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STAFF REPORT

CASE # ZON18-01

To: Mayor and City Council
Through: Kazi Haque, Zoning Administrator
From: Rodolfo Lopez, Senior Planner
Meeting Date: October 2, 2018

REQUEST SUMMARY

PROPERTY LOCATION/AERIAL

PUBLIC HEARING: ZON18-01 Oasis at The Wells: A request by Mountain Trace Development, LLC, to rezone Lot # 19 (5.83 acres), of Maricopa Power Center The Wells. Specifically, Assessor Parcel Number 510-12-054B, located at the southwest corner of the intersection of Porter Road and future Shea Way alignment. The request is to change the zoning from the existing Light Industrial Zone (CI-1) PAD (former Zoning Code) to General Mixed Use (MUG), as identified in the current Zoning Code. **DISCUSSION AND ACTION.**



Existing Zoning: Light Industry and Warehouse (CI-1) Planned Area Development (PAD)

Overlay Zoning: None

General Plan Land Use: Mixed Use

Surrounding Zoning/Use:

| Direction | Existing Zoning | Existing Use |
|-----------|-----------------------------|----------------|
| North | CI-1 PAD (Light Industiral) | Medical Center |
| East | CI-1 PAD (Light Industiral) | Vacant Parcel |
| South | CI-1 PAD (Light Industiral) | Retail Center |
| West | CI-1 PAD (Light Industiral) | Vacant |

APPLICANT

Julia Surak – Operations Manager
Englewood Group
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Indianapolis, IN 46240

Phone: 317-858-5111
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OWNER

CAPDEV1060 LLC
1725 W. Greentree Dr. Suite 114
Tempe, AZ 85284

COUNCIL PRIORITIES CONSIDERED

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

SITE DATA

- Site Acreage: 5.83 Acres
- Parcel #: 510-12-054B
- Site Address: N/A
- Existing Zoning: Light Industry and Warehouse (CI-1)
- Proposed Zoning: General Mixed Use (MU-G)

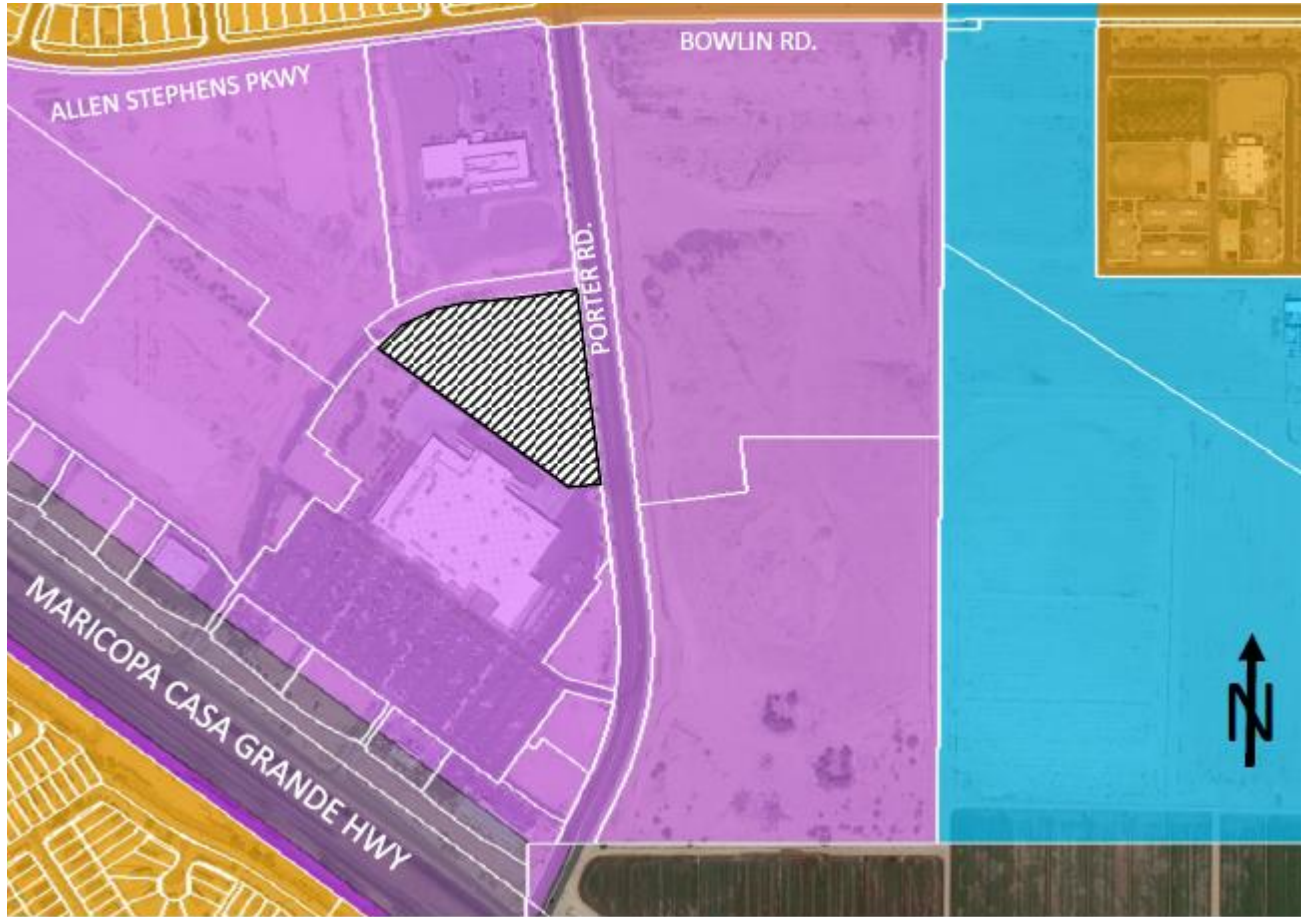
HISTORY SUMMARY

- **1998:** County Board of Supervisors approves rezoning from General Rural (GR) to Single Family Residence (CR-3), General Business (CB-2), Transitional (TR) and Light Industry and Warehouse (CI-1), case # PZ-001-03 and PZ-PD-001-03
- **2007:** City Council approves SPR-06.20 The Wells Power Center commercial development.
- **2011:** City of Maricopa approves re-plat of lots 18 and 19 Maricopa Power Center The Wells, recording # 2011-052634.

REQUEST

The applicant is requesting a rezone of the subject property from CI-1 Light Industry Warehouse (previous Zoning Code) to General Mixed Use (MU-G), existing zoning code). This zone change request will allow the applicant to develop a proposed multi-family project to accommodate the need for diverse housing within the City of Maricopa, refer to Exhibit A – Narrative, for additional information from the applicant. Multi-family development is an allowed use under the MU-G Zoning District. The review of the development site plan will be submitted at a later date as a separate development application request. This request is solely for the zone change of CI-1 to MU-G, refer to Exhibit B for Zone Change Map).

PROJECT LOCATION:



PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as Mixed Use, which is intended to foster creative design for developments that desire to combine commercial, office and residential components. The request of appropriately rezoning the land from the previous zoning code to the current zoning code meets Goal B1.4, Objective 6; Minimize conflicts between land uses by transitioning all property zoning designations from preexisting districts to existing zoning districts that best achieves the goals of this General Plan.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant (City staff) submitted a public participation plan to inform residents of the proposed rezoning, as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 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 C for Citizen Participation Report).

- August 1, 2018 - Notification letters sent
- August 3, 2018 - Legal notice published
- August 7, 2018 - Sign posted
- August 22, 2018 - Neighborhood meeting held

PUBLIC COMMENT:

Staff did not receive any public comment at the time of writing this report.

FINDINGS:

As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission made 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 MU-G adheres to the General Plan's future land use designation of Mixed 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 amendment meets to the General Plan's Land Use goals and will allow the applicant to continue its development plan for a proposed multi-family development.

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 meets the General Plan's land use goals and will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.

CONCLUSION:

On September 10, 2018, the Planning and Zoning Commission recommended approval of **re-zoning case ZON # 18-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The zone change request case # ZON18-01 will be fully subject to Article 204 Mixed Use District of the Maricopa Zoning Code and all provisions thereof.
2. The applicant shall process a Development Review Permit and any other applicable application(s) required by the city, county, and state (as applicable), for any proposed development on the subject property.
3. Prior to the City Council approval of the ZON18-01, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207 and as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --