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Maricopa City Council

October 3, 2023

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JWP East - Rezone

Zone Change Request
ZON23-05

Presented by: Derek Scheerer



Site Information:

Site Map

Applicant:

Desert Cedars Equities LLC

Location:

Southeast corner of N. John Wayne Pkwy. and W. Honeycutt Ave.

Project Area:

Approximately +/- 2.38 acres

Proposal:

A request for a rezone on +/- 2.38 acres of vacant land from the existing General Mixed Use (MU-G) zoning district to the General Commercial (GC) zoning district.



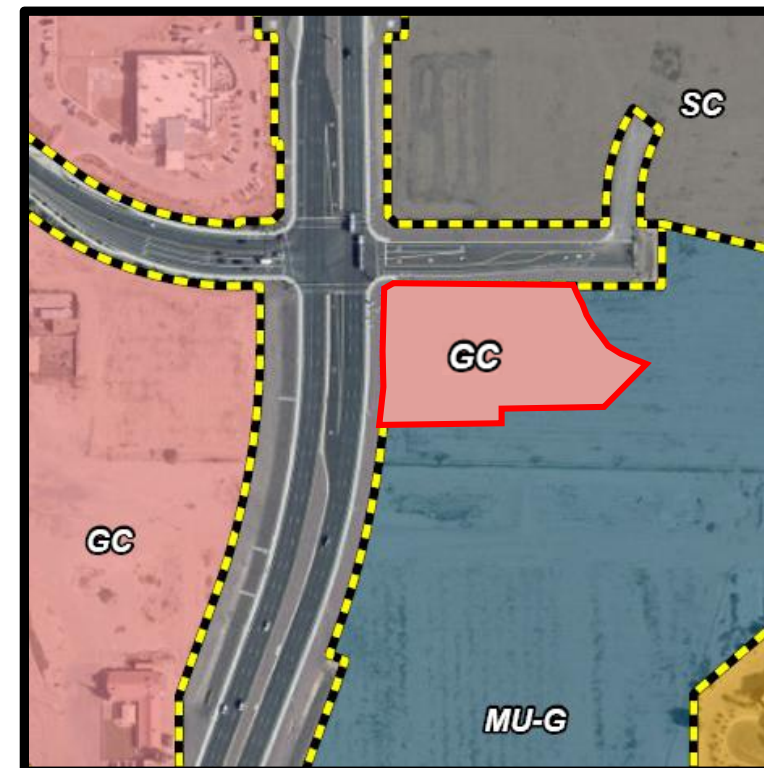
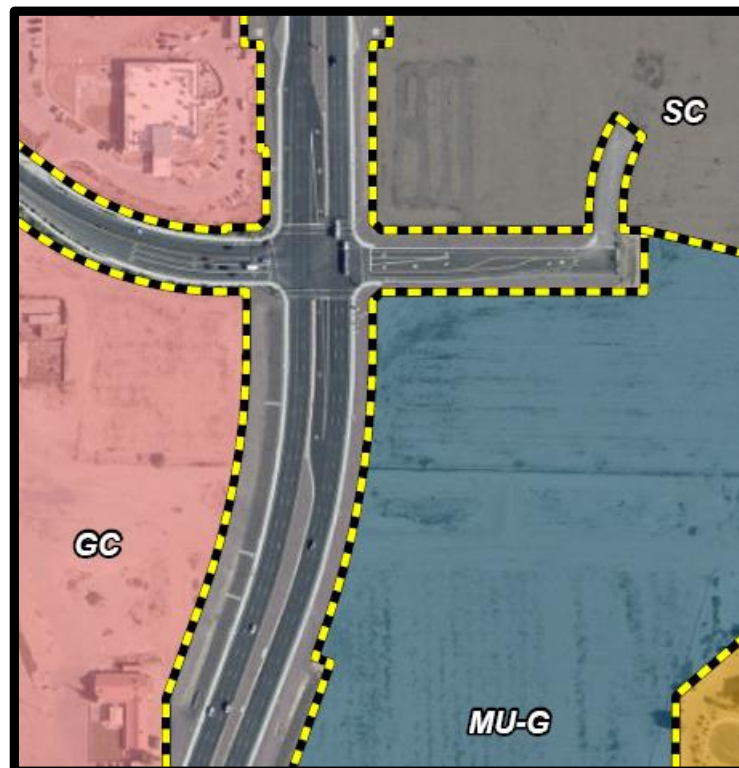
Staff Analysis:

Current Zoning Map

Proposed Zoning Map

Zoning Map:

- General Mixed Use (MU-G), Shopping Center (SC), and General Commercial (GC) in the site's vicinity.
- Rezone to General Commercial (GC).
- Rezone request is consistent with the site's General Plan designation of Employment (E).

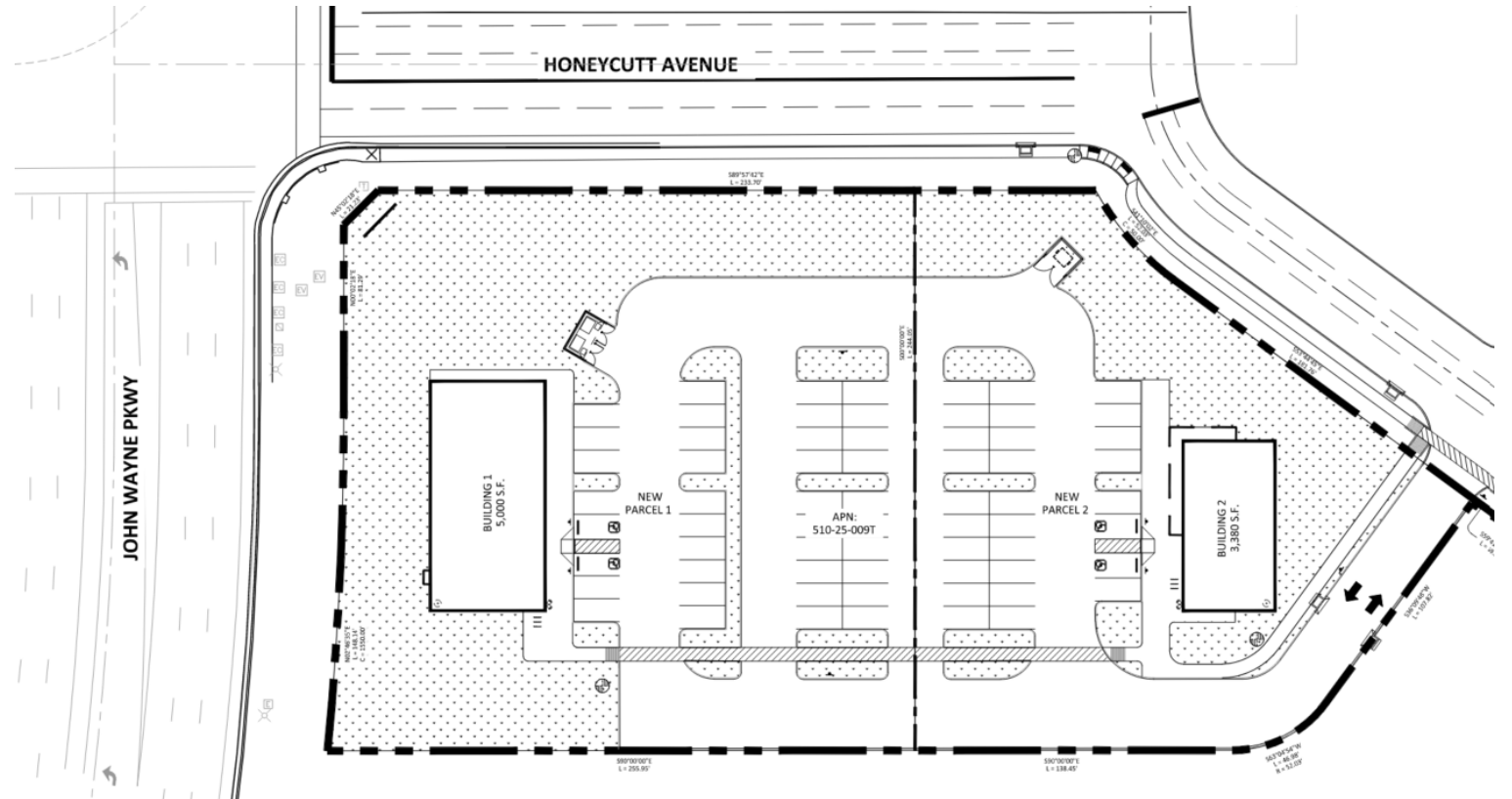


Details Of The Request:

Conceptual Site Plan

JWP East Rezone:

- Rezone request with the intent to allow for two (2) commercial pads to be constructed as part of a conceptual future development.



Staff Analysis:

Conformance with the Zoning Ordinance:

- Proposed zoning district will be consistent with the General Plan.
- General Commercial (GC) zoning, given the context of the area and development goals of the area, is appropriate.
- The proposal has been fully vetted internally by all departments and is at the request of the property owners
- The proposal meets all requirements outlined in Section 18 of the Zoning Ordinance

Public Outreach:

- August 23, 2023 – Neighborhood meeting notification letters sent
- August 24, 2023 – Sign posted
- August 30, 2023 – Public Hearing notification letters sent
- September 2, 2023 – Newspaper legal notice published
- September 8, 2023 – Neighborhood meeting held
- September 25, 2023 – Planning and Zoning Commission

Recommendations:

- On September 25, 2023, the Planning and Zoning Commission recommended approval of the JWP East Rezone, **Case #ZON23-05**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.