

## STAFF REPORT (ANALYSIS)

---

**To:** Planning and Zoning Commission

**From:** Kazi Haque, Zoning Administrator

**Date:** November 13, 2018

**RE:** **PUBLIC HEARING, ZON18-03:** A request by the Red River Cattle Co., LLC to rezone 50 acres from existing Industrial Zone CI-2 (Old Zoning Code) to General Industrial- GI, as identified in the New Zoning Code. **DISCUSSION AND ACTION.**

### REQUEST

**PUBLIC HEARING, ZON18-03:** A request by the Red River Cattle Co., LLC to rezone 50 acres from existing Industrial Zone CI-2 (Old Zoning Code) to General Industrial- GI, as designated in the New Zoning Code (Article 205), adopted December 2014. The 50-acre parcel is further identified as assessor parcel number APN 502-42-003A, located southeast of the intersection of West Cowtown and North White and Parker Roads. **DISCUSSION AND ACTION.**

### RECOMMENDATION

Staff recommends approval of **re-zoning case ZON # 18-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

### COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

### APPLICANT AND PROPERTY OWNER INFORMATION

**Applicant:**

Red River Cattle Co., LLC  
Mike Fjerstad - Project Manager  
5601 W. Elliot Road  
Laveen, AZ 85339

**Property Owner:**

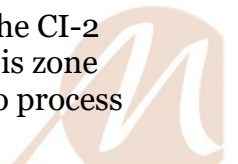
Scott Harrison -Red River Cattle Co., LLC  
38743 W. Cowtown Road  
Maricopa, AZ 85138  
Phone: 602-694-2553

### SITE DATA:

Parcel #: 502-42-003A  
Parcel Size: 50 Acres  
Existing Zoning: CI-2 Industrial Zone (Old Zoning Code)  
Proposed Zone: GI- General Industrial (New Zoning Code)  
General Plan Designation: Employment Land Use

### PROJECT INFORMATION:

The Red River Cattle Co., LLC, is requesting a rezone of the subject property from the CI-2 Industrial Zone (Old Zoning Code) to General Industrial (GI) New Zoning Code. This zone change request is to accommodate a proposed pellet mill. The facility will be used to process



a standard hay bale that will convert the hay bales to pellets for animal feed. The hay pellets will be wholesaled to multiple local businesses and retailers (see narrative- Attachment A). Concurrent with this rezoning application, the applicant also submitted a development review permit (site plan) and a conditional use permit applications for height deviation, which will be processed as a separate case.

This rezoning application request is only to transition from the Old Zoning Code CI-2 designation to the current New Zoning Code of GI and will therefore, comply with the current development standards of the New Zoning Code and Land Use Regulations (Article 205; Table 205.02).

### **PROJECT LOCATION:**

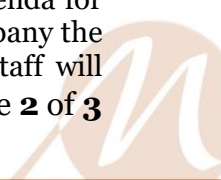


### **CITIZEN PARTICIPATION:**

As part of the approval of the rezoning, the applicant will submit a public participation plan on November 12, which will be forwarded to the Commissioners (see details below). The purpose of the public participation is to inform residents of the proposed rezoning, as required per the city's Zoning Code. The Public Participation Plan includes a neighborhood meeting, notification letters to adjacent property owners within 300 feet of the subject area, public notice signs, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below.

- October 17 – Notification Letters, Sign Postings and Legal Notices
- November 11 - Neighborhood Meeting
- November 13 – Planning and Zoning Commission Meeting

Due to a clerical error, the neighborhood meeting was scheduled for November 11 instead of the required 15 days prior to the Planning and Zoning Commission Meeting. Staff met with the applicant for clarification, and after further review, staff found out there were only four (4) property owners adjacent to the proposed pellet mill site and the sites are under heavy industrial uses (east side – ethanol plant, Co-2 plant, Pinal Feeding), and undeveloped land (west and south), with no significant impacts (see Attachment B). Staff agreed to keep this item on the Planning Commission agenda for the November 13 meeting and not delay the process. As such, the staff report will not accompany the Citizen Participation Report, which will be completed and submitted on November 12. Staff will



forward the report to the Commissioners as well as bring one hard copy at the meeting if anyone is interested in verifying it.

**FINDINGS:**

As required by Sec. 509.14 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

*Staff Analysis: The zone change amendment is consistent with the Planning Maricopa 2016 General Plan, as it designates the subject property as **Employment/Industrial land use**.*

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: The zone change amendment will allow use as designated in the General Plan and continue industrial developments.*

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 zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

**PUBLIC COMMENT:**

Staff did not receive any public comment at the time of writing this report.

**CONDITIONS OF APPROVAL:**

The Rezone Case # ZON18-03 will be fully subject to Article 205 Industrial Districts of the Maricopa Zoning Code and all provisions thereof.

**CONCLUSION**

Staff recommends approval of **re-zoning case ZON18-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Attachment A – Narrative

Attachment B – Copy of the Neighborhood Letter

-- End of staff report --

