

Planning and Zoning Commission Actions

Regular Meeting September 14, 2020

6:00 pm Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, September 14, 2020 at City Hall (39700 W. Civic Center Plaza, Maricopa, AZ 85138). The meeting was called to order at 6:04 pm by Chair Huggins.
Invocation	Commissioner Irving delivered the invocation.
Pledge of Allegiance	Commissioner Frank led meeting attendees in the Pledge of Allegiance.
Roll Call	Present: Chair Huggins, Commissioner Yocum, Commissioner Irving, Commissioner Frank, Vice Chair Sharpe. City representatives present: Economic & Community Development Deputy Director Rodolfo Lopez, Assistant Planner Peter Margoliner, Senior Planner Ryan Wozniak, City Engineer Josh Plumb, and Council Member Henry Wade.
Agenda Item 3.1: <u>Approval of Minutes</u>	<u>August 24, 2020:</u> Commissioner Yocum Moved to vote on the Minutes from August 24, 2020 Planning and Zoning meeting at the next scheduled meeting Vice Chair Sharpe Seconded. Motion passed, 5-0.

Agenda Item 4.1:	<p>4.1 PUBLIC HEARING: GPA20-03 McDavid Estates: A request by CVL Consultants on behalf of Maricopa 64 Partners, LLC to amend the General Plan Future Land Use Map for approximately 63.06 + acres from existing Employment (E) to Medium Density Residential (M) and 3.04 + acres from Public/Institutional (P) to Mixed Use (MU), generally located at the northeast corner of Loma Road and McDavid Road. Discussion Only.</p> <ul style="list-style-type: none"> • Deputy Director Rodolfo Lopez begins the presentation. • The applicant Jordan Rose begins her presentation. • Public Hearing is open at 6:22pm public hearing is closed at 6:22 with no comments. • Vice Chair Sharpe thanks the applicants for the TIA provided. • Commissioner Irving would like to know why the 3.4 acres is being taken away from schools and public institutions. • Deputy Director Rodolfo Lopez explains that this component is disconnected from the existing infrastructure and that a mix use designation gives it better option than the existing designation. • Commissioner Frank is concerned that land previously designated for schools is being taken away. • Commissioner Yocum is interested in seeing how the roads around the development will be dealt with. • Commissioner Yocum is also interested in how the flood plain issues will be dealt with. • Chir Huggins requests of the applicant that the notification radius is increased to 600 feet from the standard 300.
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	<ul style="list-style-type: none"> Vice Chair Sharpe agrees.
Agenda Item 4.2	<ul style="list-style-type: none"> 4.2 PUBLIC HEARING: GPA20-05 Anglin Dairy: A request by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC to amend the General Plan Future Land Use Map for approximately 493 + acres from existing Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU) to a Master Planned Community (MPC), generally located at the northwest corner of State Route 238 and Green Road. Discussion Only. Senior Planner Ryan Wozniak begins his presentation. Open the public hearing at 6:47pm opens and closes no comments. Commissioner Yocum is concerned that the use of a dairy seems non compatible with the way the area is headed. Commissioner Frank asks about typical lot sizes in this designation compared to the previous. Senior Planner Ryan Wozniak answered that 5000 to 7000 SF. Commissioner Frank states that it would be nice to get more diversity in the housing stock that is provided in the city. Commissioner Frank asks about a proposed round-about. Senior Planner Ryan Wozniak asks Josh Plum to speak on the subject. City engineer Josh Plum further explains the options for a round-about in the area. Chair Huggins asks about attendance for the neighborhood meeting. Senior Planner Ryan Wozniak states that there were 3 participants. Chair Huggins asks about the general feel in the neighborhood meeting. Commissioner Yocum asks about question number 3 in the citizens participation report. Annie the applicant answered questions over the phone. Annie States that the neighborhood meeting held had 4 attendants and the neighbors wanted to collaborate in future projects. Chair Huggins asks if Ak Chin was okay with this. Senior Planner Ryan Wozniak states that Ak Chin had no comments. Chair Huggins asks about open space requirements. Senior Planner Ryan Wozniak shares that we will be applying our regular open space requirements. Commissioner Yocum states that there are major roadway improvements that need to be looked at. City engineer Josh Plumb answers Commissioner Yocum's questions and states that this should not impact the project.
Agenda Item 5.0: <u>Report from</u> <u>Commission</u> <u>and/or Staff</u>	<ul style="list-style-type: none"> Deputy Director Rodolfo Lopez updates that commission on the September 28th meeting at copper sky.

<u>Agenda Item 6.0:</u> <u>Executive Session</u>	There was no executive session.
<u>Agenda Item 7.0:</u> <u>Adjournment</u>	Commissioner Irving motioned to adjourn the meeting at 7:05 p.m. Commissioner Frank seconded. Motion passed unanimously, 5 -0.

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 14th of September 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of September, 2020
Peter Margoliner, Assistant Planner