

**STAFF REPORT****Case Numbers: ZON22-03**

To: Planning and Zoning Commission

Through: Richard Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Planner II

Meeting Date: June 13, 2022

REQUESTS

PUBLIC HEARING: ZON22-03 Rezoning Conversion: A request by the City of Maricopa to rezone approximately 22.82 acres from existing Pinal County Zoning District Transitional (TR), more specifically Pinal County parcel numbers 510-03-00430 and 502-03-012P, to Neighborhood Commercial (NC). The site is generally located north and south of W Bowlin Rd. between N White and Parker Rd. and the N High Lonesome Dr. road alignment. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

City of Maricopa
 Project Manager: Derek Scheerer
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Owner:
 City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	0.52 acres (502-03-0430), 22.3 acres (502-03-012P)
Parcel #	502-03-0430, 502-03-012P
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Commercial
Existing General Plan, Land Use	Employment (E)
Existing Zoning	Transitional (TR)
Proposed Zoning	Neighborhood Commercial (NC)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Public/Institutional (PI) and Transitional (TR)	Government Facilities
East	Employment (E) and Medium Density Residential (MDR)	Transitional (TR), General Rural (GR) and Single-Family Residential (CR-3)	Agricultural
South	Medium Density Residential (MDR)	General Rural (GR)	Agricultural
West	Master Planned Community (MPC) and Public/Institutional (P)	Transitional (TR) and Single-Family Residential (CR-3)	Single-Family Residential and Agricultural

HISTORY SUMMARY

- Unknown- property zoned GR by Pinal County
- 2006- Property zoned CR-3 PAD by zoning cases ZON06-01 and PAD06-01
- 2011- Property zoned TR by zoning case ZON11-01

ANALYSIS

The City of Maricopa is requesting to rezone the subject properties to foster neighborhood commercial development with the City Center area as part of the General Plan's Village Center concept for City Center. The Village Center concept seeks to provide opportunities for higher intensity urban development characterized by local commercial, office, entertainment, recreation, public, and residential uses located within proximity of one another. The concept seeks to create regionalized destination nodes in various areas of the City that will accommodate the needs of residents surrounding the node areas. The neighborhood commercial aspect will accommodate the commercial need of nearby residents by providing development opportunities for small commercial uses such as restaurants, personal services establishments (coffee shops, personal services, medical and business offices, etc.). Refer to Exhibit A for additional information.

CITIZEN PARTICIPATION:

Prior to recommending approval of the proposal, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning, as required per the city's Zoning Code. The Citizen Participation Plan included a neighborhood meeting, notification letters sent to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to Exhibit E for Citizen Participation Report).

- May 9, 2022 - Notification letters sent
- May 10, 2022 - Legal notice published (newspaper)
- May 10, 2022 - Sign posted
- May 25, 2022 - Neighborhood Meeting held

PUBLIC COMMENT:

As of the writing of this report, Staff has not receive any public comment on the proposal.

ZON22-03 ZONING MAP AMENDMENT REQUIRED FINDINGS:

As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

Staff Analysis: *The proposed zone change to Neighborhood Commercial (NC) adheres to the General Plan's future land use designation of Employment (E) for the site and compliments the Village Center concept for the City Center area by providing opportunities for neighborhood level commercial activities.*

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 amendment will allow the City to continue its development plan for creating a City Center, under the Village Center concept of the General Plan, with commercial activities supporting higher density residential development. As the existing agricultural lands surrounding City Hall transition to residential lands, the proposed zone change amendment will establish commercially zoned lands, at the neighborhood commercial level, that will support these future residential developments to the north, east, and south. The commercial rezone will work in tandem with, and will be complimentary to, zone change application ZON22-02, which seeks to establish the high density residential development opportunity of the Village Center concept north of City Hall.*

The zone change amendment proposal will additionally contribute to the balance of commercially zoned lands within the City by expanding the overall acreage, and locations, of commercially zoned lands. As other commercially zoned properties elsewhere in the City have been rezoned to residential and mixed use, this application seeks to reestablish commercially available lands in support of the localized residential development in the City Center area. As such, the rezone will establish opportunities for easily accessible commercial activity for nearby residents without the residents having to traverse to other areas of the City. This, in turn, will assist in alleviating cross City traffic for access to neighborhood level commercial activities.

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. The proposed zone change will provide opportunities for neighborhood level commercial activities in the area that will support the existing and proposed future residential development.*

CONCLUSION:

Staff recommends **approval** of **case ZON22-03 City Center Commercial Rezoning**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the ZON22-03, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Site Map

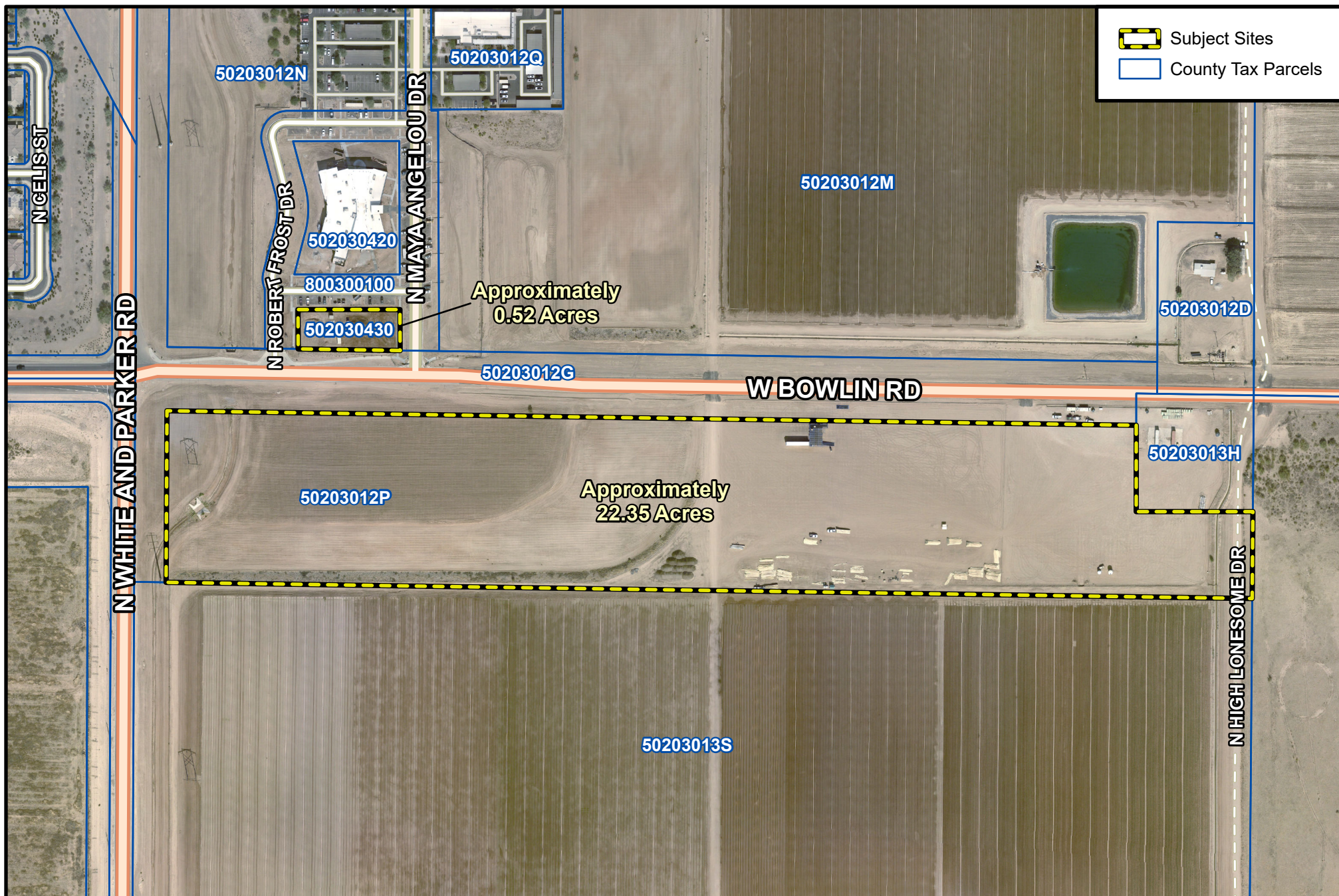
Exhibit B: Zone Change Map

Exhibit C: General Plan Map

Exhibit D: Narrative

Exhibit E: Citizen Participation Report

-- End of staff report --



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.

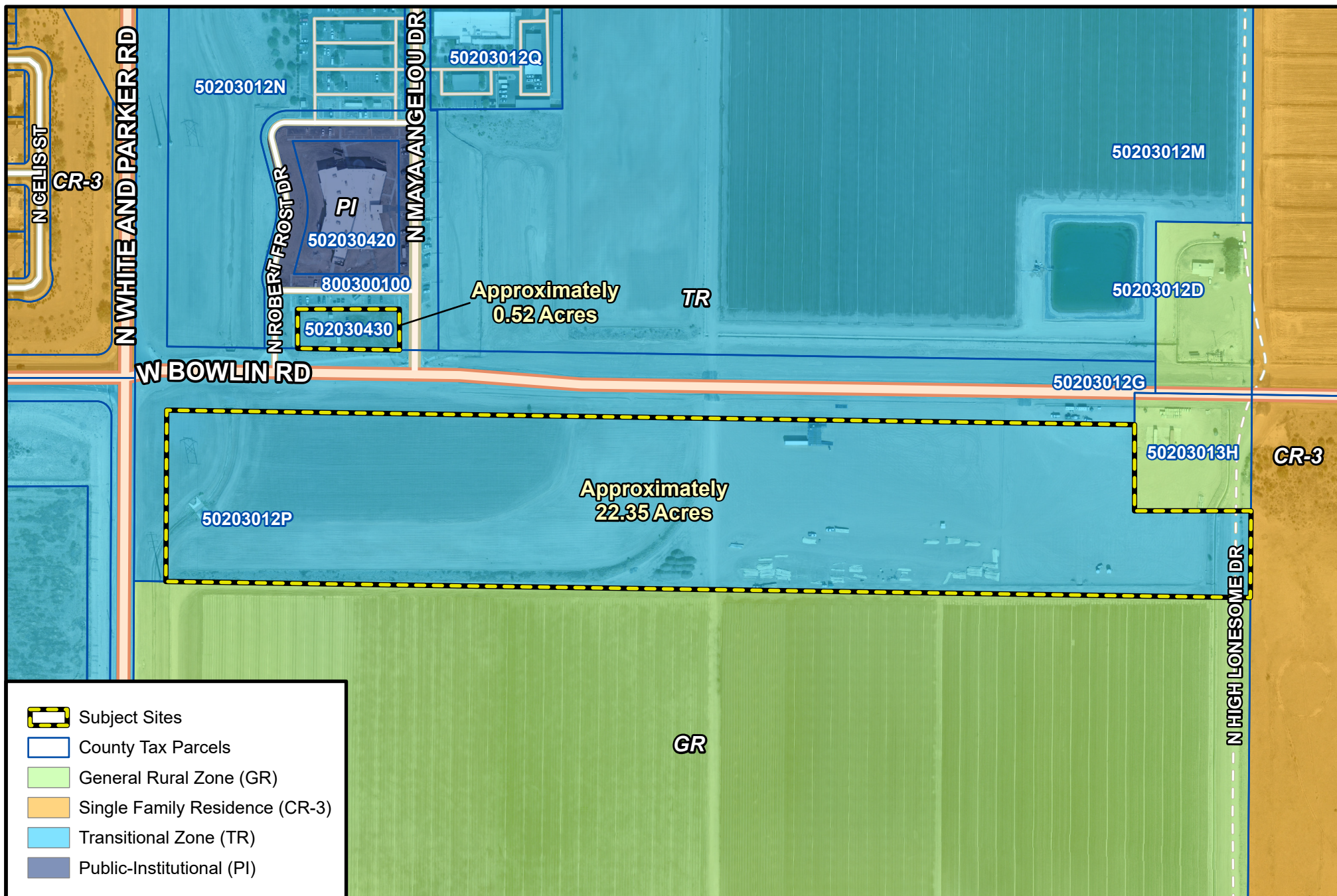
5/25/2022

11" x 8.5"

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Feet
1 inch = 300 Feet





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5/25/2022

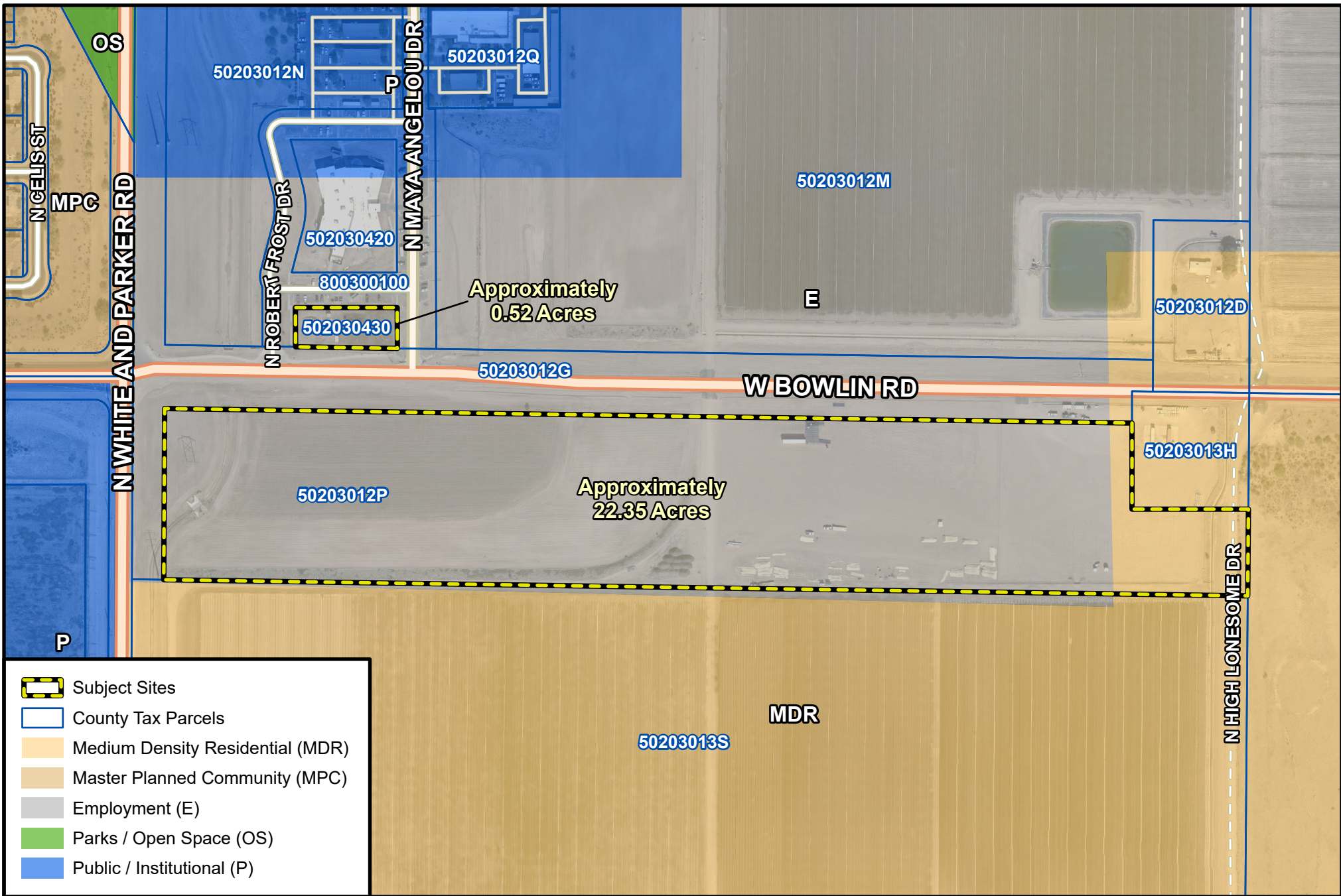
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Existing General Plan Future Land Use



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5/25/2022

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MEMO

Project Narrative

May 9, 2022

Commercial Rezone, City Center

The City of Maricopa requests to amend a portion of the City Center area from existing Transitional (TR) zoning to Neighborhood Commercial (NC). This proposal will allow the city to work with developers to provide commercial activities to the City Center and drive opportunities for retail and office within the area.

The subject area is generally located north and south of W Bowlin Rd. between N White and Parker Rd. and the N High Lonesome Dr. road alignment.

Best regards,

Derek Scheerer, CFM

Planner II

Development Services

P: 520-316-6980

derek.scheerer@maricopa-az.gov

www.maricopa-az.gov



**CITIZEN PARTICIPATION PLAN
REPORT
ZON22-03
May 2022**

PLANNING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

City Center Commercial Rezone ZON22-03:

The City of Maricopa seeks to rezone parcels 502-03-0430 and 502-03-012P from Transitional (TR) to Neighborhood Commercial (NC). Parcel 502-03-0430 and 502-03-012P currently have General Plan Land Use designations of Employment (E). The existing land use designation supports the proposed rezone category and is consistent with the City's General Plan Village Center concept for the City Center area. Rezoning the parcels will allow opportunities for meeting the goals of the Village Center concept by providing the opportunities for commercial development.

Surrounding Area:

Refer to Figure 1 for an aerial view of the subject property and the surrounding area.

Parcel 502-03-0430 is bounded to the north by W Civic Center Plaza., to the west by N Robert Frost Dr., to the south by W Bowlin Rd., and to the east by N Maya Angelou Dr. The site is currently vacant.

Parcel 502-03-012P is bounded to the north by W Bowlin Rd., to the west by N White and Parker Rd., to the south by W Farrell Rd., and to the east by N High Lonesome Dr. The site is currently vacant.

To the north of the site the area is developed with City Center which consists of the Maricopa Library and Civic Center, City Hall, and the Maricopa Police Department.

To the west of the site is the Desert Passage single-family residential subdivision and Central Arizona College.

To the south of the site, the area is vacant and actively engaged in agricultural use.

To the east of the site, the area is vacant and actively engaged in agricultural use. The proposed Eagle Shadow subdivision is planned for this area.

Existing conditions and proposed change:

- The City proposes to rezone the two parcels, consisting of 22.87 ac. from Transitional (TR) to Neighborhood Commercial (NC). As noted, the subject area is currently vacant.

List of Public Meetings

Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

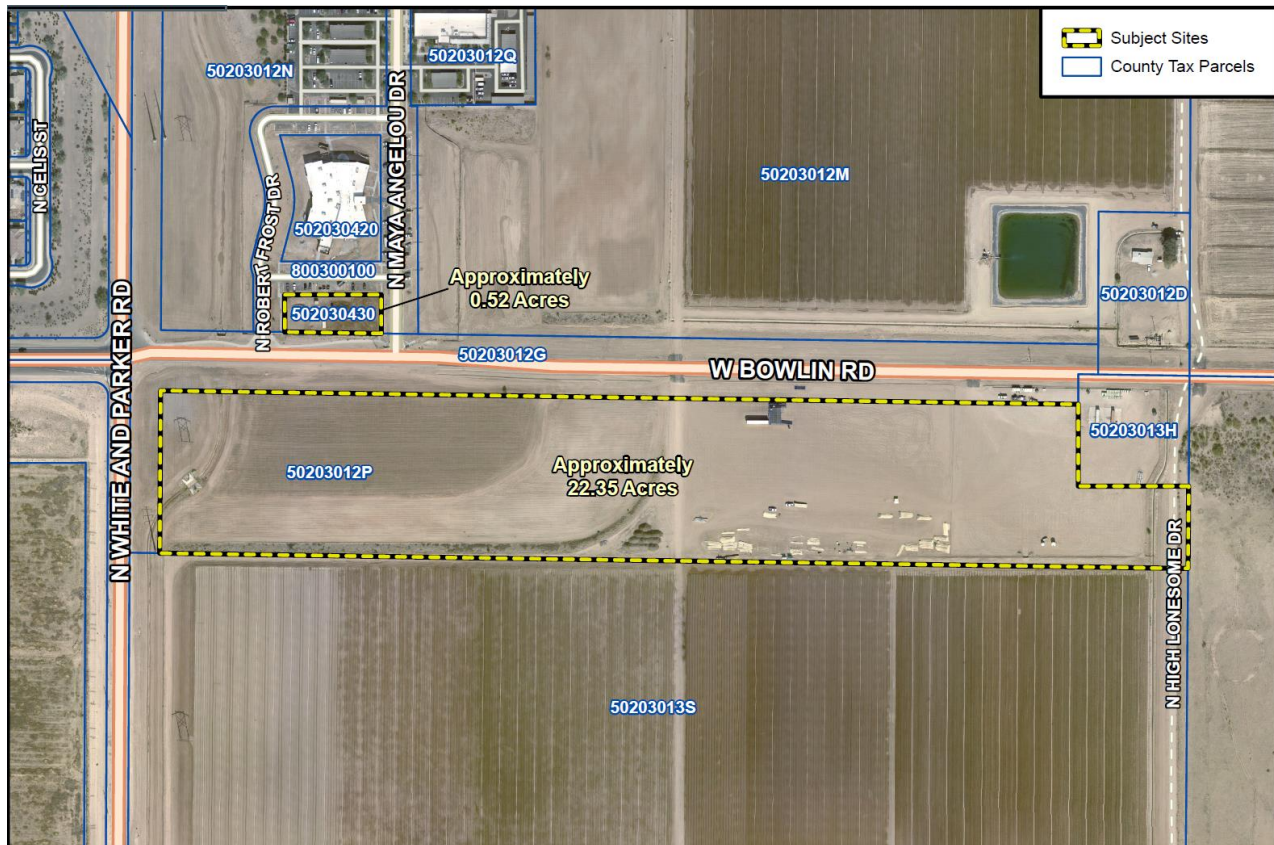
Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

Site Location

Figure 1:



LIST OF PROPERTY OWNERS CONTACTED

	LANCASTER CHAD LESLIE 18225 N MILLER WAY MARICOPA, AZ 85139	NEELY FAMILY FARM LLC 21895 N DESERT PARK CT MARICOPA, AZ 85138
PINAL COUNTY COMMUNITY C... 8470 N. OVERFIELD RD COOLIDGE, AZ 85128	LANPHEAR JORDAN A & CHER... 39975 W TAMARA LN MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
E L G INVESTMENTS LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
RABIDEAU JOEL 40039 W MARY LOU DR MARICOPA, AZ 85138	NEELY FAMILY FARM LLC 21895 N DESERT PARK CT MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
HATHAWAY KORBAN & ANN 40025 W MARY LOU DR MARICOPA, AZ 85138		CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
RANGEL JORGE-ANTONIO HER... 40018 W MARY LOU DR MARICOPA, AZ 85138	E L G INVESTMENTS LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	PINAL COUNTY COMMUNITY C... 8470 N OVERFIELD RD COOLIDGE, AZ 85128
PRICE PATRICIA 40004 W MARY LOU DR MARICOPA, AZ 85138	HONEYCUTT ESTATES LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	
LONG STEPHANIE ANN 39990 W MARY LOU DR MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	
BARRIENTOS MARK TR 39976 W MARY LOU DR MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	
DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	

,
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

PINAL COUNTY COMMUNITY C...
8470 N. OVERFIELD RD
COOLIDGE, AZ 85128
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

DESERT PASSAGE COMMUNIT...
450 N DOBSON RD STE 201
MESA, AZ 85201
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

NEELY FAMILY FARM LLC
21895 N DESERT PARK CT
MARICOPA, AZ 85138
CITY OF MARICOPA
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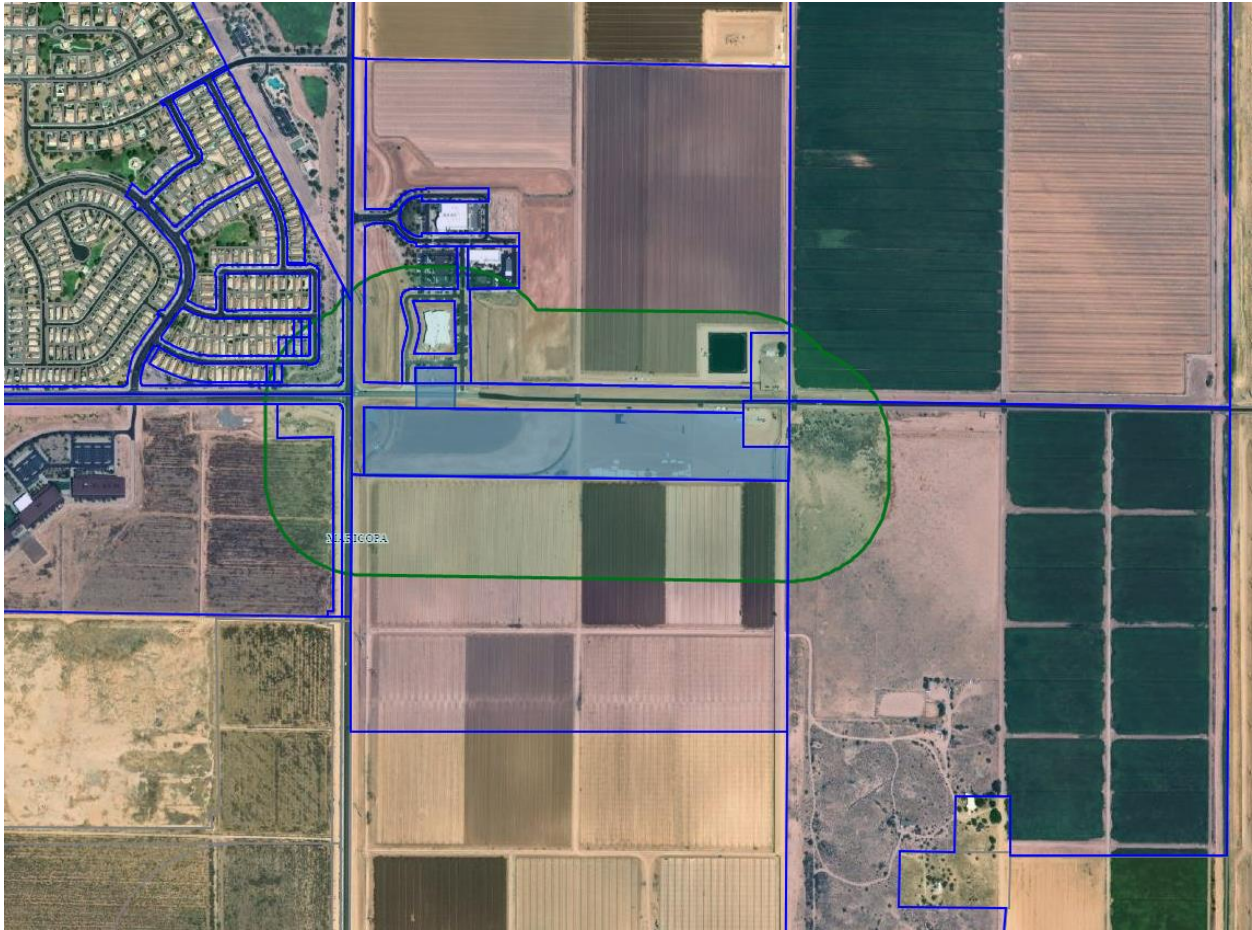
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CITY OF MARICOPA
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MARICOPA, AZ 85138

NOTIFICATION MAP



NOTIFICATION LETTER

ZON22-03

RE: **ZON22-03 City Center Commercial**. This site is generally located at the **Northeast and Southeast Corners of White and Parker Rd. and Bowlin Rd.**, Parcel Numbers APN # 502-03-0430 and 502-03-012P within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed by **The City of Maricopa** for a **Zoning Map Amendment/Rezoning** at the above-mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail/certified mail/delivery confirmation mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact **Derek Scheerer** at the City of Maricopa Planning Department at **520-316-6948**. You can also email him at **Derek.Scheerer@maricopa-az.gov** subject **ZON22-03 – City Center Commercial Rezone**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

The City of Maricopa

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

NEWSPAPER PUBLICATION

LEGAL NOTICE

Rezoning, Case # ZON22-03

Neighborhood Meeting

May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Commission Meeting

PUBLIC HEARING

June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

June 21, 2022 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

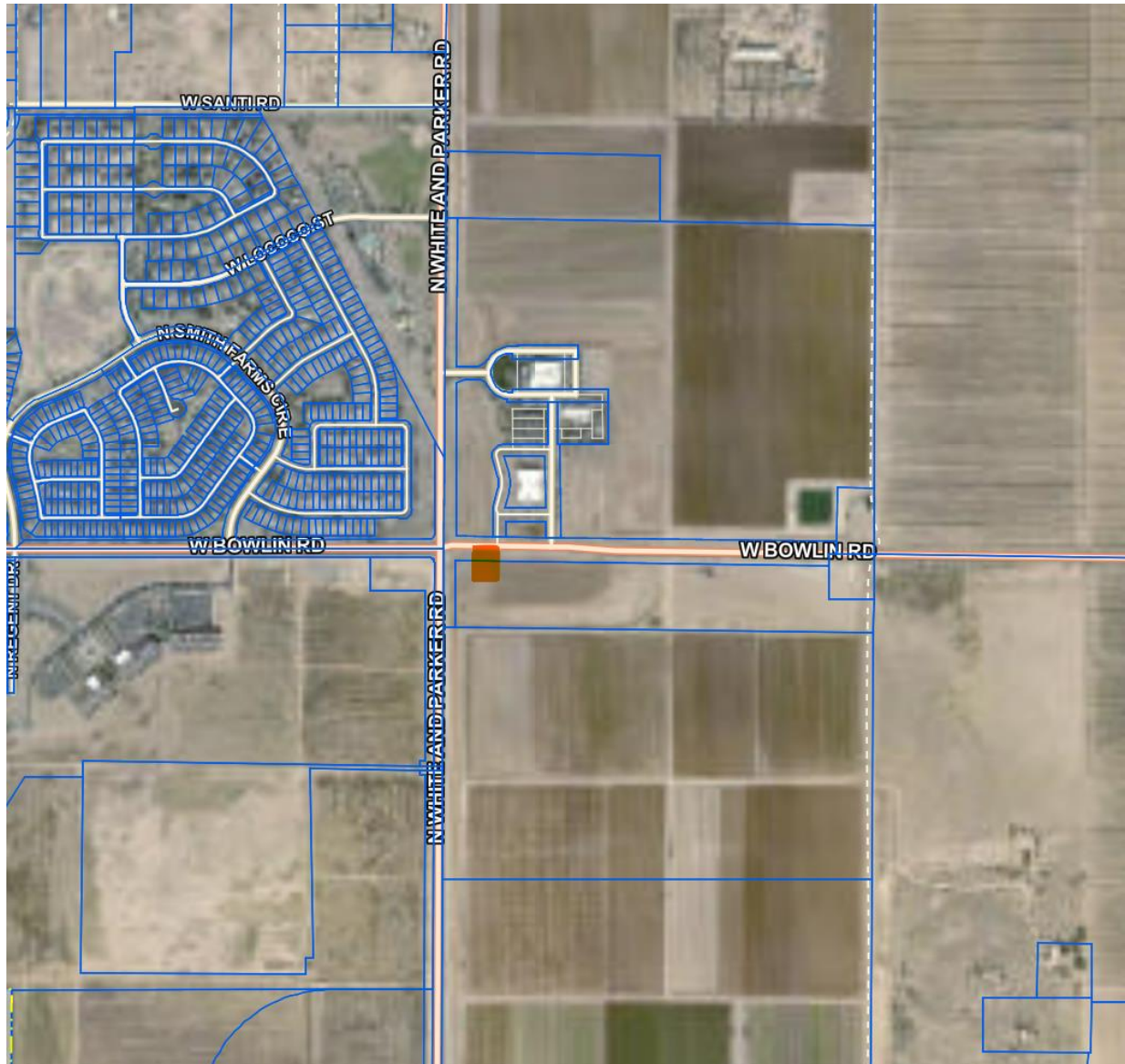
NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

ZON22-03: Request to amend the City's zoning map for approximately 22.8 acres from Transitional (TR) Zoning to General Commercial (GC) Zoning. Generally located at the northeast and southeast corners of White and Parker Rd. and Bowlin Rd., within the City of Maricopa incorporated limits.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6986

Publication Date: May 10, 2022

NEIGHBORHOOD SIGN LOCATION



NEIGHBORHOOD SIGN POSTING

**Proposal: Case # ZON22-03 Rezone/Zone Change at the
SE/NE Corners of White and Parker Road and Bowlin
Road.**

Parcel Numbers APNs #502-03-0430, #502-03-012P

Neighborhood Meeting

May 25, 2022 @ 6:00 p.m.

**Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138**

Planning and Zoning

June 13, 2022 @ 6:00 p.m.

**City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

City Council

**June 21, 2022 @ 6:00 p.m.
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer: at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-316-6948.

Posting Date: May 10, 2022

NEIGHBORHOOD MEETING SIGN-IN SHEET

There were no attendees from the public at the neighborhood meeting.

COMMENTS

Staff did not receive comment from the public.

No one from the public attended the neighborhood meeting.