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STAFF REPORT

CASE #GPA19-02

To:	Planning and Zoning Commission
Through:	Rodolfo Lopez, Planning and Zoning Manager
From:	Adam Shipley, Management Analyst
Meeting Date:	August 12, 2019

REQUEST

PUBLIC HEARING, GPA19-02: A request by the City of Maricopa to amend the General Plan of approximately 30 acres, Pinal County Assessor parcel number 510-12-014E, 510-12-014H, and Lot 1 of 510-12-014M, located on the south east corner of John Wayne Pkwy (SR-347) and Bowlin Rd., Land Use designation change from existing Commercial/Employment to Mixed Use, as identified in the Maricopa General Plan. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

<u>Applicant:</u> Development Services Department: Planning City of Maricopa 39700 W. Civic Center Plaza Maricopa, AZ 85138	<u>Property Owner:</u> City of Maricopa 39700 W. Civic Center Plaza Maricopa, AZ 85138
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

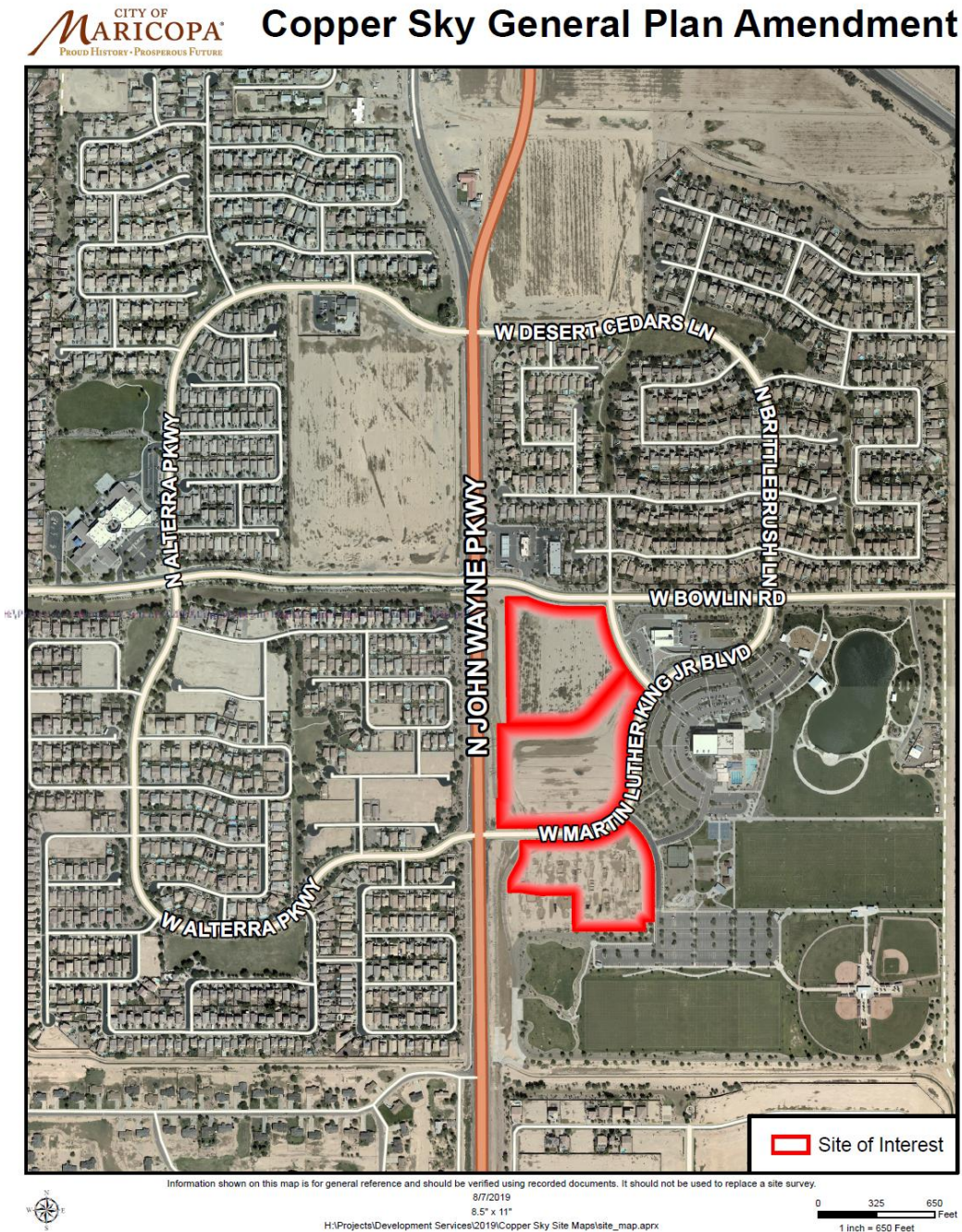
Parcel #:	510-12-014E, 510-12-014H, and Lot 1 of 510-12-014M
Parcel Size:	Approximately 30 Acres
Existing Zoning:	510-12-014E is currently CB-2 (General Business Zone), 510-12-014H is currently TR (Transitional Zone), Lot 1 of 510-12-014M is currently MU-G (General Mixed Use Zone)
Existing General Plan Designation:	Commercial/Employment Land Use
Proposed General Plan Designation:	Mixed Use

ANALYSIS

The City is requesting to initiate a General Plan Amendment of three (3) city properties; Copper Sky parcels 510-12-014E, 510-12-014H, and Lot 1 of 510-12-124M, approximately 30 acres, from designated Commercial and Employment land use to Mixed Use land use, as identified in the General Plan.

Changing the designated land use from Commercial and Employment to Mixed Use will ensure the success of the planned Mixed Use Copper Sky Project. This project is projected to include Commercial usage (53,000 square feet of retail), Employment usage (projection of nearly 400 new jobs), while adding Residential usage (620 new multifamily units) and Senior Housing/Assisted Living.

PROJECT LOCATION



CITIZEN PARTICIPATION:

Prior to recommending approval of the General Plan Amendment, the applicant submitted a public participation plan to inform residents of the proposed amendment, as required per the city's Zoning Code Sec 509.03. The Public Participation Plan included a neighborhood meeting, notification letters to approximately 50-60 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 citizen participation is shown below, refer to the Citizen Participation Report for further information.

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

PUBLIC COMMENT:

One comment was received from a resident adjacent to the project who voiced opposition for the property being developed into something other than additional park space, stating it would ruin the neighborhood and property value. For the full comment and staff response refer to the Citizen Participation Report.

FINDINGS:

As required by Sec. 508.04.B of the City's Zoning Code, the Planning & Zoning Commission shall make a written recommendation on the adoption or amendment of the General Plan or any element thereof:

***Staff Analysis:** The General Plan Amendment is consistent with the intent of the General Plan, as the proposed Mixed Use designation will still contain Commercial and Employment elements. The General Plan Amendment will allow the city to continue its development plan for the proposed Copper Sky Commercial Project. The General Plan Amendment will not negatively impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION:

Staff recommends approval of **General Plan Amendment case # GPA19-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

ATTACHMENTS:

Exhibit A – Narrative
Exhibit B – Existing General Plan Land Use Designation
Exhibit C – Proposed General Plan Land Use Designation
Exhibit D – Citizen Participation Report

-- End of staff report --