



**City Council
Case #ZON19-03
City Center Rezone
for New Library
August 12, 2019**



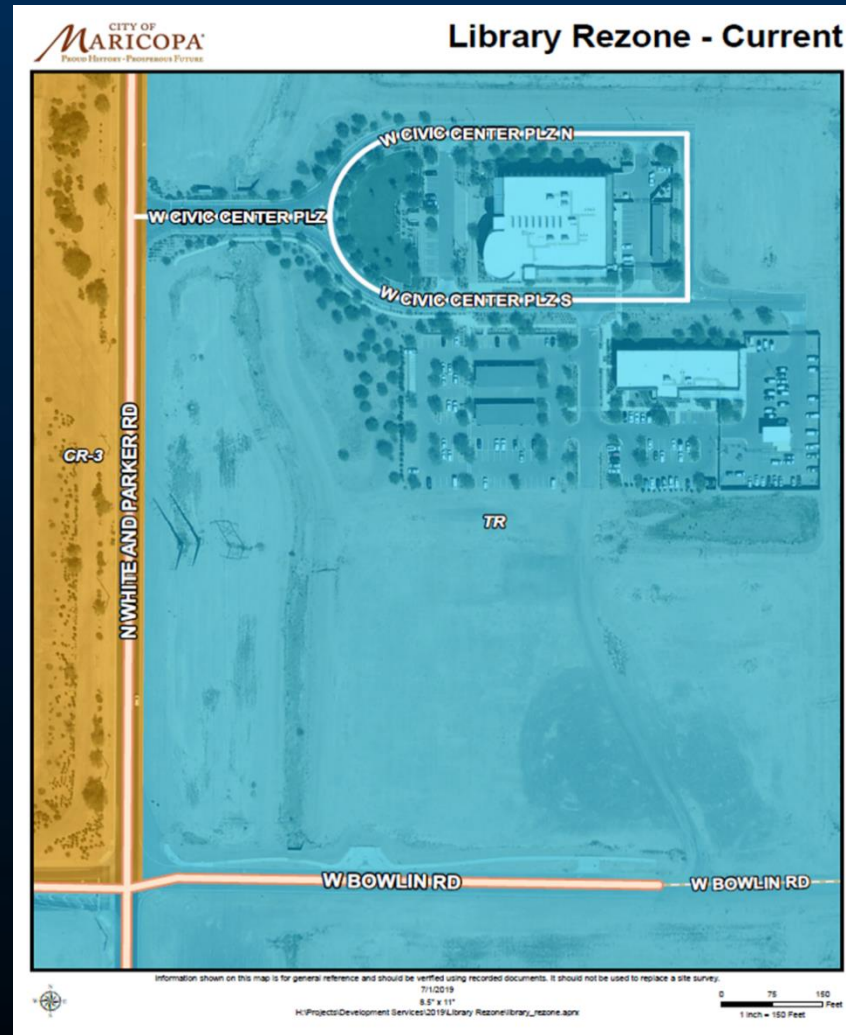
Request

- A request by the City of Maricopa to rezone 4.75 acres, assessor parcel number 502-03-012H, located on the north east corner of White and Parker Rd. and Bowlin Rd., Zone change from existing Transitional TR (Old Zoning Code) to Public Institution PI, as identified in the New Zoning Code, adopted December 2014.

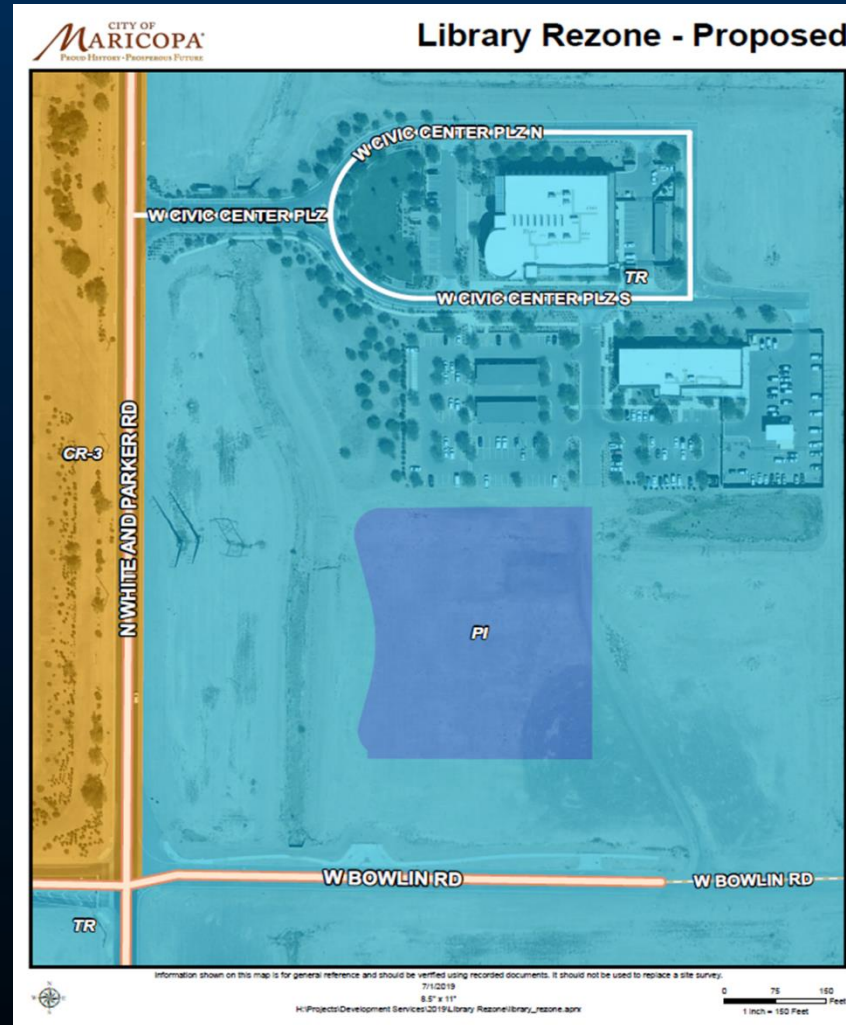
Site Location – Aerial



Site Location – Current Zoning



Site Location – Proposed Zoning



Site History

- The parcel of land where city center currently sits was previously owned by the Neeley family and used as farm land. At some point in time the Neeley family sold the land to Fulton homes for development and in 2006 the land was rezoned to CR-3 - single family zone and a Planned Area Development was applied through ZON06-01 and PAD06-01. In 2011 the city of Maricopa once again rezoned the land to what it currently, TR Transitional zoning through ZON11-01.
- This rezone will help in reaching the goal to develop city center, an environment that could support work-live-play-learn environments. The new library will be one of the first steps towards the goal of fostering the development of a town center that includes local shops, restaurants, pedestrian walkways, civic space, and diverse housing.

Timeline

- As required per the Zoning Code notification letters were mailed out (900 feet), a sign posting was posted on the property, and ad was placed on a local news paper (Monitor and CG Dispatch).
- July 8th – P&Z (Discussion)
- July 10th – public outreach
- July 25th – Neighborhood meeting
- August 12th – P&Z (Discussion and Action)
- September 3rd – City Council (Discussion and Action)

City Council: Criteria for Approval

- As required by Sec. 509 of the City's Zoning Code, City Council 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 **Public Institution**.
 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 Library.
 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 # ZON19-03**, 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 # ZON19-03 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?