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**STAFF REPORT**

**CASE # ZON18-04**

<b>To:</b>	Honorable Mayor and City Council
<b>Through:</b>	Kazi Haque, Assistant Development Services Director
<b>From:</b>	Rodolfo Lopez, Planning and Zoning Manager
<b>Meeting Date:</b>	December 4, 2018

**REQUEST**

**ZON18-04:** A request by the City of Maricopa to rezone 9.21 acres from existing Transitional TR (Old Zoning Code) to Mixed Use General, as identified in the New Zoning Code. Subject property is located at the southeast corner of North John Wayne Pkwy (SR-347) and West Martin Luther King Jr. Blvd. **DISCUSSION AND ACTION.**

**APPLICANT/OWNER**

<p>City Of Maricopa Contact: Rodolfo Lopez 39700 W. Civic Center Plaza Maricopa, AZ 85138</p> <p>Phone: 520-316-6986 Email: <a href="mailto:rodolfo.lopez@maricopa-az.gov">rodolfo.lopez@maricopa-az.gov</a></p>	
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**COUNCIL PRIORITIES CONSIDERED**

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

**PROJECT DATA**

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|--------------------------|-----------------------|
| • Site Gross Acreage:    | 9.21 acres            |
| • Parcel #:              | N/A                   |
| • Site Address:          | N/A                   |
| • Existing Zoning:       | Transitional TR       |
| • Proposed Zoning        | General Mixed Use     |
| • Overlay Zoning:        | None                  |
| • General Plan Land Use: | Employment/Commercial |

**Surrounding Zoning/Use:**

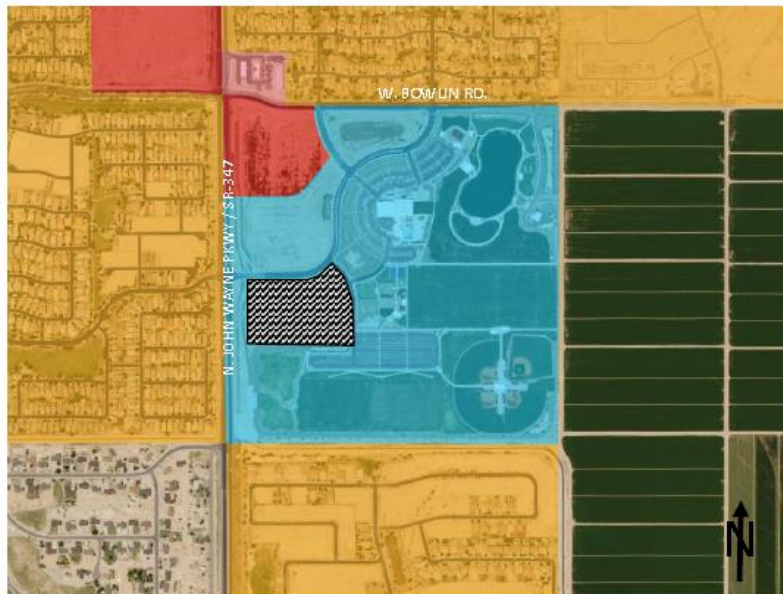
Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Commercial	TR Zoning	Vacant Land
East	Public/Institutional	TR Zoning	Coppery Sky Regional Park
South	Medium Density	TR Zoning	Coppery Sky Regional Park
West	Medium Density	Single Family Residence CR-3 PAD	Alterra Residential Development

*(REFER TO FIGURE 1, SUBJECT SITE FOR FURTHER INFORMATION)*

**ANALYSIS**

The City of Maricopa is requesting a rezone of the subject property from TR Transitional zone (old zoning code) to General Mixed-Use (MU-G) new zoning code. This zone change request is to accommodate a proposed mixed-use type development project that will include various uses such as retail shops, restaurants, multi-family, and hotel lodging. This request however is solely for the land use change and the actual development plan for the proposed mixed-use development will be submitted at a later date, as a separate site plan application request.

**PROJECT LOCATION**



LEGEND

- TR - TRANSITIONAL
- CB-2 - GENERAL BUSINESS
- CR-3 - SINGLE FAMILY RESIDENCE
- CB-1 - LOCAL BUSINESS
- MU-G (PROPOSED ZONE CHANGE)

**CITIZEN PARTICIPATION:**

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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. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below. Copy of the Citizen Participation documents is available at City Hall upon request.

- October 17, 2018 - Legal notice published
- October 24, 2018 - Notification letters sent
- October 24, 2018 - Sign posted posted
- November 7, 2018 - Neighborhood meeting held
- November 13, 2018 - Planning and Zoning Commission (Public Hearing)

**PUBLIC COMMENT:**

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

**FINDINGS:**

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

1. The amendment is consistent with the General Plan;

*Staff Analysis: The proposed zone change to MU-G adheres to the General Plan’s future land use designation of Employment/Commercial designation.*

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 the applicant to continue its development plan for a proposed mixed use development.*

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.*

**CONCLUSION:**

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On November 13, 2018, the Planning and Zoning Commission recommended approval of **re-zoning case ZON # 18-04**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Development on the property will be fully subject to Article 204 Mixed Use Districts of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.

**ATTACHMENTS:**

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Exhibit A: Narrative

Exhibit B: Zone Change Map

-- End of staff report --