



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, March 28, 2022

6:00 PM

Council Chambers

1. **Call To Order**

This meeting was called to order at 6:02 pm.

2. **Roll Call**

Commissioners Sharp and Leffall were present telephonically.

Present 7 - Linda Huggins, Commissioner Dan Frank, Commissioner Rachel Leffall, Michael Sharpe, Commissioner James Irving, Commissioner Ted Yocum, and Commissioner William Robertson

3. **Call to the Public**

Michael Berry, resident of Stanfield, expressed concerns regarding traffic and the train block access for emergency vehicles.

4. **Minutes**

4.1 **[MIN 22-13](#)**

Approval of the Minutes from the January 10, 2022 and February 14, 2022 Planning and Zoning Commission meetings. Discussion and Action.

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

5. **Agenda and Public Hearings**

5.1 **[GPA 22-04](#)**

PUBLIC HEARING: A request by the City of Maricopa for review and approval of a request to amend the General Plan Land Use Map for approximately 10.2 acres of land from Employment (E) to High Density Residential (HDR) generally located at the northwest corner of W. Garvey Avenue and N. Roosevelt Avenue. Discussion and Action.

A motion was made by Commissioner Irving, seconded by Commissioner Frank, that this Public Hearing be Tabled. The motion carried by a unanimous vote.

5.2 **[ZON 22-01](#)**

PUBLIC HEARING: A request by the City of Maricopa for review and approval of a request to rezone approximately 10.2 acres of land from Light Industrial (LI) to High Density Residential (HDR) generally located at the northwest corner of W. Garvey Avenue and N. Roosevelt Ave. Discussion and Action.

A motion was made by Commissioner Irving, seconded by Commissioner Frank, that this Public Hearing be Tabled. The motion carried by a unanimous

vote.

- 5.3 [PAD 22-02](#) PUBLIC HEARING: A request by the City of Maricopa for review and approval of a request to rezone approximately six (6) acres of land from General Rural (GR) to Planned Area Development (PAD) generally located at the northwest corner of W. Garvey Avenue and N. Wilson Avenue. Discussion and Action.

This Public Hearing was opened at 6:15 pm. There were no public comments. The Public Hearing closed at 6:16 pm. Commissioner Yocum motioned to approve PAD 22-02, Commissioner Sharp seconded. The motion carried by unanimous vote.

The Public Hearing was held.

- 5.4 [TXT 21-03\(2\)](#) PUBLIC HEARING: A request by the City of Maricopa for review and approval of the City's first Multi-Family Residential Design Guidelines. Discussion and Action

Senior Planner, Byron Easton gave a presentation. The Public Hearing opened at 6:23 pm. There were no public comments. The Public Hearing closed at 6:23 pm. A brief discussion ensued by the Commission. Commissioner Irving moved to approve TXT 21-03 (2), Commissioner Yocum seconded. The motion passed unanimously.

The Public Hearing was held.

- 5.5 [GPA 22-03](#) PUBLIC HEARING: A request by the City of Maricopa for review and approval of a request to amend the General Plan Land Use Map for approximately 111.1 acres of land from Low Density Residential (LDR) to Master Planned Community (MPC) generally located at the northwest corner of W. Ruben Drive and N. Ensenada Road, approximately one half-mile west of N. Anderson Road. Discussion and Action.

Assistant Planner, Alexander Bosworth gave a presentation. The Public Hearing opened at 6:44 pm.

Kristen Cardon, 34745 West Teal Road, in Stanfield express concerns that the mailing list and public notice requirements for the project did not include her and possibly others.

Dave Klingensmith, 34560 West Jo Blanco Road, in Stanfield expressed concerns with not being notified, and with the conservation of water. The Public Hearing was closed at 6:48 pm. Commissioner Yocum asked staff if the notification requirements were met. Staff confirmed they were. Commissioner Irving asked staff to elaborate on the additional acres. Discussion ensued. Commissioner Frank expressed opposition.

Commissioner Irving motioned to approve GPA 22-03, and Commissioner Yocum seconded. Motioned carried:

*6 ayes: Commissioners Huggins, Irving, Yocum, Robertson, Sharpe and Leffall.
1 nay: Commissioner Frank*

The Public Hearing was held.

6. Reports from Commission and/or Staff

Planning and Zoning Manager reported on adding a Consent section to the Planning and Zoning agendas at future meetings. A brief clarification ensued.

7. Executive Session

There were no items discussed in executive session.

8. Adjournment

A motion was made by Commissioner William Robertson, seconded by Commissioner Dan Frank, to Adjourn at 7:13 pm. The motion carried unanimously.