



City of Maricopa

Meeting Actions - Final Planning & Zoning Commission

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Monday, August 22, 2022

6:00 PM

Council Chambers

1. **Call To Order**

The meeting was called to order at 6 pm.

2. **Roll Call**

Telephonically: Commissioner Leffall

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

Excused 1 - Michael Sharpe

3. **Call to the Public**

Tena Dugan of Maricopa requested to pull DRP 22-17 off the consent agenda.

4. **Consent Agenda**

Approval of the Consent Agenda

A motion was made by Commissioner James Irving, seconded by Commissioner Dan Frank, to Adopt the Consent Agenda excluding Agenda Item 4.4. The motion carried by unanimous vote.

4.1 **[MIN 22-37](#)**

The Commission will approve minutes from the June 27, 2022 meeting.

The Minutes were Approved.

4.2 **[MIN 22-38](#)**

The Commission will approve minutes from the July 11, 2022 meeting.

The Minutes were Approved.

4.3 **[MIN 22-39](#)**

The Commission will approve the minutes from the July 25, 2022 meeting.

The Minutes were Approved.

5. **Regular Agenda**

4.4 **[DRP 22-17](#)**

A request by the City of Maricopa for approval of Site Plan, Landscape Plan, and Elevations for a new City Center Public Safety Facility, located north and east of the

northeast corner of W. Bowlin Road and N. White and Parker Road. Discussion and Action.

Item 4.4 pulled from consent agenda for a presentation and discussion.

A motion was made by Commissioner Yocum, seconded by Commissioner Robertson, that this Development Review Permit be Approved. The motion carried by a unanimous vote.

5.1 [PAD 22-03](#)

PUBLIC HEARING: PAD22-03 District 3 at Copper Sky: A request by S3 BioTech LLC represented by Mr. Britton Lee, Chairman and CEO of S3 BioTech, is proposing to a rezone approximately 28.3 acres of land from existing General Mixed Use (MU-G) and Transitional (TR) Zoning District to Planned Area Development (PAD) District, for a proposed a Medical and Innovation campus. The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. Discussion and Action.

This item was presented by Planning and Zoning Director, Rodolfo Lopez. The public hearing opened at 6:37 pm. There 3 speakers with concerns on traffic, parking and taking away current amenities such as the dog park. The public hearing closed at 6:43 pm.

A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Planned Area Development be Approved. The motion carried by a unanimous vote.

6. Reports from Commission and/or Staff

Rick Williams updated commission on some amendments on the zoning code. Will be presented in a study session. Chair requested a meeting date for study session.

7. Executive Session

8. Adjournment

A motion was made by Commissioner James Irving, seconded by Commissioner Ted Yocum, to Adjourn at 7:01 pm. The motion carried unanimously.