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STAFF REPORT

Case Number: ZON20-02

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Economic & Community Development, Deputy Director
From: Peter Margoliner, Assistant Planner
Meeting Date: August 18, 2020

REQUESTS

Public Hearing ZON20-02 REV @ Porter Zoning Map Amendment: A request by Iplan Consulting to rezone approximately 21.21 acres, from existing Light Industrial (CI-1) to Multiple Unit Residential (RM) and approximately 4.6 acres, from existing Light Industrial (CI-1) to Neighborhood Commercial (NC) generally located on the Southeast Corner of Porter Road and Bowlin Road. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant:
Iplan Consulting
3317 S. Higley Rd. #114-622
Gilbert AZ, 85297

Phone: (480) 227 9850
Email: greg@iplanconsulting.com

Owner:
El Dorado Holdings LLC
8501 N Scottsdale Road, suite 120
Scottsdale, AZ 85253

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	25 acres
Parcel #	510-300-02B
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Family Residential and Commercial
Existing General Plan, Land Use	Public/ Institutional
Existing Zoning	Light Industrial (CI-1)
Proposed Zoning	Multiple Unit Residential (RM) and Neighborhood Commercial (NC)

Overlay Zoning

None

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	CR-3 Single Family Residential	Glennwilde
East	Public/Institutional (P)	TR Transitional	Vacant
South	Public/Institutional (P)	CI-1 Light Industrial	Vacant
West	Mixed Use (MU)	CI-1 Light Industrial and MU-G Mix Use General	Banner Health and Oasis at The Wells

Zoning Map (Existing)



ZON20-02 Existing



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

7/22/2020
11" x 8.5"

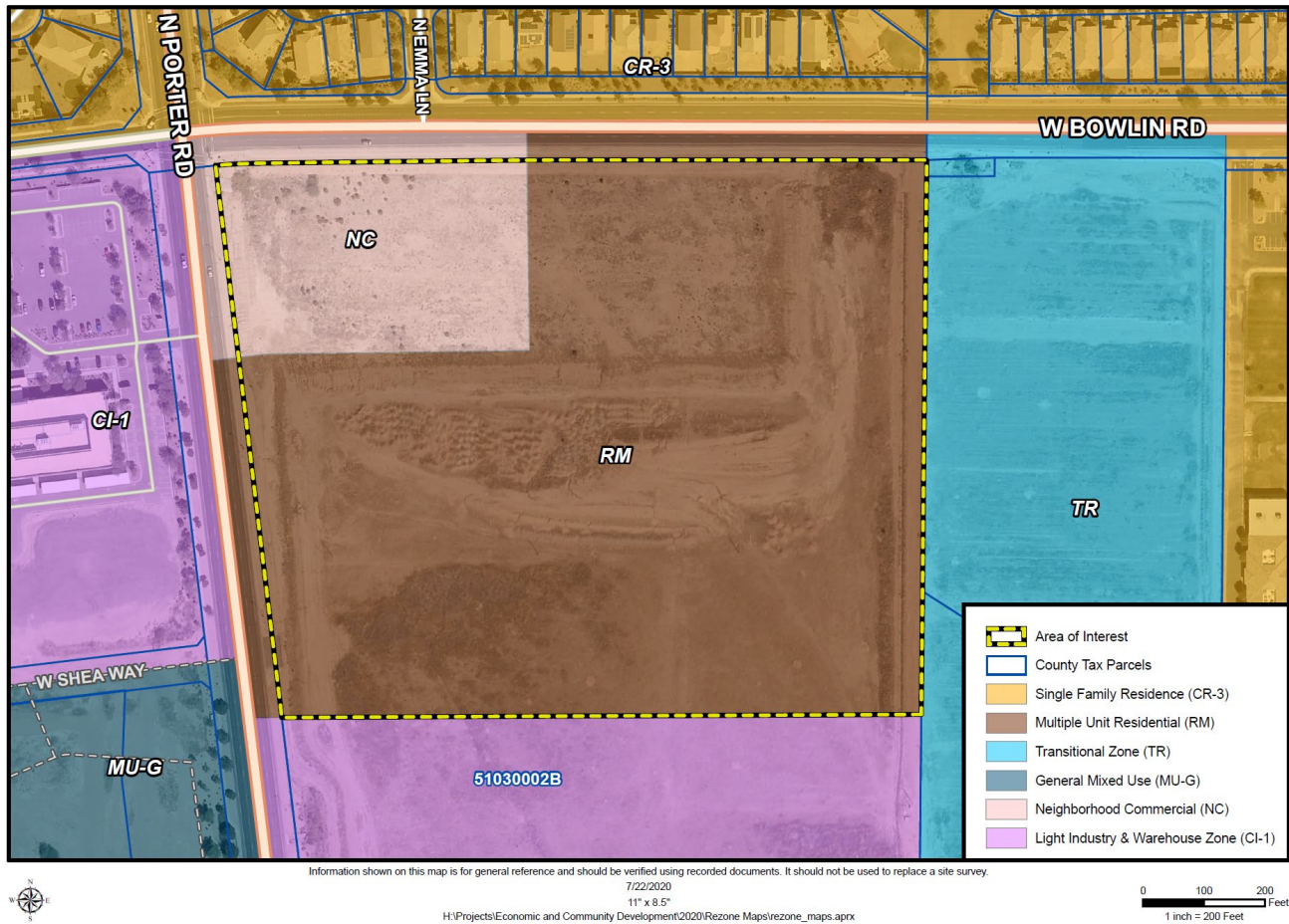
H:\Projects\Economic and Community Development\2020\Rezone Maps\rezone_maps.aprx



Zoning Map (Proposed)



ZON20-02 Proposed



HISTORY SUMMARY

- Light Industrial (CI-1) is a Zoning District that dates back to the previous Zoning Code the City adopted from Pinal County as a model of the code in place at the time of the City’s incorporation. Reffer to PZO17-03 and the original PAD for Homestead for the last rezoing case done on this parcel.
- Best records indicate the property was last zoned under the County’s jurisdiction.

ANALYSIS

The applicant is requesting a rezone from Light Industrial (CI-1) Zoning (previous Zoning Code) to Multiple Unit Residential (RM), existing zoning code and Light Industrial (CI-1) Zoning (previous Zoning Code) to Neighborhood Commercial (NC), existing zoning code. This zone change request will allow the applicant to develop both a commercial development as well as a proposed single story multi family residential project, the development of this project further meets the goals of the city’s housing plan to provide a more varied housing mix within the City of Maricopa. The multi family residential development is an allowed use under the RM Zoning District. The review of the development site plan for the multi family component is currently in process under a development review permit application the will come to the planning and zoning commission for review. The commercial component has not been submitted for yet. This request is solely for the zone change of CI-1 to RM and NC, refer to Exhibit B for Zone Map.

Refer to Attachment A for the project narrative for thorough descriptions of the proposals to that met staff’s satisfaction for clarity and completeness.

The land use designation per the General Plan calls out the area as High Density Residential and Commercial, which is intended to allow for both the multi family development and the future commercial component. 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.

The proposal does not appear to impose any risk to violating the performance standards in place for nuisance control. However, if such nuisances are encountered, the City will enforce the authority provided by code.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning required per the city’s Zoning Code. The Public Participation Plan will include a neighborhood meeting which was held virtually at the request of anyone who wished to participate, 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 Maricopa Monitor and the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit C for Citizen Participation Report).

- July 3, 2020 - Notification letters sent
- July 6, 2020 - Legal notice published (newspaper)
- July 5, 2020 - Sign posted
- July 21, 2020 - Neighborhood Meeting held
- July 27, 2020 - Hearing and action

PUBLIC COMMENT:

Staff received one public comments from Ed Noeth and Paula Smith stating concerns regarding traffic on Bowlin and Porter Rd, see exhibit D for both the public comment and the response from the applicant and our own engineering division.

ZON20-02 ZONING MAP AMENDMENT REQUIRED FINDINGS:

As required by Sec. 509.14 of the City’s Zoning Code, the Planning & Zoning Commission had make 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 NC and RM adheres to the General Plan’s future land use designation.

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 applicant to continue its development plan for a proposed commercial development and a multi family development in support of providing diverse uses throughout the City for a complete range of local business opportunities meeting residence needs locally.

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.*

CONCLUSION:

The Planning and Zoning Commission recommends approval of **case ZON20-02** 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 # ZON20-02 will be fully subject to Article 202 and 203 of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
3. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.
 - a. Including the addition of a bus pull out on Bowlin Road.
4. Prior to the City Council approval of the ZON20-02, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207 and as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: ZON20-02 Zone Change Map

Exhibit C: Citizen Participation Report

Exhibit D: Public Commnets and response

-- End of staff report --