



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, May 23, 2022

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6:00 pm.

2. **Roll Call**

Commissioners Leffall and Sharpe were present telephonically.

Present 6 - Linda Huggins, Commissioner Dan Frank, Commissioner Rachel Leffall, Michael Sharpe, Commissioner James Irving, and Commissioner Ted Yocum

Absent 1 - Commissioner William Robertson

3. **Call to the Public**

4. **Minutes**

5. **Agenda and Public Hearings**

5.1 [DRP 22-02](#)

A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 318 town-home style unit, multi-story, multi-family development on approximately 16.10 acres located at the southeast corner of Stonegate Road and Alan Stephens Parkway, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa. DISCUSSION AND ACTION.

Senior Planner, Byron Easton requested to continue item 5.1. Two speaker cards were submitted.

A motion was made by Commissioner Irving, seconded by Commissioner Leffall, that this Development Review Permit be Tabled. The motion carried by a unanimous vote.

5.2 [GPA 21-08](#)

PUBLIC HEARING: A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to amend approximately 10 acres of the General Plan Future Land Use Map from Public/Institutional (P) to High Density Residential (HDR) located at the southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. Discussion and Action.

Senior Planner, Byron Easton presented. Applicant, Greg Davis responded to the Neighborhood meeting concerns regarding traffic and safety. The Public Hearing opened at 6:52 PM. 8 Speaker Cards were submitted, all opposed to the proposal. The Public Hearing closed at 7:17 PM. Discussion ensued. Development Services Director, Rodolfo Lopez spoke to clarify construction timeline on surrounding area

improvements and East West Corridor.

A motion was made by Commissioner Yocum, seconded by Commissioner Leffall, that GPA 21-08 be recommended for approval. Motioned passed by the following vote:

*5 Aye: Commissioners Huggins, Irving, Frank, Leffall and Yocum
1 Nay: Sharpe*

The Public Hearing was held.

5.3 [ZON 21-08](#)

PUBLIC HEARING: A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to rezone approximately 10 acres from existing General Business (CB-2) to High Density Residential (RH) located at southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. Discussion and Action.

The Public Hearing opened at 7:53 PM. Two Speaker Cards were submitted against the proposal. The Public Hearing closed 7:56 PM. Discussion ensued.

A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that ZON 21-08 be recommended for approval. Motioned passed by the following vote:

*5 Aye: Commissioners Huggins, Irving, Frank, Leffall and Yocum
1 Nay: Sharpe*

The Public Hearing was held.

6. Reports from Commission and/or Staff

Planning and Zoning Manager, Rick Williams announced the next meeting was scheduled for June 13th and there would be two meetings in June.

Development Services Director, Rodolfo Lopez updated the board and let the residents know that traffic mitigation was in the works and was being addressed.

7. Executive Session

8. Adjournment

A motion was made by Michael Sharpe, seconded by Commissioner Rachel Leffall, to Adjourn at 8:07 PM. The motion carried unanimously.