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STAFF REPORT

CASE NUMBER: ZON25-06

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Division Manager
From: James Kamstra, Assistant Planner
Meeting Date: February 9, 2026

REQUEST SUMMARY

PUBLIC HEARING: ZON25-06 – Rezone/Zoning Map Amendment: A request by the City of Maricopa to rezone two parcels of land that total ± 2.1 acres, from the county Transitional (TR) zoning district to the municipal General Mixed-Use (MU-G) zoning district, generally located 0.1-miles east of North Maya Angelou Drive on West Bowlin Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

City of Maricopa
Contact: James Kamstra
39700 West Civic Center Plaza
Maricopa, AZ 85138

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ETP Investments, LLC
Contact: Ernest T. Peters
P.O. Box 653
Mt. Pleasant, MI 48804

COUNCIL PRIORITIES CONSIDERED

- Well Planned Quality Growth and Development
- Economic Development

PROJECT DATA

Site Gross Acres	± 2.1 acres
Site Location	East of North Maya Angelou Drive and north of West Bowlin Road
Existing Site Use	Vacant Lot
Proposed Site Use	Mixed Use
Existing General Plan Land Use	Employment (E)
Existing Zoning	Transitional (TR)
Proposed Zoning	General Mixed-Use (MU-G)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Transitional (TR)	Public/Institutional
East	Employment (E)	Transitional (TR)	Vacant Lot
South	Employment (E)	Neighborhood Commercial (NC)	Vacant Lot
West	Employment (E)	Neighborhood Commercial (NC)	Vacant Lot

ANALYSIS

Details of the Request

The City of Maricopa is requesting a zoning map amendment to rezone two parcels from the Transitional (TR) zoning district to the General Mixed-Use (MU-G) zoning district to allow for a variety of mixed uses. Additionally, this rezone request will bring the subject parcel out of the county zoning district and into a municipal mixed-use zoning district with municipal development standards.

Site Details

Subject site is located east of North Maya Angelou Drive and north of West Bowlin Road. The two parcels are Lots 4E and 4F per the final plats of Maricopa City Complex recorded in Fee Nos. 2024-065613 and 2024-065614. Lot 4E contains approximately 1.0 acres of land and Lot 4F contains 1.1 acres of land with a total of 2.1 acres.

Site History

February 21, 2024: The City of Maricopa replated Lot 4 of the Block Plat for City of Maricopa Complex, under planning case SUB23-16. The final plat created seven new parcels from the original Lot 4.

August 29, 2024: The City of Maricopa abandoned portions of the right-of-way, under planning cases ABDN24-005 and ABDN24-006. This included portions of the right-of-way on W. Bowlin Road and N. Maya Angelou Drive.

September 3, 2024: The City of Maricopa conveyed to ETP Investments, LLC, a deed that included Lots 4E and 4F of the Block Plat for City of Maricopa Complex, which was recorded in Fee No. 2024-066914.

Findings

The proposed rezone of Lots 4E and 4F of the City of Maricopa Complex from Transitional (TR) to General Mixed-Use (MU-G) is cohesive with the proposed uses of the surrounding properties. Additionally, since the legacy Pinal County Transitional (TR) zone and the current City of Maricopa General Mixed-Use (MU-G) are similar in purpose, a like-for-like rezone of the subject properties is applicable and supported by General Plan Objective B1.4.6.

While no residential-zoned properties are located adjacent to Lots 4E and 4F, single family and multi-family developments are located approximately 0.1-miles from the subject properties. These developments include Ironwood Ranch, a multifamily development, Desert Passage, an existing single-family community, and approximately 240 acres of undeveloped land zoned for Medium Density Residential (MDR). Located east of the subject properties is a proposed city park with hallmark amenities for the whole family. To the east and south are areas zoned for Neighborhood Commercial. The City Center Complex surrounds the subject properties which include City Hall, Maricopa Library and Cultural Center, and the Maricopa Police Station. Altogether, the adjacent properties create an area where residents will frequently visit encompassed by a mixture of commercial, residential, and public institutional uses.

Rezoning the subject properties to the City of Maricopa General Mixed-Use (MU-G) zone, per commission approval, would grant the property owner access to a wider variety of uses including retail, personal and business services, residential, and public and institutional uses. Alternatively, the Pinal County Transitional (TR) zone allows for residential, retail, personal and business services, offices, and other commercial uses. The property owner has not provided a site plan for the intended design or use of the subject properties. Per Zoning Code Section 18.175.040.B, a site plan is not a requirement for a rezone application. The versatility of the General Mixed-Use zone allows the property owner to propose a viable use that complements the surrounding community in a positive manner.

ADHERENCE TO THE GENERAL PLAN

The General Plan Land Use Designation for the subject properties is Employment, which intends to provide a wide range of uses including office, industrial, and commercial. The purpose of the Employment designation explicitly states residential uses are not intended in this designation, which is one of the permitted uses in the Transitional (TR) and General Mixed-Use (MU-G) zones. The proposed like-for-like rezone is supported by General Plan Objective B1.4.6 to convert the county zoning district into the city zoning district equivalent. As a result, commission approval of the rezone would bring the properties under the City of Maricopa Zoning Code regulations and guidelines.

Rezone request ZON25-06 is in conformance with the following goals and objectives outlined in the City of Maricopa General Plan.

Objective B1.1.4.

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.4.6.

Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

CITIZEN PARTICIPATION

City staff prepared the citizen participation report to show the materials used to inform surrounding property owners and the public of the proposed request required by the city's Zoning Code. The Public Participation Report includes one (1) neighborhood meeting, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign, and one (1) legal notice published in the Casa Grande Dispatch.

December 24, 2025	-	600 ft. Notifications Mailed
December 30, 2025	-	Sign posted on site
January 5, 2026	-	Notice posted on city website
January 15, 2026	-	Neighborhood Meeting
January 17, 2026	-	Notice published in the Casa Grande Dispatch
February 9, 2026	-	Planning and Zoning Commission (Public Hearing)

PUBLIC COMMENT

At the time of this report, neither emails nor phone calls from the public were received by staff. No members of the public attended the neighborhood meeting.

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The rezone/zoning map amendment is consistent with the General Plan.

Staff Analysis: *The proposed Rezone/Zoning Map Amendment on the subject properties adhere to the General Plan's future land use designation, Employment (E). This designation accommodates office, commercial, industrial and other land uses varying in scale and intensity.*

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: *If approved, the Rezone request will advance the General Plan objectives to bring county zoning districts to municipal zoning districts and promotes commercial activity along neighborhood nodes and arterials.*

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 Zoning Map Amendment request to rezone the subject properties to the municipal zoning district will promote growth in an orderly manner and protect public health, safety, peace, comfort, and the general welfare.*

CONDITIONS OF APPROVAL FOR APN 510-71-016H

1. Prior to City Council approval of ZON25-06, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
3. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements;
4. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development;
5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

CONCLUSION

Staff recommends **approval** of Rezone/Zoning Map Amendment **case # ZON25-06**, or as amended by the Planning and Zoning Commission.

ATTACHMENTS

Exhibit A: Project Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --