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## STAFF REPORT

**CASE NUMBER(S): GPA24-02 & ZON24-01**

To: Honorable Mayor and City Council

Through: Rick Williams, Planning and Zoning Manager

From: Alexander Bosworth, Planner

Meeting Date: November 19, 2024

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## REQUEST SUMMARY

**PUBLIC HEARING: GPA24-02 – Minor General Plan Amendment:** A request by the City of Maricopa to amend the General Plan future land use designation of approximately 4.89 acres of land from the existing Employment (E) and Mixed Use (MU) designations to Public/Institutional (P). The site is generally located at the southeast corner of W. Bowlin Rd. and N. Greythorn Dr. **DISCUSSION AND ACTION.**

**PUBLIC HEARING: ZON24-01 – Rezone/Zoning Map Amendment:** A request by the City of Maricopa to rezone approximately 4.89 acres of land from the existing Transitional (TR) zoning to the Public-Institutional (PI) zoning district, generally located at the southeast corner of W. Bowlin Rd. and N. Greythorn Dr. **DISCUSSION AND ACTION.**

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## APPLICANT/PROPERTY OWNERS

**City of Maricopa**  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Point of Contact:**  
Richard.Williams  
520-316-6921  
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## COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

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## PROJECT DATA

|                                |                                            |
|--------------------------------|--------------------------------------------|
| Site Gross Acres               | 4.89 +/- gross acres                       |
| Site Addresses                 | 17985 N. Greythorn Dr., Maricopa, AZ 85138 |
| Existing Site Uses             | Police Substation                          |
| Proposed Site Uses             | Public/Institutional; Recreational         |
| Existing General Plan Land Use | Employment (E); Mixed-Use (MU)             |
| Existing Zoning                | Transitional (TR)                          |

## **SURROUNDING ZONING/LAND USE**

| Direction | General Plan Land Use            | Existing Zoning                  | Existing Use |
|-----------|----------------------------------|----------------------------------|--------------|
| North     | Medium Density Residential (MDR) | Single-Family Residential (CR-3) | Residential  |
| East      | Employment (E)                   | Transitional (TR)                | Recreational |
| South     | Employment (E); Mixed-Use (MU)   | Transitional (TR)                | Recreational |
| West      | Mixed-Use (MU)                   | Planned Area Development (PAD)   | Vacant       |

## **ANALYSIS**

### **Details of the Request**

The City is requesting to rezone the subject site from the existing Transitional (TR) zoning to the Public-Institutional (PI) zoning district, in order to accommodate for a recreational facility, which will act as an extension of the existing Copper Sky complex. Further, the request, if approved, will remove the site from the old Pinal County zoning inherited by the City and require the new development to adhere to the prevailing City zoning and applicable codes, which will be processed separately through a Development Review Permit (DRP). Before the submission of the DRP. See the requested details below.

1. A minor General Plan Amendment to the Future Land Use Map from Employment (E) and Mixed Use (MU) to Public/Institutional (P).
2. A rezone from the existing Transitional (TR) zoning district in the previous zoning code to the Public-Institutional (PI) zoning district within the current City Zoning Code.

### **General Plan Amendment**

There are currently two (2) General Plan future land use designations on the subject site. The first designation is Mixed Use (MU), which covers the western half of the site. This designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single-use projects are discouraged. The second designation on the site is Employment (E), which covers the eastern half of the property. This category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses.

The Minor General Plan Amendment is necessary for the approval of the companion rezone request, as the Public-Institutional (PI) zoning district is not the most compatible with the existing Employment (E) and Mixed Use (MU) future land use designations. Given the request, a General Plan land use designation of “Public/Institutional (P)” would be more compatible land use with the proposed zoning district. The proposed rezone request cannot proceed without the approval of the minor General Plan Amendment. With this proposed amendment the project will meet the following General Plan Objectives:

1. 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.
  - a. *Staff Analysis: The requested rezone will transition the subject site from the pre-existing Transitional (TR) zoning district from Pinal County to an existing City zoning district.*
2. Objective G2.1.11: Evaluate existing Community Service assets to maximize future programming and expansion of uses.

- a. Staff analysis:** *The request will allow for the expansion of recreational use square footage in the Copper Sky Recreational Complex, and elevate the level of sports and activities programming provided for residents.*

### **CITIZEN PARTICIPATION:**

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Prior to recommending approval of the Minor General Plan Amendment and Rezoning requests, 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, two (2) public notice signs 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 D – Citizen Participation Report).

- August 26, 2024 - Signs Posted
- August 26, 2024 - 1<sup>st</sup> Notification letters sent
- August 26, 2024 - Notice Posted on the City Website
- September 12, 2024 - Neighborhood meeting held
- September 25, 2024 - 2<sup>nd</sup> Notification letters sent
- September 26, 2024 - Newspaper notice published in the Casa Grande Dispatch
- October 14, 2024 - Planning and Zoning Commission (Public Hearing)

### **PUBLIC COMMENT**

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At the time of writing this report, staff received 15 emails providing public comment for the request. 13 of the comments were related to the programming of a future recreation facility, and inquiries on the sports and activities that the facility may include. Two (2) of the comments received were in general opposition to the proposal. The first comment in opposition cited traffic and congestion concerns, and the second cited concerns regarding public safety and potential for crime around the facility and adjacent residential areas.

### **REQUIRED FINDINGS**

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

1. The amendment is consistent with the General Plan.

**Staff Analysis:** *The proposed Rezone/Zoning Map Amendment adheres to the General Plan's future land use designation for the site, Public/Institutional (P).*

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 Rezone/Zoning Map Amendment will allow for additional recreational uses within the Copper Sky Recreational Complex. The proposed project behind this rezone request will complement the existing facility and will help meet the overall goals of providing greater recreational amenities for residents.*

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 request will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

## **CONCLUSION**

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The Planning and Zoning Commission recommends **approval** of Minor General Plan Amendment **case GPA24-02**, as amended by the Mayor and City Council.

The Planning and Zoning Commission recommends **approval** of Rezone/Zoning Map Amendment **case ZON24-01**, as amended by the Mayor and City Council.

## **ATTACHMENTS**

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**Exhibit A:** Project Narrative

**Exhibit B:** General Plan Amendment Map

**Exhibit C:** Zone Change Map

**Exhibit D:** Citizen Participation Report

-- End of staff report --