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STAFF REPORT

CASE # ZON25-02

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: LaRee Mason, Assistant Planner
Meeting Date: March 4, 2025

REQUEST

PUBLIC HEARING: ZON24-02 Zzeek's Honeycutt LLC Rezone: A request by the City of Maricopa to rezone two parcels of land, Assessor Parcel Numbers 510-71-030E and 51071030F, totaling ±2.93-acres, from the county General Business (CB-2) zoning district to the municipal General Commercial (GC) zoning district, located approximately 0.25-miles east of N. Porter Rd. on Honeycutt Rd. **DISCUSSION AND ACTION.**

APPLICANT/OWNERS

City of Maricopa Contact: LaRee Mason 39700 W. Civic Center Plaza Maricopa, AZ 85138 Phone: 520-316-6928 Email: LaRee.Mason@maricopa-az.gov	Mark and Jody Pectol 13615 S 45th St. Phoenix, AZ 85044	PCH Honeycutt, LLC 4365 E. Pecos Rd. #108 Gilbert, AZ 85295
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PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±2.93 acres
Land Use Designation	Mixed Use (MU)
Existing Zoning	General Business (CB-2)
Proposed Zoning	General Commercial (GC)
Proposed Uses	Commercial

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MDR Med. Density Residential	Single Family Residence CR-3	Residential
East	MU Mixed Use	General Business (CB-2)	Vacant
South	MU Mixed Use	General Business (CB-2)	Residential
West	Employment	General Business (CB-2)	Vacant; Church

ANALYSIS

Details of the Request

The City is requesting a map amendment to rezone the subject properties from the existing General Business (CB-2) zoning to the General Commercial (GC) zoning district, in an effort to bring the subject parcels out of the county zoning district and into the municipal General Commercial (GC) zoning district and development standards.

The site's current CB-2 zoning is intended for a variety of commercial and retail uses. The General Commercial (GC) zoning district is similarly designed to support commercial uses. Although a rezone from the county CB-2 zoning district to the municipal GC zoning district is not required to support commercial and retail uses, the property owners have agreed to proceed with the rezone entitlement to bring the subject properties into conformance with the City's prevailing General Commercial (GC) development standards.

Site History

The subject parcels, 510-71-030E and 510-71-030F, totaling ±2.93-acres of commercially zoned property are located in the Seven Ranches area. The subject area was created as Lot 1 through a Minor Land Division in 2021, under record number LOT21-06. A 0.99-acre portion of Lot 1 was subsequently sold to Mark and Jody Pectol by Honeycutt LLC in 2023. Property owners, Mark and Jody Pectol & Honeycutt LLC have agreed to rezone their respective properties to the municipal zoning district General Commercial (GC).

ADHERENCE TO THE GENERAL PLAN

Rezone request ZON25-02 is in conformance with the following goals and objectives outlined the City of Maricopa General Plan.

Objective B1.1.4.

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

Objective B1.3.1.

Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.

Objective B1.4.6.

Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

CITIZEN PARTICIPATION

Prior to recommending approval of the Rezoning request, the city has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed requests required by the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign within the subject area, and a legal notice published in the Casa Grande Dispatch. A timeline of the participation event is shown below.

- January 16, 2025 - Notifications sent
- January 16, 2025 - Notice Posted on the City Website

- January 20, 2025 - Sign posted on subject site
- February 5, 2025 - Neighborhood Meeting
- February 6, 2025 - Noticed published in the Casa Grande Dispatch
- February 24, 2025 - Planning and Zoning Commission (Public Hearing)

CITIZEN PARTICIPATION

Regarding informational requests, at the time of this report, no email nor phone calls were received by staff.

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The rezone/zoning map amendment is consistent with the general plan;

Staff Analysis: *The rezone request to reclassify the subject property to the Maricopa City Code (MCC) zoning district, General Commercial (GC), is supported by the General Plan.*

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: *If approved, the rezone request will advance the General Plan objectives to promote commercial activity along neighborhood nodes, as well as encourage commercial uses within residential neighborhoods.*

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: *This zoning map amendment request to rezone the subject property to the municipal zoning district will promote growth in an orderly manner and protect public health, safety, peace, comfort and general welfare.*

CONDITIONS OF APPROVAL (APN # 510-71-030E, Zzeek's)

1. Any future proposed commercial uses of the said properties shall require a pre-application conference meeting and site plan review and approval, conforming Maricopa City Code (MCC);
2. Future developers of the area shall ensure all traffic related recommendations are provided in the Final Traffic Impact Analysis, as approved by the City;
3. Applicant shall sign waiver pursuant to Proposition – 207, and as applicable, prior to Council approval of the rezoning;
4. Any future signage shall require a sign permit and must comply with Section 18.115 of the MCC.

CONDITIONS OF APPROVAL (APN # 510-71-030F, Honeycutt LLC)

1. Any future proposed commercial uses of the said properties shall require a pre-application conference meeting and site plan review and approval, conforming Maricopa City Code (MCC);

2. 30 feet of ROW along Whisker Road frontage shall be dedicated;
3. Future developers of the area shall ensure all traffic related recommendations are provided in the Final Traffic Impact Analysis, as approved by the City;
4. Applicant shall sign waiver pursuant to Proposition – 207, and as applicable, prior to Council approval of the rezoning;
5. Any future signage shall require a sign permit and must comply with Section 18.115 of the MCC.

CONCLUSION

Staff recommends Council concur with the Planning and Zoning Commission and approve **Case# ZON25-02**.

ATTACHMENTS

- Exhibit A:** Project Narrative
- Exhibit B:** Existing Zoning Map 510-71-030E
- Exhibit C:** Existing Zoning Map 510-71-030F
- Exhibit D:** Proposed Zoning Map 510-71-030E
- Exhibit E:** Proposed Zoning Map 510-71-030F
- Exhibit F:** General Plan Map 510-71-030E
- Exhibit G:** General Plan Map 510-71-030F
- Exhibit H:** Citizen Participation Report

--End of Staff Report--