



City Council

August 6, 2019

PAD19-02 Stonegate Major Amendment



Request

- **PUBLIC HEARING: PAD19-02:**
 - A request by Sanks and Associates, LLC on behalf of Maricopa Stonegate, LLC
 - Amend the Stonegate Planned Area Development (PAD) Ordinance 08-07, proposed modifications to the development land use plan, permitted uses, and development standards.



Development Process



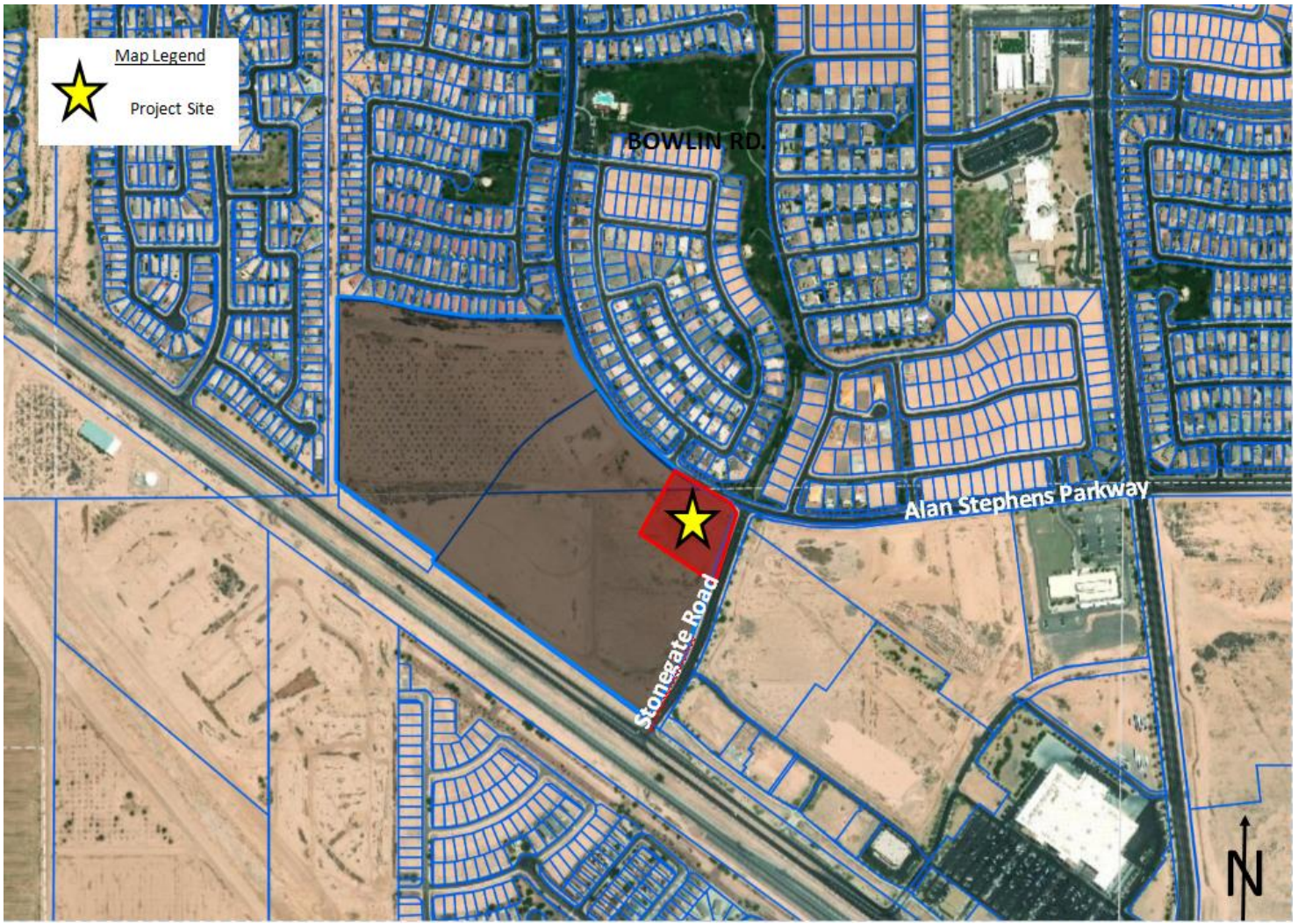


Site Info

- **Site Acreage:** 3.84 Acres
- **Lot Size:** 167,262 Square-Feet
- **Parcel #:** 510-12-019A
- **Site Address:** 42200 W. MCG Highway
- **Existing Zoning:** Light Industry & Warehouse (CI-1)
- **General Plan Land Use:** Employment (E)



Site Location





Required Findings

- As required by Sec. 510.04 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to City Council:
 - The amendment is consistent with the General Plan, Subdivision Ordinance and any applicable master plans of the city
 - The site is physically suitable for the type and intensity of the land use being proposed
 - Adequate transportation facilities
 - Development carries out a more efficient use of the land and an excellence of architecture and site design

*****Refer to staff report p. 4 for staff's findings*****



Recommendation

- **The Planning and Zoning Commission recommended approval of PAD Major Amendment request case # PAD19-02, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.**



QUESTIONS?