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STAFF REPORT

Case Numbers: GPA23-01 ZON23-01

To: Honorable Mayor and City Council

Through: Rick Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Planner II

Meeting Date: April 4, 2023

REQUESTS

PUBLIC HEARING: GPA23-01 Minor General Plan Amendment – Maricopa Station – A request by the City of Maricopa on behalf of Maricopa Investments LLC, to amend the City's General Plan Future Land Use Map for approx. 2.59 acres generally located at the southwest corner of W. Honeycutt Ave. and N. Maricopa Rd. from Medium Density Residential (MDR) to Employment (E) on Pinal County Parcel 510-29-001B. **Discussion and Action.**

PUBLIC HEARING: ZON23-01 Rezone – Maricopa Station – A request by the City of Maricopa on behalf of the City of Maricopa, Desert Cedars Equities LLC, Trustees of First Baptist Church of Maricopa, 20x Properties LLC, Maricopa Investments LLC, and EHC Maricopa LP to rezone approx. 63 acres generally located northeast, southeast, northwest, and southwest of John Wayne Pkwy. and W. Honeycutt Ave. from current Pinal County Zoning CB-2 (General Business), CI-1 Light Industry and Warehouse, CB-1 (Local Business), and GR (General Rural) to City of Maricopa Zoning SC (Shopping Center) for Pinal County Parcels 510-25-009R, 510-25-009P, and 510-25-009Q (0.8918 ac. portion thereof), MU-G (General Mixed Use) for Pinal County Parcel 510-25-009Q, and GC (General Commercial) for Pinal County Parcels, 510-25-022B, 800-30-0110, 510-27-0210, 510-29-0460, 510-25-009N, 510-29-047D, 510-29-001B, 510-25-009M, 510-29-047C, 510-25-009J, 510-28-030A, and the undesignated Tapps Rd. alignment. **Discussion and Action.**

APPLICANT/PROPERTY OWNERS

City of Maricopa
Project Manager: Derek Scheerer
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Desert Cedars Equities, LLC
5346 E Calle Del Norte
Phoenix, AZ 85018

Trustees of First Baptist Church of Maricopa
P.O. Box 472
Maricopa, AZ 85139

20x Properties, LLC
1800 Richmond Rd.
Lexington, KY 40502

Maricopa Investments, LLC
4240 Millbrook Rd.
Mt Pleasant, MI 48858

EHC Maricopa LP
19060 N. John Wayne Pkwy.
Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	Approx. 67 acres
Site Addresses	Various
Existing Site Uses	Vacant, Church, and Hospital
Proposed Site Uses	Various Commercial and Mixed Use
Existing General Plan, Land Use	Employment (E) and Medium Density Residential (MDR)
Proposed General Plan, Land Use	Employment (E)
Existing Zoning	CB-2 (General Business), CI-1 Light Industry and Warehouse, CB-1 (Local Business), and GR (General Rural)
Proposed Zoning	Shopping Center (SC), General Mixed Use (MU-G), and General Commercial (GC) (refer to Public Hearing Requests for list of parcel zonings)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)/ Public Institutional (P)	Industrial (CI-2)/ Industry and Warehouse (CI-1)/ General Business (CB-2)/ General Rural (GR)	Commercial Retail/ Railroad
East	High Density Residential (HDR)/ Medium Density Residential (MDR)	Planned Area Development (PAD)/ Single-Family Residential (CR-3 PAD)/ Industrial (CI-2)	Single-Family Residential/ Vacant (future Multi-Family Residential)
South	Employment (E)/ Medium Density Residential (MDR)	Single-Family Residential (CR-3 PAD)	Single-Family Residential
West	Public Institutional (P)/ Employment (E)/ Medium Density Residential (MDR)	General Rural (GR)/ Single-Family Residential (CR-3 PAD)	Educational (Maricopa High School)/ Single-Family Residential

ANALYSIS

The City of Maricopa is requesting to rezone the subject properties to foster commercial development under City of Maricopa zoning district categories within the Maricopa Station area. The City proposes to rezone the subject properties out of the old Pinal County Zoning and into current City of Maricopa zoning regulations. The proposed rezonings will unify the properties under a single zoning code that will provide simpler code reference for property owners and potential developers.

This rezoning will also promote commercial and mixed-use growth to the area, which will bring in job growth, income, and economic strength for citizens and the City. The new zoning designations will also allow for a wider variety of uses, making the area more attractive to various commercial and mixed-use development (refer to Exhibit A for additional information).

CITIZEN PARTICIPATION

Prior to recommending approval of the proposal, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment and Rezoning, as required per the city's Zoning Code. The Citizen Participation Plan included a neighborhood meeting, notification letters sent to all property owners within **600 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 E for Citizen Participation Report).

- Feb. 24, 2023 - Notification letters sent
- Feb. 25, 2023 - Legal notice published (newspaper)
- Feb. 24, 2023 - Sign posted
- Mar. 13, 2023 - Neighborhood Meeting held
- Mar. 28, 2023 - Planning and Zoning Commission public hearing

PUBLIC COMMENT

As of the writing of this report, Staff has not received any public comment on the proposal. Staff received one (1) telephone inquiry requesting further information on the proposal. Fifteen (15) members of the public attended the neighborhood meeting. Attending members had no opposition to the requests and attended to gather further information about the requests. Concerns were raised about traffic and congestion in the area with the rezone; however, it was explained by City Staff that the area is already zoned for commercial use and traffic/congestion conditions would be the same at buildout if the rezone did not occur.

On March 28, 2023, the Planning and Zoning Commission voted unanimously to approve the requested Minor General Plan Amendment and Rezones. The Commission did not receive public comment during the public hearing portion of the meeting.

CRITERIA FOR APPROVAL

GPA23-01 City Initiated Minor General Plan Amendment – Maricopa Station

As required by the General Plan, the following goals and objectives are of consideration:

Objective B1.3.3: Promote a variety of commercial and retail spaces to expand opportunities for small businesses.

Staff Analysis: The proposed amendment will allow the subject parcel 510-29-001B to be able to be rezoned under a single commercial zoning district, proposed General Commercial (GC), which will permit development of commercial and retail spaces. Due to the size of the parcel, only small business(-es) would be able to be developed which meets the General Plan objective.

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The proposed amendment will resolve a current conflict found on parcel 510-29-001B where the lot is bisected by commercial and rural zoning categories but falls under a Medium Density Residential (MDR) General Plan designation. By transitioning the General Plan land use designation to Employment (E), the parcel can be rezoned to commercial in conformance with half of the property's zoning designation and with other properties along N. Maricopa Road, which has traditionally been a commercial corridor.

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 the General Plan.

Staff Analysis: The proposed rezoning of parcel 510-29-001B will move the zoning designation for the property out of the old Pinal County Zoning into current City of Maricopa Zoning, which will meet this objective. In order to rezone the property, the General Plan Amendment is required.

ZON23-01 City Initiated Rezone – Maricopa Station

As required by Sec. 18.175.040 of the City's Zoning Code, the City Council shall make the following findings in their assessment:

1. The amendment is consistent with the General Plan;

Staff Analysis: The proposed zone changes to Shopping Center (SC), General Mixed Use (MU-G), and General Commercial (GC) are consistent with the General Plan Land Use designation of Employment (E) for all properties except for parcel 510-29-001B. Parcel 510-29-001B requires a Minor General Plan Amendment, as previously noted, and requested. With approval of the amendment, all properties and their proposed zoning districts under this rezone application will adhere to the General Plan's future land use designation of Employment (E).

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 proposal will allow the City to continue its development plan for the Maricopa Station area with commercial activities supporting varying densities of residential development surrounding the area. The proposed amendment will unify the zoning of the properties under current City of Maricopa Zoning and remove small portions of areas zoned General Rural (GR) that partially cover existing properties. In essence, the proposed rezone application will clean up the zoning of the area and create a conforming balance of commercially zoned properties that will be better suited for future development.

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. As noted, the proposed zone change will provide opportunities for various commercial activities in the area that will support the existing and proposed future residential development of the city.

CONCLUSION

On March 28, 2023, the Planning and Zoning Commission recommended **approval of case GPA23-01 City Initiated Minor General Plan Amendment – Maricopa Station**, as amended by the Planning and Zoning Commission.

On March 28, 2023, the Planning and Zoning Commission recommended **approval** of **case ZON23-01 City Initiated Rezone – Maricopa Station**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the ZON23-01, the applicant shall submit to the city signed waivers pursuant to Proposition 207, as applicable.

ATTACHMENTS

Exhibit A: Narrative

Exhibit B: General Plan Amendment and Zone Change Maps

Exhibit C: Site Context Study

Exhibit D: Land Use Analysis

Exhibit E: Citizen Participation Report

Exhibit F: Legal Descriptions

-- End of staff report --