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STAFF REPORT

Case Numbers: ZON22-03

To: Honorable Mayor and City Council
Through: Richard Williams, Development Services, Planning Manager
From: Derek Scheerer, Development Services, Planner II
Meeting Date: June 21, 2022

REQUESTS

PUBLIC HEARING: ZON22-03 Rezoning Conversion: A request by the City of Maricopa to rezone approximately 22.87 acres from existing Pinal County Zoning District Transitional (TR), more specifically Pinal County parcel numbers 510-03-00430 and 502-03-012P, to Neighborhood Commercial (NC). The site is generally located north and south of W Bowlin Rd. between N White and Parker Rd. and the N High Lonesome Dr. road alignment. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

City of Maricopa
Project Manager: Derek Scheerer
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Owner:
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 Acres	0.52 acres (502-03-0430), 22.35 acres (502-03-012P)
Parcel #	502-03-0430, 502-03-012P
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Commercial
Existing General Plan, Land Use	Employment (E)
Existing Zoning	Transitional (TR)
Proposed Zoning	Neighborhood Commercial (NC)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Public/Institutional (PI) and Transitional (TR)	Government Facilities
East	Employment (E) and Medium Density Residential (MDR)	Transitional (TR), General Rural (GR) and Single-Family Residential (CR-3)	Agricultural
South	Medium Density Residential (MDR)	General Rural (GR)	Agricultural
West	Master Planned Community (MPC) and Public/Institutional (P)	Transitional (TR) and Single-Family Residential (CR-3)	Single-Family Residential and Agricultural

HISTORY SUMMARY

- Unknown- property zoned GR by Pinal County
- 2006- Property zoned CR-3 PAD by zoning cases ZON06-01 and PADO6-01
- 2011- Property zoned TR by zoning case ZON11-01

ANALYSIS

The City of Maricopa is requesting to rezone the subject properties to foster neighborhood commercial development with the City Center area as part of the General Plan’s Village Center concept for City Center. The Village Center concept seeks to provide opportunities for higher intensity urban development characterized by local commercial, office, entertainment, recreation, public, and residential uses located within proximity of one another. The concept seeks to create regionalized destination nodes in various areas of the City that will accommodate the needs of residents surrounding the node areas. The neighborhood commercial aspect will accommodate the commercial need of nearby residents by providing development opportunities for small commercial uses such as restaurants, personal services establishments (coffee shops, personal services, medical and business offices, etc.). Refer to Exhibit A for additional information.

CITIZEN PARTICIPATION:

Prior to recommending approval of the proposal, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning, as required per the city’s Zoning Code. The Citizen Participation Plan included a neighborhood meeting, notification letters sent to all property owners within **600 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 E for Citizen Participation Report).

- May 9, 2022 - Notification letters sent
- May 10, 2022 - Legal notice published (newspaper)
- May 10, 2022 - Sign posted
- May 25, 2022 - Neighborhood Meeting held
- June 13, 2022 - Planning and Zoning Commission
- June 21, 2022 - City Council

PUBLIC COMMENT:

At the June 13, 2022, Planning and Zoning Commission meeting one (1) member of the public spoke on the request and emphasized the need for an additional grocery store in the area. The member of the public did not oppose or support the request.

As of the writing of this report, Staff has not receive any public comment on the proposal.

ZON22-03 ZONING MAP AMENDMENT REQUIRED 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:

1. The amendment is consistent with the General Plan;

Staff Analysis: *The proposed zone change to Neighborhood Commercial (NC) adheres to the General Plan's future land use designation of Employment (E) for the site and compliments the Village Center concept for the City Center area by providing opportunities for neighborhood level commercial activities.*

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 creating a City Center, under the Village Center concept of the General Plan, with commercial activities supporting higher density residential development. As the existing agricultural lands surrounding City Hall transition to residential lands, the proposed zone change amendment will establish commercially zoned lands, at the neighborhood commercial level, that will support these future residential developments to the north, east, and south. The commercial rezone will work in tandem with, and will be complimentary to, zone change application ZON22-02, which seeks to establish the high density residential development opportunity of the Village Center concept north of City Hall.*

The zone change amendment proposal will additionally contribute to the balance of commercially zoned lands within the City by expanding the overall acreage, and locations, of commercially zoned lands. As other commercially zoned properties elsewhere in the City have been rezoned to residential and mixed use, this application seeks to reestablish commercially available lands in support of the localized residential development in the City Center area. As such, the rezone will establish opportunities for easily accessible commercial activity for nearby residents without the residents having to traverse to other areas of the City. This, in turn, will assist in alleviating cross City traffic for access to neighborhood level commercial activities.

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. The proposed zone change will provide opportunities for neighborhood level commercial activities in the area that will support the existing and proposed future residential development.*

CONCLUSION:

The Planning and Zoning Commission recommends **approval** of **case ZON22-03 City Center Commercial Rezoning**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the ZON22-03, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Site Map

Exhibit B: Zone Change Map

Exhibit C: General Plan Map

Exhibit D: Narrative

Exhibit E: Citizen Participation Report

-- End of staff report --