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STAFF REPORT**CASE # ZON19-03**

To:	Planning and Zoning Commission
Through:	Rodolfo Lopez, Planning and Zoning Manager
From:	Peter Margoliner, Assistant Planner
Meeting Date:	August 12, 2019

REQUEST

PUBLIC HEARING: ZON19-03: A request by the City of Maricopa to rezone 4.75 acres, assessor parcel number 502-03-012H, located on the north east corner of White and Parker Rd. and Bowlin Rd., Zone change from existing Transitional (TR) (Old Zoning Code) to Public Institution (PI), as identified in the New Zoning Code, adopted December 2014. **DISCUSSION AND ACTION.**

RECOMMENDATION

Staff recommends approval of **re-zoning case ZON # 19-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

APPLICANT/OWNER

Development Services Department City of Maricopa 39700 W. Civic Center Plaza Maricopa, AZ 85138
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COUNCIL PRIORITIES CONSIDERED

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

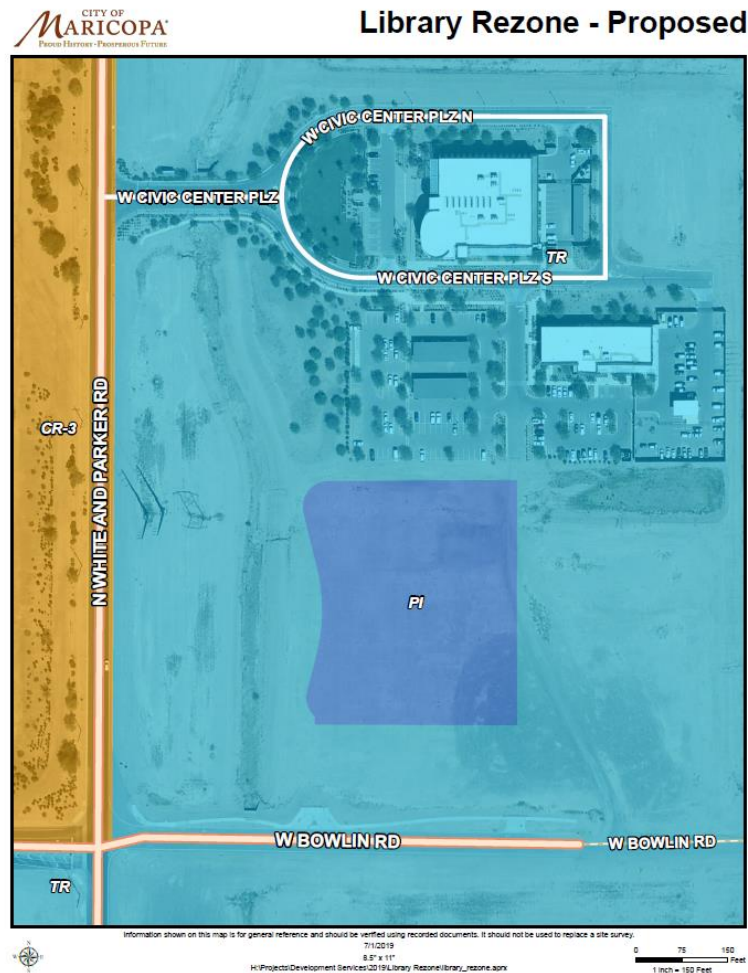
PROJECT DATA

Site Gross Acreage: 4.75 Acres
 Parcel #: 50203012H
 Existing Zoning: TR Transitional (Old Zoning Code)
 Proposed Zoning: PI Public Institution
 Site Address: N/A
 General Plan Designation: PI Public Institution

SURROUND LAND USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MEDIUM DENSITY RESIDENTIAL	GR – General Rural	Agriculture
West	MEDIUM DENSITY RESIDENTIAL	CR-3 – Single Family Zone	Desert Passage
South	EMPLOYMENT	TR – Transitional	Vacant
East	EMPLOYMENT	TR - Transititonal	Vacant

PROJECT LOCATION



HISTORY SUMMARY

The parcel of land where city center currently sits was previously owned by the Neeley family and used as farm land. At some point in time the Neeley family sold the land to Fulton homes for development and in 2006 the land was rezoned to CR-3 - single family zone and a Planned Area Development was applied through ZON06-01 and PAD06-01. In 2011 the city of Maricopa once again rezoned the land to what it currently, TR Transitional zoning through ZON11-01.

ANALYSIS

The City of Maricopa is requesting a rezone of the subject property from TR Transitional (old zoning code) to Public Institution PI (new zoning code). This zone change request is to accommodate a proposed future library development that will be submitted at a later date as a separate development application request. This request is solely for the land use change from TR – transitional zoning to PI – public institution zoning.

This rezone will help in reaching the goal to develop city center, an environment that could support work-live-play-learn environments. The new library will be one of the first steps towards the goal of fostering the development of a town center that includes local shops, restaurants, pedestrian walkways, civic space, and diverse housing.

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 30 - 40 property owners within 900 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. A full public participation report can be found in exhibit C, this report can be requested from the planning department at city hall.

- July 10th – Notification Letters, Sign Postings and Legal Notices
- July 25 – Neighborhood Meeting
- August 12 – Planning and Zoning Commission Meeting

PUBLIC COMMENT:

No public comments regarding the library rezone were received during the neighborhood meeting.

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 City Council:

1. The amendment is consistent with the General Plan;

***Staff Analysis:** The zone change amendment is consistent with the General Plan, as it designates the subject property as Public Institution.*

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 Library.*

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.*

CONCLUSION:

Staff recommends approval of **zone change request case # ZON19-03**, 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 # ZON19-03 will be fully subject to Article 206 Public Institutional Districts of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --