



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Monday, July 27, 2020

6:00 PM

Council Chambers

Due to concerns over COVID-19 exposure, the City has implemented measures to protect our community including limiting the number of persons within Council Chambers to speak on public hearings and modifying the format of the meetings to allow Planning Commissioners to participate telephonically or via other technological means. THIS MEETING WILL ONLY BE OPEN TO THE PUBLIC ON A LIMITED BASIS TO ALLOW SPEAKERS DURING A PUBLIC HEARING TO ENTER THE COUNCIL CHAMBERS ONE AT A TIME.

WATCH LIVE STREAMED MEETINGS AT: <https://maricopa.legistar.com/Calendar.aspx>
or the City's YouTube Channel at
<https://www.youtube.com/channel/UCcGYzD73sGc7P9gH6kZJC3A>

If you would like to submit questions or comments to only be read in the record, you can do so by e-mailing them to peter.margoliner@maricopa-az.gov or calling 520-316-6921 at least 1 hour prior to the meeting. You can also comment through the City's YouTube Channel. The Planning and Zoning Commission Secretary will read off comments and will be streamed through the Council Chamber audio system.

For those residents unable to access the internet, speakers will be available at City Hall to allow residents to hear the proceedings.

1. Call To Order

*Invocation
Pledge of Allegiance*

2. Roll Call

3. Minutes

- 3.1** [MIN 20-30](#) Approval of minutes from the July 13, 2020 Planning and Zoning Commission meeting.
Discussion and Action.

4. Agenda and Public Hearings

- 4.1** [ZON 20-04](#) PUBLIC HEARING: ZON 20-04 Maricopa Station: A request by the City of Maricopa to amend the City's zoning map to include the Maricopa Station Overlay for the Maricopa Town Site subdivision located within the Heritage District Redevelopment Area.
Discussion and Action.

- 4.2 [TXT 20-01 \(2\)](#) PUBLIC HEARING: Text Amendment, TXT 20-01 Maricopa Station: A request by the City of Maricopa for review and approval of a proposed Text Amendment to the City of Maricopa Zoning Code, establishing Article 304 Maricopa Station (MS) Overlay for the Maricopa Townsite subdivision located within the Heritage District Redevelopment Area. Discussion and Action.
- 4.3 [GPA 20-02](#) PUBLIC HEARING: Minor General Plan Amendment, GPA 20-02 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to amend the General Plan Future Land Use Map of approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, from existing Employment (E) to High Density Residential (HDR) located south of Honeycutt Road and east of Porter Road. Discussion and Action.
- 4.4 [ZON 20-01](#) PUBLIC HEARING: Zone Change ZON 20-01 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to rezone approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, from existing General Business (CB-2) to High Density Residential (RH) located south of Honeycutt Road and east of Porter Road. Discussion and Action.
- 4.5 [DRP 20-07](#) Major Development Review Permit, DRP 20-07 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to seek review and approval of proposed High Density Residential Development on approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, on vacant land located south of Honeycutt Road and east of Porter Road. Discussion and Action.
- 4.6 [GPA 20-04](#) PUBLIC HEARING: Minor General Plan Amendment, GPA 20-04 REV at Porter: A request by Iplan Consulting on behalf of El Dorado Holdings LLC to amend the General Plan Future Land Use Map of approximately 25 acres, from existing Public Institutional (P) to High Density Residential (HDR) and Commercial (C), generally located on the southeast corner of Porter and Bowlin Road. Discussion and Action.
- 4.7 [ZON 20-02](#) PUBLIC HEARING: Zone Change ZON 20-02 REV at Porter: A request by Iplan Consulting to rezone approximately 21.21 acres, from existing Light Industrial (CI-1) to Multiple Unit Residential (RM) and approximately 4.6 acres, from existing Light Industrial (CI-1) to Neighborhood Commercial (NC) generally located on the southeast corner of Porter and Bowlin Road. Discussion and Action.
- 4.8 [TXT 20-03](#) TEXT AMENDMENT: A request by the City of Maricopa to initiate and proceed with a minor Text Amendment to the City of Maricopa Zoning Code, amending City Code Sec. 18.115.120 (J) Yard, Carport or Garage Sale Signs. Discussion and Action.

5. Reports from Commission and/or Staff

6. 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).

7. Adjournment

Note: This meeting will only be open to the public on a limited basis to allow speakers during a public hearing to enter the Council Chambers one at a time. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review.