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STAFF REPORT

CASE NUMBER: ZON25-05

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: LaRee Mason, Associate Planner
Meeting Date: January 20, 2026

REQUEST SUMMARY

ORD25-18 (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)
APN Number	510-71-016H

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

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 council approved 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

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 6, 2025	-	Neighborhood Meeting
November 21, 2025	-	Notice published in the Maricopa Monitor
December 8, 2025	-	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. 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 E.

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 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.*

CONDITIONS OF APPROVAL FOR APN 510-71-016H

1. Prior to City Council approval of ZON25-05, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Shared access easement required between private drive (Ranch Road) and future development/parcel to the east;
3. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
4. 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;
5. 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;
6. 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 recommend Council concur with the Planning and Zoning Commission (6-1) and approve **Ordinance # ORD25-18 (ZON25-05)**.

ATTACHMENTS

Exhibit A: Project Narrative

Exhibit B: Existing Zoning Map

Exhibit C: Proposed Zoning Map

Exhibit D: General Plan Map

Exhibit E: Citizen Participation Report

-- End of staff report --