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STAFF REPORT

CASE # ZON24-02

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	LaRee Mason, Assistant Planner
Meeting Date:	January 21, 2025

REQUEST

ZON24-02 Bowlin Hartman Rezone: A request by the City of Maricopa to rezone approximately 15.13-acres of land from the existing Local Business (CB-1) Zone to the Neighborhood Commercial (NC) zoning district, generally located at the southwest corner of W. Bowlin Rd. and N. Hartman Rd. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City of Maricopa
Contact: LaRee Mason
39700 W. Civic Center Plaza
Maricopa, AZ 85138

J Paul Adams Group, LLC
11209 Spyglass Hill Lane NE
Albuquerque, NM 87111

Phone: 520-316-6928
Email: LaRee.Mason@maricopa-az.gov

PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±15.13 gross acres
Land Use Designation	Commercial
Existing Zoning	Local Business (CB-1)
Proposed Zoning	Neighborhood Commercial (NC)
Proposed Uses	Commercial

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Public/Institutional; MPC	Local Business (CB-1)	Fire Station; Residential
East	Commercial	Planned Area Development (PAD)	Vacant; Residential
South	MPC	Single Family Residence (CR-3)	Residential
West	MPC	Single Family Residence (CR-3)	Residential

ANALYSIS

Details of the Request

The City is requesting a map amendment to rezone the subject site from the existing Local Business (CB-1) zoning to the Neighborhood Commercial (NC) zoning district, in an effort to bring the subject parcel out of the county zoning district and into the municipal Neighborhood Commercial (NC) zoning district and its development standards.

The Neighborhood Commercial (NC) zoning district serves commercial uses at the residential scale, typically at a one-half to one-mile radius. Neighborhood commercial uses include retail stores, specialty food sales, cafes, personal care services, and small fuel stations and convenience stores.

Site History

The subject parcel, a 15-acre commercially zoned property, is part of the 2004 Sorrento master planned community. A scrivener's error was discovered in the Sorrento PAD revealing an historic inference about the subject parcel's zoning, causing the City's zoning map to depict the subject parcel as General Commercial (CB-2). While the Sorrento PAD enumerated development standards for the CB-2 zoning district, however; the subject parcel was zoned Local Business (CB-1), evidenced by both the preliminary parcel data and the preliminary development plan, of the 2004 Sorrento PAD (refer to Exhibits D and E for parcel data and development plan).

ADHERENCE TO THE GENERAL PLAN

Rezone request ZON24-02 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.

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, two (2) rounds 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 (refer to Exhibit J – Citizen Participation Report).

- | | | |
|----------------------|---|---|
| • September 26, 2024 | - | 1st Notifications sent |
| • October 2, 2024 | - | Notice Posted on the City Website |
| • October 7, 2024 | - | 2nd Notifications sent |
| • October 17, 2024 | - | Neighborhood Meeting |
| • October 30, 2024 | - | Sign posted on subject site |
| • November 5, 2024 | - | Noticed published in the Casa Grande Dispatch |
| • November 25, 2024 | - | Planning and Zoning Commission (Public Hearing) |

CITIZEN PARTICIPATION

At the time of this report, one (1) email and one (2) phone calls were received requesting additional information on the proposed rezone (refer to Exhibit J – Citizen Participation Report).

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the City Council shall make the following findings:

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, Neighborhood Commercial (NC), 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.*

CONCLUSION

Staff recommends Council concur with the Planning and Zoning Commission and approve **Case# ZON24-02**.

ATTACHMENTS

- Exhibit A:** Ordinance
- Exhibit B:** 207 Waiver
- Exhibit C:** Project Narrative
- Exhibit D:** Preliminary Parcel Data
- Exhibit E:** Preliminary Development Plan
- Exhibit F:** Inferred Zoning Map
- Exhibit G:** Existing Zoning Map
- Exhibit H:** Proposed Zoning Map
- Exhibit I:** General Plan Map
- Exhibit J:** Citizen Participation Report

--End of Staff Report--