



39700

Maricopa City Council

March 4, 2025

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Pectol and Honeycutt Rezone

Zoning Map Amendment
ZON25-02

Presented by: LaRee Mason

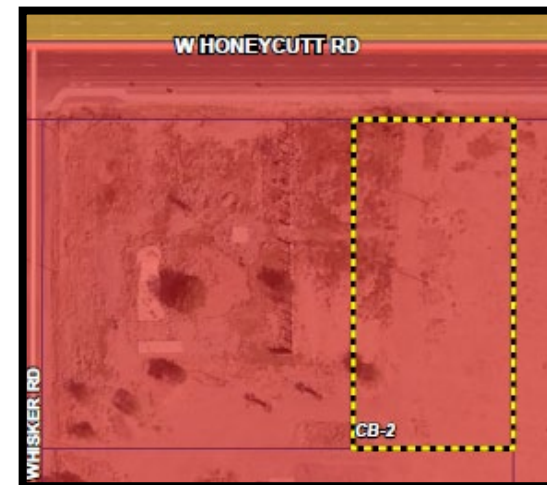
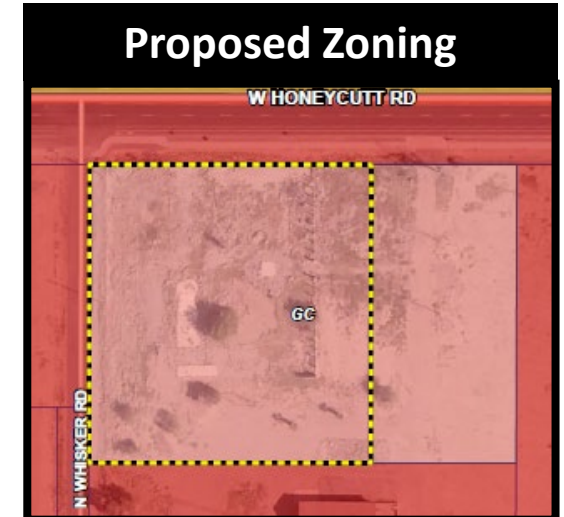
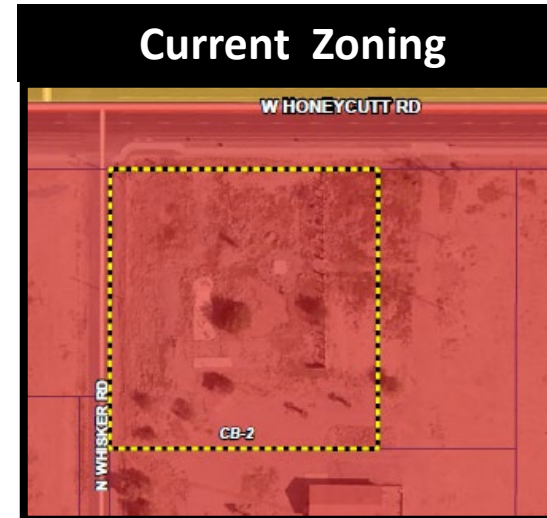


Details of the Request

Zoning Map

Request:

- A request by the City of Maricopa to rezone approximately 2.93-acres of land
- Approval will rezone ±2.93 acres from the General Business(CB-2) zoning district to the General Commercial (GC) zoning district
- Subject property located 0.3-miles east of N. Porter Road and W. Honeycutt Road.



Staff Analysis

Conformance with General Plan:

Proposed rezone is in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

General Plan Objectives:

Objective B1.1.4.

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

Objective B1.3.1.

Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.

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.

Staff Analysis Continued

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

- I. The amendment is consistent with the General Plan.
- II. 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
- III. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Public Outreach

- January 16, 2025 - Notifications sent
- January 16, 2025 - Notice Posted on the City Website
- January 20, 2025 - Sign posted on subject site
- February 5, 2025 - Neighborhood Meeting
- February 6, 2025 - Noticed published in the Casa Grande Dispatch
- February 24, 2025 - Planning and Zoning Commission (Public Hearing)

No emails nor phone calls were received requesting additional information.

Recommendation

Staff recommends Council concur with the Planning and Zoning Commission and approve Case No. **ZON25-02**.