

A. DSA-16-00112 - Request by City of Casa Grande, for a Zone Change from UR (Urban Ranch) to I-2 (General Industrial) for a +/-80 acre site, generally located on the northwest corner of W. Selma Hwy and S. Thornton Rd. known as portions of A.P.N. 503-57-004A, 503-57-004B (Planner Joseph Horn).

Joseph Horn, Planner came forward and presented a brief overview of the case as stated in the staff report. Mr. Horn stated that the City of Casa Grande is requesting approval for a zone change from UR (Urban Ranch) to I-2 (General Industrial) for a +/- 80 acre site generally located on the northwest corner of W. Selma Hwy. and S. Thornton Rd. Mr. Horn stated that the annexation was filed on this site on November 28, 2016. City Council held a public hearing on the annexation on December 19, 2016. The Annexation Ordinance is to be considered at the January 17, 2017 City Council meeting. Mr. Horn explained that 9-471 of the Arizona Revised Statutes requires that a city annexing an area adopt a zoning classification that permits densities and uses no greater than those permitted by the county. Mr. Horn stated that at the time of annexation these parcels will receive an initial zoning of UR (Urban Ranch) which is the most similar zoning category that the city has to the current zoning of General Rural in Pinal County. The area of the zone change request is a portion of the proposed Lucid Motors development site. Mr. Horn overviewed the review criteria for a zone change which have been addressed in the Staff Report. He stated that the requested zone change is in conformance with the General Plan 2020. The property is within the City's Manufacturing/Industry land use designation. The area for the proposed request lies within the Phase 2 (Secondary Growth Areas) of the General Plan 2020. Mr. Horn stated that the 80 acre area is a portion of the Lucid Motors selected manufacturing site. The zone change will be beneficial to the city as this site has been selected for the Lucid Motors manufacturing plant, which is estimated to create up to 2,000 jobs.

Mr. Horn stated that Staff has not received any inquiries regarding this request.

Mr. Horn stated that Staff recommends the Planning and Zoning Commission forward to City Council a favorable recommendation for **DSA-16-00112 - Request by City of Casa Grande**, for a **Zone Change** from UR (Urban Ranch) to I-2 (General Industrial) for a +/-80 acre site, generally located on the northwest corner of W. Selma Hwy and S. Thornton Rd. known as portions of A.P.N. 503-57-004A, 503-57-004B. He asked for questions.

Member Tucker questioned that the paper stated that Lucid Motors would be making the deal with the county to purchase the land and if the City of Casa Grande annexes that piece of property, would the city be purchasing the land. He asked if the city is becoming a partner and not the county.

Director Tice explained that the City and the County are partnering in the economic development effort. The 420 acres is in the city already proposed to be part of Lucid Motors and the 80 acres is located outside the city limits. Director Tice stated that Lucid Motors would take the entire 500 acres. He explained that Pinal County is going to

purchase all 500 acres and then sell it back to Lucid Motors over a five year or so period.

Mr. Horn added that this allows the city to have authority to be the applicant for the zone change.

Member Tucker asked Director Tice if there were any reports available to show how many people working at these industrial jobs are actually living and spending their money in Casa Grande.

Director Tice replied that there are not.

Member Tucker stated that he does not want to become a bedroom industrial community. If we are building manufacturing plants that are providing jobs for local people living and shopping here and paying their property taxes here then he thinks it is great but if not then he questions if it is beneficial to the city.

Director Tice replied that he had no hard data to answer Member Tucker's question, but it is his hope that the economic development efforts result in jobs for local residents and for those who might come to work here and move here.

Member Tucker questioned if we are seeing any kind of results to support that.

Director Tice replied that sales taxes continue to grow, residential permits continue to increase. There are indicators to show that this is occurring.

Member McBride commented as part of Lucid's long term goal is to partner with Central Arizona College to get those jobs trained so that local people will be able to move up into the positions

Member Gentzkow expressed that not all people live in Casa Grande but thinks there is a great need for expansion. He stated that this will be good for the city.

Chairman Benedict made a call for the applicant to come forward.

Mr. Horn stated that he was representing the City of Casa Grande.

Chairman Benedict made a call to the public.

Member McBride made a motion to forward a favorable recommendation to City Council for **DSA-16-00112 - Request by City of Casa Grande**, for a **Zone Change** from UR (Urban Ranch) to I-2 (General Industrial) for a +/-80 acre site, generally located on the northwest corner of W. Selma Hwy and S. Thornton Rd. known as portions of A.P.N. 503-57-004A, 503-57-004B

Motion was seconded by Member Henderson.

The following roll call vote was recorded:

Member McBride	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Henderson	Aye
Vice-Chairman Miller	Aye
Chairman Benedict	Aye

The motion passed 6 – 0.