

## STAFF REPORT

**CASE NUMBER: ZON25-05**

To: Planning and Zoning Commission  
Through: Rick Williams, Planning and Zoning Division Manager  
From: LaRee Mason, Associate Planner  
Meeting Date: December 8, 2025

## REQUEST SUMMARY

**PUBLIC HEARING: ZON25-05 – Rezone/Zoning Map Amendment:** A request by Westwood Professional Services, on behalf of Porter 20, LLC, to rezone approximately 3.6-acres of land from the existing General Business (CB-2) zoning to the General Commercial (GC) zoning district, generally located 641-feet east of the southeast corner of W. Honeycutt Rd. and N. Porter Rd. **DISCUSSION AND ACTION.**

## APPLICANT/PROPERTY OWNERS

Tyler Elliott, Westwood Professional Services 10333 E. Dry Creek Rd., Ste. 400 Englewood, CO 80112	Porter 20, LLC P.O. Box 41428 Phoenix, AZ 85080
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## COUNCIL PRIORITIES CONSIDERED

- Well Planned Quality Growth and Development
- Economic Development

## PROJECT DATA

Site Gross Acres	±3.6 gross acres
Site Address	41135 W. Honeycutt Rd., Maricopa, AZ 85138
Existing Site Use	Vacant Lot
Proposed Site Use	Car Wash
Existing General Plan Land Use	Employment (E)
Existing Zoning	General Business (CB-2)
Proposed Zoning	General Commercial (GC)

## SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Residential
East	Employment (E)	General Commercial (GC)	Commercial
South	Employment (E)	General Business (CB-2)	Commercial
West	Employment (E)	General Business (CB-2)	Residential

## ANALYSIS

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### **Details of the Request**

Westwood Professional Services, applicant, on behalf of Porter, LLC, owner, is requesting a zoning map amendment to rezone the subject property (APN# 510-71-016H) from the CB-2 (General Business) zone to the GC (General Commercial) zoning district to permit the use of a car wash. Additionally, this rezone request will bring the subject parcel out of the county zoning district and into a municipal commercial zoning district with municipal development standards.

### **Site Details**

Subject parcel 510-71-016H is bounded by W. Honeycutt Road to the north, N. Whisker Road to the east, and an access easement to the west at approximately 700 feet east of the southeast corner of Porter and Honeycutt Roads. The site is accessed from the west through a 2017 shared access agreement (Fee no. 2017-091482) between the subject property owner and Circle K Stores, Inc., as well as a privately maintained access easement from Honeycutt Road, created under the 2024 CCV final plat (Fee no. 2024-002319). The development proposal encompasses 1.51-acres of the total 3.6-acres.

### **Site History**

2018: The City of Maricopa approved a lot split, under planning case LOT17-02. This lot split for Circle K Stores, LLC, divided 8.1-acres into two (2) parcels. Lot 1 with a total of 1.8-acres and Lot 2 with a total of 6.3-acres.

2025: The subject site was deeded and recorded on October 30, 2025. An ALTA survey was provided by the applicant showing the proposed car wash site encompassing 1.25-acres of the overall 3.6-acres of APN# 510-71-016H. A subsequent lot split through the Development Services Department will be required prior to permit issuance.

### **Findings**

The subject property is in a neighborhood of commercial uses along the south side of Honeycutt Road between Porter and White & Parker roads, most of which are still governed by the CB-2 (General Business) zone. The commission forwarded a favorable recommendation to approve a rezone from CB-2 to GC (General Commercial) for two adjacent properties to the east, under planning case ZON25-02 (Ordinance No. 25-02). With regards to the General Plan, Objective B1.4.6 requests all zoning districts be updated to existing zoning districts when the opportunities present themselves. The planning division under the development services department routinely processes city-initiated rezones to align with the plan's objective. Due to the proposed car wash requiring the General Commercial (GC) zoning district, this is an applicant request for a rezone to amend the zoning map.

## CITIZEN PARTICIPATION

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The applicant has submitted the public 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 two (2) legal notices published in the Casa Grande Dispatch and the Maricopa Monitor.

October 16, 2025	-	600 ft. Notifications Mailed
October 20, 2025	-	Notice posted on city website
October 20, 2025	-	Sign posted on site
October 21, 2025	-	Notice published in the Casa Grande Dispatch
November 17, 2025	-	Neighborhood Meeting
November 21, 2025	-	Notice published in the Maricopa Monitor
December 8, 2025	-	Planning and Zoning Commission (Public Hearing)

## **PUBLIC COMMENT**

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At the time of this report, neither emails nor phone calls from the public were received by staff. In response to the community concerns discussed at the neighborhood meeting, the applicant has provided responses that have been included in their Citizen Participation Report, which is attached to this report as Exhibit C.

## **REQUIRED FINDINGS**

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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 request to reclassify the subject parcel to the Maricopa City Code (MCC) zoning district, General Commercial (GC), is supported by the General Plan.*

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, to promote commercial activity along neighborhood nodes, as well as encourage commercial uses near residential uses.*

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 parcel to the municipal zoning district will promote growth in an orderly manner and protect public health, safety, peace, comfort, and the general welfare.*

## **CONCLUSION**

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Staff recommends **approval** of Rezone/Zoning Map Amendment **case # ZON25-05**, or as amended by the Planning and Zoning Commission.

## **ATTACHMENTS**

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**Exhibit A:** Project Narrative

**Exhibit B:** Zone Change Map

**Exhibit C:** Citizen Participation Report

-- End of staff report --