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Maricopa City Council

July 15, 2025

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PROUD HISTORY • PROSPEROUS FUTURE

Agenda Item 5.1

White & Parker Rezone

Planning Commission Update
ZON24-03

Presented by: LaRee Mason



Site Information

Applicant:

Pender Engineering, on behalf of ETP Investments

Location:

West of the NWC of W. Blazen Trail and N. White and Parker Road

Project Area:

±5.00 acres

Proposal:

Review of site for a proposed commercial development.

Vicinity Map



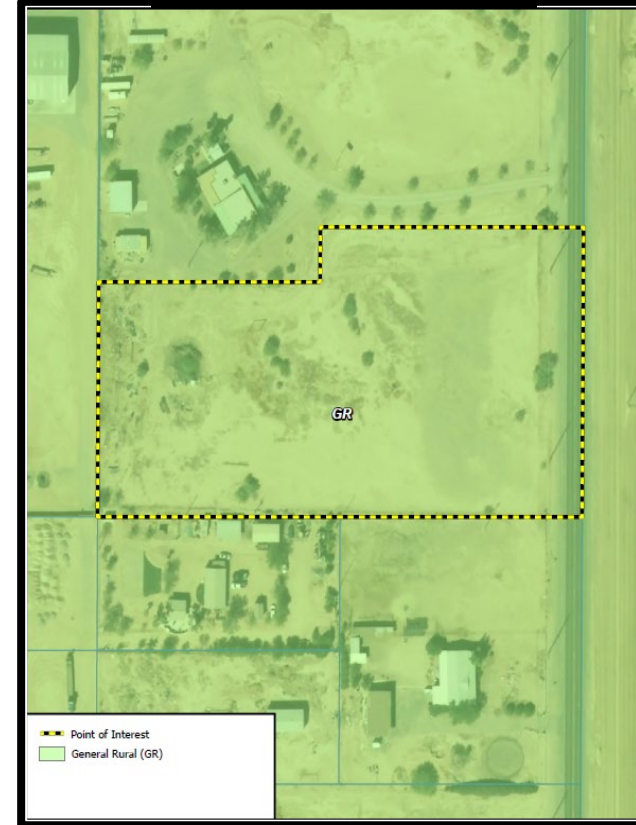
Details of the Request

Zoning Map

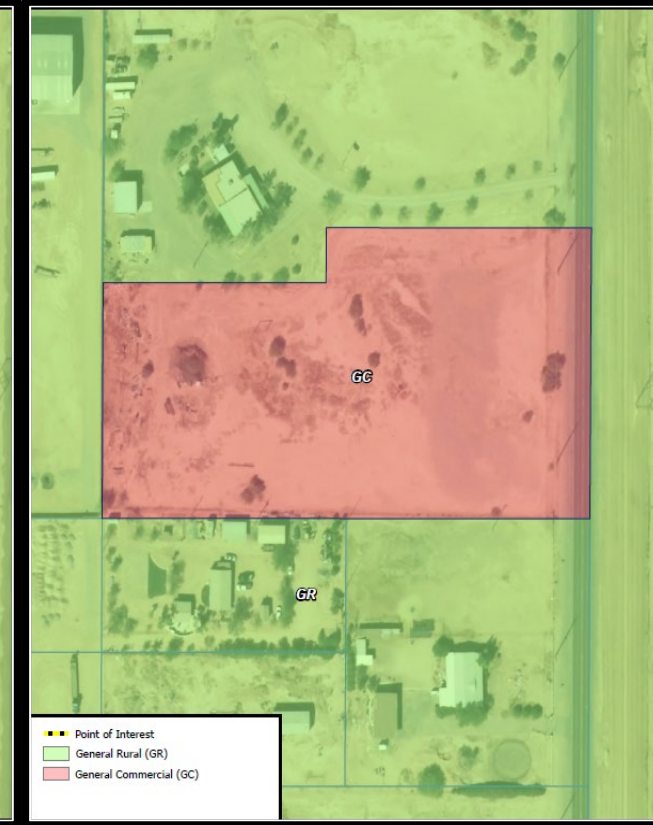
Request:

- A request by the Pender Engineering to rezone approximately 5.00-acres of land
- Approval will rezone ± 5.00 acres from the General Rural (GR) zoning district to the General Commercial (GC) zoning district
- Subject property located at the NWC of W. Blazen Trail and N. White and Parker Rd.

Current Zoning



Proposed Zoning



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 B1.1.4.

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.3.3

Promote a variety of commercial and retail spaces to expand opportunities for small businesses.

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

- April 12, 2025 – Notification Letters Mailed
- April 24, 2025 – Casa Grande Dispatch Publication
- April 23, 2025 – Sign Posting
- May 12, 2025 – Neighborhood Meeting
- June 9, 2025 – Planning and Zoning Commission (Public Hearing)

A resident attended the neighborhood meeting and voiced opposition to the conditions of approval regarding future road designations.

Recommendation

Staff recommends Council concur with the Planning Commission and approve **Case# ZON24-03**, subject to the conditions of approval stated in Exhibit A.

Exhibit A: Conditions of Approval

1. Prior to City Council approval of ZON24-03, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Prior to issuance of any future onsite and/or offsite permits for construction and as per the Seven Ranches Land Use Study, the developer must provide:
 - a. A twenty-five (25) foot right-of-way easement adjacent to West Blazen Trail and an adjacent eight (8) foot Public Utility Easement. Both easements to be maintained by the property owner.
 - b. A twenty-five (25) foot right of way easement adjacent to North Cinder Road and an eight (8) foot Public Utility Easement. Both easements to be maintained by the property owner.
 - c. Right-of-way dedication and improvements of thirty (30) feet on North White and Parker Road and dedication of adjacent eight (8) foot Public Utility Easement.
 - d. Right-of-way dedication and improvements for a ten (10) foot right turn lane at new driveway on North White and Parker Road.
 - e. Developer is responsible to construct full improvements on North White and Parker Road dedicated right of way.
 - f. The site is currently located in an AE FEMA designated flood zone. As such, provisions will be required to ensure no adverse impact on surrounding properties is made. Onsite drainage easements may be required to account for rerouting of existing drainage flows including drainage adjacent to North White and Parker Road.
 - g. The development will be required to connect to the nearest existing water and sanitary sewer lines.
 - h. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements.
 - i. The developer is responsible for the undergrounding of overhead power line(s) less than 69kVa.

Agenda Item: 6.0

Reports From Staff

