



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, July 8, 2019

6:00 PM

Council Chambers

1. Call To Order

The meeting was called to order at 6:03 p.m.

2. Roll Call

Committee members present included Chair Huggins, Vice-Chair Sharpe, Commissioner O'Hare, Commissioner Yocum, Commissioner Irving, Commissioner Frank and Commissioner Babb.

City representatives present included Development Services Director Kazi Haque, Planning and Zoning Manager Rodolfo Lopez, Planner I Benjamin Cereceres, Assistant Planner Peter Margoliner, City Attorney Tina Vannucci, Councilmember Vitiello and Planning and Zoning Secretary Lisell Blancarte.

3. Call to the Public

No one spoke during the Call to the Public.

4. Minutes

4.1 [MIN 19-47](#)

Approval of minutes from the May 13, 2019 Planning and Zoning Commission meeting. Discussion and Action.

Commissioner Yocum made a motion to approve the minutes from the May 13, 2019 Planning and Zoning meeting. Vice Chair Sharpe seconded the motion. The motion passed unanimously.

5. Agenda and Public Hearings

5.1 [PH 19-09](#)

PUBLIC HEARING: Rezoning (ZON) 19-01 Anderson Farms: A request by EPS Group, Inc. on behalf of Marbella Homes for property generally located south of the southeast corner of Bowlin Road and Hartman Road, to rezone 28.65 acres of land from General Rural - GR (former Zoning Code) to Medium Density Residential - RS-5 as identified in the current Zoning Code. Discussion and Action.

Planning and Zoning Manager Rodolfo Lopez presented Agenda Item 5.11.

Chair Huggins opened the Public Hearing. No one from the public approached. Chair Huggins closed the Public Hearing.

Commissioner Yocum motioned to approve Agenda Item 5.1. Commissioner Babb seconded the motion. The motion passed unanimously.

- 5.2** [PH 19-10](#) PUBLIC HEARING: Planned Area Development (PAD) 19-02 Stonegate: A request by Sanks and Associates, LLC on behalf of Maricopa Stonegate, LLC to amend the Stonegate Planned Area Development (PAD) Ordinance 08-07, proposed modifications to the development land use plan, permitted uses, and development standards. The property is generally located at the northwest corner of Maricopa Casa Grande Highway and Stonegate Road. Discussion and Action.
- Chair Huggins opened the Public Hearing.*
- City of Maricopa Resident Tina Dugan approached the podium and expressed concern regarding the project.*
- Chair Huggins closed the Public Hearing.*
- Planning and Zoning Manager Rodolfo Lopez presented Agenda Item 5.2.*
- Commissioner Babb motioned to approve Agenda Item 5.2. Commissioner Frank seconded the motion. The motion passed unanimously.*
- 5.3** [PH 19-11](#) PUBLIC HEARING: Development Review Permit (DRP) 19-06 & Conditional Use Permit (CUP) 19-01: Sanks and Associates, LLC on behalf of Omni Capital Management, LLC are proposing to construct an indoor self-storage facility under DRP19-06 with outdoor vehicle storage under CUP19-01, on 3.992 acres of land located on the southwest corner of Alan Stephens Parkway and Stonegate Road. Discussion and Action.
- Chair Huggins opened the Public Hearing.*
- City of Maricopa resident Tina Dugan approached the podium and expressed concern regarding the project.*
- Chair Huggins closed the Public Hearing.*
- Planner I, Benjamin Cereceres presented Agenda Item 5.3.*
- Commissioner Yocum motioned to approve Agenda Item 5.3. Vice Chair Sharpe seconded the motion. The motion passed unanimously.*
- 5.4** [SUB 19-02](#) A preview of a subdivision preliminary-plat request from EPS Group Inc, on behalf of Anderson Palmisano Farms Phase 1B, a proposed subdivision just south from the south east corner of Bowlin Rd. and Hartman Rd. Discussion Only.
- Planning and Zoning Manager Rodolfo Lopez presented Agenda Item 5.4.*
- 5.5** [GPA 19-02](#) The City is requesting to initiate a General Plan Amendment of three (3) City properties; Copper Sky parcels 510-12-014E, 510-12-014H, and Lot 1 of 510-12-124J, approximately 30 acres, from designated Commercial and Employment land use to Mixed Use land use, as identified in the General Plan. Discussion Only.
- Management Analyst Adam Shipley presented agenda item 5.5. Discussed.*
- 5.6** [ZON 19-02](#) Rezoning (ZON) 19-02 and 19-03: The City is requesting to initiate a rezone of three (3) city properties; Copper Sky lots 510-120-14E AND 510-120-14H, acreage size 19.24, from CB-2 - General Business zone and TR- Transitional (old zoning code) to MU-G - Mix use general as identified in the new zoning code and a portion of City Center, acreage size 4.75, from existing TR- Transitional (Old Zoning Code) to PI- Public

Institution, as identified in the new zoning code. Discussion Only.

Assistant Planner Peter Margoliner presented Agenda Item 5.6.

5.7 [PZ 19-07](#)

The Commission shall discuss and possibly take action on appointing a Chair.
Discussion and Action.

Commissioner O'Hare nominated Linda Huggins. Commissioner Sharpe seconded the motion. The motion passed unanimously.

5.8 [PZ 19-08](#)

The Commission shall discuss and possibly take action on appointing a Vice-Chair.
Discussion and Action.

Commissioner O'Hare nominated Commissioner Michael Sharpe. Commissioner Frank seconded the motion. The motion passed unanimously.

6. Reports from Commission and/or Staff

Planning and Zoning Manager Rodolfo Lopez updated the Commission on current projects and the next meeting date.

7. Executive Session

There was no Executive Session.

8. Adjournment

Vice Chair Sharpe motioned to adjourn the meeting at 7:36 p.m. Commissioner Babb seconded the motion. The motion passed unanimously.

Adjourn