

# **City Recreational Facility**

## *Minor General Plan Amendment and Rezone*

### *GPA24-02 & ZON24-01*

***Presented by: Richard Williams***



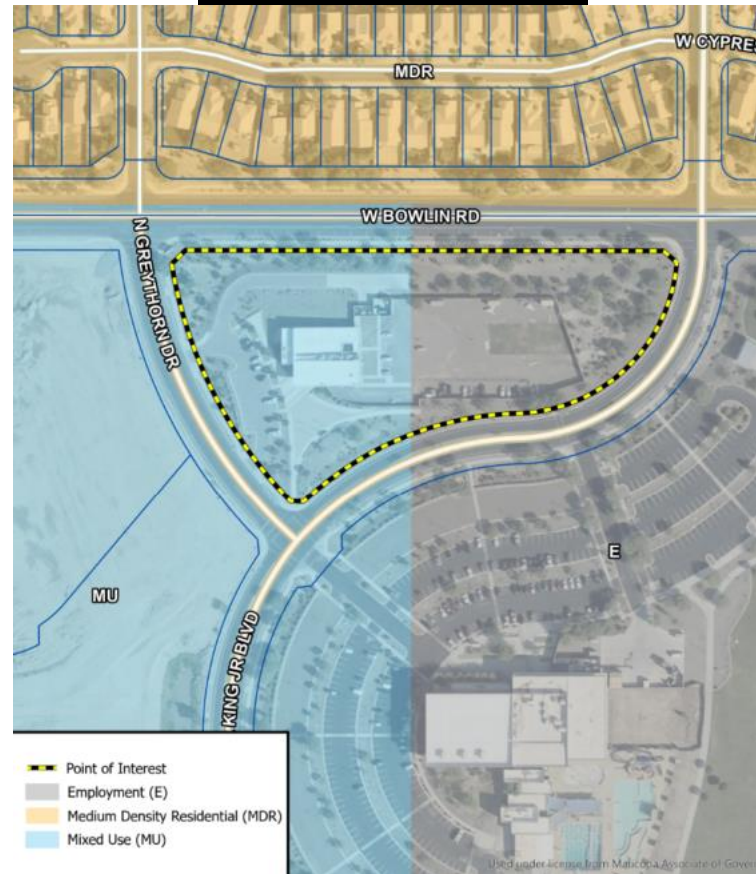
# Details of the Request

## General Plan Amendment Map

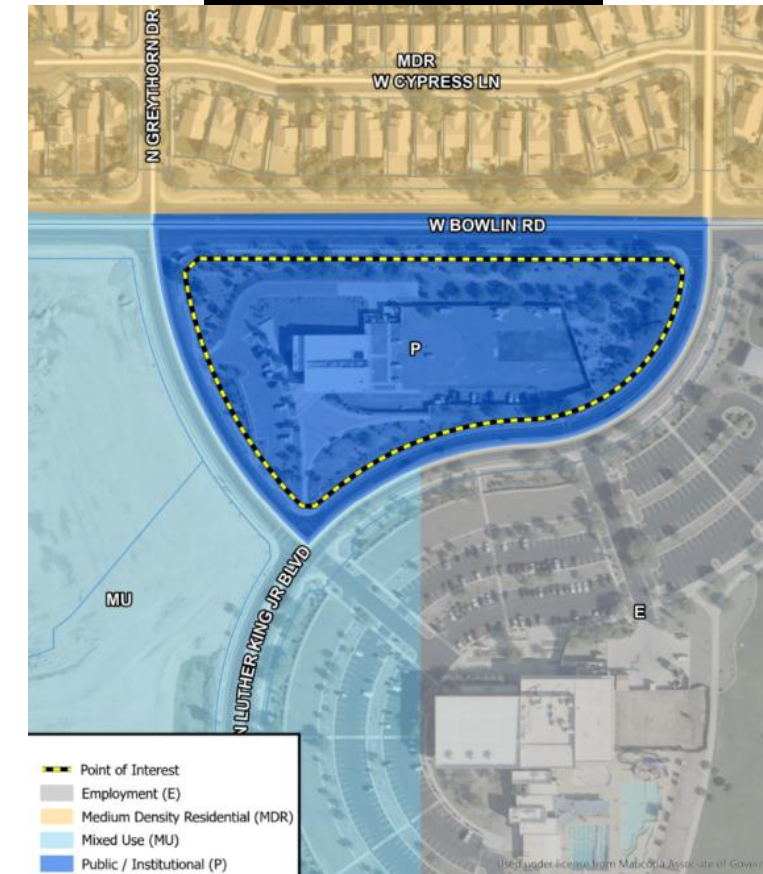
### Request:

- A Minor General Plan Amendment on approx. 4.89 acres from Employment (E) and Mixed-Use (MU) to Public/Institutional (P).
- A Rezone on approx. 4.89 acres from the Pinal County Transitional (TR) zoning to the City of Maricopa's Public-Institutional (PI) zoning district.
- These requests are in anticipation of a new City of Maricopa Gym & Field House building north of the existing Copper Sky complex.
- The Minor General Plan Amendment is necessary for the approval of the companion Rezone request.

Current Designations



Proposed Designation



# Details of the Request

## Zone Change Map

### Request:

- A Minor General Plan Amendment on approx. 4.89 acres from Employment (E) and Mixed-Use (MU) to Public/Institutional (P).
- A Rezone on approx. 4.89 acres from the Pinal County Transitional (TR) zoning to the City of Maricopa's Public-Institutional (PI) zoning district.
- These requests are in anticipation of a new City of Maricopa Gym & Field House building north of the existing Copper Sky complex.
- The Minor General Plan Amendment is necessary for the approval of the companion Rezone request.

Current Zoning



Proposed Zoning



# Staff Analysis:

## Conformance with General Plan:

- The proposed General Plan future land use designation of Public/Institutional (P) will be consistent with the proposed Public-Institutional (PI) zoning district for the site.

## General Plan Objectives:

- 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: 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.*
- Objective G2.1.11: Evaluate existing Community Service assets to maximize future programming and expansion of uses.
  - *Staff analysis: The request will allow for the expansion of recreational building square footage in the Copper Sky Recreational Complex and elevate the level of sports and activities programming provided for residents.*

# Staff Analysis:

## Conformance with the Zoning Ordinance:

- The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The City Council shall make the following findings in their recommendation to the City Council:
  1. The amendment is consistent with 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
  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.

# Public Outreach:

- |                    |                                                    |
|--------------------|----------------------------------------------------|
| August 26, 2024    | – Signs Posted                                     |
| August 26, 2024    | – 1st Notification letters sent                    |
| August 26, 2024    | – Website Posting                                  |
| September 12, 2024 | – Neighborhood Meeting                             |
| September 25, 2024 | – 2nd Notification letters sent                    |
| September 26, 2024 | – Newspaper Notice – Casa Grande Dispatch          |
| October 14, 2024   | – Planning and Zoning Commission (Public Hearings) |

# Recommendation:

- Staff recommends the Mayor and City Council approve Minor General Plan Amendment **case GPA24-02**.
- Staff recommends the Mayor and City Council approve Rezone/Zoning Map Amendment **case ZON24-01**, as amended by the Mayor and City Council.