



City Council

June 6, 2023

GPA23-03 & ZON23-02 –

McDavid & Green



Request

- A request by the City of Maricopa for a General Plan Amendment on two (2) acres of City-owned property. The General Plan Future Land Use designation is proposed to change from existing Mixed Use (MU) to Employment (E).
- A concurrent request by the City of Maricopa to rezone the two-acre site from the existing General Rural (GR) zoning district to the Light Industrial (LI) zoning district.



Site Location





General Plan Map



Current General Plan Land Use Map



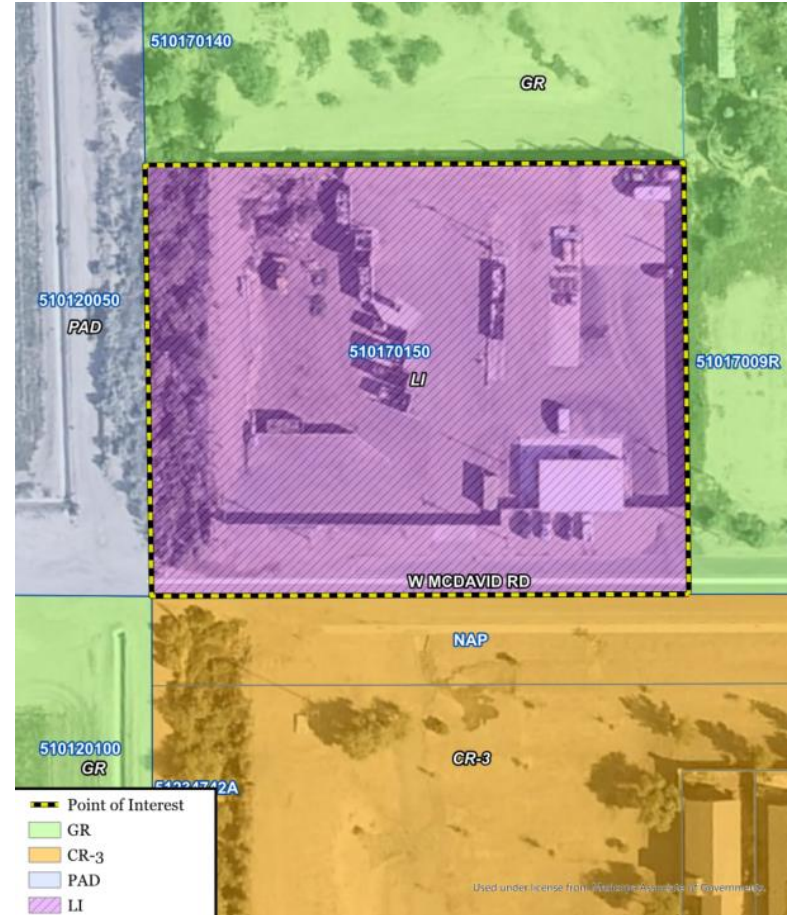
Proposed General Plan Land Use Map



Zone Change Map



Current Zoning Map



Proposed Zoning Map



Public Comment(s)

- As required per the City Code.
- April 14, 2023 – Notification letters went out to all local utilities.
- April 17, 2023 – Public agencies were notified.
- April 18, 2023 – Sign posting was posted on the subject site.
- April 29, 2023 – Newspaper Notice published in the Casa Grande Dispatch.
- May 22, 2023 – Public Hearing held at the Planning and Zoning Commission Meeting.
- No public comments were received at the time of the report provided to the Mayor and City Council.
- The Notification Report is available in Exhibit D.



Staff Findings

Staff supports the rezoning request as it satisfies the following findings:

- The amendment is consistent with the General Plan,
- 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,
- The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.



Recommendation

- Staff recommends for **Approval of case # GPA23-03** subject to the conditions set forth in the Staff Memo and as amended by the Mayor and City Council.
- Staff recommends for **Approval of case # ZON23-02** subject to the conditions set forth in the Staff Memo and as amended by the Mayor and City Council.