



City Council

October 2, 2018



Request

- **PUBLIC HEARING: ZON18-01 Oasis at The Wells:**
 - A request by Mountain Trace Development, LLC.
 - Rezone Lot # 19 (5.83 acres), of Maricopa Power Center The Wells. Specifically, Assessor Parcel Number 510-12-054B.
 - Zone change from the existing Light Industrial Warehouse Zone (CI-1) PAD (former Zoning Code) to General Mixed Use (MU-G), as identified in the current Zoning Code.



Site Location









Zoning Map



LEGEND

-  CI-1 LIGHT INDUSTRIAL
-  GR - GENRAL RURAL
-  MU - G (PROPOSED ZONE CHANGE)
-  TR - TRANSITIONAL



General Plan

- The land use designation per the General Plan designates the area as Mixed Use.
 - Intended to foster creative design for developments that desire to combine commercial, office and residential components.
- Rezoning 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.



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 has not received any formal comments regarding the request.

*****Refer to staff report p. 3 for further information.*****



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:
 - The amendment is consistent with the General Plan.
 - Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan.
 - The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

*****Refer to staff report p. 4 for staff's analysis.*****



Recommendation

- Planning and Zoning Commission approval of **zone change request case # ZON18-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Conditions of Approval:

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.



QUESTIONS?