



STAFF REPORT

Case # **GPA23-03 & ZON23-02**

To: Planning and Zoning Commission
 Through: Rick Williams, Planning and Zoning Manager
 From: Alexander Bosworth, Planner
 Meeting Date: May 22, 2023

REQUESTS

PUBLIC HEARING – GPA23-03 – McDavid & Green– A request by the City of Maricopa to amend the General Plan Future Land Use Designation for approximately 2 acres from the existing Mixed Use (MU) designation to an Employment (E) designation. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. **Discussion and Action.**

PUBLIC HEARING – ZON23-02 – McDavid & Green– A request by the City of Maricopa to rezone approximately 2 acres from the existing General Rural (GR) zoning district to the Light Industrial (LI) zoning district. The site is generally located on the northeast corner of N. Green Rd. and W. McDavid Rd. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: City of Maricopa
 Case Planner: Alexander Bosworth
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Owner: City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	+/- 2 acres
Parcel #	510-17-0150
Site Address	46250 W. McDavid Rd., Maricopa, AZ 85139
Existing Site Use	Recycling Center
Existing General Plan Land Use	Mixed Use (MU)
Proposed General Plan Land Use	Employment (E)
Existing Zoning	General Rural (GR)
Proposed Zoning	Light Industrial (LI)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Mixed Use (MU)	GR General Rural	Vacant
East	Mixed Use (MU)	GR General Rural	Residential
South	Medium Density Residential	PAD (Planned Area Development)	Residential
West	Master Planned Community	PAD (Planned Area Development)	Vacant

ANALYSIS

Details of the Request

The City of Maricopa is requesting:

1. A minor General Plan Amendment to the Future Land Use Map from Mixed Use (MU) to Employment (E).
2. A rezone from the existing General Rural (GR) zoning district to the Light Industrial (LI) zoning district.

General Plan Amendment

The existing land use on the site is Mixed Use (MU) which was intended to foster creative design for developments that desire to combine commercial, office and residential components. Single-use projects are discouraged. The Employment (E) category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation.

The minor General Plan Amendment is necessary for the approval of the companion rezone request, as the Light Industrial (LI) zoning district is not compatible with the existing Mixed Use (MU) land use designation. Given the request, a General Plan land use designation of "Employment (E)" would be more compatible land use with the proposed zoning district. The proposed rezone request cannot proceed without the approval of the minor General Plan Amendment. With this proposed amendment the project will meet the following General Plan Objectives:

1. Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.
 - a. *Staff Analysis: The requested General Plan Amendment supports land use requests that improve the balance between housing and employment within the Maricopa Planning Area. This amendment will transition the two-acre subject site to the Employment (E) future land use designation.*
2. 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.
 - a. *Staff Analysis: The requested rezone will transition the subject site from the pre-existing General Rural (GR) zoning district from Pinal County to an existing City zoning district.*

Rezoning

The City is requesting to rezone the subject site from General Rural (GR) to Light Industrial (LI) for the continued operation of an existing recycling center. The intent of this request is to remove the site from the old Pinal County zoning inherited by the City and bring the site into compliance with prevailing City zoning and codes. As stated, the site is currently home to a recycling center, which was a legal non-conforming use within the previous code's General Rural (GR) zoning district. In order to bring the existing use in to conformity with City zoning, a rezone of the site is required, as a recycling center is an allowed use by right within the City's Light Industrial (LI) zoning district.

CRITERIA FOR APPROVAL

As required by Sec. 18.140.060 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

Staff Analysis: The proposed zone change will be compatible with the proposed General Plan's future land use designation of Employment (E). The Zoning Map Amendment cannot proceed without the minor General Plan Amendment.

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.

Staff Analysis: The rezone is necessary to achieve the balance of land uses desired by the City, will be consistent with the General Plan following the proposed amendment, and will increase the inventory of land within the Light Industrial (LI) zoning district.

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 rezone will protect the health, safety and general welfare of the area and will promote the growth of the City in an orderly manner.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezone, the City created a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A copy of the Participation Plan is available to be reviewed upon request.

- Legal Notices mailed out on 04/14/2023
- Website Posting on 04/17/2023
- Sign Posting on 04/18/2023
- Re-Notification by Mail on 04/24/2023
- Newspaper Notice in the Casa Grande Dispatch on 04/29/2023
- Neighborhood Meeting on 05/04/2023
- Public Hearing scheduled for 05/22/2023

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

RECOMMENDATION:

Staff recommends **approval** of **case GPA23-03 – McDavid & Green**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Staff recommends **approval** of **case ZON23-02 – McDavid & Green**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Project Narrative

Exhibit C: General Plan Amendment Map

Exhibit D: Zone Change Map

Exhibit E: Citizen Participation Report

-- End of staff report --