



# City of Maricopa

## Meeting Agenda Planning & Zoning Commission

Maricopa City Hall  
39700 W. Civic Center  
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Monday, March 9, 2020

6:00 PM

Council Chambers

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1. **Call To Order**

*Invocation  
Pledge of Allegiance*

2. **Roll Call**

3. **Call to the Public**

*If you wish to speak, please complete a speaker card and submit it to the Chairman prior to the start of the meeting. The procedures to follow if you address the Commission are: Commission requests that you express your ideas in five minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.*

4. **Minutes**

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

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).
- 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.

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

**6.     Reports from Commission and/or Staff**

**7.     Executive Session**

*The Planning and Zoning Commission may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).*

**8. Adjournment**

*Note: This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review. Notice is hereby given of the possibility of a quorum of the Maricopa City Council members at this meeting.*