

**STAFF REPORT**

Case # ZON22-01
Case # GPA22-04

To: Planning and Zoning Commission

From: Alexander Bosworth, Assistant Planner

Through: Richard Williams, Planning and Zoning Manager

Meeting Date: March 28, 2022

REQUESTS

PUBLIC HEARING ZON22-01 Rezoning – Estrella Gin, Parcel 2 – A request by the City of Maricopa to rezone approximately 10.2 acres from existing City of Maricopa Zoning District, LI (Light Industrial Zone), to RH (High Density Residential Zone). The site is generally located on the northwest corner of W. Garvey Ave. and N. Roosevelt Ave., and just north of the railroad tracks and south of W. Edison Rd. The site is Parcel 2 of the amended final plat of Estrella Gin Business Park. **Discussion and Action.**

PUBLIC HEARING GPA22-04 Minor General Plan Amendment – Estrella Gin, Parcel 2 – A request by the City of Maricopa to amend the General Plan Future Land Use map from existing future land use of Employment (E), to the proposed future land use of High Density Residential (HDR). The site is generally located on the northwest corner of W. Garvey Ave. and N. Roosevelt Ave., and just north of the railroad tracks and south of W. Edison Rd. The site is Parcel 2 of the amended final plat of Estrella Gin Business Park. **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

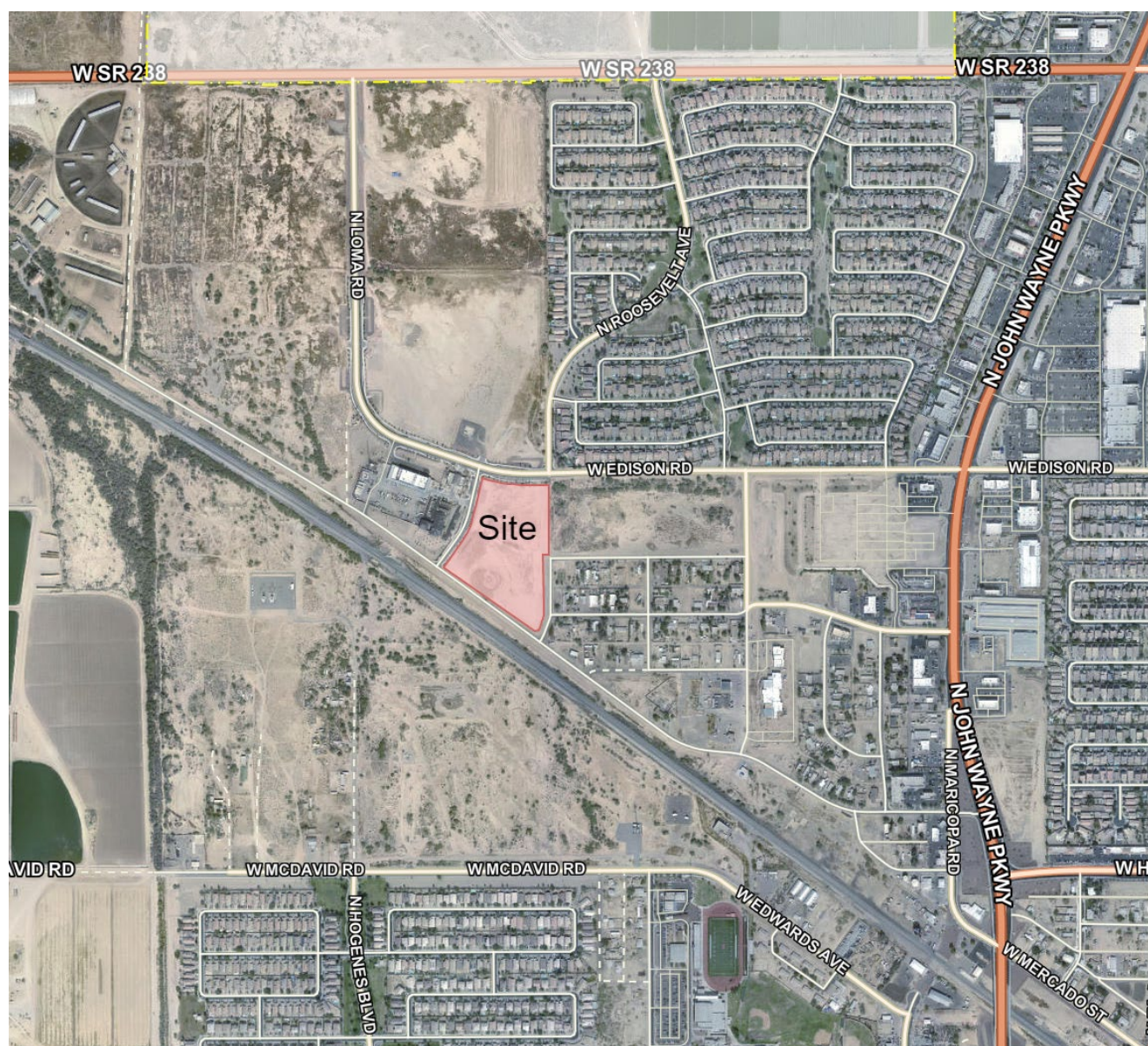
PROJECT DATA

Site Gross Acres	10.2 acres
Parcel #	510-17-0220
Site Address	45545 W. Edison Rd. Maricopa, AZ 85139
Existing Site Use	Vacant
Proposed Site Uses	High Density Residential
Existing General Plan Land Use	Employment (E)
Proposed General Plan Land Use	High Density Residential (HDR)
Existing Zoning	Light Industrial (LI) Zoning
Proposed Zoning	High Density Residential (RH) Zoning

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment	Light Industrial (LI)	Planned Office Complex
East	Commercial	General Business (CB-2) & General Rural (GR)	Residential
South	Employment, Medium Density Residential	PAD, Industrial Zone (CI-2)	Railroad Tracks, Planned Residential PAD
West	Employment	Light Industrial (LI)	Maricopa Fire Department Administration Office

SUBJECT SITE



ANALYSIS

The City of Maricopa, as the applicant, is requesting:

1. A rezone from Light Industrial (LI) zoning to High Density Residential (RH) zoning. This zone change request will allow for a future third party to acquire the site for the purposes of development and construction of higher density residential housing.
2. A Minor General Plan Amendment to the Future Land Use Map from Employment (E) to High Density Residential (HDR).

The City of Maricopa is requesting to rezone the subject property from existing City of Maricopa Zoning District LI (Light Industrial) to RH (High Density Residential) Zoning District. This zone change request is to accommodate the City's need for additional residential opportunities within the City of Maricopa in order to provide more variety in housing options for existing and future residents. As the current General Plan Future Land Use map does not support this proposed zoning change, the City of Maricopa is requesting an amendment to the General Plan Future Land Use map to the site, in order to change the future land use from Employment (E) to High Density Residential (HDR).

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as Employment. 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. Residential uses are not intended in this designation.

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

1. Objective B1.1.2 Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans, General Plan land uses, and transit corridor related goals and policies.
2. Objective B1.1.3 Develop a walkable community with commercial nodes and amenities for residents.
3. 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.
4. Objective B2.2.2 Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning and general plan amendment, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning/General Plan Amendment 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 02/10/2022
- Sign Posting on 02/14/2022
- Newspaper Notice in the Casa Grande Dispatch on 02/15/2022 and in the Maricopa Monitor on 02/17/2022

- Neighborhood Meeting was held on 03/03/2022
- Public Hearing scheduled for 03/28/2022
- City Council scheduled for 04/19/2022

PUBLIC COMMENT:

One (1) resident attended the neighborhood meeting on March 3, 2022 at City Hall. The attendee was generally in favor of the project and expressed support for a more diverse housing stock in the City. Several other residents requested project information such as the Narrative and Exhibits by email.

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 not adhere to the current General Plan's future land use designation of Employment. Therefore, Staff is proposing that a minor General Plan Amendment be concurrently processed and approved to amend the Employment area to High Density Residential designation in order to be in compliance with the General Plan. A minor General Plan Amendment 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.

***Staff Analysis:** The zone change amendment will allow for future high density residential opportunities within the area, and the concurrent General Plan Amendment will allow this proposal to be consistent with the General Plan.*

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. The zone change and general plan amendment will provide further opportunity for developers interested in the development and construction of housing in the area, and will provide opportunities for further revitalization of the area.*

CONCLUSION:

Staff recommends **approval** of **case ZON22-01 Rezoning – Estrella Gin, Parcel 2**, 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 GPA22-04 Minor General Plan Amendment – Estrella Gin, Parcel 2**, 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: Zone Change Map

Exhibit C: General Plan Amendment Map

-- End of staff report --

Project Narrative

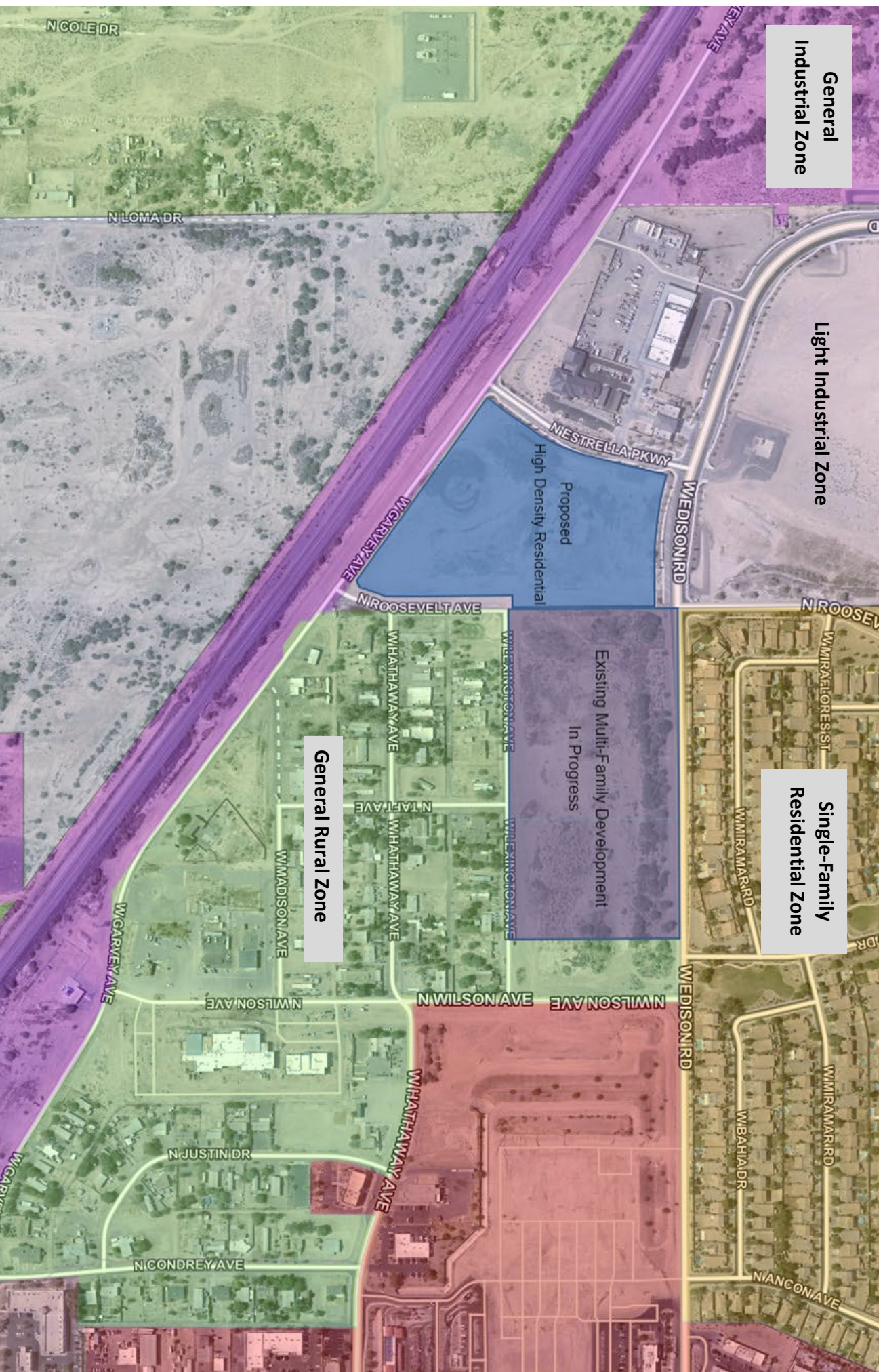
A healthy local economy provides a mixture of residential, commercial, and industrial uses. As Maricopa continues to grow, there has been a rapid growth in low and medium density residential developments, and retail and commercial areas are beginning to expand as well. However, there is a lack of residential housing developments of higher densities within the City of Maricopa, which contributes to the lack of housing diversity within City limits. To promote areas with higher density and a mix of residential and commercial land uses in proximity to one another, the City has initiated a rezoning that will create an area of high-density residential zoning and land use.

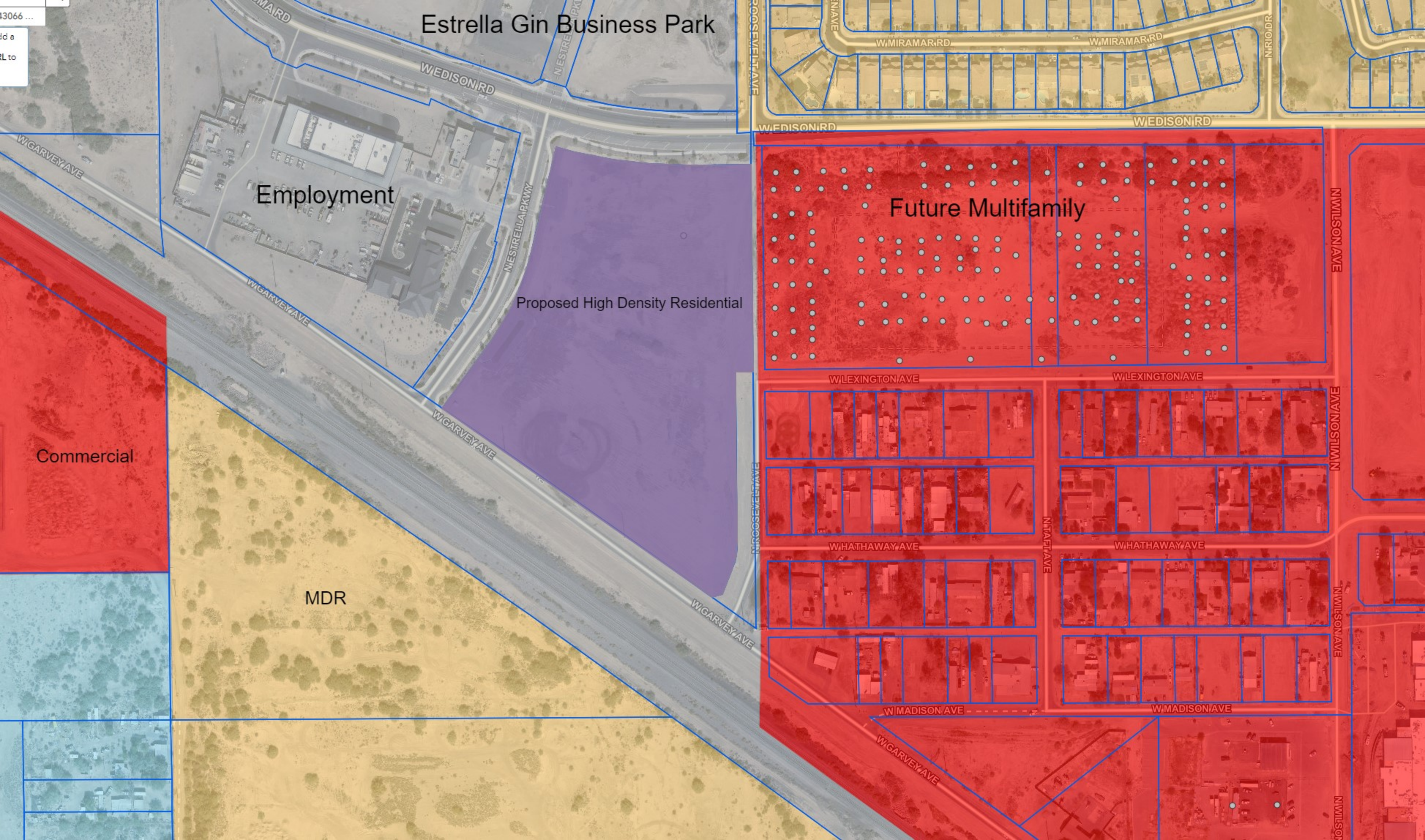
The rezoning will generally be located on the northwest corner of W. Garvey Ave. and N. Roosevelt Ave. (see attached Exhibits). The area consists of one (1) parcel, APN #510-17-0220, which is Parcel 2 of the amended final plat of Estrella Gin Business Park. The parcel is currently owned by the City of Maricopa. The rezoning will convert the existing City of Maricopa zoning containing LI (Light Industrial Zone) to the current Maricopa Zoning Code RH (High Density Residential). The current General Plan Future Land Use classification for the parcel is E (Employment), which is not compatible with the proposed rezoning. Therefore, the City will apply for a Minor General Plan Amendment which will run concurrently with the rezone case, in order to change the General Plan Future Land Use map for the parcel from E (Employment) to HDR (High Density Residential).

The rezoning will promote high density residential growth to the area, which will bring in greater diversity in the area's housing stock, as well as job growth, income, and economic strength for citizens and the City. The parcel in which the rezone is proposed is located adjacent to the Mixed-Use Heritage District, making the area more attractive to mixed-use developments and overall revitalization.

The neighborhood meeting for this rezoning and general plan amendment will take place at 6:00 p.m. on March 3, 2022 at City Hall. Subsequently, the Planning and Zoning Commission will meet to take action on the notion at 6:00 p.m. on March 28, 2022. Finally, City Council will confer to discuss and take action at 7:00 p.m. on April 19, 2022.

ZONING MAP





Estrella Gin Business Park

Employment

Proposed High Density Residential

Future Multifamily

Commercial

MDR

WEDISON RD

W GARVEY AVE

NESTRELLA PKWY

W LEXINGTON AVE

W LEXINGTON AVE

W HATHAWAY AVE

W HATHAWAY AVE

W MADISON AVE

W MADISON AVE

N WILSON AVE

N WILSON AVE

N WILSON AVE

N WILSON AVE

N ROOSEVELT AVE

N IRIDI AVE

W GARVEY AVE