented.

Chair Huggins opened the public hearing at 7:14 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 7:15 p.m.

Commissioner Irving motioned to approve Agenda Item 5.2. Commissioner Leffall seconded the motion. The motion passed unanimously.

Approved

- 5.3 [GPA 21-06](#) PUBLIC HEARING: Minor General Plan Amendment case # GPA21-06, Maricopa 40 A request by CVL Consultants on behalf of Emmerson Enterprises to change the designated land use of approximately 40.43 acres from low density residential (LDR) to master planned community (MPC) with 38.83 dedicated to residential and 1.5 acres dedicated to commercial. Generally located on the northwest corner of W. Steen Road and N. Murphy Road. Discussion and Action.

Planner II Corin Hooper presented.

Chair Huggins opened the public hearing at 7:31 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 7:31 p.m.

Commissioner Robertson motioned to approve Agenda Item 5.3. Commissioner Yocum seconded the motion. Commissioner Irving was opposed. The motion passed 5-1.

Approved

- 5.4 [PAD 21-08](#) PUBLIC HEARING: Planned Area Development 21-08, Maricopa 40. A request by CVL Consultants, to rezone 40.38 acres from Industrial (CI-2) to Planned Area Development (PAD) zoning district including modified development standards. Generally located at the northwest corner of W. Steen Road and N. Murphy Road. Discussion and Action.

Planner II Corin Hooper presented.

Chair Huggins opened the public hearing at 7:31 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 7:31 p.m.

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

Approved

- 5.5 [PAD 21-06](#) PUBLIC HEARING: Planned Area Development 21-06, Moonlight Ridge. A request by RVI Planning and Landscape Architecture on behalf of Forestar USA Real Estate Group, Inc., seeking to rezone 489.1 gross acres from Industrial (CI-2) to a Planned Area Development (PAD) zoning district including modified development standards. Generally located at the northwest corner of W. Smith Enke Road and N. Green Road. Discussion and Action.

Planner II Corin Hooper presented.

Chair Huggins opened the public hearing at 8:20 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 8:20 p.m.

Commissioner Yocum motioned to approve Agenda Item 5.5. Commissioner Irving seconded the motion. The motion passed unanimously.

Approved

- 5.6 [CUP 21-01](#) PUBLIC HEARING: Conditional Use Permit 21-01, AT&T Pacana Park: Bechtel Infrastructure and Power Corporation, on behalf of AT&T, is requesting the review and approval of a co-location to an existing ball field light located in Pacana Park. Generally located on the SW corner of N Porter Rd. and N. Alan Stephens Pkwy., at property address 19000 N. Porter Rd. Discussion and Action.

Director Rodolfo Lopez and Planning Intern Alex Bosworth presented.

Chair Huggins opened the public hearing at 8:26 p.m.

The public hearing was held.

Chair Huggins closed the public hearing at 8:26 p.m.

Commissioner Frank motioned to approve Agenda Item 5.6. Commissioner Lefall seconded the motion. The motion passed unanimously.

Approved

- 5.7 [SUB 21-12 \(2\)](#) Subdivision Preliminary Plat (SUB) 21-12 Anderson Farms Phase 1B. A request by EPS Group on behalf of Lennar requests approval of an amendment to the Anderson Farms Phase 1B preliminary plat to modify some of the 50-foot-wide lots to 45 feet wide and increase the total lot count to 115 from 111 lots. Generally located at the southeast corner of W. Bowlin Road and N. Hartman Road. Discussion and Action.

Planner II Corin Hooper presented.

Discussion ensued.

Commissioner Yocum motioned to approve Agenda Item 5.7. Commissioner Irving seconded the motion. The motion passed unanimously.

Approved

6. Reports from Commission and/or Staff

Director Rodolfo Lopez updated the Commission on future meetings.

7. Executive Session

There was no Executive Session.

8. Adjournment

Commissioner Irving motioned to adjourn the meeting at 8:39 p.m. Commissioner Yocum seconded the motion. The meeting was adjourned.

Adjourn