

The background of the poster is a photograph of the Maricopa City Council building. It is a modern, two-story structure with light-colored brick walls and large, dark-framed windows. A long, covered walkway with a metal grate roof extends along the side of the building. In the foreground, there is a landscaped area with gravel, several small green trees supported by stakes, and various desert plants including saguaros and yellow wildflowers. The sky is blue with scattered white clouds.

Maricopa City Council Meeting

April 15, 2025

CITY OF
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CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Maricopa Museum

Zoning Map Amendment ZON25-01

Presented by: LaRee Mason



Details of the Request

Zoning Map

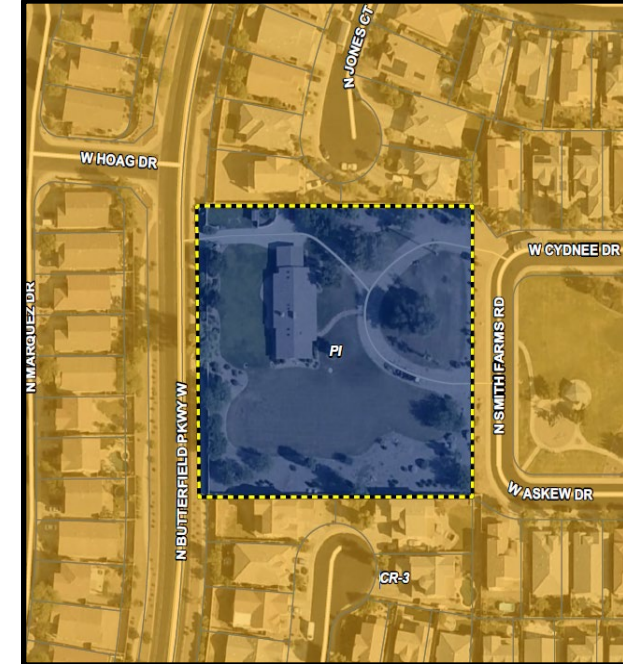
Request:

- City initiated rezone request for APN# 512-01-001
- Rezone ±2.5 acres from Single-Family Residence/Planned Area Development (CR-3/PAD) to Public Institutional (PI) zoning district
- Located 0.18-miles north of W. Edison Rd. and N. Butterfield Parkway
- Continued case from March 10, 2025

Current Zoning



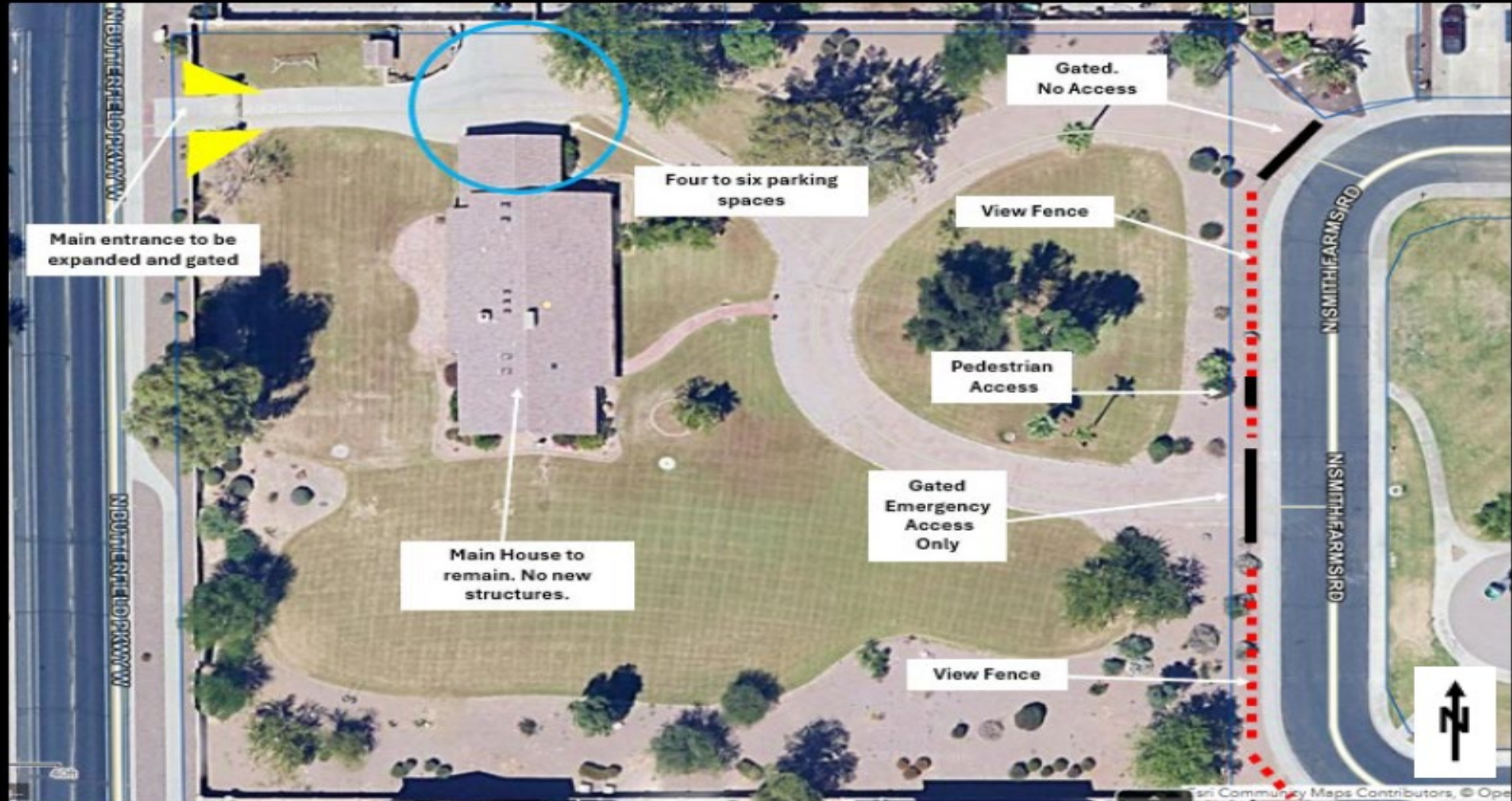
Proposed Zoning



Existing Conditions



Conceptual Site Plan



Staff Analysis

Conformance with General Plan:

Proposed rezone is in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

General Plan Objectives:

Objective G4a.1.4.

Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.

Objective H2.c.1.8.

Preserve history and culture through public facilities and private partnerships in the form of a history museum, auditorium, cultural center, etc.

Staff Analysis Continued

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

- I. The amendment is consistent with the General Plan.
- II. 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
- III. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Public Outreach

February 3, 2025	-	Notifications sent
February 4, 2025	-	Sign posted on subject site
February 11, 2025	-	Notice Posted on the City Website
February 19, 2025	-	Neighborhood Meeting
February 20, 2025	-	Noticed published in the Casa Grande Dispatch
March 10, 2025	-	Planning and Zoning Commission (Public Hearing)
March 24, 2025	-	2 nd Planning and Zoning Commission Meeting

One letter was received by staff opposing the request.

Planning Commission Meetings

March 10, 2025

- Planning Commission conducted a public hearing on the proposed application on March 10, 2025
- Commissioners had concerns regarding the circulation, the proposed impacts on the adjacent neighborhood, and maintenance responsibilities.
- One community member spoke in support of the application.
- One community member spoke in opposition to the application.
- Ultimately, commissioners felt they needed more information regarding the site and voted unanimously (7-0) to continue ZON25-01 to the next available meeting.

March 24, 2025

- Planning Commission conducted a second meeting on the proposed application on March 24, 2025.
- Staff included a conceptual site plan that illustrated site improvements and measures taken to mitigate potential impacts on the adjacent neighborhood.
- Quinn Konold, Director of Community Enrichment, spoke about the uniqueness of the site and City intentions.
- One community member spoke in favor of the application.
- Commissioners voted unanimously (7-0) in favor of approving Case ZON25-01.

Recommendation

Staff recommends Mayor and Council approve **case ZON25-01**, subject to the conditions of approval outlined in the staff report.