

STAFF REPORT

To: Planning and Zoning Commission

Through: Richard Williams, Planning and Zoning Manager

From: David McLeish, Special Projects Manager

Date: January 9, 2023

RE: City-Initiated Rezone Update: A request by the City of Maricopa to initiate a rezoning for portions of land in a general area along N. John Wayne Pkwy. and W. Honeycutt Ave. Discussion only.

BACKGROUND/REQUEST

The City of Maricopa is now preparing to rezone portions of land along N. John Wayne Pkwy. and W. Honeycutt Ave., refer to Exhibit A for subject location map. The City desires to rezone the subject area from the existing Pinal County Zoning District to a compatible zoning district within the City's adopted Zoning Code. Property owners will also have the option to up-zone from the existing Pinal County Zoning District to higher use that allows for more flexibility. The purpose of the rezoning is to create consistent development standards within the area, as well as spark economic development and growth.

The process will include various public outreach techniques, such as notifications letters to all properties within and surrounding the subject area, sign postings within the neighborhood, a neighborhood meeting, newspaper notice, and a public hearing. This request will begin later this month is expected to be completed by early February 2022.

Exhibits:

Exhibit A – Subject Site

-- End of staff report --