

## STAFF ANALYSIS

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### REQUEST

**PUBLIC HEARING, ZON16-01:** A request by the City of Maricopa to rezone 51.76 acres, assessor parcel number 510-17-005E, located on the north west corner of Edison Rd. and Roosevelt Ave., Zone change from existing Industrial Zone CI-2 (Old Zoning Code) to Light Industrial-LI, as identified in the New Zoning Code, adopted December 2014. **DISCUSSION AND ACTION.**

### RECOMMENDATION

On October 10, 2016, the Planning and Zoning Commission unanimously recommend approved of **re-zoning case ZON # 16-01**, 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:

Economic Development Department: David Noble  
City of Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Property Owner:

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

### SITE DATA:

Parcel #: 510-71-005E  
Parcel Size: 51.76 Acres  
Existing Zoning: CI-2 Industrial Zone (Old Zoning Code)  
General Plan Designation: Employment Land Use

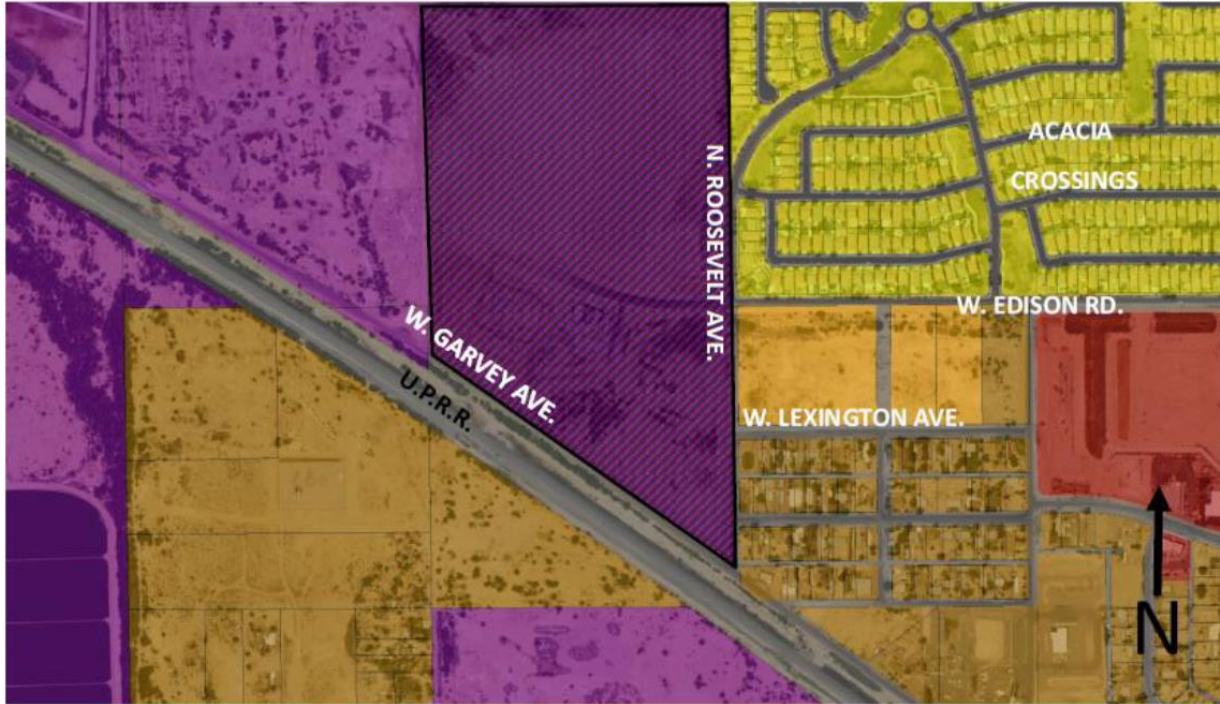
### PROJECT INFORMATION:

The City of Maricopa is requesting a rezone of the subject property from CI-1 Industrial zone (old zoning code) to Light Industrial (LI) new zoning code. This zone change request is to accommodate a proposed Estrella Gin Industrial Park that will be submitted at a later date as a separate development application request. This request is solely for the land use change of Heavy Industrial Zone (CI-2) to Light Industrial Zone (LI).



**PROJECT LOCATION:**

**SITE MAP WITH PROPOSED REZONING**



**MAP LEGEND**

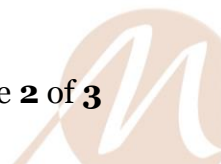
 CI-2 Industrial Zone	 MH Mobile Home Zoning
 CB-2 General Business Zone	 CR-3 Single Family Residential Zoning
 GR General Rural Zone	 <u>PROPOSED ZONE CHANGE FROM CI-2 INDUSTRIAL ZONE TO LIGHT INDUSTRIAL LI</u>



**CITIZEN PARTICIPATION:**

Prior to recommending approval of the rezoning, the applicant 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 approximately 60-70 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.

- August 25 – Notification Letters, Sign Postings and Legal Notices
- September 22 – Neighborhood Meeting
- October 10 – Planning and Zoning Commission (PUBLIC HEARING AND ACTION)
- November 1 – City Council (PUBLIC HEARING AND ACTION)



**FINDINGS:**

As required by Sec. 509.14 of the City’s Zoning Code, the Planning & Zoning Commission found that the request met the required findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

*Staff Analysis: The zone change amendment is consistent with the 2005 General Plan and the proposed 2025 General Plan, as both documents designate the subject property as Employment/Industrial land use.*

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 the proposed Estrella Gin Business Park.*

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.*

**PUBLIC COMMENT:**

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

**CONCLUSION**

On October 10, 2016, the Planning and Zoning Commission unanimously recommend approved of **re-zoning case ZON # 16-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Exhibit A – Narrative

Exhibit B – Site Map with Zone Change Request

-- End of staff analysis --

