



**City Council**  
**Case #ZON19-02**  
**Copper Sky Rezone**

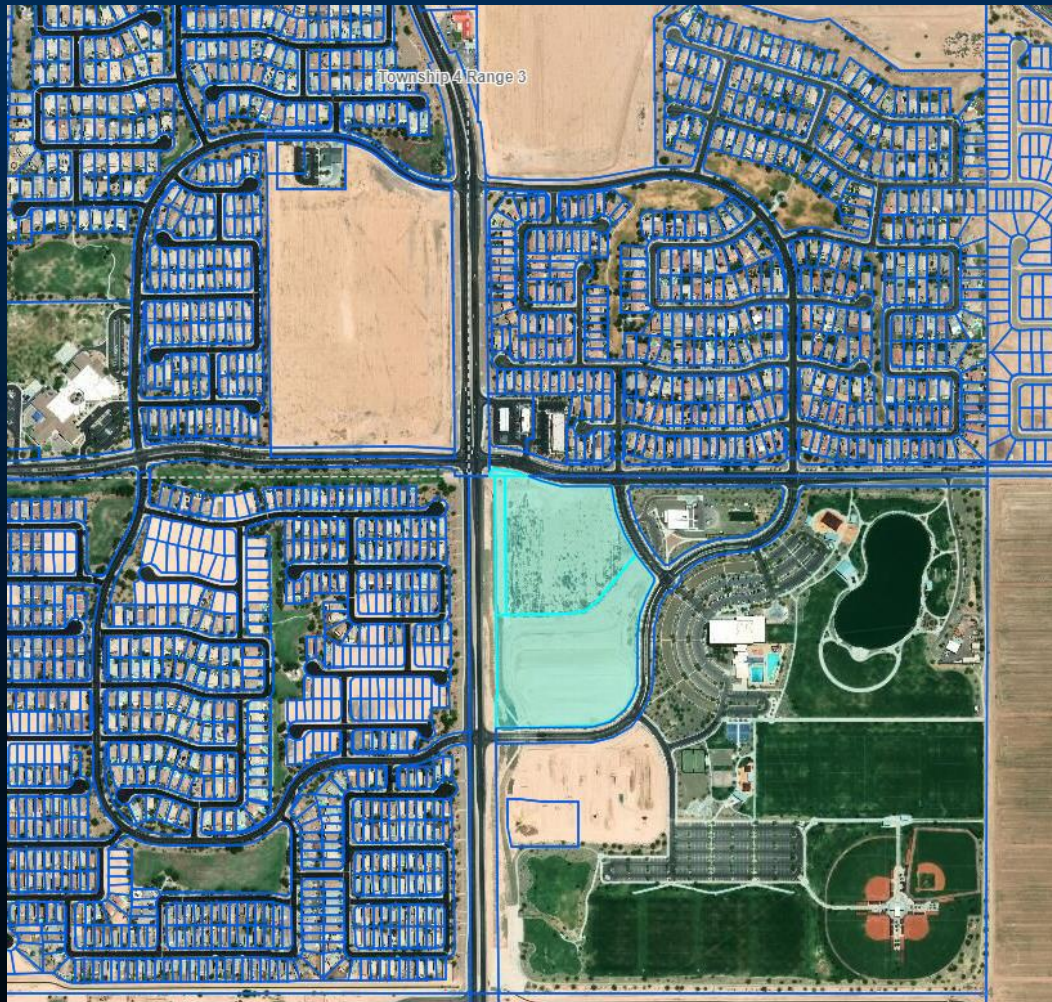
**September 3, 2019**



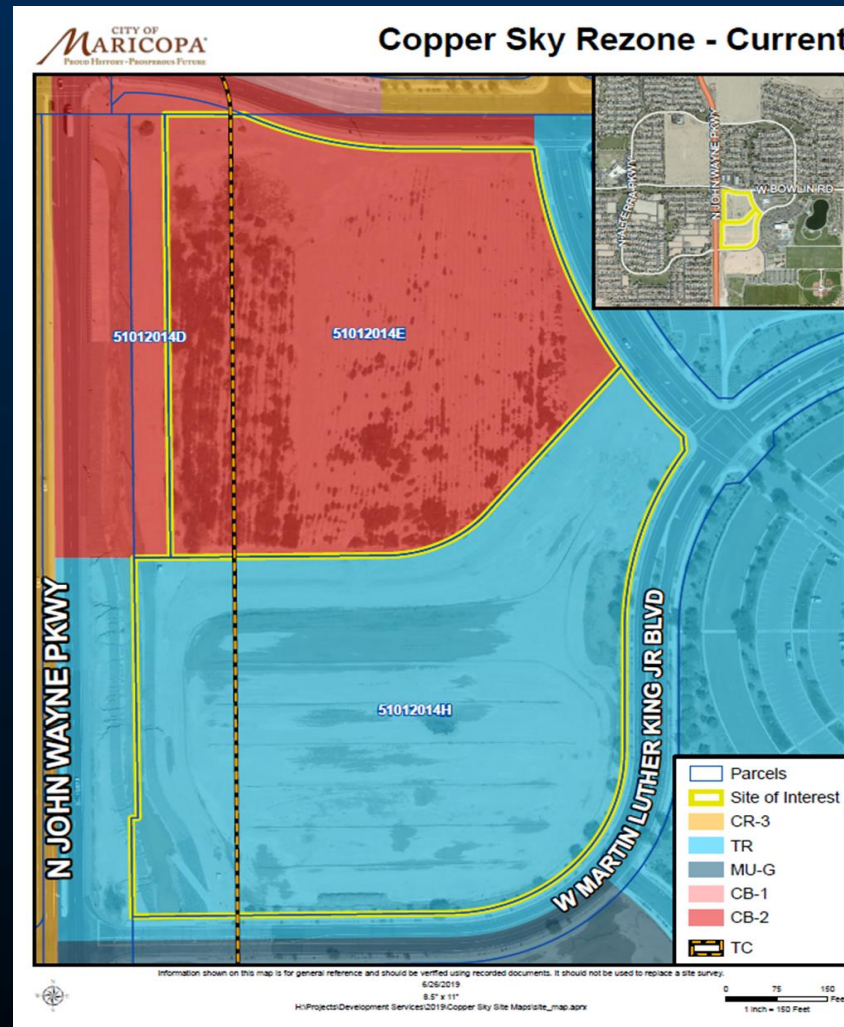
# Request

- A request by the City of Maricopa to rezone 20.2 acres, assessor parcel number 510-12-014E, 510-12-014H, 510-12-014D, and 512-35-4190, located on the south east corner of John Wayne Pkwy (SR-347) and Bowlin Rd., Zone change from existing General Business Zone CB-2 and Transitional TR (Old Zoning Code) to Mixed Use General MU-G, as identified in the New Zoning Code, adopted December 2014.

# Site Location – Aerial

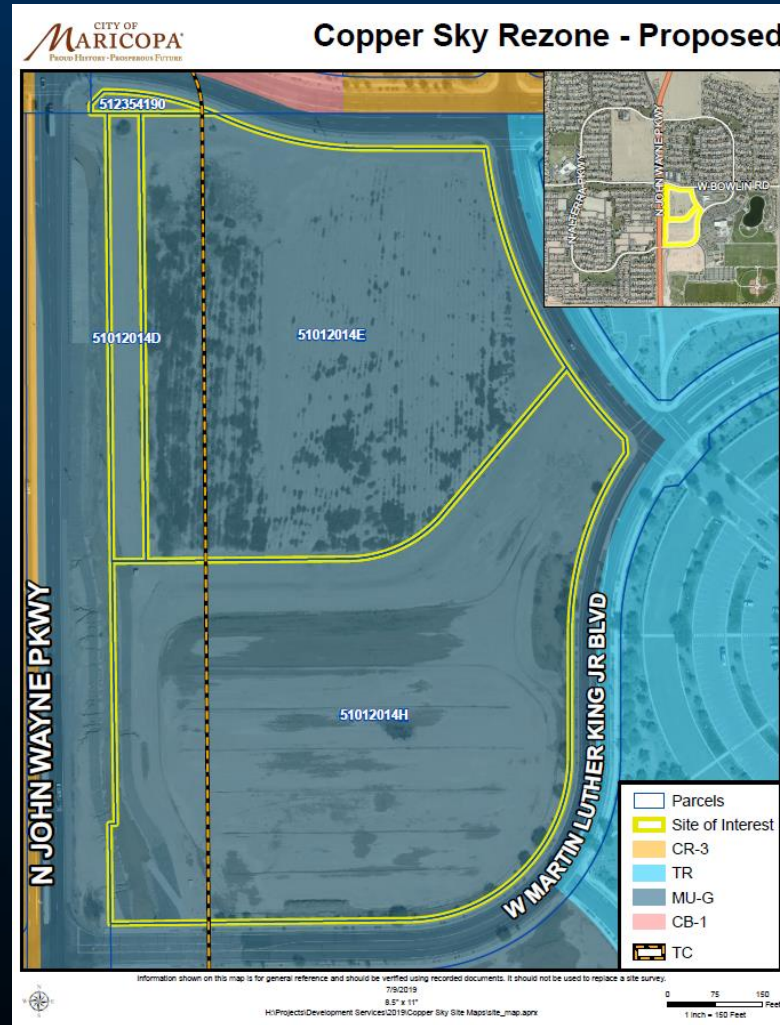


# Site Location – Current Zoning





# Site Location – Proposed Zoning



# Timeline

As required per the Zoning Code notification letters were mailed out, a signposting was posted on the property, and the ad was published with the local newspapers, (Monitor and CG Dispatch).

- July 8<sup>th</sup> – P&Z (Discussion)
- July 10<sup>th</sup> – public outreach
- July 25<sup>th</sup> – Neighborhood meeting
- August 12<sup>th</sup> – P&Z (Discussion and Action)
- September 3<sup>rd</sup> – City Council (Discussion and Action)

# City Council: Criteria for Approval

- As required by Sec. 509 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to City Council:
  1. **The amendment is consistent with the General Plan;**
    - **Staff Analysis:** *The zone change amendment is consistent with the General Plan, as it designates the subject property as **Mixed Use**.*
  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; and**
    - **Staff Analysis:** *The zone change amendment will allow the city to continue its development plan for the proposed mixed use development at copper sky.*
  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.*

# Recommendation

- Staff recommends approval of **zone change request case # ZON19-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.
  1. The zone change request case # ZON19-02 will be fully subject to Article 206 Public Institutional Districts of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
  2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Department.



- Questions?