



STAFF ANALYSIS

CASE # ZON19-02

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Planning and Zoning Manager
From:	Peter Margoliner, Assistant Planner
Meeting Date:	August 12, 2019

REQUEST

ZON19-02: A request by the City of Maricopa to rezone 20.2 acres, assessor parcel number 510-12-014E, 510-12-014H, 510-12-014D, and 512-35-4190, located on the south east corner of John Wayne Pkwy (SR-347) and Bowlin Rd., Zone change from existing General Business Zone CB-2 and Transitional TR (Old Zoning Code) to Mixed Use General MU-G, as identified in the New Zoning Code, adopted December 2014. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

Development Services Department
 City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

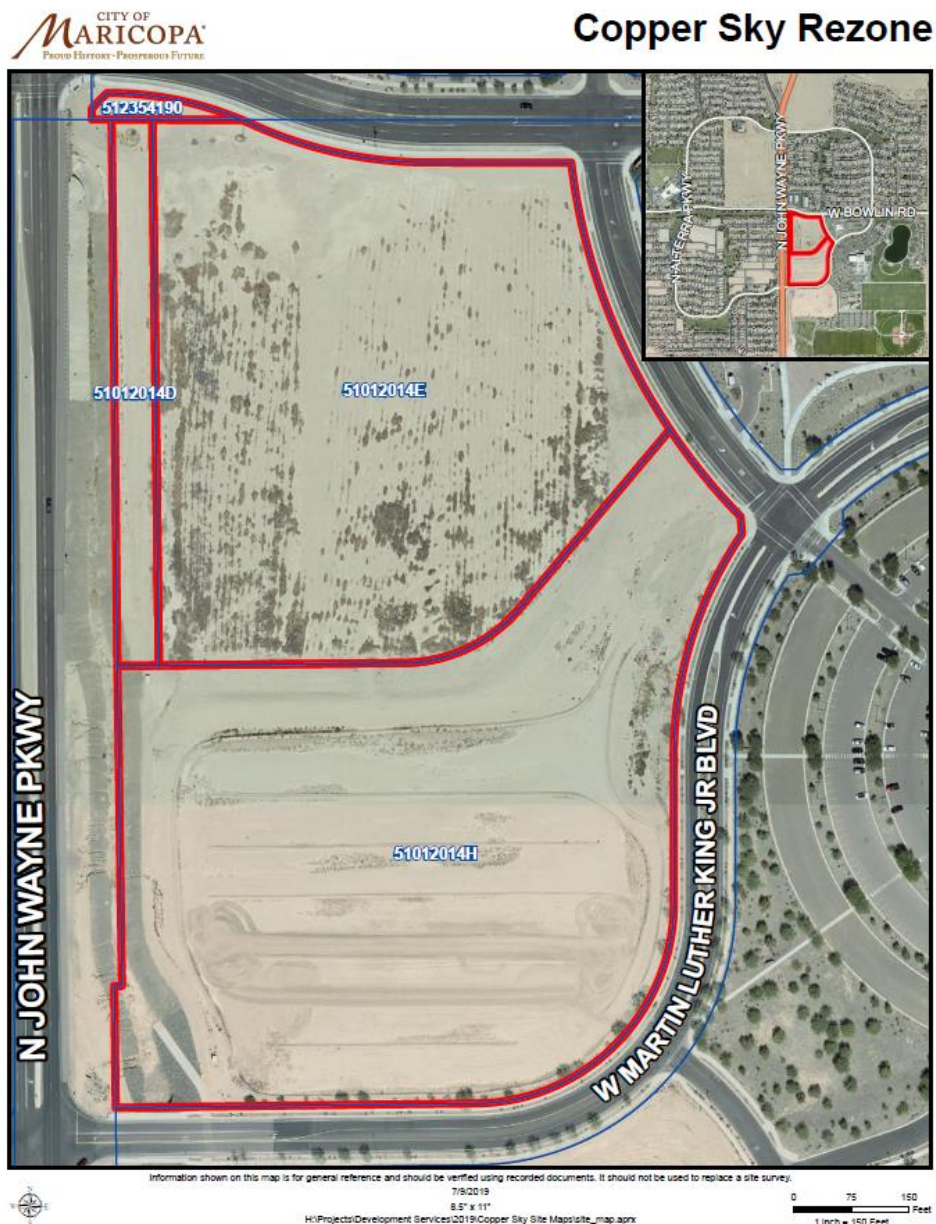
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acreage:	20.2 Acres
Parcel #:	510-12-014E, 510-12-014H, 510-12-014D, and 512-35-4190
Existing Zoning:	CB-2 General Business Zone (Old Zoning Code)
Proposed Zoning:	MU-G Mixed Use General
Site Address:	N/A
General Plan Designation:	Employment Land Use

SURROUND LAND USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MEDIUM DENSITY RESIDENTIAL	CR-3 – single family zone	Residential
East	EMPLOYMENT	TR – transitional	Regional Park
South	EMPLOYMENT	MU-G – mixed use general	Vacant
West	MEDIUM DENSITY RESIDENTIAL	CR-3 – single family zone	Residential

PROJECT LOCATION

HISTORY SUMMARY

Before incorporation of the City of Maricopa this parcel had already been zoned CR-3 Single Family Residence and CB-2 General Business Zone through Pinal County case number PZ-014-099. Post incorporation it was rezoned to TR Transitional zoning in 2011 through City of Maricopa case number ZON11-02

ANALYSIS

The City of Maricopa is requesting a rezone of the subject property from CB-2 General Business Zone and TR Transitional (old zoning code) to Mixed Use General MU-G new zoning code. This zone change request is to accommodate a proposed future mixed-use development that will be submitted at a later date as a separate development application request. This request is solely for the land use change of CB-2 – single family zone and TR - transitional to MU-G – mixed use general.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant 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 approximately 30-35 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. A full public participation report can be found in exhibit C and a copy can be requested from the planning department at city hall.

- July 10th – Notification Letters, Sign Postings and Legal Notices
- July 25 – Neighborhood Meeting
- August 12 – Planning and Zoning Commission Meeting

PUBLIC COMMENT:

During the neighborhood meeting that was held on July 25th a member of the Desert Cedars HOA asked staff whether parcel 512-35-4190 would be included or not. No other comments or concerns were brought up to staff.

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 City Council:

1. The amendment is consistent with the General Plan;

Staff Analysis: *The zone change amendment is consistent with the General Plan, as it designates the subject property as Mixed 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 the city to continue its development plan for the proposed mixed use development at Copper Sky.*

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:

Staff recommends approval of **zone change request case # ZON19-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The zone change request case # ZON19-02 will be fully subject to Article 204 Mixed Use Districts of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --