

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 additional need for commercially zoned property throughout Maricopa. To promote greater commercial activity, the City has initiated a rezoning (ZON23-01 City Initiated Zone Change Maricopa Station) that will create a commercial corridor in the Maricopa Station area surrounding the intersection of John Wayne Parkway and W. Honeycutt Avenue (See Attached Exhibits). As a part of the rezoning proposal, it is necessary to amend the City's General Plan Future Land Use Map designation for Pinal County Parcel 510-29-001B from Medium Density Residential (MDR) to Employment (E).

The proposed Minor General Plan Amendment will generally be located at the southwest corner of W. Honeycutt Avenue and Maricopa Road (See Attached Exhibits). It will convert the existing Medium Density Residential (MDR) designation for the site to Employment (E). Currently, the subject site is bisected with old Pinal County Zoning designations of CB-2 (General Business) and GR (General Rural). Although currently zoned under commercial and rural designations, in order to rezone the property to a commercial designation under current City of Maricopa zoning standards, the General Plan Future Land Use Map designation must agree with the proposed zoning. As such, the City proposes the Minor General Plan Amendment.

The proposed Minor General Plan Amendment and rezoning will promote commercial and mixed-use growth to the area, which will bring in job growth, income, and economic strength for citizens and the City. The new land use designations will also allow for a wider variety of uses, making the area more attractive to various commercial and mixed-use development.

The neighborhood meeting for this Minor General Plan Amendment will take place at 6 p.m. on March 13, 2023, at the Maricopa Library and Cultural Center. Subsequently, the Planning and Zoning Commission will meet to take action on the request at 6 p.m. on March 28, 2023. Finally, City Council will confer to discuss and take action at 6 p.m. on April 4, 2023.

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 additional need for commercially zoned property throughout Maricopa. To promote greater commercial activity, the City has initiated a rezoning that will create a commercial corridor in the Maricopa Station area surrounding the intersection of John Wayne Parkway and W. Honeycutt Avenue (See Attached Exhibits).

The rezoning will generally be located at the northeast, southeast, southwest, and northwest areas surrounding the intersection (See Attached Exhibits). It will convert the existing Pinal County zoning of CB-2 (General Business), CI-1 Light Industry and Warehouse, CB-1 (Local Business), and GR (General Rural) to the current Maricopa City Zoning districts of SC (Shopping Center) for Pinal County Parcels 510-25-009R, 510-25-009P, and 510-25-009Q (0.8918 ac. portion thereof), MU-G (General Mixed Use) for Pinal County Parcel 510-25-009Q, and GC (General Commercial) for Pinal County Parcels, 510-25-022B, 800-30-0110, 510-27-0210, 510-29-0460, 510-25-009N, 510-29-047D, 510-29-001B, 510-25-009M, 510-29-047C, 510-25-009J, 510-28-030A, 510-28-030A, and the undesignated Tapps Rd. alignment.

This rezoning will promote commercial and mixed-use growth to the area, which will bring in job growth, income, and economic strength for citizens and the City. The new zoning designations also allow for a wider variety of uses, making the area more attractive to various commercial and mixed-use development.

The neighborhood meeting for this initial rezoning will take place at 6 p.m. on March 13, 2023, at the Maricopa Library and Cultural Center. Subsequently, the Planning and Zoning Commission will meet to take action on the request at 6 p.m. on March 28, 2023. Finally, City Council will confer to discuss and take action at 6 p.m. on April 4, 2023.