

## STAFF ANALYSIS

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### REQUEST

**PUBLIC HEARING, ZON17-01:** A request by Global Water Resources to rezone 31.18 acres, assessor parcel number 510-12-001C, 001D, and 001E, located generally north west of the north west corner of Powers Pkwy and Placone Rd. Zone change from existing CI-2 Industrial Zone (former Zoning Code) to General Industrial (GI), as identified in the current Zoning Code. **DISCUSSION AND ACTION.**

### RECOMMENDATION

On September 11, 2017, the Planning and Zoning Commission unanimously recommended approval of **re-zoning case ZON # 17-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

### COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

### APPLICANT AND PROPERTY OWNER INFORMATION

#### Applicant/Owner:

Global Water Resources – Jason Thuneman  
21410 N. 19<sup>th</sup> Ave. Suite 220  
Phoenix, AZ 85027  
Email: jason.thuneman@gwresources.com  
Phone: 602-550-1239

#### **SITE DATA:**

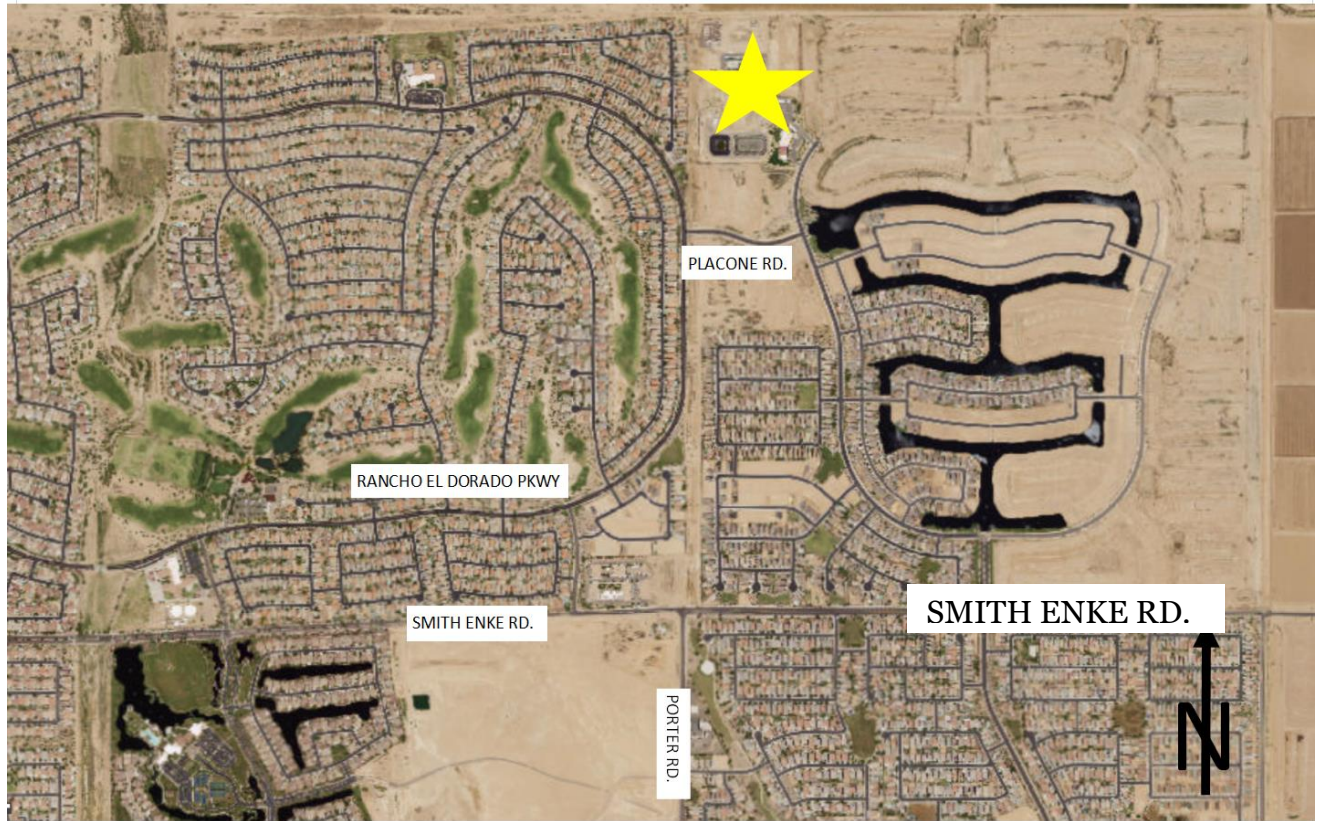
Parcel #: 510-12-001C, 001D, and 001E  
Parcel Size: 31.18 Acres  
Existing Zoning: CI-2 Industrial Zone (previous Zoning Code)  
General Plan Designation: Public Institutional

#### **PROJECT INFORMATION:**

Global Water Resources is requesting a rezone of the subject property from CI-2 Industrial Zone (previous Zoning Code) to GI – General Industrial (current zoning code). This zone change request will conform Global Water's facility with the City's new Zoning Code and allow for future expansion as proposed in Development Review Permit (DRP) 17-05. The review of the expansion will be heard via separate application and this request is solely for the land use change of Industrial Zone (CI-2) to General Industrial Zone (GI) (refer to Exhibit C for Zone Change Map).



**PROJECT LOCATION:**



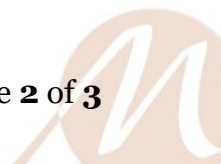
**PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:**

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 D for Citizen Participation Report).

- August 7, 2017 - Notification Letters, Sign Postings and Legal Notices
- August 24, 2017 - Neighborhood Meeting
- September 11, 2017 - Planning and Zoning Commission Meeting



## **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:

- 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, and to increase the inventory of land within a given Zoning District; and
- The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

## **PUBLIC COMMENT:**

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

## **CONCLUSION**

On September 11, 2017, the Planning and Zoning Commission unanimously recommended approval of **re-zoning case ZON # 17-01**, 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# ZON17-02 will be fully subject to Article 205 Industrial Districts of the Maricopa Zoning Code and all provisions thereof.

Exhibit A – Narrative

Exhibit B – ALTA Survey

Exhibit C – Zone Change Map

Exhibit D – Citizen Participation Report

-- End of staff report --

