



STAFF REPORT

Case # ZON22-06

To: Honorable Vice Mayor and City Council

Through: Rick Williams, Planning and Zoning Manager

From: Alexander Bosworth, Assistant Planner

Meeting Date: August 16, 2022

REQUESTS

PUBLIC HEARING ZON22-06 Rezoning – Lakes Park – A request by the City of Maricopa for a proposed rezoning of approximately 8.47 acres of land from existing underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho el Dorado PAD (Planned Area Development District), to OS-PR (Parks and Recreation Open Space). The site is generally located on the southwest corner of N. Powers Pkwy. W. and W. Placone Ln. **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	+/- 8.47 acres
Parcel #	512-02-499C
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Parks and Open Space
Existing General Plan Land Use	MDR (Medium Density Residential)
Existing Zoning	Underlying CR-3 (Single-Family Residential) and overlay PAD (Planned Area Development)
Proposed Zoning	OS-PR (Parks and Recreation Open Space)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	PAD (Planned Area Development)	Vacant
East	Medium Density Residential	PAD (Planned Area Development)	Residential
South	Medium Density Residential	PAD (Planned Area Development)	Residential
West	Medium Density Residential	PAD (Planned Area Development)	Vacant

ANALYSIS

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

1. A rezone from existing underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho el Dorado PAD (Planned Area Development District), to OS-PR (Parks and Recreation Open Space). This zone change request will allow for a future park to be developed and maintained by the City on the subject site.

This zone change request is to accommodate the City's need for additional parks and open space opportunities within the City of Maricopa for both current and future residents. The City of Maricopa is proposing a city-built and city-maintained park within the Lakes at Rancho El Dorado residential subdivision on a currently vacant lot that was purchased by the City from the Rancho El Dorado Phase III Homeowners Association in 2021.

The site, currently designated as Planning Area "II-32" in the Lakes at Rancho El Dorado PAD, was originally intended to be a school site within the master planned community, but was never owned by the local school district according to the Pinal County Assessor's Office. Planning Area "II-29C" which is directly north of the subject site (approximately 12 acres in area), is currently also designated as a school site and is not subject to change under this request. The current General Plan Future Land Use map and designation for the site supports this proposed zoning change.

There is currently a major Development Review Permit (DRP) under review for the proposed park's site plan, landscape plan, elevations, lighting plan, etc. This major DRP shall be presented to the Planning and Zoning Commission as required by Code upon completion of staff review.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as Medium Density Residential. The Medium Density Residential category provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities.

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

1. Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.
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.
3. Objective G4.a.1.4: Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and wellconnected communities.
4. Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.

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. See the Public Participation Report as Exhibit D of this staff report.

- Legal Notices mailed out on 06/09/2022
- Sign Posting on 06/09/2022
- Newspaper Notice in the Casa Grande Dispatch on 06/17/2022
- Neighborhood Meeting was held on 07/06/2022
- Public Hearing held on 07/25/2022

PUBLIC COMMENT:

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

CRITERIA FOR APPROVAL

1. The amendment is consistent with the General Plan;
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.
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.

PLANNING AND ZONING RECOMMENDATION:

On July 25, 2022, the Planning and Zoning Commission recommended **approval** of **rezoning case # ZON22-06 – Lakes Park**.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Zone Change Map

Exhibit C: Project Narrative

Exhibit D: Preliminary Site Plan

Exhibit E: Public Participation Report

-- End of staff report --