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L.2

**City Council Regular Meeting****Meeting Date:** 01/17/2017**Recommended by:** Paul Tice**Prepared by:** Joseph Horn, Planner**Finance Director Review:** Celina Morris**City Attorney Review:** Brett Wallace**Approved by:** Larry Rains**Date Submitted:** 12/15/2106**Type of Action Requested:** Ordinance, Public Hearing

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**SUBJECT:**

Zone Change request by City of Casa Grande 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.

**RECOMMENDATION:**

The Commission, by a unanimous vote, recommends City Council approve the Zone Change request DSA-16-00112 from UR (Urban Ranch) to I-2 (General Industrial) subject to the property being annexed.

**DISCUSSION:**

The subject property is currently under consideration to be annexed into the City. At the time of annexation these parcels will receive an initial zoning of Urban Ranch as it is the most similar zoning classification to the current General Rural (GR - Pinal County) zoning for the parcels. Since these parcels are located within the Manufacturing and Industry land use category of the Casa Grande 2020 General Plan, and given the zoning of the surrounding properties, the most appropriate zoning for these parcels after annexation would be I-2, General Industrial.

The area of this Zone Change request is a portion of the proposed Lucid Motors development site.

More detailed information is included in the attached staff report.

**FISCAL IMPACT:**

None identified

**ALTERNATIVES:**

1. Approve the Zone Change
2. Deny the Zone Change
3. Table the matter

**Attachments**[PZMinutes](#)[Zone change for 80 acre annexation area](#)[Staff Report](#)[Zone Change Map](#)[Legal Description](#)

