**STAFF REPORT****Case # ZON21-06**

To: Planning and Zoning Commission

From: Rodolfo Lopez, Development Services Director

Meeting Date: February 14, 2022

REQUESTS

ZON21-06 Rezoning Conversion: A request by the City of Maricopa on behalf of Pinal Feeding Company, Pinal Energy, AZ Grains, and Electrical District #3 to rezone approximately 300 acres from existing Pinal County Zoning District, CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR (Transitional), and PAD (Planned Area Development) to GI (General Industrial). The site is generally located just southeast from the southeast corner of White and Parker Rd and W. Maricopa Casa-Grande Hwy. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

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

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

Pinal Energy 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	300 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.
Proposed Site Uses	Continuation of various active industrial uses.
Existing General Plan, Land Use	Employment and Master Planned Community

Existing Zoning

Pinal County Zoning, CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR (Transitional)

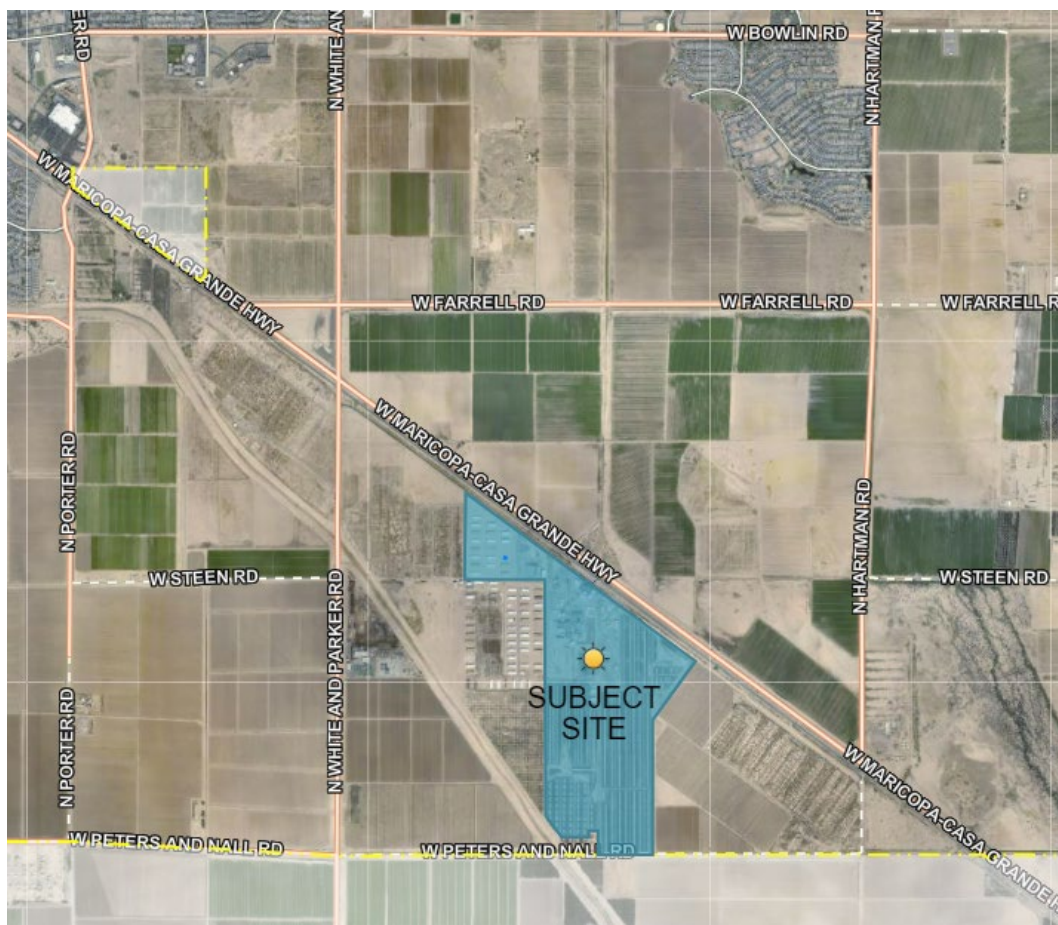
Proposed Zoning

General Industrial (GI)

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

The City of Maricopa is requesting to rezone the subject property from existing Pinal County Zoning District, CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR (Transitional), and PAD (Planned Area Development) to GI (General Industrial) new zoning code. This zone change request is to accommodate the city's need for additional industrial opportunities within the city that can accommodate wide variety uses making the area more attractive to large employment industries, refer to Exhibit A for additional information.

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 rezoning, the applicant submitted 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.

PUBLIC COMMENT:

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

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 adheres to the General Plan's future land use designation of Employment designation. Staff recommends that a minor General Plan Amendment be processed to amend the Master Planned Community area to Employment designation to further strengthen the industrial and retail opportunity. A condition is proposed to this effect.*

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:** The zone change amendment will allow for future employment opportunities within the area.*

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

CONCLUSION:

Staff recommends **approval** of **case ZON21-06 Industrial Rezoning**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The city shall process a minor general plan amendment to amend the Master Planned Community to Employment designation within 12 months of City Council approval or before any new development application.
2. Prior to the City Council approval of the ZON21-07 (previously ZON21-06), the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

-- End of staff report --

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 rezoning that will create an industrial corridor.

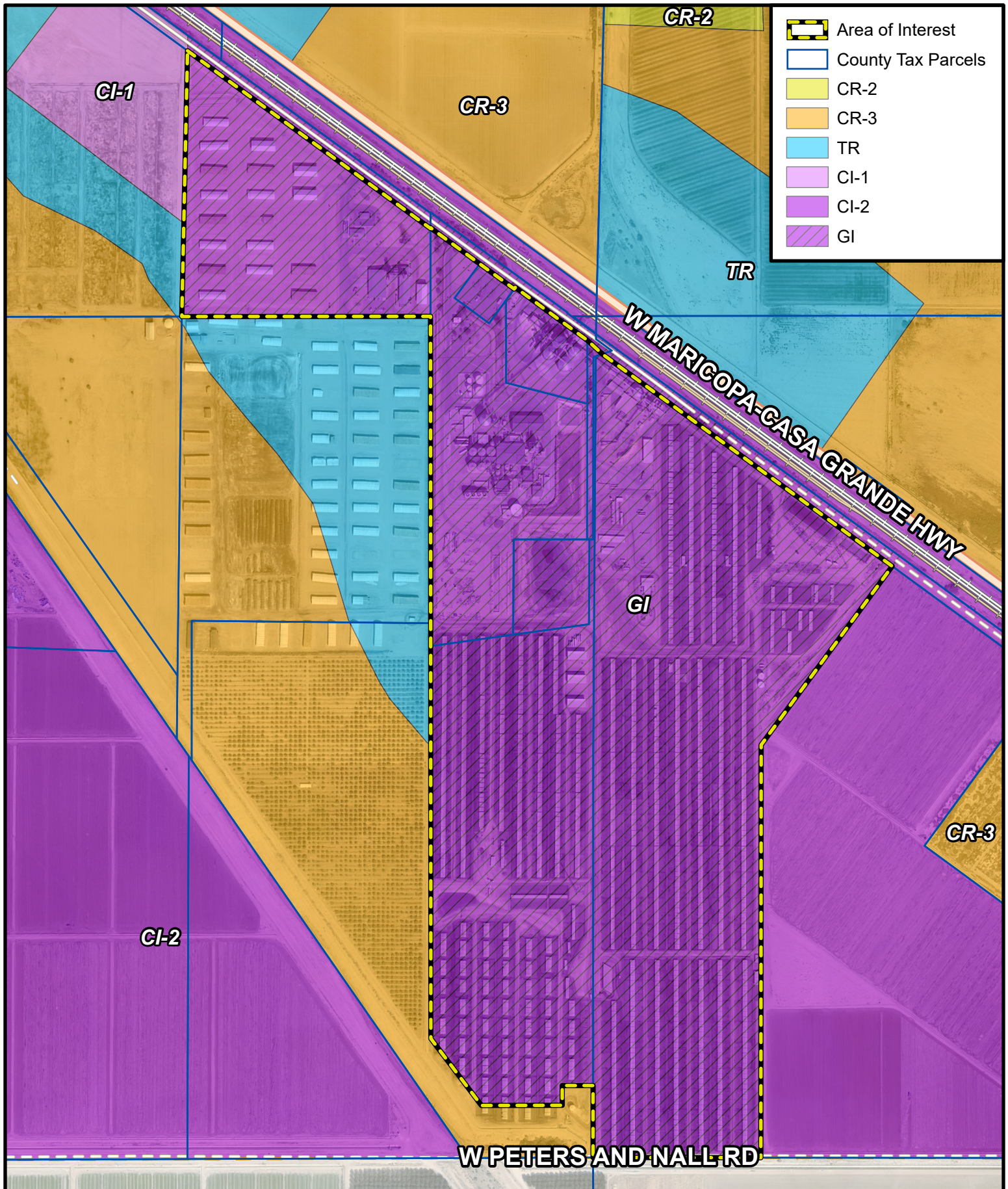
The rezoning will generally be located south of Maricopa-Casa Grande HWY and east of N White and Parker RD (See Attached exhibits). It will convert the existing Pinal County zoning containing CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR (Transitional Zone), and PAD, to the current Maricopa City zoning code GI (General Industrial).

This rezoning will promote industry growth to the area, which will bring in job growth, income, and economic strength for citizens and the City. The new zoning code also allows for a wider variety of uses, making the area more attractive to new industry.

The rezoning is the just the first phase in promoting a growth of industry. The second phase will occur later in 2022, which will amend the General Plan and further grow the industrial corridor.

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, 2022.

Proposed Zoning



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

10/26/2021

8.5" x 11"

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0 400 800
1 inch = 800 Feet

