

Planning and Zoning Commission Actions

Regular Meeting

November 8,

2021

Call to Order	Meeting was called to order at 6:00 pm by Chair Huggins
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Yocum
Roll Call	Present: Leffall (Phone in) / Yocum / Huggins / Irving / Frank / Robertson Excused: Sharpe
Call to the Public	No one spoke at the call to public
Minutes	Commissioner Irving motioned to approve the minutes from the October 25, 2021 Planning and Zoning Commission meeting. Commissioner Frank seconded the motion. The motion passed unanimously.
Agenda Item 5.1:	<p>5.1 DRP21-11 DISCUSSION & ACTION Senior Planner with the City of Maricopa, Byron Easton presented. Applicant, Eric Omdahl presented. Architect, Petro also presented. Leffall: Crosswalks for pedestrian will this be at the existing signal? Eric answered, "yes". Will there be adequate parking so it will not rollover into the streets? Eric, answered, "yes". Yocum: Concern with parking. Narrative states that each resident will only have 1 car and not more than two? How will you control that? Byron Easton answered that per code they can get a 20% parking reduction by meeting criteria. Applicant answered, operationally onsite it will be enforced on a lease agreement along with permit issued to get access to the gate. There would only be 2 issued per unit. Yocum: What type of device would the cars have? Eric explained that it would be a permit sticker type to allow access to the gate. Irving: Parking is his concern. At 2 cars per unit you are 79 spaces short of what you are proposing. The conditions being met have nothing to do with parking. Traffic is also a concern. We are approving developments south and north of there and this is going to not help with the traffic. Applicant, Susan D. addressing the parking. Real Estate Equity can not afford to under park the communities they ensure they have adequate parking. The residents have a brand-new market value place for a fixed rate, there are requirements to continue to live there. There goal is to stay within the 20% parking reduction for the sustainability guidelines. Frank: Parking is a concern, already discussed. Esthetics of the project look good. Robertson: Parking is a concern. Not liking the esthetics, it looks very flat. Hoping there is something that can be done to the roof so it's not so flat. Huggins: Wants to make sure staff adheres to the 20%. To live in Maricopa, you have to have a car or you can not get out. Even with the transit system, that is only designed to get throughout Maricopa not to leave the City. Eric 312 covered parking space, 1 space assigned to a specific unit and resident. The remaining spots are first come first serve basis. Per code there are a required ADA units and code required amount of handicap parking spaces with ramps and van access. David West, Civil engineer there are handicap spaces distributed throughout the site and sidewalks these are per code we do not have a choice. Commissioner Irving motioned to approve Agenda Item 5.1. Commissioner Yocum seconded the motion. The motion passed unanimously.</p>
Agenda Item 5.2:	<p>5.2 ZON21-04 PUBLIC HEARING Planner II, Corin Hooper with the City of Maricopa presented. Applicant Ben Taylor</p>

	<p>presented. Opened the public hearing at 6:52 pm. Speaker (1) Mike 19741 N. Mac Neil Ct. Maricopa. The apartments are going to be in a 2-3-mile area. If the apartments are all in the same area won't it be overbuilt? The number of actual units 228 on 12 acres. Copa Flats 312 on 27a acres. To many in the small area. Traffic is a big concern. Public Hearing closed at 6:56 pm. Leffall: No questions. Robertson: What is the length and depth of the commercial area? Big enough for a box store or a convenient store? Ben replied, we minimized the area along Honeycutt to allow for more commercial on Honeycutt. Frank: There is no commercial aspect to the mixed-use concept. What is the plan? Ben replied, it would be up to the future developers to decide what they would like to develop. Hoping it will attract future developers once the swelling units are in. Irving: Under the impression that the public would have input and a study of what would be developed in the 7Ranches area. Rodolfo Lopez: The study was presented and vetted to council and the commission. There was mention that on the eastern corner it could be high use density. The ideas were displayed and conveyed. Irving: Was this the area that we could build a park or other things. Concerned about the development. Huggins: Under the same impression as Irving, thought the public was going to have a lot more input. Echoing Frank, there is only High and Medium residential no Commercial. Where is the commercial aspect? Lopez clarified that this is the residential use, there will be a mixed-use aspect in the future. There are connectivity points that will allow the community and the commercial areas easy access. The corner is hard zoned for commercial property. Huggins: Struggling on the mixed use. Yocum: Agrees with Frank and Irving. To some extent this will help spur retail and commercial. Something saying mixed use and only showing one use is confusing. Susan clarified that it is very unlikely that one developer will come in and develop both commercial and residential, by changing to mixed use it is more in line with the City of Maricopa's general plan. Irving: The citizens will make the decisions. There is an election next year. We want to make sure we hear them. Huggins: I agree, the 7 ranches people were not heard.</p> <p>Commissioner Yocum motioned to approve Agenda Item 5.2. Commissioner Robertson seconded the motion. A vote was held; Commissioners Leffall Frank and Irving, & Chair Huggins were not in favor. Agenda Item 5.2 was disapproved 4-2.</p>
<p>Agenda Item 5.3:</p>	<p style="text-align: center;">5.3 DISCUSSION & ACTION</p> <p>Commissioner Irving motioned to table Agenda Item 5.3. Commissioner Frank seconded the motion. The motion was approved unanimously. Item 5.3 Tabled</p>
<p>Agenda Item 5.4:</p>	<p style="text-align: center;">5.4 PUBLIC HEARING</p> <p>Senior Planner II, Byron Easton presented. Applicant, Kurt Jones 2525 E. Camelback Phoenix, AZ presented. Public Hearing Opened at 7:21 pm. Closed the public hearing at 7:21 pm. Leffall: No questions. Yocum: Two concerns Drainage, Wood Patel is preparing a regional flood plan would like to follow thru on that. Also, read about the volatile organic compound, there is a study and a plan to address this. Irving: No questions. Frank: Read in the staff report about the request for a waiver on the retention requirement to have first flush on the retention basin, contrary to the 100-year 2 hour. Would like to add a stipulation that we stick to the requirement. Kirnot Rankin, owner of the property, I believe this is an Engineering question, we can put a stipulation but I believe this has something to do with the redundancy line from Epcor. Frank: I would be okay if we add that stipulation. Robertson: Concerned with the VOC issue. In the report a detailed project site history was done, does not show what was discovered. Believe there was a spill, there is a pipeline that goes in front of that property. What is the source of the VOC's is there a leak? It could get to our groundwater. Need to find out if there is contamination to the ground water.</p>

	<p>Rankin explained there were tires stored on the property that caught on fire, there was a Phase I /Phase II / and Phase III of remediation completed. It could not have been sold if this was not done correctly.</p> <p>Irving: No comments, approves with the Stipulation as stated by commissioner Frank.</p> <p>Nick Cook, attorney for the City of Maricopa asked to reiterate the stipulation.</p> <p>Frank: Stipulation: The development will adhere to the 100-year 2-hour retention requirement.</p> <p>Commissioner Irving motioned to approve Agenda Item 5.4 with stipulation. Commissioner Frank seconded the motion. The motion passed unanimously.</p>
<p>Agenda Item 5.5:</p>	<p>5-5 DISCUSSION & ACTION</p> <p>Planner II, Corin Hooper presented. Applicant Jordan Rose of Rose Law Group presented and discussed the stipulation they added based on comments from the P&Z at previous meeting.</p> <p>Leffall: No Questions</p> <p>Robertson: No questions</p> <p>Frank: On preliminary plat says zone “X” believes it’s zone “A”, Corin Hooper says he will look into it. Frank asked is this administrative or re-apply.</p> <p>Rodolfo Lopez, Director cwe can do it administratively.</p> <p>Frank says he okay with that.</p> <p>Irving: No questions</p> <p>Huggins: No questions</p> <p>Yocum: Hats off to the applicant for getting 2 points of access.</p> <p>Commissioner Yocum motioned to approve with stipulation.</p> <p>Frank stated stipulation: Staff to verify the flood zone for this property and change the plat appropriately.</p> <p>Irving seconded. Passed unanimously.</p>
<p>Agenda Item 5.6:</p>	<p>5-6 DISCUSSION & ACTION</p> <p>Planner II, Corin Hooper presented. Shawn Leroy of KB Home, applicant presented.</p> <p>Leffall: No questions</p> <p>Yocum: No questions</p> <p>Robertson: No questions</p> <p>Frank: No questions</p> <p>Irving: No questions</p> <p>Huggins: Will this be the same HOA as Desert Passage community? Parking Is my main concern. Will the size of the streets be the same as the rest of the community?</p> <p>Ryan Rad, Civil engineer for the project, clarified these will meet City standards the streets will be public streets. They will be the same as the other streets.</p> <p>Commissioner Yocum motioned to approve. Commissioner Leffall seconded. Passed unanimously.</p>
<p>Agenda Item 5.7</p>	<p>5-7 DISCUSSION ONLY</p> <p>Senior Planner Byron Easton presented a proposal of a major update to the city’s Multi Family Residential Design Guidelines.</p> <p>Leffall: Requested that the signage, when signs are posted can the letters be enlarged? Seems like the signs have to small of a font. Nick Cook city attorney advised to hold the question until we discuss commercial, these are guidelines for Multi-Family only.</p> <p>Leffall agreed to retract her question and ask another time.</p> <p>Frank: Concern regarding the tree pallet.</p> <p>Byron clarified that we have an approved Maricopa tree pallet and we give it to the applicants and use it as a guide. It is not adopted by code but we strongly encourage the use.</p> <p>Irving: No questions</p> <p>Huggins: No questions</p>

<u>Agenda Item 7.0:</u> <u>Executive Session</u>	There was no executive session.
<u>Agenda Item 8.0:</u> <u>Adjournment</u>	Commissioner Irving motioned to adjourn the meeting. Commissioner Yocum seconded the motion. The motion passed and the meeting was adjourned at 8:02 p.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 8th of November 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of November, 2021