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STAFF REPORT

CASE # ZON25-01

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Manager
From: LaRee Mason, Associate Planner
Meeting Date (Continued): March 24, 2025

REQUEST

ZON25-01 Maricopa Museum Rezone: A request by the City of Maricopa to rezone Assessor Parcel Number 512-01-0010, approximately ±2.5-acres of land, from Single Family Residence/Planned Area Development (CR-3/PAD) to Public-Institutional (PI), located at 20864 N. Smith Farms Road, Maricopa, AZ, 85138. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City of Maricopa
 Contact: LaRee Mason
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

John Smith and Mary Lou Family Trust
 P.O. Box 57
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Phone: 520-316-6928
 Email: LaRee.Mason@maricopa-az.gov

PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres ±2.5 gross acres
 Land Use Designation Medium Density Residential (M)
 Existing Zoning Single Family Residence/PAD (CR-3/PAD)
 Proposed Zoning Public Institution (PI)
 Proposed Uses Public Museum

SURROUNDING ZONING & LAND USE

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|----------------------------|----------------------|--------------|
| North | Medium Density Residential | Single Family (CR-3) | Residential |
| East | Medium Density Residential | Single Family (CR-3) | Residential |
| South | Medium Density Residential | Single Family (CR-3) | Residential |
| West | Medium Density Residential | Single Family (CR-3) | Residential |

ANALYSIS

Details of the Request

The City of Maricopa is requesting to rezone the subject site from Single Family Residence/Planned Area Development (CR-3/PAD) to Public-Institutional (PI) for the restoration and operation of the Smith Family Farm Maricopa Museum.

The proposed rezone would allow for a residential conversion to a museum within the city limits. The building, its contents, and site location provide a unique opportunity for the City to preserve, celebrate, and to share local Maricopa history. The General Plan designation, Medium Density Residential (M), supports the rezone request for a cultural facility. If approved, the next in the process will be to obtain Development Review Permit approval for the site.

Site History

The subject parcel, 512-04-0010, a 2.5-acre property, was zoned Single Family Residence/Planned Area Development (CR-3/PAD), under Planning Cases PZ-056-98 and PZ-PD-056-98, Rancho Santa Cruz Master Planned Community. The Rancho Santa Cruz Master Planned Community changes modified ±1,172-acres of the ±3,200-acre Maricopa Groves Area Plan, created under Planning Case PZ-C-79-85.

ADHERENCE TO THE GENERAL PLAN

This Rezone request is in conformance with the following goals and objectives outlined the City of Maricopa General Plan.

Objective G4a.1.4.

Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.

Objective H2.c.1.8.

Preserve history and culture through public facilities and private partnerships in the form of a history museum, auditorium, cultural center, etc.

CITIZEN PARTICIPATION

Prior to recommending approval of the General Plan Amendment and Rezoning request, the city has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed requests required by the city's Zoning Code. The public participation report includes one (1) neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign within the subject area, and a legal notice published in the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit F – Citizen Participation Report).

- February 3, 2025 - Notifications sent
- February 4, 2025 - Sign posted on subject site
- February 11, 2025 - Notice Posted on the City Website
- February 19, 2025 - Neighborhood Meeting
- February 20, 2025 - Noticed published in the Casa Grande Dispatch
- March 10, 2025 - Planning and Zoning Commission (Public Hearing)

The Neighborhood Meeting was held on February 19, 2025 at 6:00 p.m. at the Maricopa Library and Cultural Center. Fifteen residents and three staff members were in attendance.

Residents expressed concerns regarding traffic, site access, and impacts to the neighborhood, as well as the significance of the Public-Institutional (PI) zoning district in the longterm. Staff stated that the operational aspects of the museum were still being discussed internally and that minutes of the neighborhood meeting would be forwarded to those engaged in the discussion. Additionally, staff stated that the rezone request was specific to the operation of a proposed museum. Any change in land use, commercial or residential, would have to go through the public hearing process and an additional neighborhood meeting.

At the time of this report, one letter was received by staff opposing the museum (see Exhibit E – Citizen Participation Report).

PLANNING COMMISSION – MARCH 10, 2025

Due to concerns over clarity on site circulation and neighborhood impact, the Commission tabled ZON25-01 for a future date citing lack of information. Specific comments and concerns are to follow.

Commission

- Commissioners requested depictions to illustrate site functionality and neighborhood interaction.
- Commissioners voiced project skepticism on location, as well as sufficient foot traffic to support the proposed use.

Public Support

- A resident commended the effort to support local history and stated that the existing traffic impacts are due to N. Butterfield Parkway's proximity to Fry's Marketplace and broader roadway network.

Public Disapproval

- Another member of the public expressed that the use would increase traffic and not add historic significance to the area.

Staff is returning to the Commission on March 24, 2025, with a conceptual site plan depicting circulation, parking, and fencing (refer to Exhibit F).

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The rezone/zoning map amendment is consistent with the General Plan;

Staff Analysis: *The proposed Rezone adheres to the General Plan's future land use designation for the site, Medium Density Residential (M).*

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: *If approved, the rezone request will advance the General Plan objectives to provide for a suburban lifestyle with planned, single-family residential neighborhoods, which include open space, recreation, and cultural opportunities.*

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 request will promote growth in an orderly manner and protect public health, safety, peace, comfort and general welfare.*

RECOMMENDATION

Staff recommends **approval** of Rezone/Zoning Map Amendment case # **ZON25-01**, subject to the conditions of approval stated in this staff report, or as amended by the Planning Commission.

1. The rezone request Case#ZON25-01, shall adhere to all applicable development standards of the Maricopa Zoning Code.
2. The development shall be responsible for any off-site and on-site improvements identified by the City's Engineering Division with the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
5. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.

ATTACHMENTS

- Exhibit A:** Project Narrative
- Exhibit B:** Existing General Plan Map
- Exhibit C:** Existing Zoning Map
- Exhibit D:** Proposed Zoning Map
- Exhibit E:** Citizen Participation Report
- Exhibit F:** Conceptual Site Plan

--End of Staff Report--