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STAFF REPORT — Case Number: ZON21-02

To:	Planning and Zoning Commission
Through:	Corin Hooper, Economic & Community Development, Planning and Zoning manager
From:	Peter Margoliner, Assistant Planner
Meeting Date:	July 12, 2021

REQUESTS

PUBLIC HEARING ZON21-02 Hancock Communities Zoning Map Amendment: A request by Pew & Lake to rezone approximately 28 acres, from existing General Business (CB-2) to Multiple Unit Residential (RM) generally located on the Southwest Corner of Honeycutt Road and Gunsmoke Road. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant:	Owner:
Sean B. Lake, PLC 1744 S Val Vista Dr. Mesa, AZ 85204 Phone: (480) 461 4670	MR Investments #3 LLLP 17425 N 101ST Way Scottsdale, AZ 85255

COUNCIL PRIORITIES CONSIDERED

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

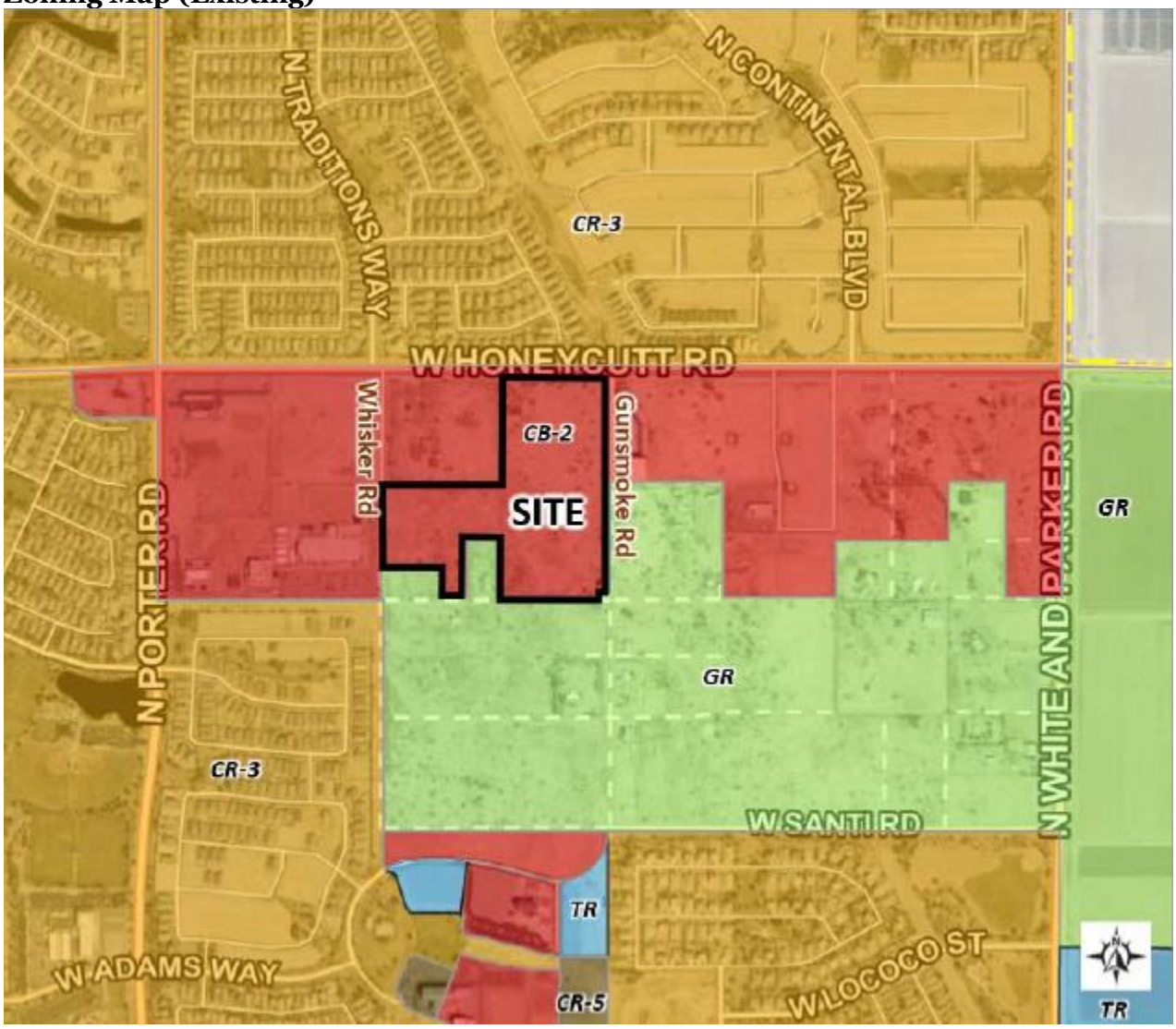
PROJECT DATA

Site Gross Acres	28 acres
Parcel #	510-71-034A, 510-71-033B, and a portion of 510-71-011G
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	General Commercial – CB-2
Proposed Zoning	Multiple Family residential - RM
Overlay Zoning	None

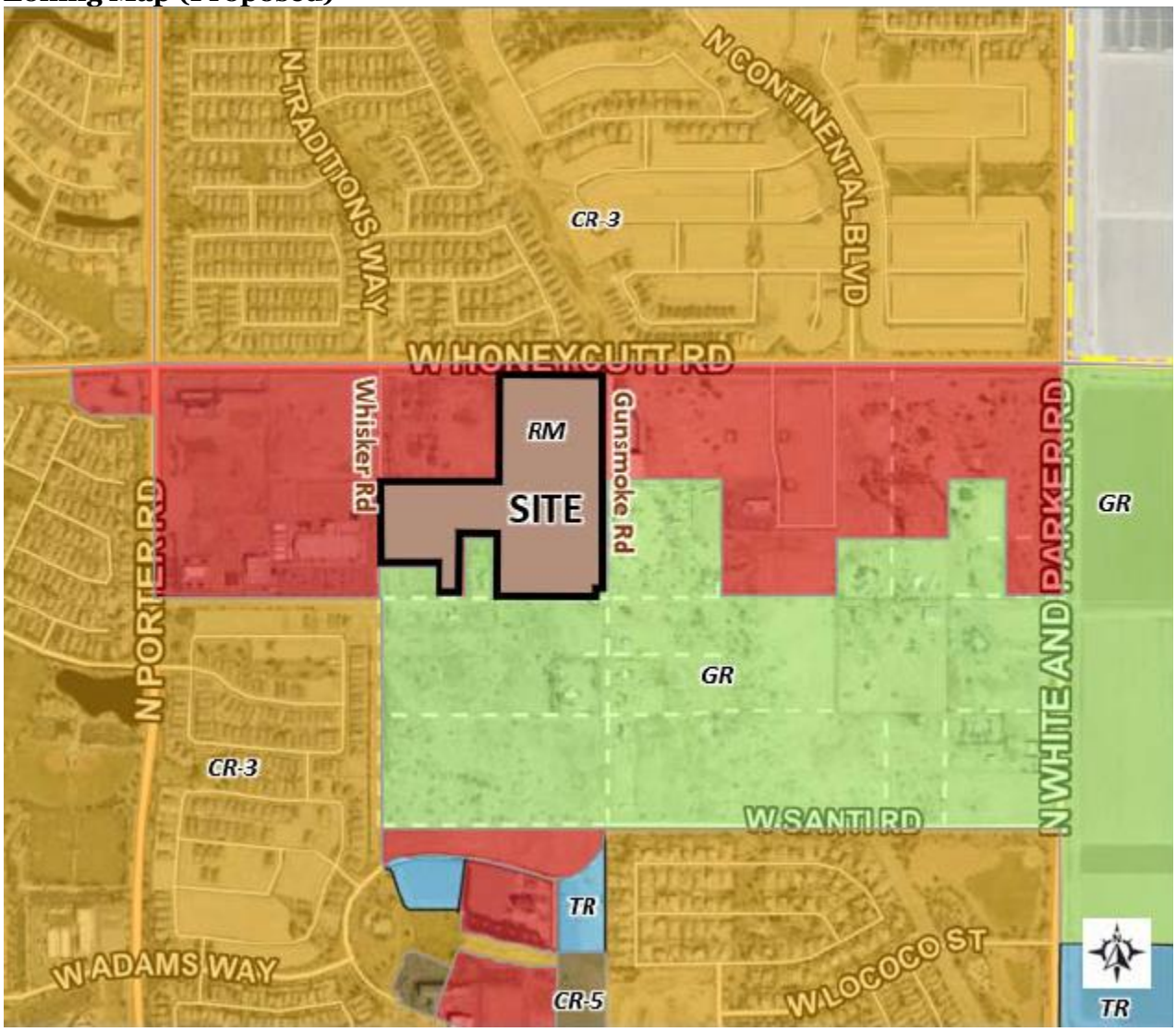
SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 Residential	Homestead
East	Mixed Use	CB-2 Commercial and GR General Rural	Self storage and vacant
South	Mixed Use	GR General Rural	Vacant and Single Family Residential
West	Mixed Use	CB-2 and CR-3	Church and Vacant

Zoning Map (Existing)



Zoning Map (Proposed)



HISTORY SUMMARY

- 2003 – Rezoned to CB-2 Zoning, Pinal County Case # PZ-17-03.
- 2021 – Rezoned to RM Multiple Unit Residential, City of Maricopa Case # ZON21-02

ANALYSIS

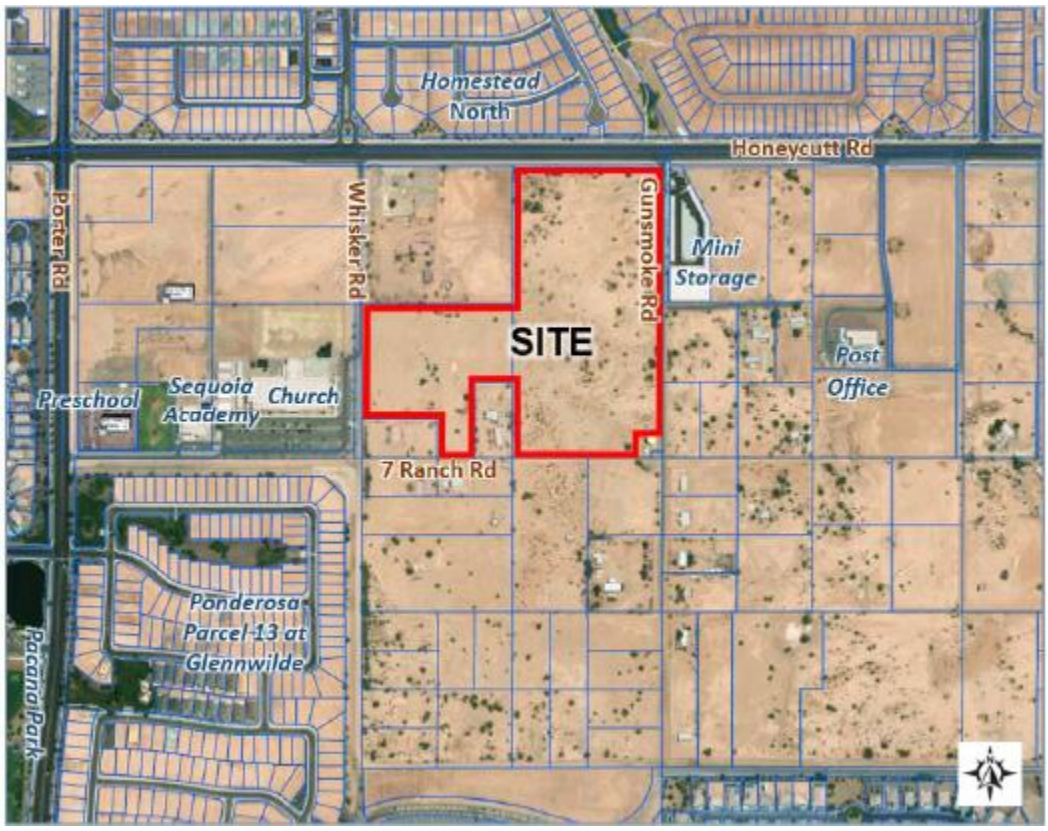
The applicant is requesting a rezone from General Business (CB-2) Zoning (previous Zoning Code) to Multiple Unit Residential (RM), existing zoning code. This zone change request will allow the applicant to develop a proposed single story multi family residential project, the development of this project further meets the goals of the city's housing plan to provide a more varied housing mix within the City of Maricopa. The multifamily residential development is an allowed use under the RM Zoning District. The review of the development site plan for the multifamily component is currently in process under a development review permit application that will come to the Planning and Zoning Commission for review. Refer to Exhibit B for Zone Map.

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

The land use designation per the General Plan indicates the area as Mixed Use, allowing for a multifamily development. 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 achieve 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 nusances are encountered, the City will enforce the authority provided by code.

SUBJECT SITE



CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below. Refer to Exhibit C, Citizen Participation Report.

- June 21, 2021 - Notification letters sent
- June 23, 2021 - Sign posted
- July 8, 2021 - Neighborhood Meeting
- July 12, 2021 - P&Z Commission meeting

Required Findings

In accordance with Zoning Code *Sec. 18.155.070 Required Findings*, the decision making body shall evaluate that the proposed development conforms to the policies of the General Plan as well as any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The amendment is consistent with the General Plan;

   Staff Analysis: *The proposed zone change to 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 thoughout 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:

Staff recommends approval of **case ZON21-02** 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 # ZON21-02 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.

4. Prior to the City Council approval of the ZON21-02, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207 and as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report –