



City of Maricopa

Meeting Minutes - Final 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, August 28, 2023

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6 p.m. by Chair Robertson. Commissioner Irving gave an invocation and Commissioner Robertson led the Pledge of Alliance.

2. **Roll Call**

Present 7 - Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Commissioner James Singleton, Commissioner Alfonso Juarez III, Commissioner William Robertson, and Rachel Leffall

3. **Call to the Public**

Brittany Pisola expressed concerns with the speed limit and traffic light on Porter Road.

Commissioner Robertson advised stating her concerns during a City Council meeting.

4. **Minutes**

4.1 [MIN 23-44](#) Approval of Minutes from the June 29, 2023 Planning and Zoning Commission meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Singleton, that the Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

5.1 [DRP23-09](#) PLANNING COMMISSION UPDATE: Alexander Bosworth, Planner, will present Major Development Review Permit case # DRP23-09 Gunsmoke - Multifamily, a request by Lincoln Avenue Capital, LLC, for review of Site, Landscape, Photometric, and Elevation plans for a multifamily residential development within Pinal County Parcel No. 510-71-0450, generally located on the southwest corner of N. Gunsmoke Rd. and W. Honeycutt Rd. DISCUSSION ONLY.

Alexander Bosworth, Planner, presented the details for item 5.1.

Commissioner Irving: Questioned how half street improvements would be conducted per Section B in the Staff Memo.

Alexander Bosworth stated that comment was provided by the City Engineer and that half street improvements were required for every project.

Commissioner Irving questioned who would pave the other half of the road and

expressed concerns on the possibility of another development not paving half of the road.

Planning & Zoning Manager, Richard Williams stated that it may be a case of a Cash in Lieu payment. He clarified that there would be updates to the Commission. Commissioner Leffall requested clarification if the Cash In Lieu would take inflation into account. Mr. Bosworth stated that cash in lieu did not take inflation into account but there would clarify with the City Engineer.

Commissioner Hughes questioned if the property line ran down the middle of the road. Mr. Bosworth stated that when the original site was approved, the half street dedications were required.

Commissioner Yocum expressed concerns on the cash in lieu and questioned where the money goes. Alexander Bosworth stated they would provide the commission with updates.

Commissioner Singleton questioned if Whisker Road would be improved due to traffic and if the development would be gated. Alexander Bosworth stated that there were gates per the site plan. He stated that the church was required to complete half street improvements along Whisker Road.

Commissioner Robertson questioned if the second exit would only be a full-time usable exit or an emergency exit. Alexander Bosworth stated that per the Site Plan the exit was shown as exit only. He stated they would provide clarification.

Public Speaker 1: Randy Cooper, resides close to development, questioned if the development had previously gone through the Commission. Richard Williams stated that the property was re-purchased, and changes were made to the site plan, requiring it go back to the Commission. Randy Cooper expressed gratitude toward the development and expressed concerns with the easements and setbacks of his property.

Public Speaker 2: Brittany Pisola questioned the size of the yards the placement of the two-story homes. Alexander Bosworth stated that the two-story homes would be placed around the community. Brittany Pisola expressed concerns with the traffic in the area for Pathway Academy.

The Presentation was heard.

5.2 [DRP22-30](#)

PLANNING COMMISSION UPDATE: Derek Scheerer, Planner II, will present Major Development Review Permit case # DRP22-30 EVR @ San Travasa, a request by Greg Davis, of Iplan Consulting, on behalf of property owner San Travasa, LLC, for review of Site, Landscape, Rendering and Elevations, and Photometric Plans for a proposed build-to-rent multi-family development on approximately 24.2-acres of land within Pinal County Parcel No. 510-30-001Q, within the City of Maricopa, generally located at the northwest corner of W.Farrell Rd. and N. White and Parker Rd. DISCUSSION ONLY.

Derek Scheerer, Planner II, presented the details for item 5.2.

Commissioner Leffall questioned the parking in the development and expressed concerns that the parking would be reduced once the development was approved. She expressed gratitude toward the Electric Vehicle (EV) parking and the secure bicycle spaces. She questioned how much of the 1.8 acres of open space, the drainage canal would consist of. Derek Scheerer stated that parking was reviewed with the applicant

to ensure that parking requirements were met. He stated that backyards and the dog park were open space. He clarified that usable open space was for amenities. Nick Cook, City Attorney clarified that the drainage canal would consist of 0.7 acres.

Commissioner Yocum expressed gratitude with the parking spaces and the private garages, he also expressed gratitude for the American with Disabilities Act (ADA) approved facilities and bicycle parking.

Commissioner Hughes requested a report of where the City of Maricopa was at with roads compared to new buildings.

Commissioner Singleton requested clarification on whether improvements would be made to White and Parker. He questioned how the development east off White and Parker would be impacted. Derek Scheerer stated that Traffic Impact Analysis reports were required and took all traffic into account.

Commissioner Robertson requested clarification on the total count of parking spaces and if the garages in front of the homes were part of the total parking count. Derek Scheerer stated that the garages in front of the homes were considered in the parking space count.

Public Speaker 1 expressed concerns on where the children in the upcoming developments would go to school.

Public Speaker 2: Brittany Pisola questioned if the parking spaces, not including the garages, would be assigned to different homes. The applicant responded that the parking spaces would be assigned to each home.

The Presentation was heard.

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, stated that the September 11th meeting would not be held. He stated that the September 25th meeting would be Off-Site, at the library.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Commissioner James Irving, seconded by Commissioner James Singleton, to Adjourn at 7:23 p.m. The motion carried unanimously.