

## STAFF ANALYSIS

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### REQUEST

**PUBLIC HEARING, ZON16-02:** A request by ED#3 to rezone 2.45 acres, assessor parcel number 502-03-015J, located generally west of the south east corner of Hartman and Bowlin Road. Zone change from existing GR General Rural (former Zoning Code) to General Industrial (GI), as identified in the current Zoning Code. **DISCUSSION AND ACTION.**

### RECOMMENDATION

On January 9, 2017, the Planning and Zoning Commission unanimously recommended approval of **re-zoning case ZON # 16-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

### COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

### APPLICANT AND PROPERTY OWNER INFORMATION

Applicant:

ED#3: Scott Kelly  
City of Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Email: [scott@ed-3.org](mailto:scott@ed-3.org)  
Phone: 520-483-7425

Property Owner:

Electrical District #3  
41630 W. Louis Johnson Dr.  
Maricopa, AZ 85138

### SITE DATA:

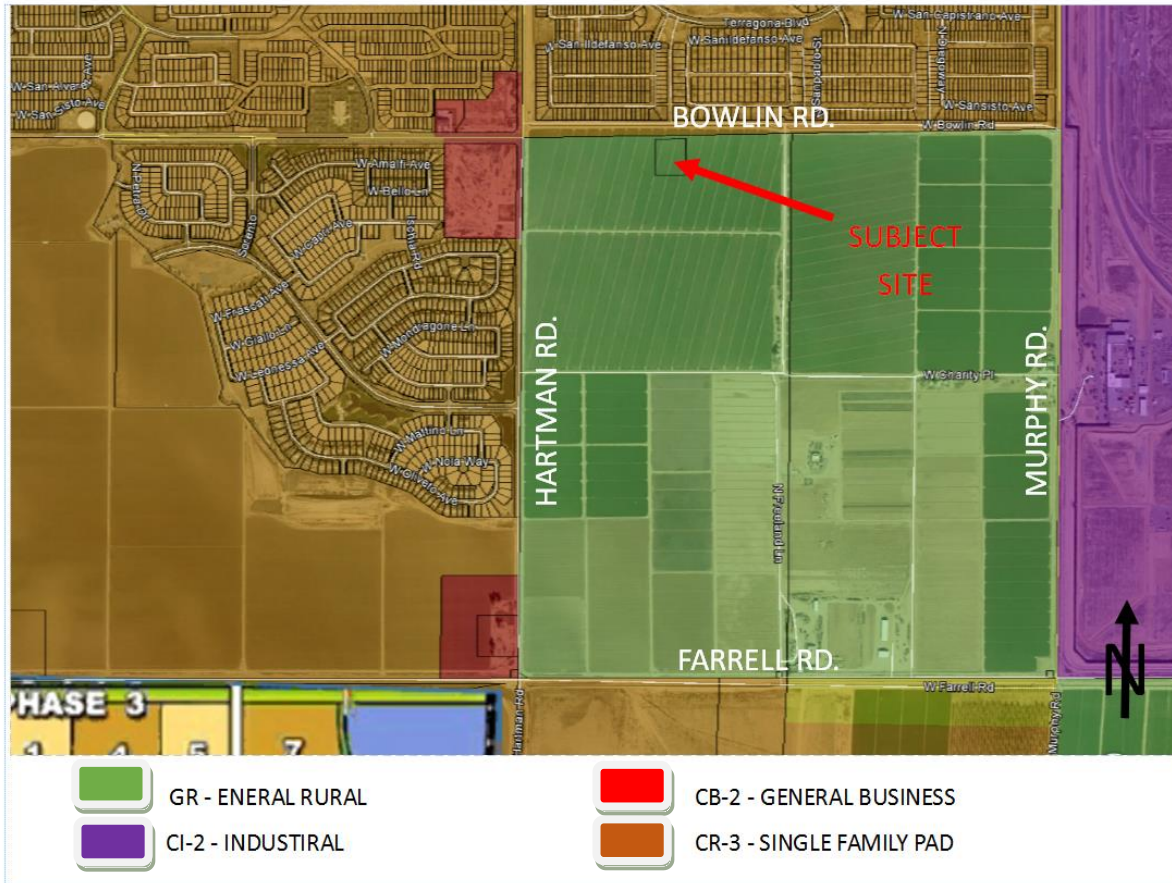
Parcel #: 502-03-015J  
Parcel Size: 2.45 Acres  
Existing Zoning: CI-2 Industrial Zone (previous Zoning Code)  
General Plan Designation: Master Planned Community

### PROJECT INFORMATION:

Electrical District # 3 is requesting a rezone of the subject property from GR – General Rural (previous Zoning Code) to GI – General Industrial (current zoning code). This zone change request will allow ED#3's to build a new electrical substation to accommodate existing and future electricity load within the area (refer to Exhibit A – Narrative). The proposed use of an electrical substation will be an allowed use under the GI Zoning District. The review of the electrical substation will be submitted at a later date as a separate development application request. This request is solely for the land use change of General Rural (GR) to General Industrial Zone (GI) (refer to Exhibit C for Zone Change Map).



**PROJECT LOCATION:**



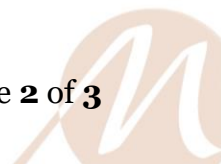
**PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:**

The request of appropriately rezoning the land from the previous zoning code to the current zoning code meets Goal B1.4, Objective 6; Minimize conflicts between land uses by transitioning all property zoning designations from preexisting districts to existing zoning districts that best achieves the goals of this General Plan.

**CITIZEN PARTICIPATION:**

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 (refer to Exhibit D for Citizen Participation Report).

- December 3, 2016 - Notification Letters, Sign Postings and Legal Notices
- December 20, 2016 - Neighborhood Meeting
- January 9, 2017 - Planning and Zoning Commission Meeting



### **FINDINGS:**

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:

- The amendment is consistent with the General Plan;
- 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
- 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 COMMENT:**

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

### **CONCLUSION**

On January 9, 2017, the Planning and Zoning Commission unanimously recommended approval of **re-zoning case ZON # 16-02**, 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# ZON16-02 will be fully subject to Article 205 Industrial Districts of the Maricopa Zoning Code and all provisions thereof.
2. The applicant/property owner shall process a minor general plan amendment within a year (12) months after the development of the electrical substation is completed.
3. After the completion of the substation, ED#3 shall complete an electromagnetic field (EMF) radiation study, as recommended by the Planning and Zoning Commission.

Exhibit A – Narrative

Exhibit B – ALTA Survey

Exhibit C – Zone Change Map

Exhibit D – Citizen Participation Report

-- End of staff report --

