



# City Council

August 6, 2019

ZON19-01 Anderson Farms Phase 1B

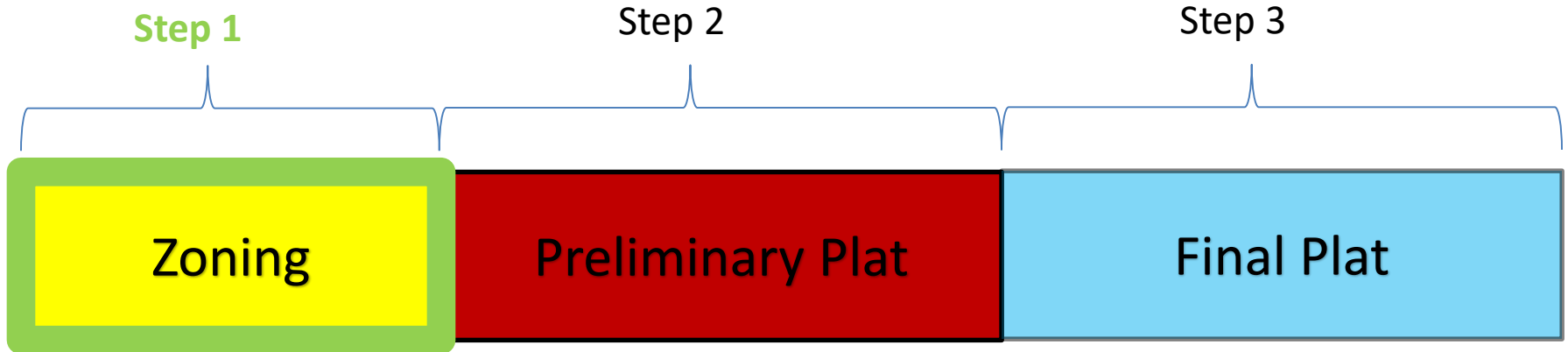


# Request

- **PUBLIC HEARING: ZON18-02:**
  - A request by EPS Group, Inc., on behalf of Marbella Homes
  - Rezone 28.65 acres of land from existing General Rural - GR (former Zoning Code) to Medium Density Residential - RS-5 as identified in the current Zoning Code.



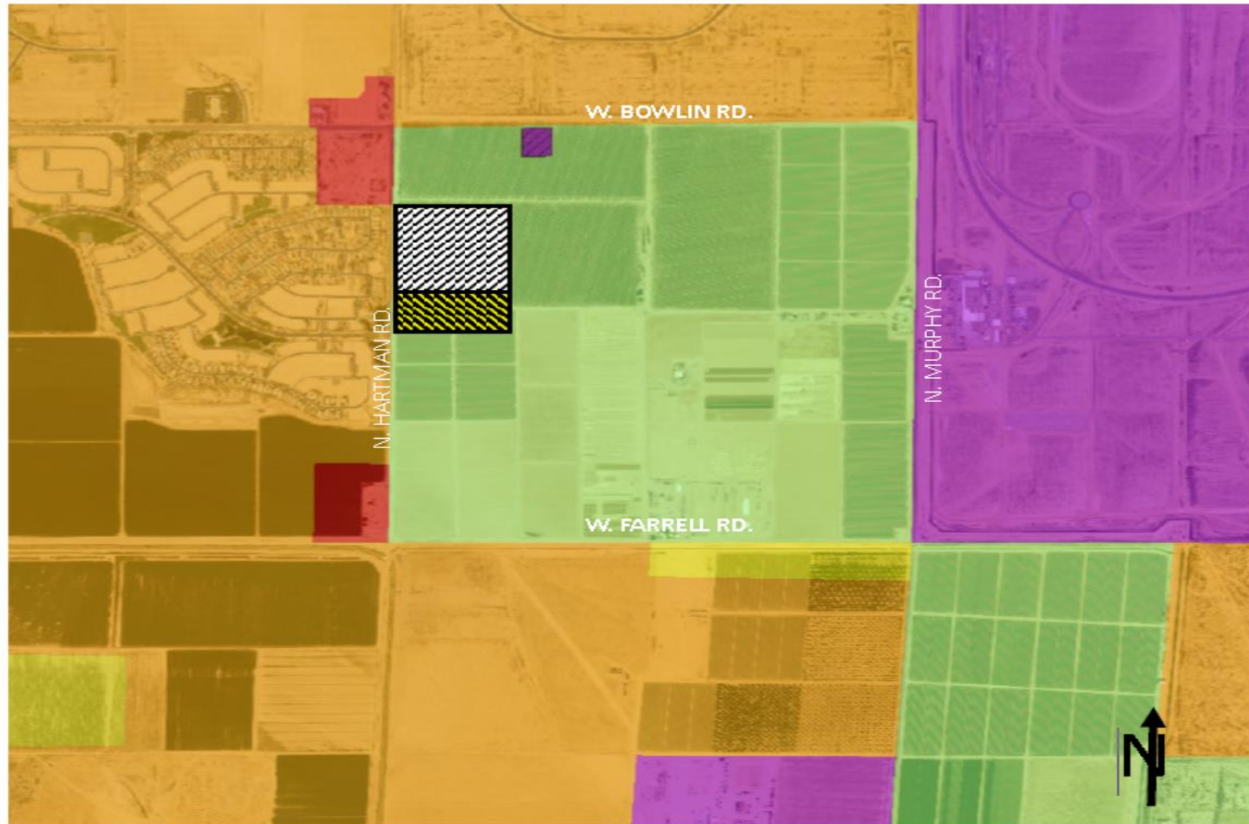
# Development Process







# Zoning Map/Site Location



## LEGEND

- |   |   |
|---|---|
|  CI-2 INDUSTRIAL                   |  CB-2 - GENERAL BUSINESS   |
|  GR - GENERAL RURAL                |  GR - GENERAL RURAL        |
|  RS-5 (PROPOSED ZONE CHANGE)       |  CR-5 - MULTIPLE RESIDENCE |
|  RS-5 - Medium Density Residential |   |



# Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06.
  - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
  - Notification letters were sent out to all property owners within 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
  - At the time that the report was written, staff has not received any formal comments regarding the request.

***\*\*Refer to staff report p. 3 for further information.\*\****



# Required Findings

- As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission made the following findings
  - The amendment is consistent with the General Plan.
  - Necessary to achieve the balance of land uses desired by the City, consistent with the General Plan.
  - The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

***\*\*Refer to staff report p. 4 for staff's findings\*\****



## Recommendation

- Staff recommends approval of **zone change request case # ZON19-01**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.



**QUESTIONS?**