

Planning and Zoning Commission Actions

Regular Meeting January 10, 2022

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: Yocum/Sharpe/ Huggins /Irving / Frank/Robertson Phone in: Sharpe / Leffall
Call to thePublic	No one spoke at the call to public
Minutes	Commission Irving motioned to approve minuets from November 8 th 2021 and December 13 th 2021 meeting. Commissioner Frank seconded the motion. The motion passed unanimously.
Agenda Item 5.1:	<p>5.1 DISCUSSION & ACTION</p> <p>Development Services Director, Rudy Lopez presented SUB 21-28. CVL Consultants, on behalf of Ashton Woods Arizona LLC, are requesting approval of Palomino Ridge subdivision preliminary-plat. The property is generally located at the northeast corner of Hogenes Blvd and McDavid Road. Discussion and Action.</p> <p>Leffall: Expressed concern about meeting 31% requirements for open space. If there is fluctuation and it goes down to 22% are we going to lock it in prior to approval?</p> <p>Julie Vermillon applicant at CVL Consultants located at 45550 N 12th St Phoenix, answered that the open space shows 31%. During minor changes to the preliminary plat just wanting wiggle room not sure what the exact number will be. This will not change the land or design at final plat and we will meet the minimum requirements.</p> <p>Sharpe: Concerns of traffic flow. The TIA found it acceptable. There are 2 entry points on McDavid. However how will traffic get around itself? For early morning rushes this is adjacent to the high school and Maricopa meadows.</p> <p>Rudy Lopez explained there was stipulation for this at the rezoning approval. This development is partially responsible for intersection improvements. Additional improvements that are in continuation are the half street improvements off McDavid Rd. and intersection improvement off Honeycutt Rd. and Maricopa Rd.</p> <p>Yocum: Also explained concern about open space and drainage in regards to the flood issue. Looking at zone X and AE, will this have any effect on the plan for open space?</p> <p>Lopez explained that they are in process of removing this from the flood plain with FEMA in a separate process. Yocum asked if the CLOMR is broader scope than just this subdivision? Lopez reiterated that before any plat process is done there has to be an acceptable level to build residential homes. Any final flat process will not be allowed unless the zone change is made, is currently being done thru FEMA.</p> <p>Sharpe: Question with regards to adjacency with the Union Pacific Railroad. Are they required to do a screening or anything? Lopez clarified similar to Santa Rosa Springs, there will be a Wing wall or CMU wall and they will intensify the dense tree area and lush landscaping. This was vetted thru re-zooning process. the Looks like a great building and appreciate the security features.</p> <p>Irving no questions. Frank follow up traffic and improvements to Maricopa Rd. this was originally presented as round-about in conjunction with the hospital, what is it now?</p> <p>Lopez more than likely round-about not happening, probably an enhanced traffic signal from what the city engineer is saying, yet it is still in design review.</p> <p>Robertson no questions. Chair Huggins expresses sidewalk on one side and no parking on the other is a pet peeve, wants to make sure the City is still working to make sure the emergency vehicles can get thru. Lopez explained that will be worked with during the signing and striping plans and adequate no parking signs will be placed. Commissioner Yocum motioned to approve as stated. Sharpe seconded. Passed unanimously.</p>
Agenda Item 5.2:	<p>5.2 PUBLIC HEARING / DISCUSSION & ACTION</p> <p>A request by the City of Maricopa on behalf of Pinal Feeding Company, Pinal Energy, AZ Grains and Electrical District #3 to rezone approximately 300 acres from existing Pinal County Zoning District, CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR</p>

	<p>(Transitional), and PAD (Planned Area Development) to GI (General Industrial). The site is generally located just southeast from the southeast corner of White and Parker Rd and W. Maricopa Casa-Grande Hwy. Discussion and Action.</p> <p>Director of Development Services, Rudy Lopez stated this is a city initiated rezoning and currently we do not have proper general land use to support the rezoning. This has an old county zoning. We are requesting to table the item.</p> <p>Attorney Nick Cook stated we can still hold the public hearing since it is agendized as a public hearing.</p> <p>Public Hearing opened at 6:25 pm. Public Hearing closed at 6:25pm.</p> <p>Commissioner Irving made a motion to table Agenda Item 5.2 to a future date.</p> <p>Commissioner Leffall seconded the motion. The item was tabled.</p>
Agenda Item 5.3:	<p>5.3 DISCUSSION & ACTION</p> <p>A request by the City of Maricopa for review and approval of minor text amendments to the City of Maricopa Subdivision and Zoning Code. Discussion and Action.</p> <p>Chair Huggins stated this was not agendized as a Public Hearing and therefore requests to continue to February 14th.</p> <p>Vice Chair Sharpe motioned to table Agenda Item 5.3 until the February 14, 2022 meeting.</p> <p>Commissioner Leffall seconded the motion. The item was tabled.</p>
Agenda Item 6.0 Update from Staff	<p>6.0</p> <p>Rick Williams, Planning & Zoning Manager quick update no meeting for the end of January. Next meeting is February 14th. Working on general plan update and transportation update.</p>
Agenda Item 7.0: <u>Executive Session</u>	<p>There was no executive session.</p>
Agenda Item 8.0: <u>Adjournment</u>	<p>Commissioner Yocum motioned to adjourn the meeting at 6:31 p.m. Commissioner Irving seconded the motion. The motion passed unanimously. The meeting was adjourned.</p>

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 10th day of January 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of January, 2022