



City Council Meeting

ZON16-01

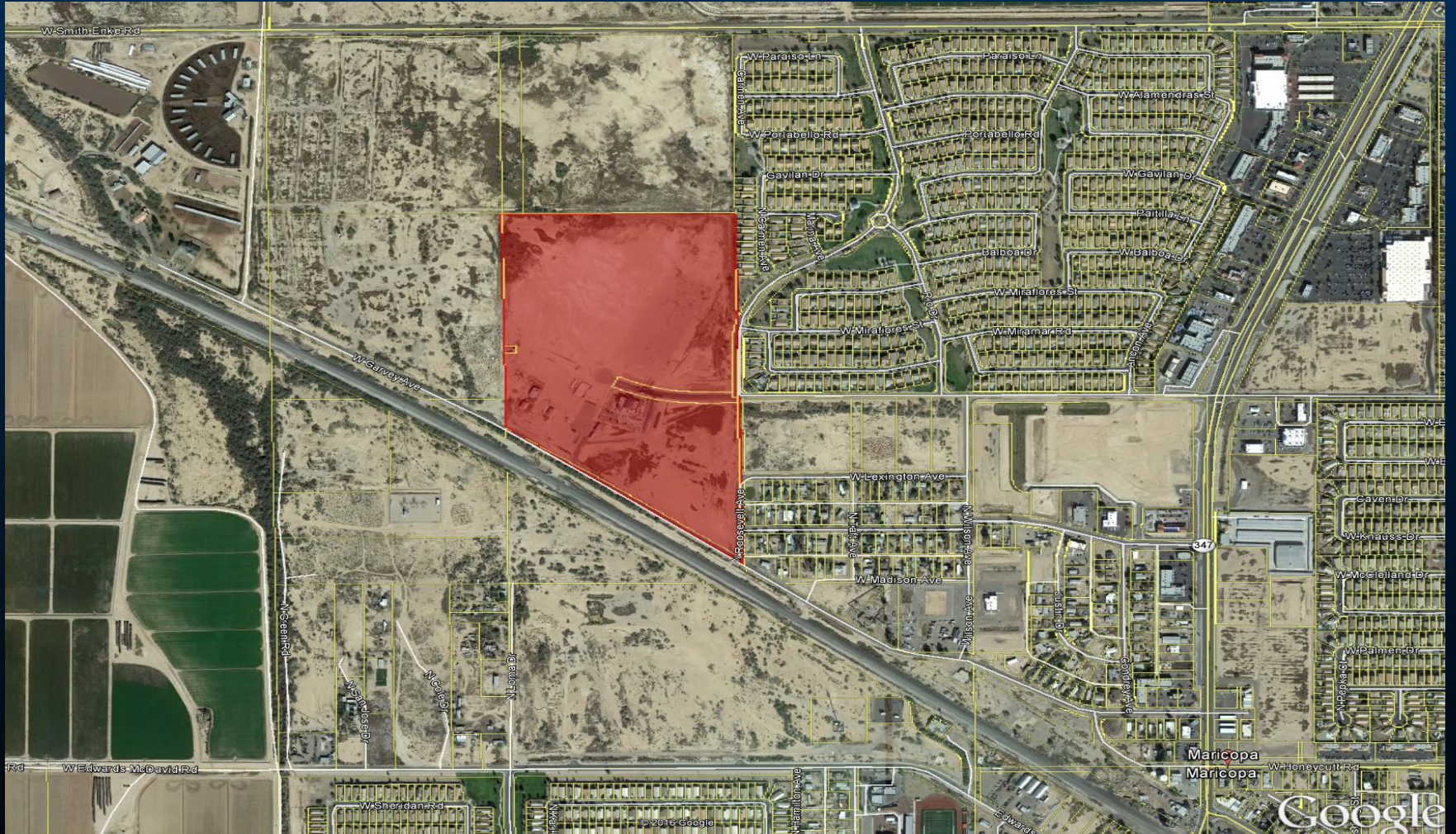


Request

- A request by the City of Maricopa to rezone 51.76 acres, assessor parcel number 510-17-005E.
- Located on the north west corner of Edison Rd. and Roosevelt Ave.
- Zone change from existing Industrial Zone CI-2 (Old Zoning Code) to Light Industrial-LI, as identified in the New Zoning Code, adopted December 2014.

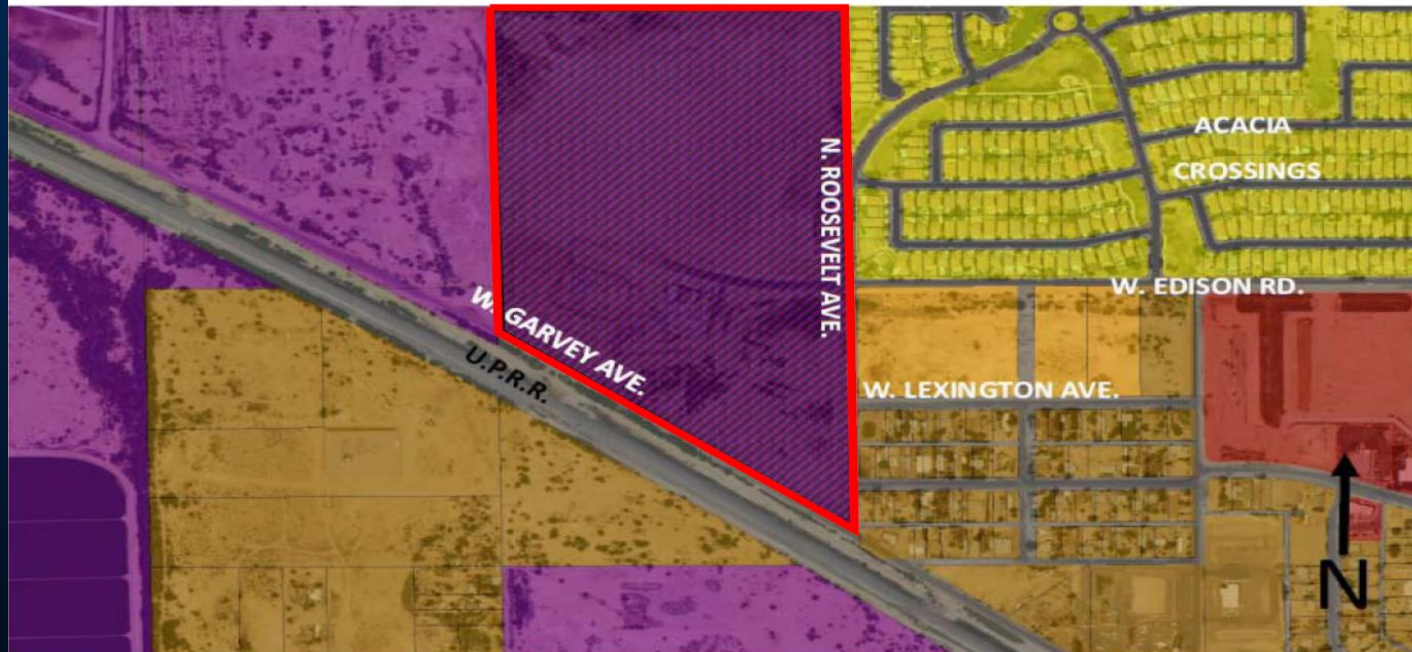


Site Location



Zoning Map Amendment

SITE MAP WITH PROPOSED REZONING



MAP LEGEND

- | | |
|--|---|
|  CI-2 Industrial Zone |  MH Mobile Home Zoning |
|  CB-2 General Business Zone |  CR-3 Single Family Residential Zoning |
|  GR General Rural Zone |  PROPOSED ZONE CHANGE FROM CI-2 INDUSTRIAL ZONE TO LIGHT INDUSTRIAL LI |



Public Participation

- Prior to recommending approval of the rezoning, the applicant (City staff) submitted a public participation plan to inform residents of the proposed rezoning, as required per the city's Zoning Code.
 - Neighborhood meeting
 - Notification letters
 - Public notice signs
- No public comments received.



P&Z Commission Required Findings

- **The amendment is consistent with the General Plan;**
 - ***Staff Analysis:** The zone change amendment is consistent with the 2005 General Plan and the proposed 2025 General Plan, as both documents designate the subject property as **Employment/Industrial land use.***
- **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 Estrella Gin Business Park.*
- **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

- Planning and Zoning Commission recommends the City Council to approve **re-zoning case ZON # 16-01**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.

