



City Council

August 18, 2020

ORD20-16

REV @ Porter



Request

- ORD20-16 (ZON20-02)
 - A request by Iplan Consulting on behalf of El Dorado Porter 27 LLC
 - Subject Site: Approximately 25 acres:
 - Zoning Map
 - Existing: Light Industrial (CI-1)
 - Proposed: 21.21 Acres Multiple Unit Residential (RM) and 4.6 Acres Neighborhood Commercial (NC)

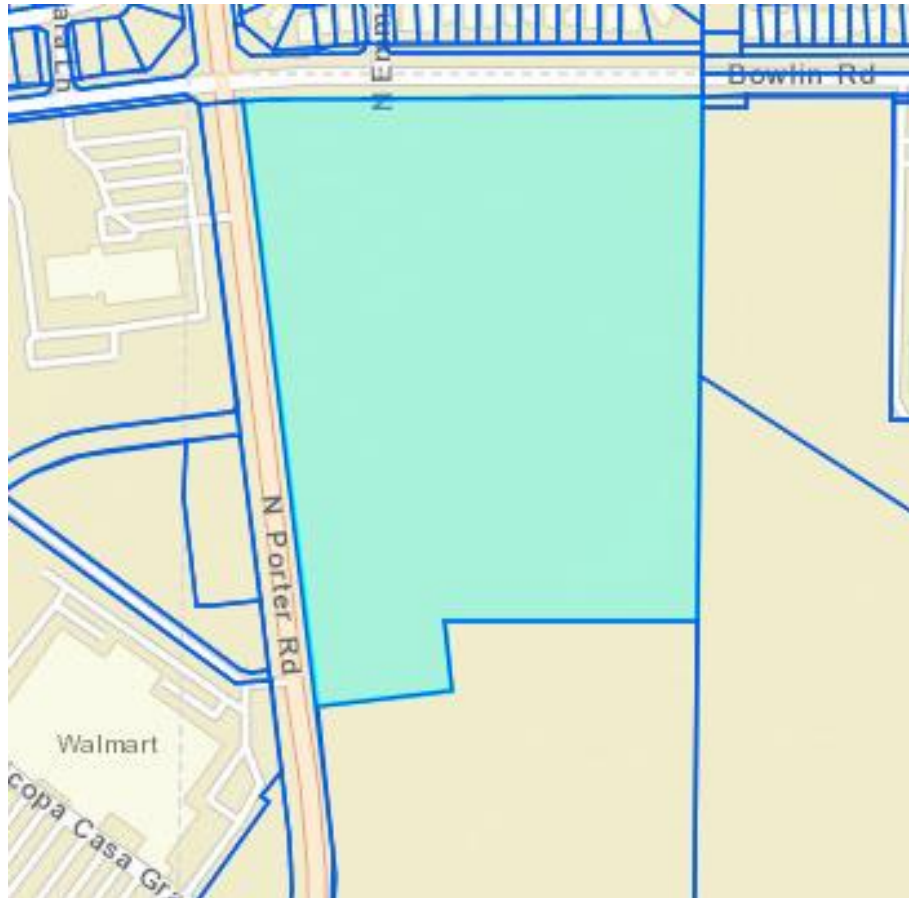


Site Info

Site Gross Acres	25 acres
Parcel Number	510-300-02B
Site Address	N/A
Site Use	Vacant
Existing General Plan, Land Use	Public Institutional – P
Existing Zoning	Light Industrial – CI-1
Proposed Zoning	Multiple Family Residential– RM and neighborhood Commercial - NC
Overlay Zoning	None



Location

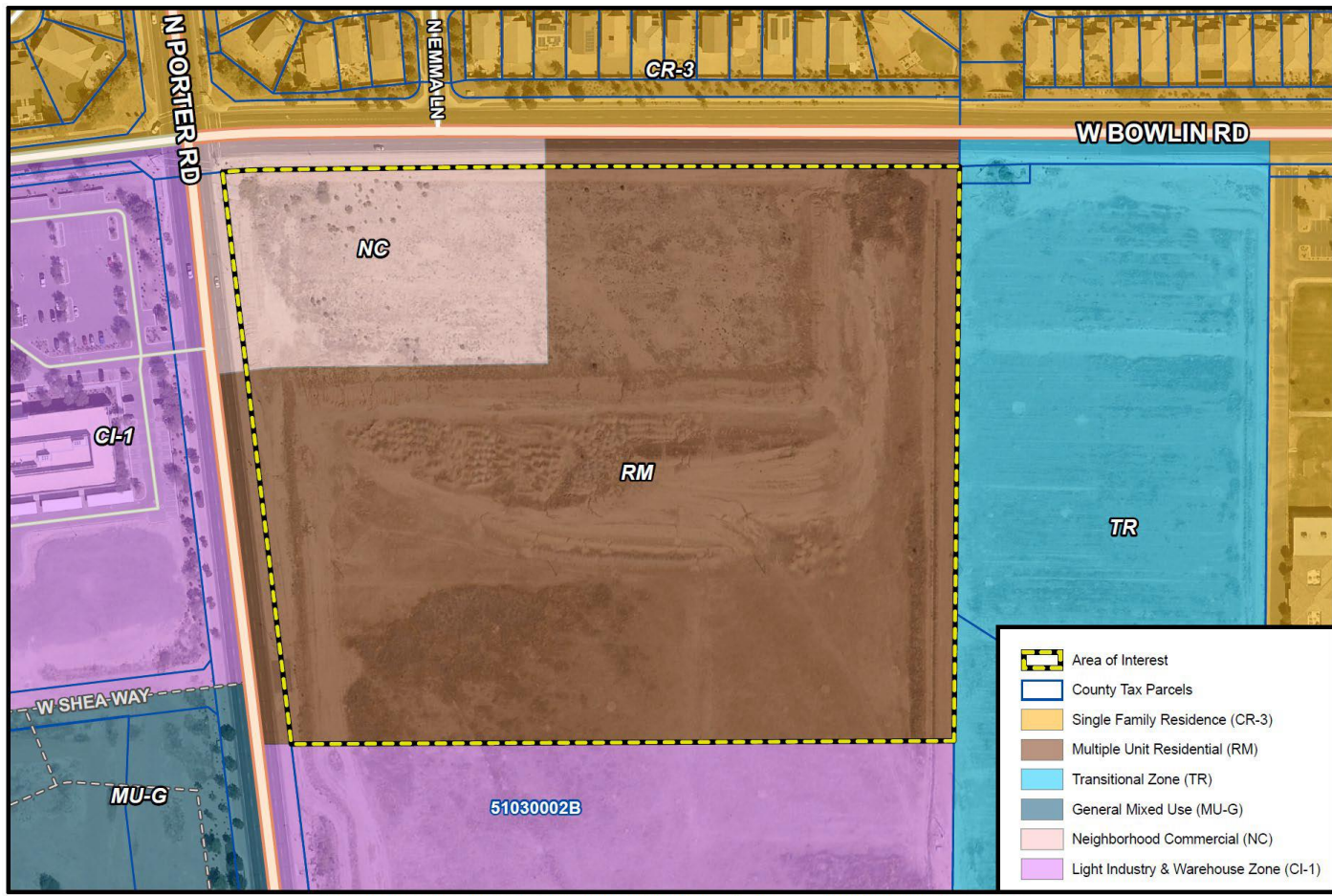




Zoning Map

CITY OF
MARICOPA
PROUD HISTORY - PROSPEROUS FUTURE

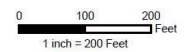
ZON20-02 Proposed



- Area of Interest
- County Tax Parcels
- Single Family Residence (CR-3)
- Multiple Unit Residential (RM)
- Transitional Zone (TR)
- General Mixed Use (MU-G)
- Neighborhood Commercial (NC)
- Light Industry & Warehouse Zone (CI-1)

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

7/22/2020
11" x 8.5"





Zoning Map Amendment, ZON20-02

- **Existing: Light Industrial (CI-1)**
 - Legacy designation (from previous county-based Zones); Still recognized for existing allowable uses and development standards
- **Proposed: Multiple Unit Residential (RM)**
 - Intended for Multi family developments. The development is expected to include attached 1, 2, and 3 bedroom units.
- **Proposed: Neighborhood Commercial (NC)**
 - This District is intended to provide areas for locally-oriented retail and service uses that serve the surrounding residential trade area within a half-mile to one mile radius.



Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
 - Notification letters were sent out to all property owners within 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
 - At the time that the report was written staff had received one comments from the public.

*****Refer to Citizen Participation Report (Exhibit C and D) for further details.*****



Staff Analysis

ORD20-16 (ZON20-02) Zone Map Amendment Findings

1. The amendment is consistent with the General Plan;

Staff Analysis: *The proposed zone change to RM and NC adheres to the General Plan's future land use designation.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *The zone change will allow the applicant to continue its development plan for a proposed multi family development within the City.*

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: *The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*



Recommendations

- The Planning and Zoning Commission recommends approval of **Zone Map Amendment request case # ZON20-02** subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.



QUESTIONS?