









Request

- PUBLIC HEARING: ZON18-01 Oasis at The Wells:
 - A request by Mountain Trace Development, LLC.
 - Rezone Lot # 19 (5.83 acres), of Maricopa Power Center The Wells. Specifically, Assessor Parcel Number 510-12-054B.
 - Zone change from the existing Light Industrial
 Warehouse Zone (CI-1) PAD (former Zoning Code) to
 General Mixed Use (MU-G), as identified in the current
 Zoning Code.

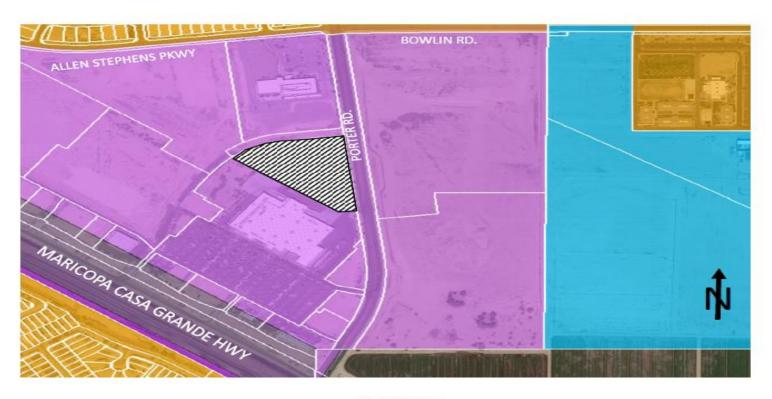


Site Location





Zoning Map



LEGEND

CI-1 LIGHT INDUSTRIAL

TR - TRANSITIONAL

GR - GENRAL RURAL

MU - G (PROPOSED ZONE CHANGE)



General Plan

- The land use designation per the General Plan designates the area as Mixed Use.
 - Intended to foster creative design for developments that desire to combine commercial, office and residential components.
- Rezoning meets Goal B1.4, Objective 6;
 - Minimize conflicts between land uses by transitioning all property zoning designations from preexisting districts to existing zoning districts that best achieves the goals of this General Plan.



Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grade Dispatch.
 - Notification letters were sent out to all property owners within 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
 - At the time that the report was written, staff has not received any formal comments regarding the request.

Refer to staff report p. 3 for further information.



Required Findings

- 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:
 - The amendment is consistent with the General Plan.
 - Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan.
 - The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

**Refer to staff report p. 4 for staff's analysis. **



Recommendation

 Planning and Zoning Commission approval of zone change request case # ZON18-01, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Conditions of Approval:

- 1. The zone change request case # ZON18-01 will be fully subject to Article 204 Mixed Use District of the Maricopa Zoning Code and all provisions thereof.
- 2. The applicant shall process a Development Review Permit and any other applicable application(s) required by the city, county, and state (as applicable), for any proposed development on the subject property.
- 3. Prior to the City Council approval of the ZON18-01, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 and as applicable.



QUESTIONS?