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STAFF REPORT

CASE # ZON24-03

To:	Planning and Zoning Commission
Through:	Rick Williams, Planning and Zoning Manager
From:	LaRee Mason, Associate Planner
Meeting Date:	June 9, 2025

REQUEST

PUBLIC HEARING: ZON24-03 White Parker Rezone: A request by the City of Maricopa to rezone approximately 5.10-acres of land from the existing General Rural (GR) Zone to the General Commercial (GC) zoning district, generally located at the northwest corner of W. Blazen Trail and N. White and Parker Rd.; **DISCUSSION AND ACTION.**

APPLICANT/OWNER

Tom Pender, Pender Engineering
P.O. Box 1245
Cottonwood, AZ 86326

ETP Investments, LLC
P.O. Box 653
Mount Pleasant, MI 48804

PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±5.10 gross acres
Land Use Designation	Mixed Use
Existing Zoning	General Rural (GR)
Proposed Zoning	General Commercial (GC)
Proposed Uses	Commercial

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Mixed Use	General Rural (GR)	Rural Residential
East	Employment Medium Density Residential	General Rural (GR)	Multi-Family Residential
South	Mixed Use	General Rural (GR)	Rural Residential
West	Mixed Use	General Rural (GR)	Rural Residential

ANALYSIS

Details of the Request

The applicant is requesting a map amendment to rezone the subject site from the existing General Rural (GR) zoning to the General Commercial (GC) zoning district, in an effort to bring commercial development along North White and Parker Road.

The General Commercial (GC) zoning district supports retail and service-oriented businesses to serve a surrounding area within five miles. Uses routinely found in this zoning district are storefronts, wholesale businesses, and specialized retail.

Site History

In 1991, the Seven Ranches Domestic Water Improvement District was approved through a Pinal County resolution to support a rural residential community. The subject parcel, a vacant 5-acre mixed-use rural property, was part of the Seven Ranches Colonia development bounded by W. Honeycutt Road to the North, N. White & Parker Road to the East; Seven Ranch Road to the South, and N. Porter Road to the West. The subject property has remained vacant.

ADHERENCE TO THE GENERAL PLAN

Rezone request ZON24-03 is in conformance with the following goals and objectives outlined the City of Maricopa General Plan. This rezone request conforms to the City of Maricopa's adopted general plan.

Objective B1.1.4

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.3.3

Promote a variety of commercial and retail spaces to expand opportunities for small businesses.

CITIZEN PARTICIPATION

Prior to recommending approval of the Rezoning request, the applicant 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, 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 H – Citizen Participation Report).

April 22, 2025	–	Neighborhood Notification
April 23, 2025	–	Sign Posting
April 24, 2025	–	Casa Grande Dispatch Publication
May 12, 2025	–	Neighborhood Meeting
June 9, 2025	–	Planning and Zoning Commission

REQUIRED FINDINGS

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

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, General Commercial (GC), 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 the Planning Commission forward a favorable recommendation to City Council and approve **Case# ZON24-03**, subject to the conditions of approval stated in Exhibit A.

ATTACHMENTS

Exhibit A: Conditions of Approval

Exhibit B: Legal Description

Exhibit C: Project Narrative

Exhibit D: Aerial Map

Exhibit E: General Plan Map

Exhibit F: Existing Zoning Map

Exhibit G: Proposed Zoning Map

Exhibit H: Citizen Participation Report

--End of Staff Report--