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STAFF REPORT

Case # GPA22-10 & ZON22-07

To: Planning and Zoning Commission
 Through: Rick Williams, Planning and Zoning Manager
 From: Alexander Bosworth, Assistant Planner
 Meeting Date: October 24, 2022

REQUESTS

PUBLIC HEARING – GPA22-10 Minor General Plan Amendment – Maricopa Commerce Center – A request by Alpine Development Partners, LLC for a minor General Plan Amendment on approximately 1.69 acres effectively changing the future land use designation from High Density Residential (HDR) to Employment (E). The site is generally located south of the southeast corner of W. Honeycutt Rd. and N. Porter Rd. **Discussion and Action.**

PUBLIC HEARING – ZON22-07 Zoning Map Amendment – Maricopa Commerce Center – A request by the City of Maricopa on behalf of Alpine Development Partners, LLC for a Zoning Map Amendment on approximately 3.61 acres effectively rezoning the site from the CB-2 (General Business) zoning district to the GC (General Commercial) zoning district. The site is generally located south of the southeast corner of W. Honeycutt Rd. and N. Porter Rd. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Alpine Development Partners, LLC
 Case Planner: Alexander Bosworth
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Owner(s):

 O Jon Terrace LLC
 Mailing Address: 18961 N. Shelby Dr.
 Maricopa, AZ 85138

 Legacy Charter LLC
 1627 W. Dusty Wren Dr.
 Phoenix, AZ 85085

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

| | |
|--------------------------------|--|
| Site Gross Acres | +/- 3.61 acres |
| Parcel # | 510-71-018P, 510-71-018R, 510-71-018U, 510-71-018Y |
| Site Address | N/A |
| Existing Site Use | Vacant |
| Proposed Site Uses | Commercial |
| Existing General Plan Land Use | Employment (E), High Density Residential (HDR) |

| | |
|--------------------------------|-----------------------|
| Existing Zoning | CB-2 General Business |
| Proposed General Plan Land Use | Employment (E) |
| Proposed Zoning | GC General Commercial |

SURROUNDING ZONING/LAND USE

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|--------------------------------|--------------------------------|---|
| North | Employment (E) | CB-2 General Business | Vacant |
| East | Employment (E) | CB-2 General Business | Residential |
| South | Employment (E) | CB-2 General Business | Sequoia Pathway Academy, Sunrise Preschools |
| West | Master Planned Community (MPC) | CR-3 Single Family Residential | Single Family Residential |

ANALYSIS

General Plan Amendment Request:

The applicant is proposing to change approximately 1.69 acres of land from the High Density Residential (HDR) General Plan future land use designation to the Employment (E) designation. In accordance with the acreage criteria set forth in the General Plan, staff classifies the proposed General Plan Land Use Map Amendment as Minor. This General Plan Amendment will take place entirely within parcel number APN # 510-71-018U, which is a portion of the total site that encompasses 3.61 acres.

The High Density Residential (HDR) land use designation was left over from a previous multifamily residential development proposal from 2020 (O’Jon Terrace Apartments), though this residential project was not continued. The current applicant for this site, Alpine Development Partners, LLC, is proposing a commercial development project currently consisting of two (2) new flex-commercial and retail buildings. They are currently being proposed as being 15,410+/- square feet and 25,600+/- square feet each per the Project Narrative in Exhibit A. The applicant has stated that they intend this development to attract “small business owners, construction trades, tile, plumbing, or other service-related business.”

The High Density Residential (HDR) land use is defined as a category that “provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents.” In contrast, the Employment Land Use is defined in the General Plan as “a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses... Residential uses are not intended in this designation.”

As the current zoning of the property is CB-2 General Business and the proposed zoning is GC General Commercial, and the surrounding parcels are all zoned for employment land uses/commercial activity, planning staff have determined that the General Plan Future Land Use designation for this site should be updated to best reflect the proposed uses for this site as well as the existing surrounding Employment (E) land use designation.

Zoning Map Amendment Request:

The City of Maricopa, on behalf of Alpine Development Partners, LLC, is proposing to rezone 3.61 acres of land from CB-2 General Business to GC General Commercial in order to update the site’s

zoning district from the previous zoning code left over from Pinal County, to the City's current zoning districts.

As the current General Plan Future Land Use map does not support this proposed zoning change on 1.69+/- acres of the subject site on parcel number APN # 510-71-018U, the applicant is requesting the aforementioned amendment to the General Plan Future Land Use map to the site. This proposed rezoning under case # ZON22-07 cannot move forward without the approval of the proposed minor General Plan Amendment under case # GPA22-10. With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider this concurrent Zoning Map Amendment (rezone). In the City General Plan, under the Land Use Element, Table 8 – Land Use Designations, Future Land Use Designations are listed with the corresponding Zoning Districts suited.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as both Employment (E) and High Density Residential (HDR). The High Density Residential category provides for multi-family dwellings that may be multi-story buildings, and is not intended for commercial uses.

The following General Plan Objectives are being met with this rezoning request.

1. Objective B1.1.4: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.
2. Objective B1.3.1: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities. Implement 2014 Zoning Code provisions to encourage the infill of existing residential areas with neighborhood serving commercial uses.
3. Objective B1.3.3: Promote a variety of commercial and retail spaces to expand opportunities for small businesses.
4. 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.

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.

- Sign Posting on 09/08/2022
- Newspaper Notice in the Casa Grande Dispatch on 09/08/2022
- Legal Notices mailed out on 09/09/2022
- Neighborhood Meeting was held on 10/03/2022
- Re-Notification by Mail was conducted on 10/06/2022
- Public Hearing scheduled for 10/24/2022

PUBLIC COMMENT:

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

CRITERIA FOR APPROVAL

As required by Sec. 509.14 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 current General Plan's future land use designation of Employment (E).

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 zone change amendment will allow for additional commercial opportunities within the area and will increase the inventory of land within this proposed 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 zone change will protect the health, safety and general welfare of the area and will promote growth in an orderly manner. The zone change will provide further opportunity for commercial and retail activity in the area.

CONCLUSION:

Staff recommends **approval** of **case GPA22-10 General Plan Amendment – Maricopa Commerce Center**, as amended by the Planning and Zoning Commission.

Staff recommends **approval** of **case ZON22-07 Zoning Map Amendment – Maricopa Commerce Center**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the ZON22-07, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.
3. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidelines. Offsite improvements includes infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
4. If the development is to be built and occupied in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases. These improvements include a contribution of cash-in-lieu to construct a median along Porter Rd. and installation and operating costs of street lights on Porter Rd. on property's frontage.

5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

ATTACHMENTS:

Exhibit A: Project Narrative

Exhibit B: General Plan Amendment Map and Zone Change Map

Exhibit C: Site Context Study

Exhibit D: Land Use Analysis

Exhibit E: Conceptual Site Plan

Exhibit F: Citizen Participation Report

Exhibit G: Legal Descriptions

-- End of staff report --