

City Council Decision

April 21, 2020

RES 20-08 & ORD 20-02 (GPA19-04 & ZON19-10)

MC Estates



Request

- **PUBLIC HEARING: GPA19-04, ZON19-10**
 - A request by Duane Rudnick (owner), design by RKAA Architecture
 - Subject Site: 4 acres, parcel number 510-12-017D, addressed 42326 W Farrell Rd to amend:
 - General Plan Future Land Use Map
 - Existing: Medium Density Residential (MDR)
 - Proposed: Commercial (C)
 - Zoning Map
 - Existing: General Rural (GR)
 - Proposed: General Commercial (GC)



Entitlement Process + Construction

Mayor + Council Authority

PZ Commission Authority

Staff

Part 1

Part 2

Part 3

Part 4

General Plan

Rezone

**Development
Review Permit**

**Building
Permit**



Site Info

Site Gross Acres	4 acres
Parcel #	510-12-017D
Site Address	42326 W. Farrell Road
Existing Site Use	Abandoned Residence
Proposed Site Uses	Community Assembly / Personal Storage / Garage Units
Existing General Plan, Land Use	Medium Density Residential - MDR
Proposed General Plan, Land Use	Commercial – C (<i>GPA19-04</i>)
Existing Zoning	General Rural – GR
Proposed Zoning	General Commercial – GC (<i>ZON19-10</i>)
Overlay Zoning	None
Storage/Garage Units	32 Units / 54,395 sq. ft. building
Community Assembly	1 Clubhouse / 1,496 sq. ft. building
Parking Required/Provided	12 for the Clubhouse + 60 for Personal Storage/ 5 marked spaces (many more implied + garaged)*

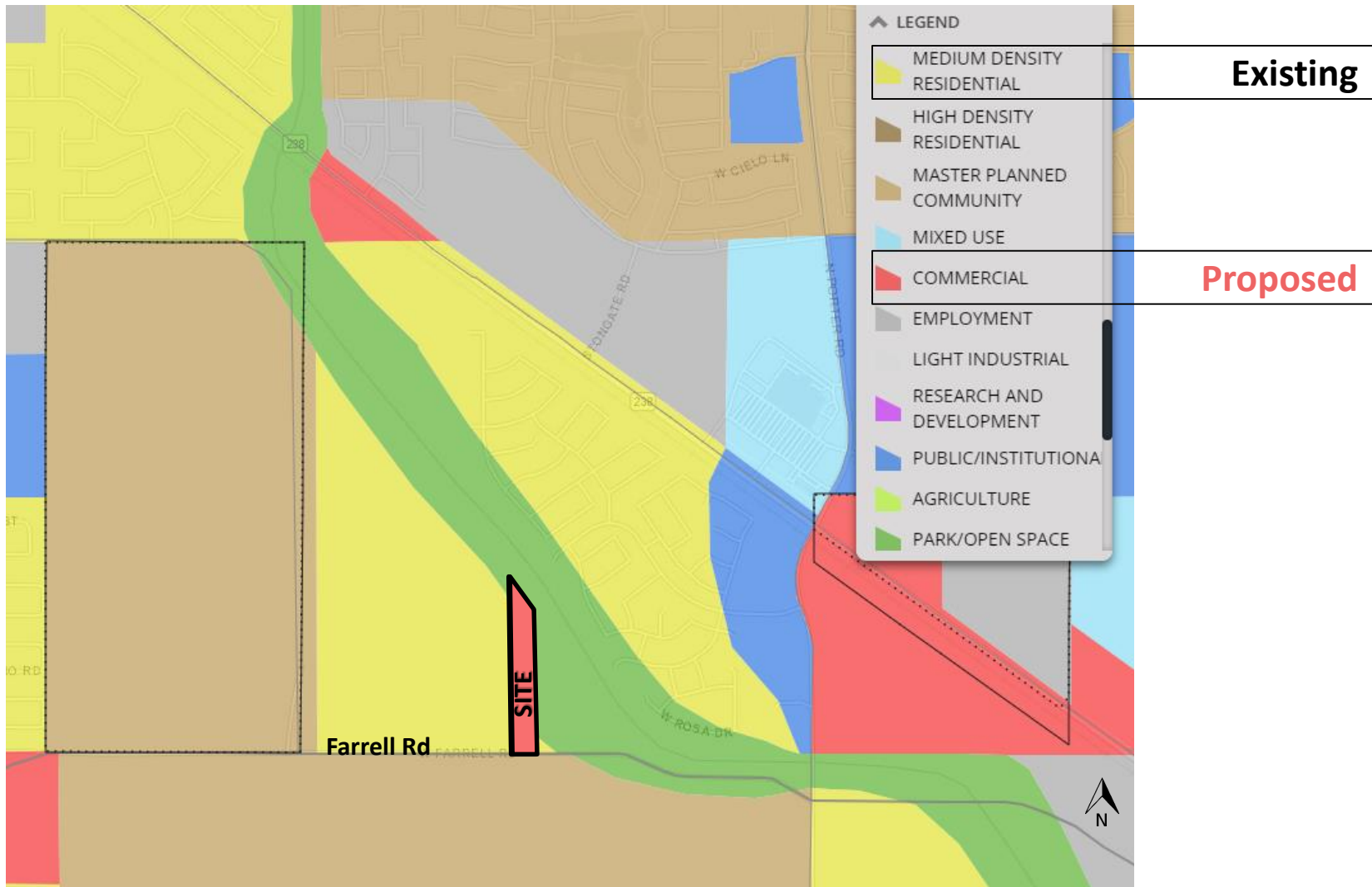


Location



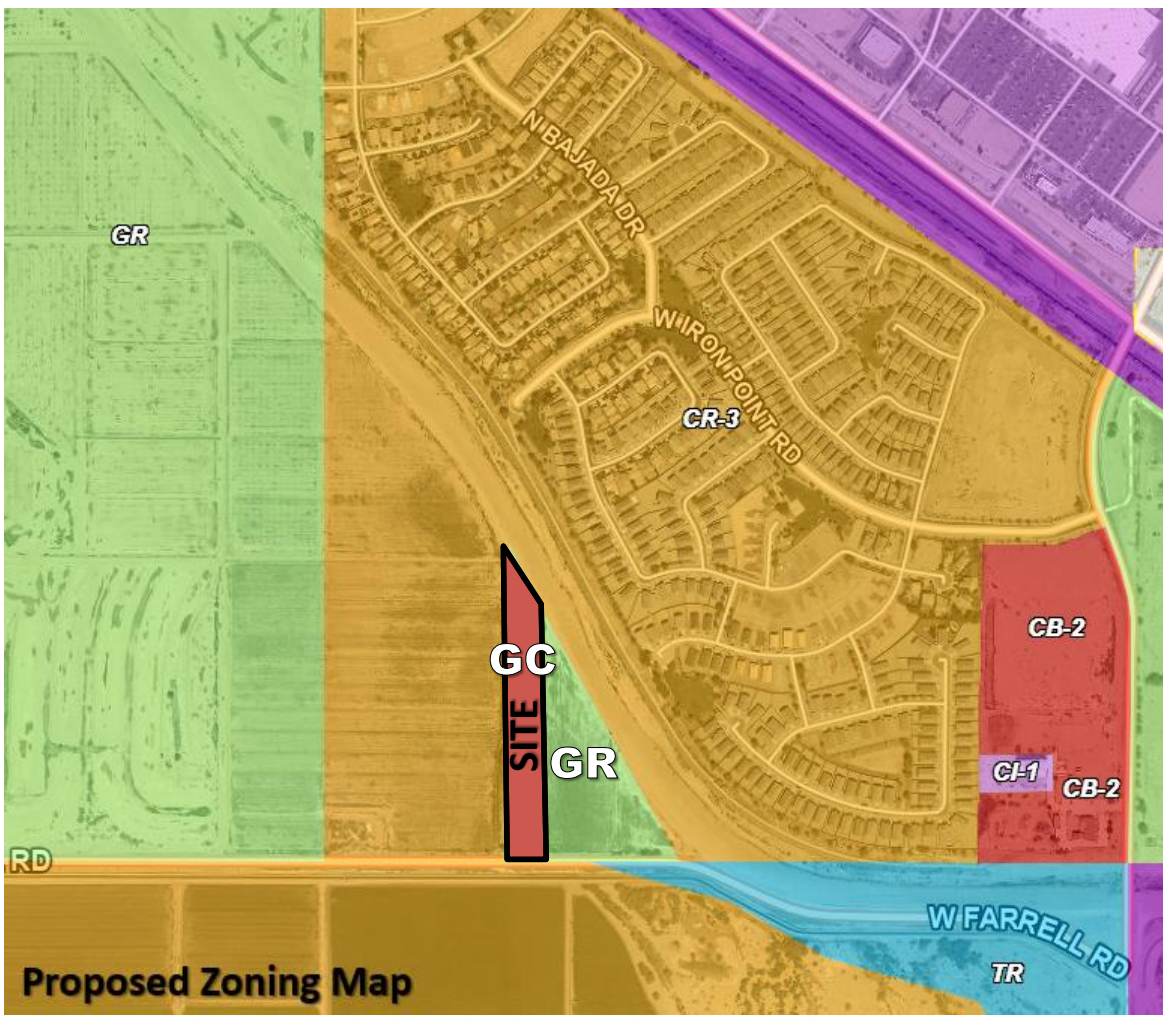


General Plan: Future Land Use Map





Zoning Map





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 Grande 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 received two (2) formal comments regarding the request. Both oppose the proposal.
 - Concerns: building height, natural views, and "party decks"

*****Refer to Citizen Participation Report for further details.*****



Required Findings

ZON19-10 Zone Map Amendment Findings, as listed within Section 510.04 of the City's Zoning Code

The Planning & Zoning Commission made the following findings:

1. The amendment is consistent with the General Plan;
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
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: Pages 6-7 of staff report for required findings.



Item RES 20-08: Recommendation

- **The Planning & Zoning Commission recommended approval of Minor General Plan Amendment request case # GPA19-04, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.**

Approval serves as a recommendation to City Council.

QUESTIONS?



Item ORD 20-02: Recommendation

- **The Planning & Zoning Commission recommended approval of Zone Map Amendment request case # ZON19-10**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.

Approval serves as a recommendation to City Council.

QUESTIONS?