

Planning and Zoning Commission

MAY 11, 2020

ZON19-11

Kooline Office



Request

- **PUBLIC HEARING: ZON19-11**
 - A request by Kooline Plumbing LLC
 - Subject Site: approximately 1.25 acres, Pinal County parcel number 510-710-210:
 - Zoning Map
 - Existing: General Rural (GR)
 - Proposed: Mixed Use General (MU-G)



Entitlement Process

Part 1

Rezone

Review appropriateness of immediate land use districts for existing land use permissions and development standards within existing neighboring contexts

Part 2

Minor Development Review Permit

Review specific proposals for all development standards and conceptual impacts to infrastructure and neighboring context

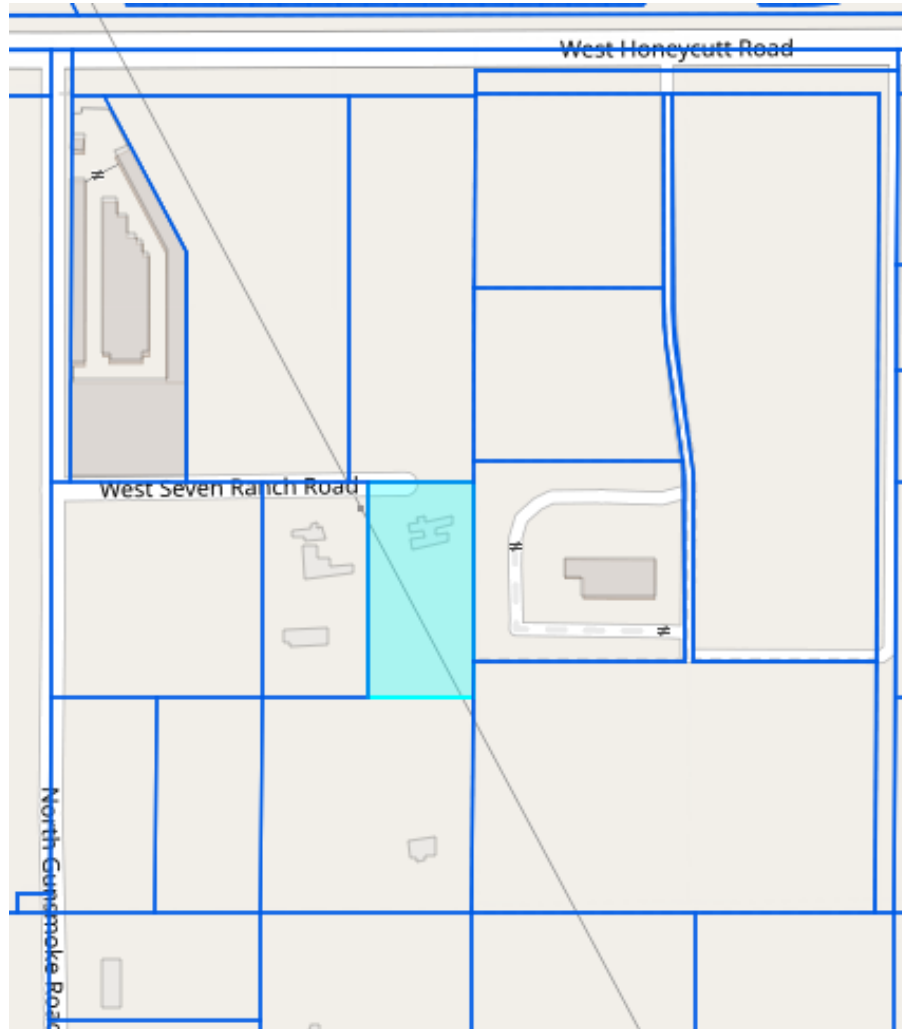


Site Info

Site Gross Acres	16.95 acres
Parcel Number	510-710-210
Site Address	40521 W. Magnolia Rd Maricopa, AZ 85138
Site Use	Vacant
Existing General Plan, Land Use	Mixed Use - MU
Existing Zoning	General Rural - GR
Proposed Zoning	Mixed Use General – MU-G
Overlay Zoning	None
Parking Required/Provided	4 Parking spaces with one of those being ADA



Location

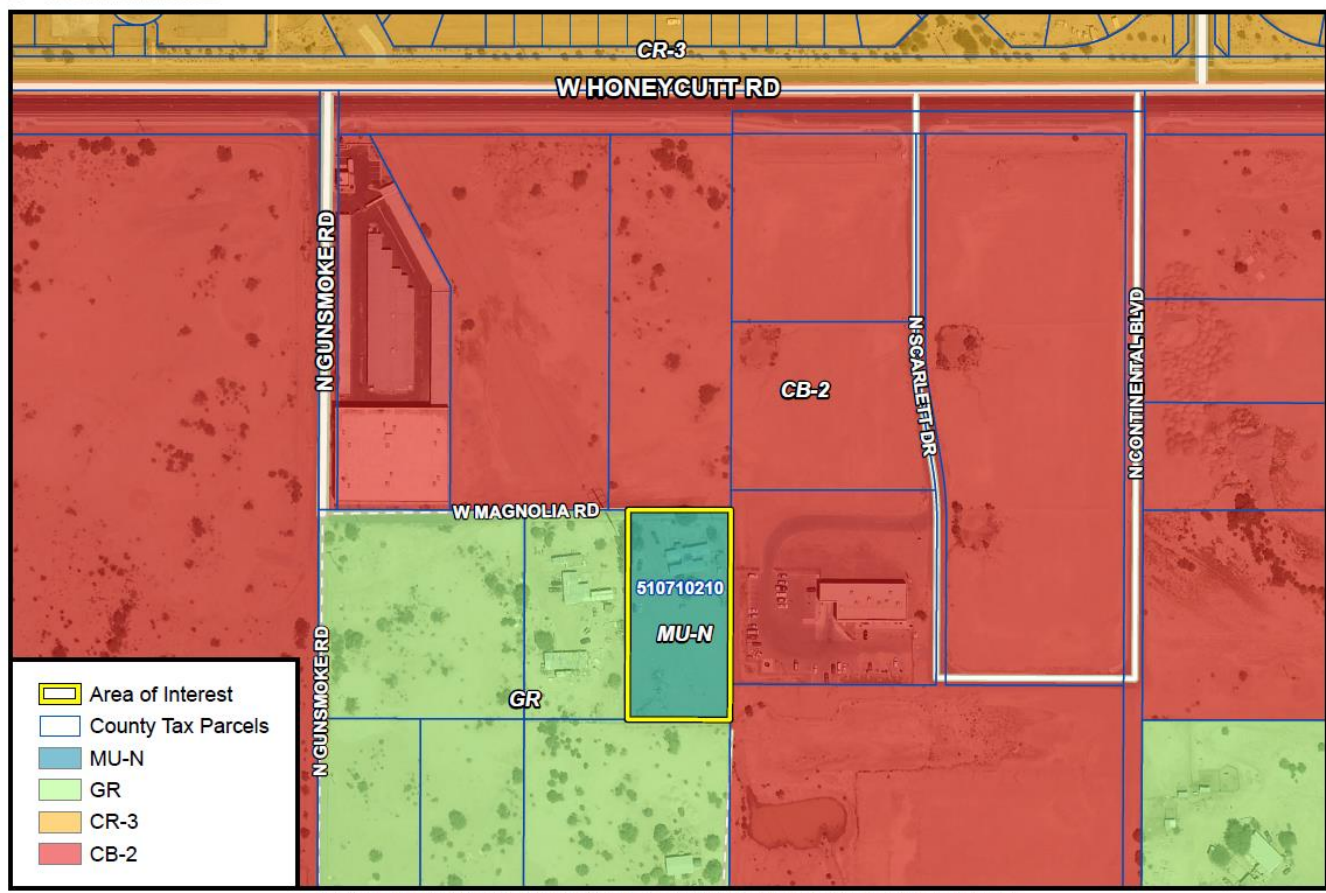




Zoning Map

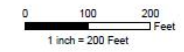


Proposed Zoning



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.
3/30/2020
11" x 8.5"

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Zoning Map Amendment, ZON19-11

- Existing: General Rural (GR)
 - Legacy designation (from previous county-based Zones); Still recognized for existing allowable uses and development standards
- Proposed: Mixed Use Neighborhood (MU-N)
 - Intended for new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. Development is expected to include ground-floor neighborhood-serving businesses and upper level housing or offices.



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 not received any formal comments regarding the request.

*****Refer to Citizen Participation Report (Exhibit C) for further details.*****



Staff Analysis

ZON19-11 Zone Map Amendment Findings

1. The amendment is consistent with the General Plan;

Staff Analysis: *The proposed zone change to MU-G adheres to the General Plan's future land use designation.*

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 will allow the applicant to continue its development plan for a proposed office within the City.*

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.*



Recommendations

- Staff recommends approval of **Zone Map Amendment request case # ZON19-11**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.



QUESTIONS?