

## Planning and Zoning Commission Actions

### Regular Meeting

### November 14, 2022

<b>6:00 pm Call to Order</b>	Chair Huggins, 6:00p.m.
<b>Invocation</b>	Commissioner Irving
<b>Pledge of Allegiance</b>	Commissioner Irving
<b>Roll Call</b>	Chair Huggins, Commissioner Yocum, Commissioner Irving, Commissioner Frank, and Commissioner Robertson were present. Vice-Chair Sharpe and Commissioner Leffall were unable to attend telephonically due to technical difficulties. Chair Huggins led the meeting.
<b>3.0 Call to the Public</b>	No speakers gave public comment.
<b>4.0 Minutes</b>	A motion was made by Commissioner Irving, seconded by Commissioner Frank, that the Minutes for the October 24 <sup>th</sup> meeting be Approved. The motion carried by a unanimous vote.

<b>Agenda Item 5.1:</b>	<p><b>5.1</b> A request by Charlie Schuster of Lincoln Avenue Capital requesting review and approval of Site, Landscape, Elevation and Photometric Plans for a proposed 252-unit, multi-story, multi-family development on approximately 13.92 acres (gross) located at the located at the southeast corner of N. White and Parker Road and Lococo Street. <b>DISCUSSION AND ACTION.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.1.</p> <p>Brief discussion followed.</p> <p>Commissioner Yocum: Stated that the elevations were acceptable. Asked to clarify how the open space requirements could be administratively reviewed.</p> <p>Derek Scheerer: Clarified the request to the Commissioner.</p> <p>Commissioner Irving: Asked if the 50% requested variation in the open space requirement would require a variance request.</p> <p>Richard Williams: Stated that the Code does allow for administrative review of this request.</p> <p>Commissioner Irving: Stated that he agrees with the request, but questions the manner in which to correctly conduct the decision.</p> <p>Chair Huggins: Asked where the line is drawn when applicants request certain reductions in open space requirements.</p> <p>Richard Williams: Stated that the decision is made on a case-by-case basis, and in this specific case, the determination may be made.</p> <p>Further discussion followed, with Nick Cook, City Attorney, and Derek Scheerer contributing to the conversation.</p> <p>Commissioner Frank: Stated that there are 50 EV charging spaces planned for the site, with 10 being developed right away and the other 40 in the future. Asked what the trigger is for the additional 40 EV spaces.</p> <p>Applicant: Matt Klein, on behalf of the applicant, stated that each EV charging station costs around \$25,000 to install, and they would like to install them all. Stated that they are long-</p>
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	<p>term owners and operators, and that only 10 are possible from a financial position.</p> <p>Commissioner Frank: Asked what the plan was for the floodplain permits with the County.</p> <p>Applicant: Stated that they submitted to the County the week prior, and the site will ultimately be removed from the floodplain.</p> <p>Commissioner Robertson: Asked if the City Code that requires two distinct entryways and exits for subdivisions applies to multi-family developments.</p> <p>Derek Scheerer: Stated that the Code does apply to multi-family developments and this development complies with the provision.</p> <p>Further discussion followed.</p> <p>Chair Huggins: Asked if one of the gates on the site plan adjacent to City Hall was for emergency vehicles only, and if it opened up for anybody else other than emergency personnel.</p> <p>Derek Scheerer: Stated that the gate was indeed for emergency use only.</p> <p>Chair Huggins: Expressed concern about only one way in and out for residential vehicles.</p> <p>Further discussion followed between Chair Huggins and Derek Scheerer.</p> <p>Chair Huggins: Stated that this seemed like a great plan and would be to the benefit of the City. Stated that she would entertain a motion for this item.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>
<p><b>Agenda Item 5.2:</b></p>	<p><b>5.2</b>          The Planning and Zoning Commission shall discuss and take action on a request for a Major Development Review Permit on approximately 8.47 acres for a proposed community park. The site is generally located on the southwest corner of N. Powers Parkway W. and W. Placone Ln. within the City of Maricopa. <b>DISCUSSION AND ACTION.</b></p> <p>Alexander Bosworth, Assistant Planner, presented the details of item 5.2.</p> <p>Discussion Followed.</p> <p>Commissioner Yocum: Expressed that the parking proposed for the site would be enough due to the large amount of people driving to the little league games.</p> <p>Commissioner Irving: Applauded the Parks and Recreation Department for the proposal. Stated that there is a desperate need for fields.</p> <p>Commissioner Frank: States that it is a good project overall. States that it may not be a direct equivalent replacement to the fields being removed at Copper Sky. Asked what the phasing may look like and what the buildout is timed for.</p> <p>Alexander Bosworth: Stated that in the current first phase, the fields, concrete plaza, concessions building, and parking will be developed in the beginning. The rest does not have an estimated timeline available, though they are included in the development review permit. The first phase has an estimated completion time of fall of 2023.</p> <p>Commissioner Robertson: Stated that public comment was received from Bill Haskell, resident of the City of Maricopa. Stated that the items in the comment were not relevant to the Commission's review, and were a matter for the City Council or another department. Asked how Mr. Haskell's concerns will be addressed.</p> <p>Alexander Bosworth: Stated that staff will communicate with the commenter.</p> <p>Chair Huggins: Concurred with Commissioner Robertson that the items in the comment letter were not relevant to the Commission.</p> <p>Chair Huggins: Expressed concern on the phasing of the project, and that the grass areas of</p>

	<p>the site will remain as dirt during phase one.</p> <p>Alexander Bosworth: Stated that the areas not included in phase one will be left unimproved and undisturbed.</p> <p>Richard Williams: Stated that the development will keep public safety in mind and that access to unimproved areas will be controlled.</p> <p>Chair Huggins: Expressed concern about park users parking on the dirt if the site's parking is full.</p> <p>Richard Williams: Stated that parking on the dirt will not occur with the site being very over-parked.</p> <p>Further discussion followed with Rodolfo Lopez contributing to the conversation.</p> <p>Chair Huggins: Stated that a motion will be entertained.</p> <p>A motion was made by Commissioner Robertson, seconded by Commissioner Irving, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>
<p><b>Agenda Item 6.0:</b>  <u><b>Report from          Commission          and/or Staff</b></u></p>	<p>Richard Williams: Stated there is nothing new to report. One meeting will take place on December 12<sup>th</sup> with various items on the agenda.</p> <p>Brief discussion followed.</p>

<b>Agenda Item 7.0:</b> <u><b>Executive Session</b></u>	No executive session was conducted.
<b>Agenda Item 8.0:</b> <u><b>Adjournment</b></u>	Commissioner Irving motioned to adjourn, seconded by Commissioner Yocum. Meeting adjourned at 6:55p.m.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 14<sup>th</sup> of November 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21<sup>st</sup> day of December, 2022