

A photograph of a modern, two-story building with a light-colored brick facade and large black-framed windows. A long, covered walkway with a metal grate roof extends along the side of the building. In the foreground, there is a landscaped area with gravel, small green shrubs, and several saguaro cacti. A white metal bike rack is visible near a set of stairs leading to the building. The sky is blue with scattered white clouds.

Maricopa City Council

April 4, 2023

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Agenda Items: 8.1, 8.2, and 8.3

City Initiated Rezone and Minor General Plan Amendment Maricopa Station

Minor General Plan Amendment

GPA23-01

Zone Change Request

ZON23-01

Presented by: Derek Scheerer



Site Information:

Applicant:

City of Maricopa on behalf of property owners City of Maricopa, Desert Cedars Equities LLC, Trustees of First Baptist Church of Maricopa, 20x Properties LLC, Maricopa Investments LLC, and EHC Maricopa LP

Location:

NE, SE, NW, SW corners of N. John Wayne Pkwy. and W. Honeycutt Ave.

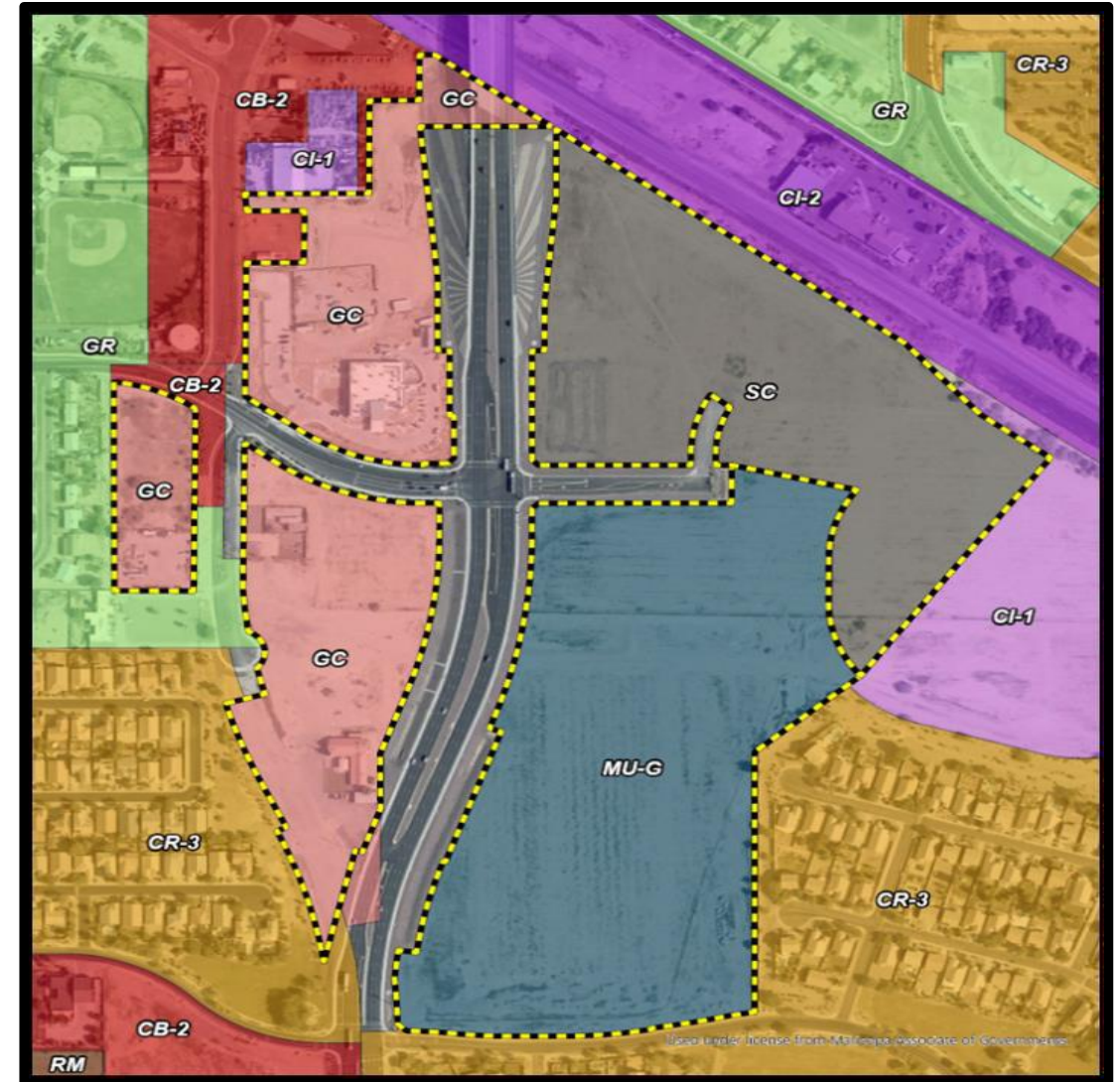
Project Area:

Approximately +/- 63-acres

Proposal:

Minor General Plan Amendment from Medium Density Residential (MDR) to Employment (E) (+/- 2.49 ac.) and Rezone from CB-2 (General Business), CI-1 (Light Industry and Warehouse), CB-1 (Local Business) and General Rural (GR) to Shopping Center (SC), General Commercial (GC), and General Mixed Use (MU-G).

Vicinity Map



Details Of The Request:

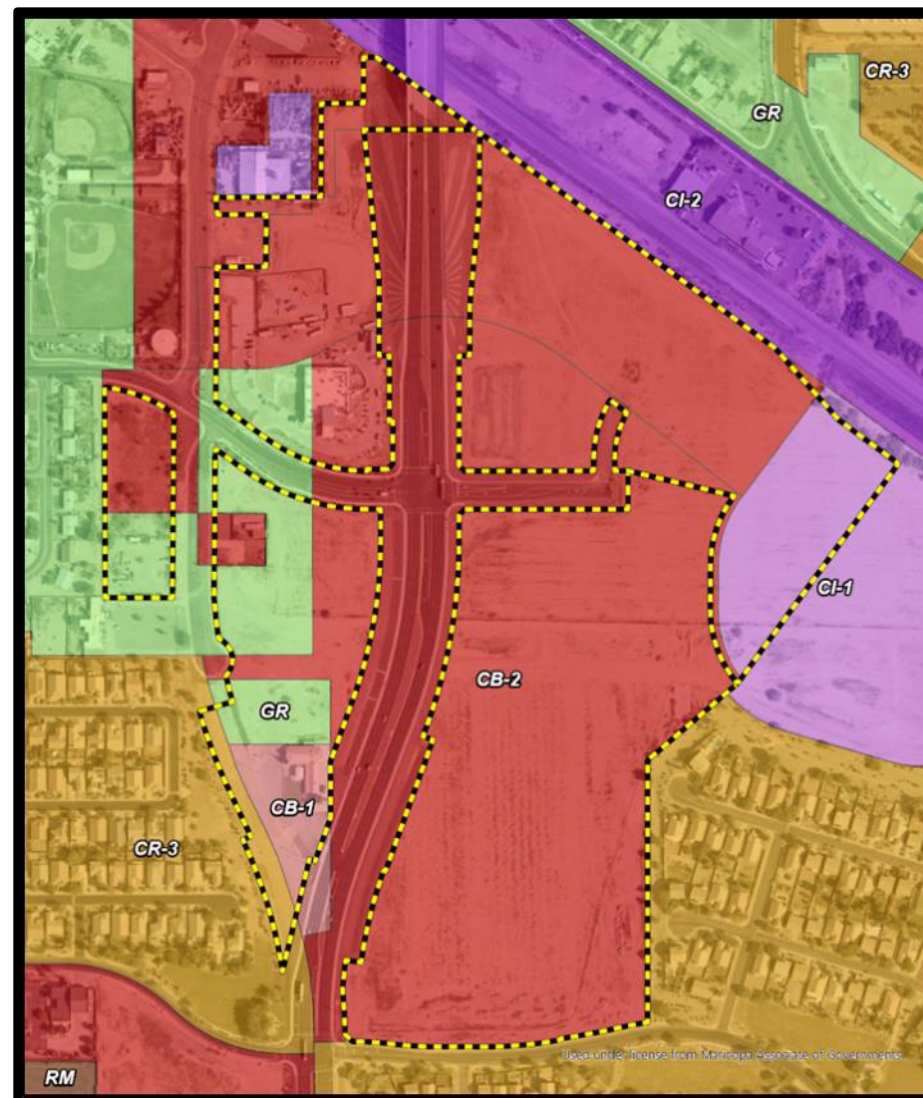
Conceptual Site Plans

Maricopa Station Minor General Plan Amendment:

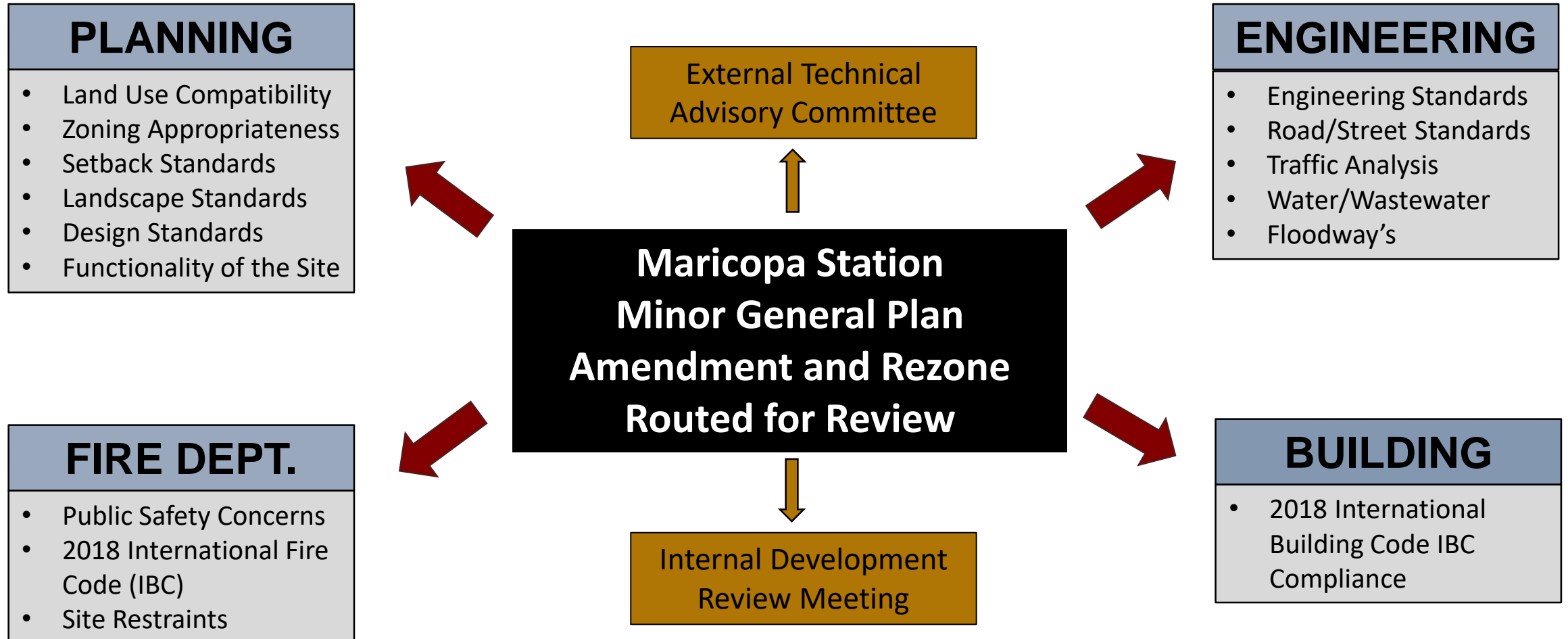
- Minor General Plan Amendment for one parcel

Maricopa Station Rezone:

- Rezone of approx. 63 ac. from old Pinal County Zoning to City of Maricopa Zoning.
- Rezone request to clean up the existing patchwork of zoning in the area to facilitate future Mixed Use and Commercial Development under unified zoning standards



Development Review:



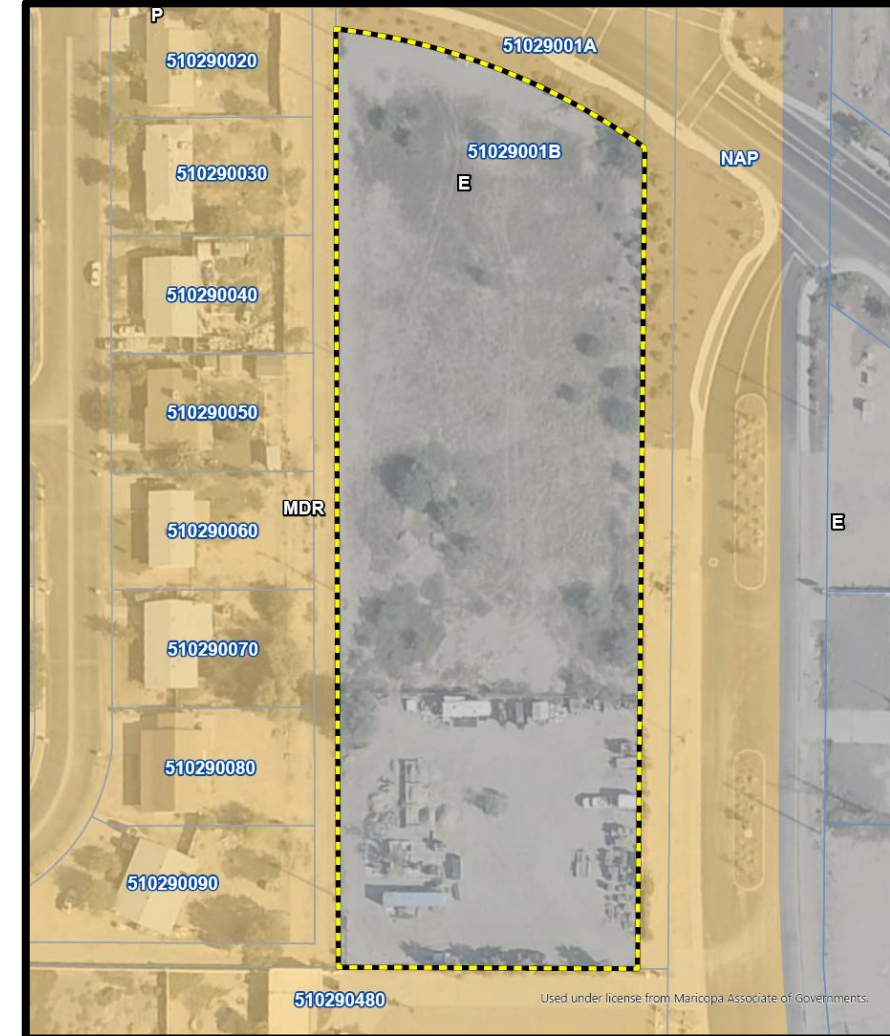
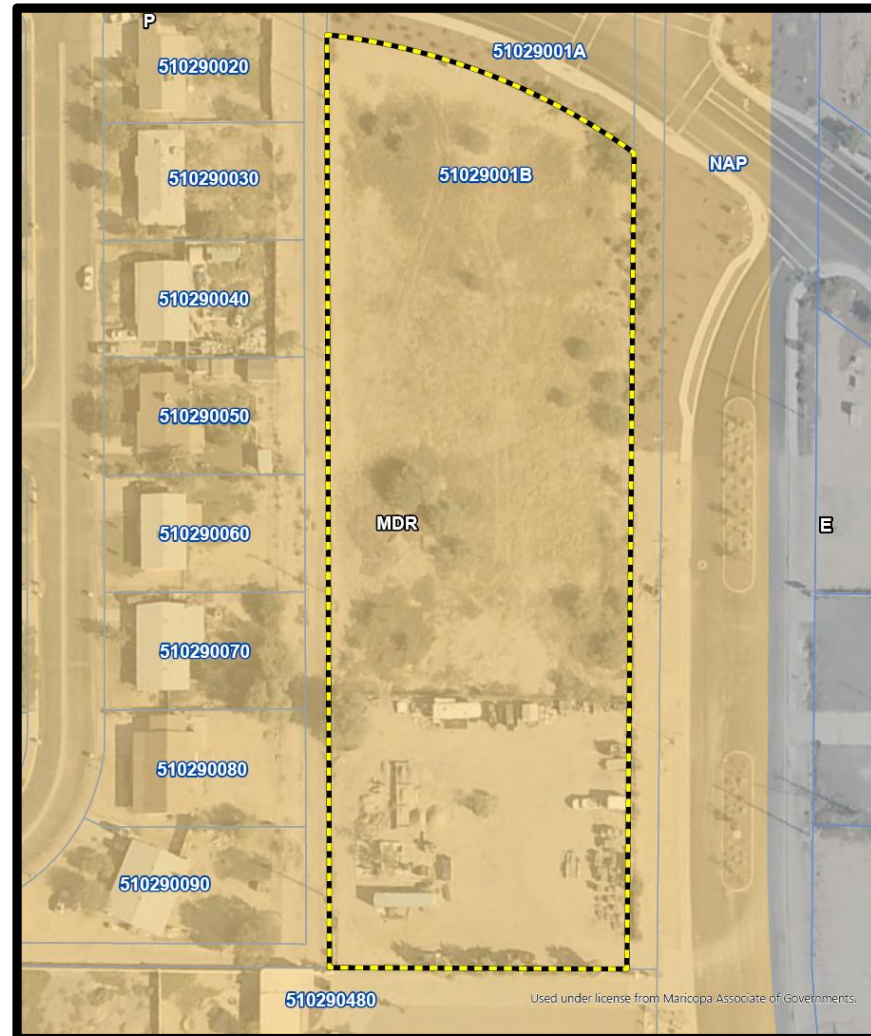
Staff Analysis:

Current General Plan

Proposed General Plan

General Plan:

- Medium Density Residential (MDR)
- Amend to Employment (E)



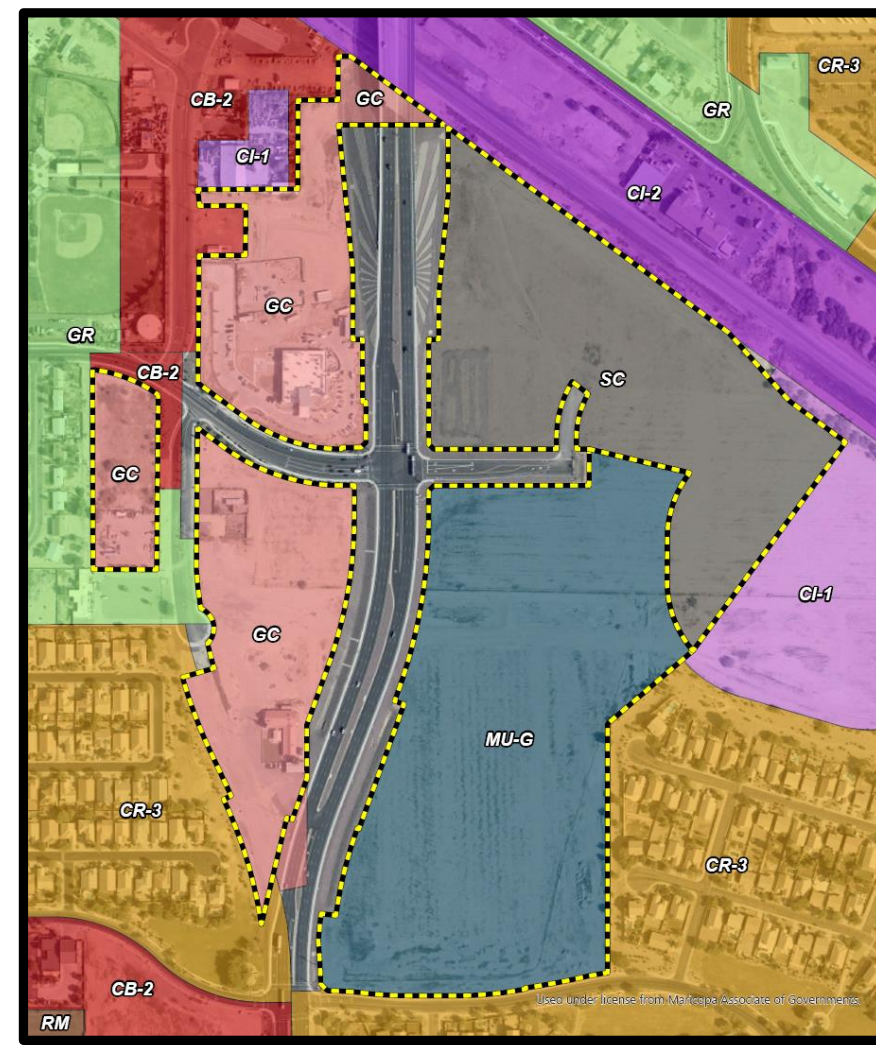
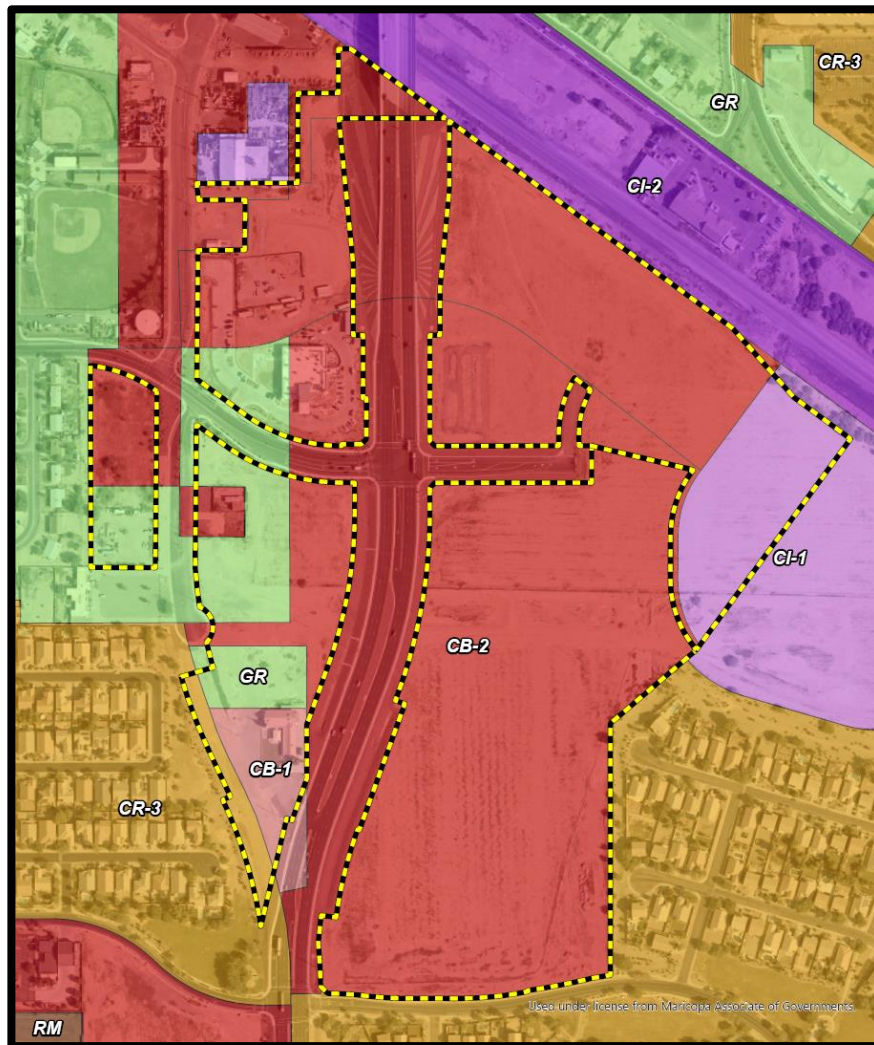
Staff Analysis:

Current Zoning Map

Proposed Zoning Map

Zoning Map:

- CB-2 (General Business), CI-1 (Light Industry and Warehouse), CB-1 (Local Business), and General Rural (GR)
- Rezone to Shopping Center (SC), General Commercial (GC), and M General Mixed Use (MU-G)



Staff Analysis:

General Plan Goals and Objectives:

- **Objective B1.3.3:** Promote a variety of commercial and retail spaces to expand opportunities for small businesses.
- **Goal B1.4:** Minimize conflicts between land uses.
- **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 the General Plan.

Staff Analysis:

Conformance with the Zoning Ordinance:

- Proposed Zoning will be consistent with the General Plan with the proposed Amendment
- CB-2 (General Business), CI-1 (Light Industry and Warehouse), CB-1 (Local Business), and General Rural (GR) to Shopping Center (SC), General Commercial (GC), and General Mixed Use (MU-G) given the context of the area and development goals of the area is appropriate
- The proposal has been fully vetted internally by all departments and is at the request of the property owners
- The proposal meets all requirements outlined in Section 18 of the Zoning Ordinance

Public Outreach:

- February 24, 2023 – Neighborhood meeting notification letters sent
- February 24, 2023 – Sign posted
- February 25, 2023 – Newspaper legal notices published
- March 13, 2023 – Neighborhood meeting held
- March 28, 2023 – Planning and Zoning Commission

Recommendations:

- On March 28, 2023, the Planning and Zoning Commission recommended approval of the City Initiated Minor General Plan Amendment Maricopa Station, **Case #GPA23-01**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On March 28, 2023, the Planning and Zoning Commission recommended approval of the City Initiated Rezone Maricopa Station, **Case #ZON23-01**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.