

**Planning and Zoning Commission
Meeting Minutes
Regular Meeting
October 11, 2021**

Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held on October 11, 2021 at City Hall (39700 W. Civic Center Plaza Maricopa, AZ 85138) The meeting was called to order at 6:01 pm by Chair Huggins.
Invocation	Commissioner Irving delivered the Invocation.
Pledge of Allegiance	Commissioner Robertson led the meeting attendees in the Pledge of Allegiance.
Roll Call	Present in Person 5: Commissioner Yocum / Chair Huggins / Commissioner Irving / Commissioner Frank / Commissioner Robertson Zoom/Call In 2: Commissioner Lefall / Vice Chair Sharpe City Staff present: Planner II Corin Hooper, Senior Planner Byron Easton, Development Services Director Rodolfo Lopez along with Attorney Nick Cook were present.
3.0 Call to the Public	No Speakers
Agenda Item 4.1 /4.2 Approval of Minutes	<u>August 9, 2021</u> <u>September 13, 2021</u> Commissioner Irving moved to motion to approve minutes from MIN 21-48 August 9, 2021 and MIN-21-49 September 13, 2021 Planning and Zoning meetings. Commissioner Sharpe seconded. Passed unanimously.
Agenda Item 5.1: Agenda & Public Hearing	GPA21-05 DISCUSSION & ACTION Senior Planner, Byron Easton presented for item 5.1 & 5.2 Eric Omdahl with Real Estate Equities representing the applicant, introduced himself. Public Hearing Opened. Speaker Cards: 1. Stanley Fritz address stated 18734 N. Tanners Way Maricopa 85138 347 is overstressed. Worried about how increasing the density in a small area will impact the traffic. Concerned about crime. The adjacent school area is already moderately dense. 24 units per acres is about 3x what he hoped for. He is opposed to this development. Public Hearing closed at 6:18 pm <ul style="list-style-type: none"> • Sharpe: Understands that this site originally was slated to be the hospital. If we remove this general use plan have we designated a new hospital location? Senior Planner II, Byron Easton explained there is a Hospital currently being built Exceptional Health. Rodolfo Lopez Director of Development Services clarified that we have other land use designations that will allow for a hospital. This will not hurt our inventory as we have others in the works and other areas with public institution land category. Sharpe asked, What's the enforcement process to ensure the mixed-use land use would contain the commercial component? Byron explained it would have to come before P&Z for approval if they wanted to use for residential. Also that the city is working with applicant to explain the requirements. • Lefall; Agrees with Vice Chair Sharpe. There is a lot of potential for not enforcing the mixed use. Believes it is 98% residential. Where is the commercial and light industrial coming into play? This is resident intense, where is there room for commercial? Byron explained that the current zoning is going to remain. The commercial element is still available. If GPA is approved for mixed use designation on the southern portion, the

	<p>northern parcel stays the same which is light industrial. Current zoning better supports mixed use, if a future applicant came in and wanted to only build residential it could be denied.</p> <p>Lefall asked is Global Water going to be the servicer of that area? Byron agreed, yes. Lefall mentioned pedestrian access was stated in the presentation, would they be adding a traffic light? Byron noted that we are not reviewing the site plan at this time. Chair Huggins said great question and wants it address when that is on the agenda.</p> <ul style="list-style-type: none"> • Irving: A housing study was conducted in 2018, believes we have not adequality addressed the issues of housing need for 2021. Feels that a new housing study should be done. Would like to see a general plan regarding zoning. How many houses have been built since 2018? Would like to get more information to the citizens. Director Rudy Lopez stated that after the initial assessment was conducted the City then adopted a plan. The plan gave direction to entice multi-family development in Maricopa and currently moving towards the plan. Irving asked How is going in regards to reaching the goal. Lopez explained the plan calls for about 5,000 residential in housing stock, so far 120 are built. Then adding this and others that have been approved, we are at about 20% of the plan. <p>Chair Huggins asked for a staff report and would like it agenized to be provided regarding an update or status report on where are we at on the plan.</p> <ul style="list-style-type: none"> • Frank: Agrees with Irving. He does agree we need housing does not think any one was prepared for the rate of housing coming in. Would also like an update. • Robertson: How would future expansion of Legacy School or Central Arizona College affect them positively or negatively? Byron said more affordable housing options for people that go to the college would probably benefit them. The school has to be kept in the loop regarding growth. Schools are members of the technical advisory. Robertson asked about the available land, is there still available land near the schools for future development. Byron stated, yes. • Chair Huggins: Is there a time frame for commercial or mixed-use development to start if the use is changed? Brad Hiton with El Dorado Holdings representing the land owner not the applicant. Introduced himself and explained, the GPA would be to mixed-use on only the south half. Moving forward with the zoning for high density residential, the balance in the presentation would be light industrial/commercial. The land to the north could not be residential with out P&Z approval. Byron Easton further clarified the existing zoning. • Frank: Where is the area we are preserving the commercial? Byron stated the area in light blue the section that says El Dorado, this will allow commercial use. Copa Flats will be the residential component. It will be ready to go. <p>Commissioner Irving moved to approve. Commissioner Yocum seconded. Motion passed unanimously.</p>
<p>Agenda Item 5.2 <u>Agenda & Public Hearing</u></p>	<p>ZON21-03 DISCUSSION & ACTION Senior Planner, Byron Easton presented for item 5.2</p> <p>Public Hearing Opened.</p> <p>Public Hearing closed at 6:48 pm</p> <p>No comments from Commissioners</p> <p>Commissioner Irving moved to approve. Commissioner Yocum seconded. Motion passed unanimously.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Rodolfo Lopez updated Commission about future commission meetings.</p> <p>Irving: Asked for update on plan as mentioned previously prior to next meeting.</p>
<p>Agenda Item 7.0: <u>Executive Session</u></p>	<p>No Executive Session</p>

Agenda Item 8.o: <u>Adjournment</u>	Commissioner Robertson moved to adjourn. Commissioner Frank seconded. Motion passed unanimously. Meeting adjourned 6:56 pm.
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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 11th of October 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of October, 2021