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Copper Sky Rezone Project Narrative:

The city of Maricopa is looking to rezone lots 510-12-014E, 510-12-014H, 510-12-014D, and 512-35-4190 of the Copper Sky multigenerational center. Lots 51012014E, 510-12-014D, and 512-35-4190 are currently zoned CB-2 General Business Zone and lot 51012014H is zoned TR - Transitional zone; none of the lots currently have any permanent structures on them. The existing zoning for these lots is based on the previous zoning code that was adopted from the pinal county zoning code when the City of Maricopa was first incorporated. Since incorporation the city of Maricopa has adopted a new zoning code and the rezone will help reflect this. The rezone will also make it so the lots are in conformance with the general plan. Please refer to figure 1 for a general location of the parcels.

Surrounding Area:

Refer to figure 1 for an aerial view of the subject parcels and the surrounding area. Parcels 51012014E, 510-12-014D, and 512-35-4190 are bounded to the north by Bowlin Rd, a small gas station zoned CB-1 Local Business Zone and Desert Cedars which is zoned CR-3 Single Family Residence. They are bounded to the East by the Maricopa Police Department Substation. Bounded to the south by parcel 51012014H and bounded to the west by John wayne parkway and Alterra South which is zoned CR-3 Single family residence.

Parcel 51012014H is Bounded to the north by parcel 51012014E which is zoned CB-2 General Business Zone. To the east by the main building of the copper sky development, to the south by Parcel 51012014J which is Zoned MU-G Mixed Use General. To the west it is bounded by john wayne parkway and alterra south which is zoned CR-3 single family residence.

Excisting conditions and Proposed change:

- Parcel 51012014H is 10.46 acres and is currently zoned TR – Transitional, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Parcel 51012014E is 8.78 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.

- Parcel 51012014D is .86 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Parcel 512-35-4190 is .1 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Please refer to figure 2 for a view of the current zoning for the subject parcels and figure 3 for the proposed zoning of the subject parcels

Figure 1:

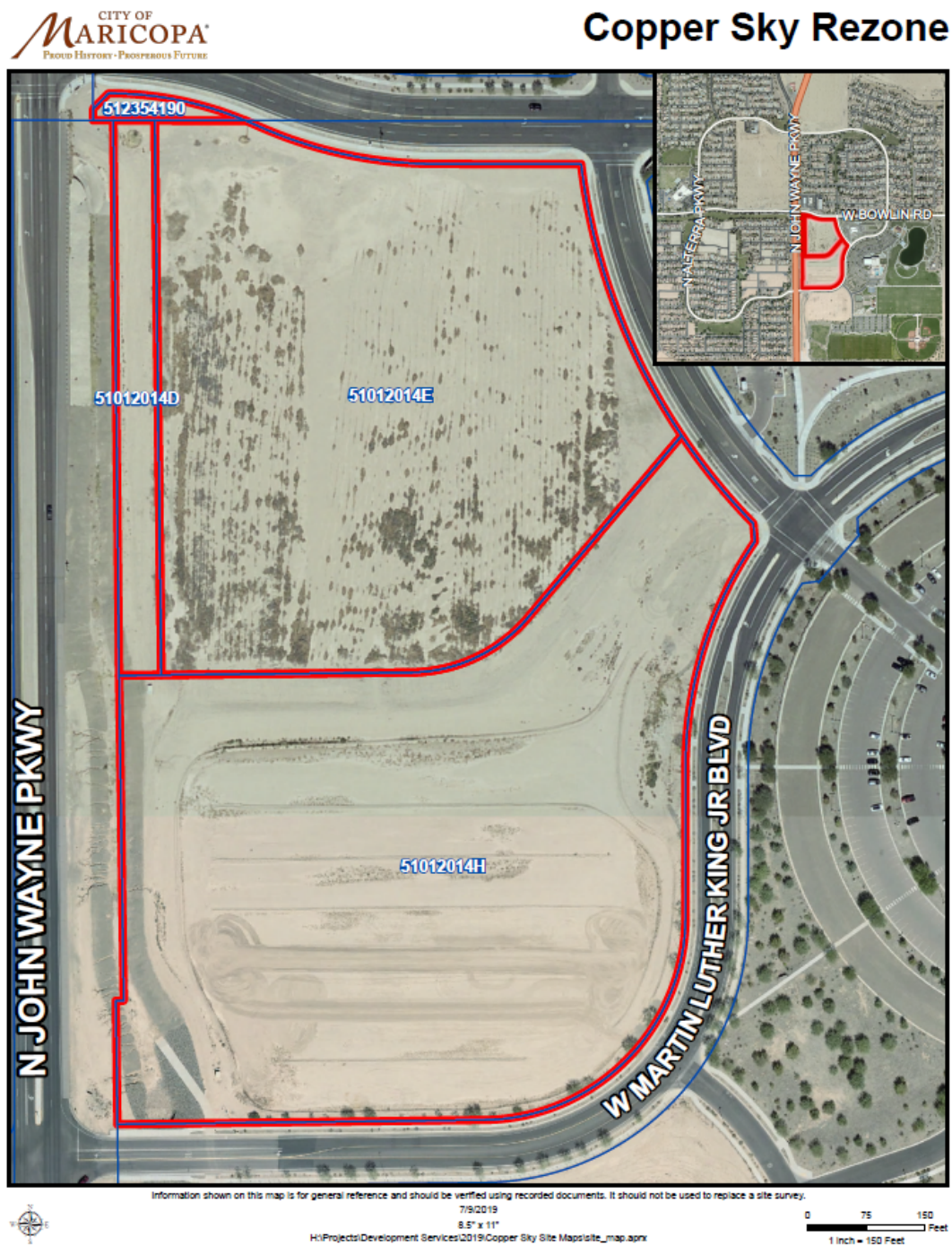


Figure 2:

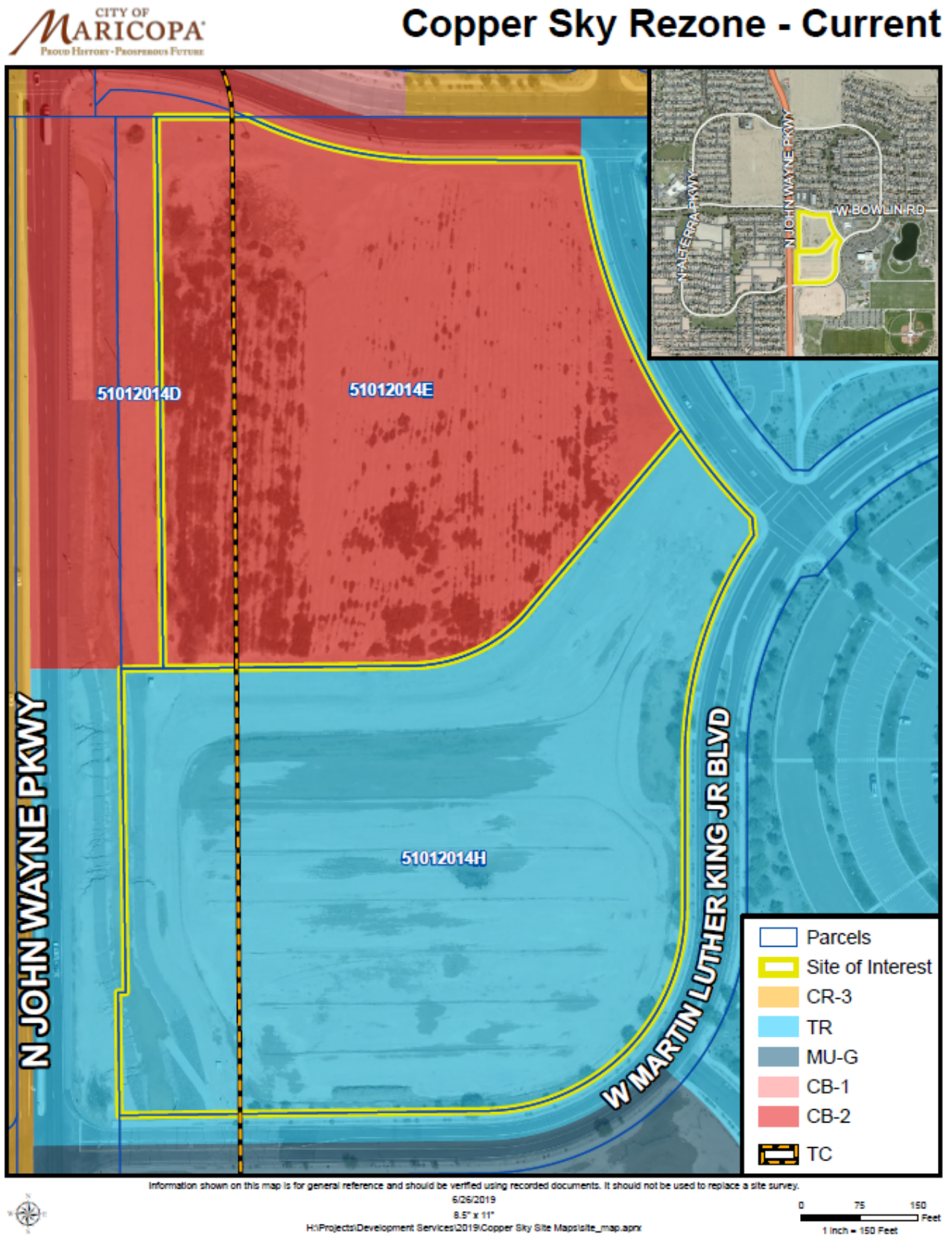


Figure 3:

