



STAFF REPORT

Case # GPA22-01

To: Planning and Zoning Commission

From: Rodolfo Lopez, Development Services Director

Meeting Date: February 14, 2022

REQUESTS

PUBLIC HEARING, GPA22-01 Minor General Plan Amendment: A request by the City of Maricopa on behalf of Pinal Feeding Company, Pinal Energy, AZ Grains, and Electrical District #3 to amend an appr the city's General Plan Land Use Map, approximately 154 acres from Master Planned Community (MPC) to Employment (E). The site is generally located just southeast from the southeast corner of N. White and Parker Rd and W. Maricopa Casa-Grande Hwy. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

City of Maricopa
 Project Manager: David Mclish
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Owner:
 Northside Hay Company
 8950 S. 52nd St, Suite 310
 Tempe, AZ 85284

Pinal Enegy LLC
 38585 W. Cowtown Rd.
 Maricopa, AZ 85138

Electrical District #3
 41630 W. Louis Johnson Dr.
 Maricopa, AZ 85138

AZ Grain Inc.
 PO Box 11188
 Casa Grande, AZ 85130

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

| | |
|---------------------------------|---|
| Site Gross Acres | 154 acres |
| Parcel # | 502-42-003A, 502-43-001M, 001L, 001P, 001N, 001H, 502-06-009F |
| Site Address | N/A |
| Existing Site Use | Various active industrial uses. |
| Existing General Plan, Land Use | Master Planned Community |
| Proposed Generla Plan, Land USE | Employment (E) |

SURROUNDING ZONING/LAND USE

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|-----------------------|------------------------|--------------------------|
| North | N/A | N/A | Maricopa Casa Grande Hwy |
| East | Employment | Industrial Zone (CI-2) | Vacant Land |
| South | N/A | N/A | Ak Chin Reservation |
| West | Employment | Transitional (TR) | Feed Lot |

SUBJECT SITE

ANALYSIS

A healthy local economy provides a mixture of residential, commercial, and industrial uses. As Maricopa continues to grow, there has been an exponential increase in residential homes, and the retail and commercial areas are beginning to expand as well. However, there is a lack of industry throughout Maricopa. To promote greater industry, the City has initiated a Minor General Plan that will create an industrial corridor.

The amendment request will modify the existing land use from Master Planned Community (MPC) to Employment (E). Located south of Maricopa-Casa Grande HWY and east of N White and Parker RD (See Attached exhibits for subject location).

This Minor General Plan Amendment will promote industry growth to the area, which will bring in job growth, income, and economic strength for citizens and the City.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as both Employment and Master Planned Community. Master Planned Community is intended to foster creative design for developments that desire to combine commercial, office and residential components and Employment 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.

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

1. Objective B1.14 Promote commercial and office development in close proximity to neighborhood nodes along arterials, and other appropriate locations.
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.

CITIZEN PARTICIPATION:

Prior to recommending approval of the General Plan Amendment, the city completed the required notification outreach via mail, newspapers notice and on-site posting to inform surrounding property owners of the proposed amendment as required per the city's Zoning Code. A copy of the Participation Plan is available to be reviewed upon request. A timeline of the participation event is shown below.

- January 20 – Notification Letters, Sign Postings and Legal Notices
- February 3 – Neighborhood Meeting
- February 14 – Planning and Zoning Commission Meeting

PUBLIC COMMENT:

Staff did not receive any public comment at the time of writing this report.

CRITERIA FOR APPROVAL

As required by 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 General Plan Amendment is consistent with the intent of the General Plan, as the proposed Employment designation will still contain Commercial and Employment elements.*

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 General Plan Amendment will allow the city to continue its development plan for the proposed Industrial Corridor.*

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 General Plan Amendment will not negatively impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION:

Staff recommends approval of **General Plan Amendment case # GPA22-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: General Plan, Subject Site Map

-- End of staff report --

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EXHIBIT A - NARRATIVE

Project Narrative

A healthy local economy provides a mixture of residential, commercial, and industrial uses. As Maricopa continues to grow, there has been an exponential increase in residential homes, and the retail and commercial areas are beginning to expand as well. However, there is a lack of industry throughout Maricopa. To promote greater industry, the City has initiated a Minor General Plan that will create an industrial corridor.

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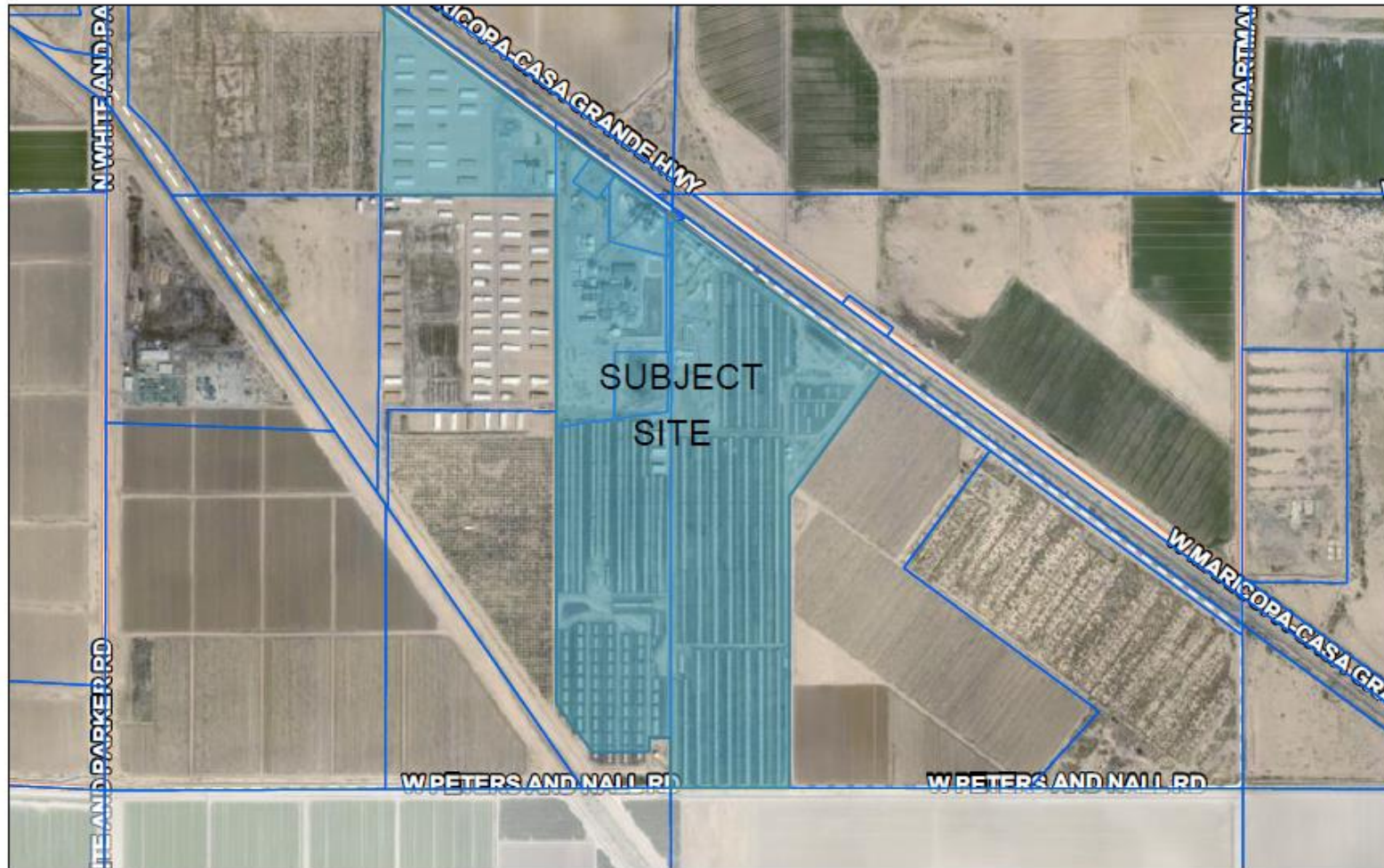
This Minor General Plan Amendment will promote industry growth to the area, which will bring in job growth, income, and economic strength for citizens and the City.

The neighborhood meeting for this initial rezoning will take place at 6 p.m. on December 16, 2021 at City Hall. Subsequently, the Planning and Zoning Commission will meet to take action on the notion at 6 p.m. on January 10, 2021. Finally, City Council will confer to discuss and take action at 7 p.m. on January 18, 2021.

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**EXHIBIT B –
SUBJECT SITE
MAP**

General Plan Amendment: Subject Site



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- County Tax Parcels
- City Limits

1:18,056



Esri Community Maps Contributors, City of Maricopa, Esri, HERE, Garmin,