



# City of Maricopa

## Meeting Actions - 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, July 27, 2020

6:00 PM

Council Chambers

---

**1. Call To Order**

*The meeting was called to order at 6:05 p.m. by Chair Huggins.*

**2. Roll Call**

*Commission members present included Chair Huggins, Commissioner Hopkins, Commissioner Yocum, Commissioner Irving, Commissioner Frank and Commissioner Babb. Vice Chair Sharpe was present telephonically.*

*City representatives present included Economic and Community Development Deputy Director Rodolfo Lopez, Assistant Planner Peter Margoliner, City Attorney Nick Cook and Senior Planner Ryan Wozniak.*

**3. Minutes**

**3.1 [MIN 20-30](#)**

Approval of minutes from the July 13, 2020 Planning and Zoning Commission meeting. Discussion and Action.

*The Commission acknowledged that during the July 13, 2020 meeting Commissioner Hopkins was disconnected telephonically and was unable to participate in the vote for Item 4.1.*

*Commissioner Irving motioned to approve the revised minutes from the July 13, 2020 meeting. Commissioner Frank seconded the motion. The motion passed unanimously.*

**Approved**

**4. Agenda and Public Hearings**

**4.1 [ZON 20-04](#)**

PUBLIC HEARING: ZON 20-04 Maricopa Station: A request by the City of Maricopa to amend the City's zoning map to include the Maricopa Station Overlay for the Maricopa Town Site subdivision located within the Heritage District Redevelopment Area. Discussion and Action.

*Deputy Director Rodolfo Lopez presented Item 4.1.*

*The Public Hearing was held.*

*Item 4.1. was further discussed.*

*Commissioner Yocum made a motion to approve. Commissioner Babb seconded the*

*motion. The motion passed unanimously.*

**Approved**

**4.2**      [TXT 20-01 \(2\)](#)

PUBLIC HEARING: Text Amendment, TXT 20-01 Maricopa Station: A request by the City of Maricopa for review and approval of a proposed Text Amendment to the City of Maricopa Zoning Code, establishing Article 304 Maricopa Station (MS) Overlay for the Maricopa Townsite subdivision located within the Heritage District Redevelopment Area. Discussion and Action.

*The Public Hearing was held.*

*Commissioner Babb motioned to approve. Vice Chair Sharpe seconded the motion. The motion passed unanimously.*

**Approved**

**4.3**      [GPA 20-02](#)

PUBLIC HEARING: Minor General Plan Amendment, GPA 20-02 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to amend the General Plan Future Land Use Map of approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, from existing Employment (E) to High Density Residential (HDR) located south of Honeycutt Road and east of Porter Road. Discussion and Action.

*Senior Planner Ryan Wozniak began the presentation for Items 4.3, 4.4 and 4.5.*

*The Public Hearing was held.*

*The item was further discussed.*

*Commissioner Babb motioned to approve. Commissioner Irving seconded the motion. The motion passed unanimously.*

**Approved**

**4.4**      [ZON 20-01](#)

PUBLIC HEARING: Zone Change ZON 20-01 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to rezone approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, from existing General Business (CB-2) to High Density Residential (RH) located south of Honeycutt Road and east of Porter Road. Discussion and Action.

*The Public Hearing was held.*

*Vice Chair Sharpe motioned to approve. Commissioner Yocum seconded the motion. The motion passed unanimously.*

**Approved**

**4.5**      [DRP 20-07](#)

Major Development Review Permit, DRP 20-07 O'Jon Terrace Apartments: A request by Les Partch on behalf of Chrystal and Kent O'Jon to seek review and approval of proposed High Density Residential Development on approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A, on vacant land located south of Honeycutt Road and east of Porter Road. Discussion and Action.

*Discussed. Commissioner Irving made a motion to approve. Vice Chair Sharpe seconded the motion. The motion passed unanimously.*

**Approved**

- 4.6      [GPA 20-04](#)      PUBLIC HEARING: Minor General Plan Amendment, GPA 20-04 REV at Porter: A request by Iplan Consulting on behalf of El Dorado Holdings LLC to amend the General Plan Future Land Use Map of approximately 25 acres, from existing Public Institutional (P) to High Density Residential (HDR) and Commercial (C), generally located on the southeast corner of Porter and Bowlin Road. Discussion and Action.

*Deputy Director Rodolfo Lopez began his presentation for Item 4.6.*

*The Public Hearing was held.*

*Commissioner Irving motioned to approve. Commissioner Babb seconded the motion. The motion passed unanimously.*

**Approved**

- 4.7      [ZON 20-02](#)      PUBLIC HEARING: Zone Change ZON 20-02 REV at Porter: A request by Iplan Consulting to rezone approximately 21.21 acres, from existing Light Industrial (CI-1) to Multiple Unit Residential (RM) and approximately 4.6 acres, from existing Light Industrial (CI-1) to Neighborhood Commercial (NC) generally located on the southeast corner of Porter and Bowlin Road. Discussion and Action.

*Assistant Planner Peter Margoliner began his presentation on Item 4.7.*

*The Public Hearing was held.*

*Commissioner Yocum motioned to approve. Commissioner Babb seconded the motion. The motion passed unanimously.*

**Approved**

- 4.8      [TXT 20-03](#)      TEXT AMENDMENT: A request by the City of Maricopa to initiate and proceed with a minor Text Amendment to the City of Maricopa Zoning Code, amending City Code Sec. 18.115.120 (J) Yard, Carport or Garage Sale Signs. Discussion and Action.

*Deputy Director Rodolfo Lopez began his presentation for Item 4.8.*

*Discussed*

*Commissioner Irving motioned to approve. Commissioner Yocum seconded the motion. The motion passed unanimously.*

**5.      Reports from Commission and/or Staff**

*Deputy Director Rodolfo Lopez gave a report.*

**6.      Executive Session**

*There was no Executive Session.*

**7.      Adjournment**

*Commissioner Babb made a motion to adjourn the meeting at 9:01 p.m. Commissioner Irving seconded the motion. The motion passed unanimously.*

**Adjourn**