



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: PLANNING AND ZONING COMMISSION
FROM: Joseph Horn, City Planner
MEETING DATES: January 5, 2017

REQUEST

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).

APPLICANT/OWNER

Applicant
City of Casa Grande
510 E Florence Blvd
Casa Grande, AZ 85122

Owner
GC Neighbors, LLC
7154 E Stetson Dr #300
Scottsdale, AZ 85251

Owner
Lee Robert J & Elizabeth A
8468 E Turquoise Ave
Scottsdale, AZ 85258

HISTORY

Currently: Annexation (DSA-16-00111) and initial zoning to UR (Urban Ranch) under review with the initial annexation public hearing scheduled for Dec. 19th, 2016 and City Council consideration of the Annexation Ordinance scheduled for January 10th and 17th, 2017.

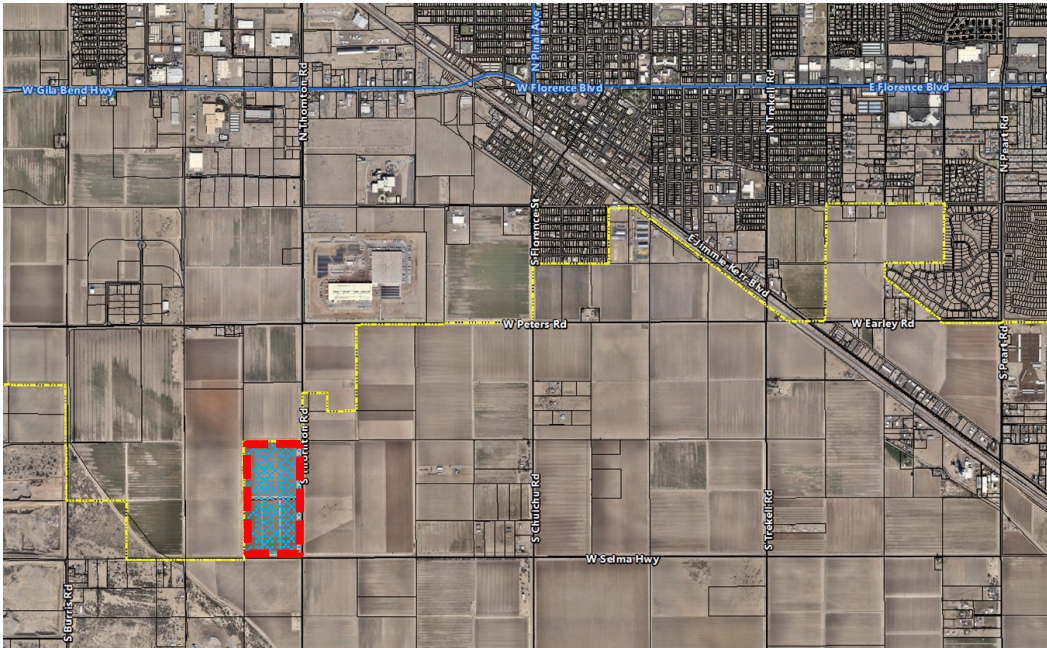
PROJECT DESCRIPTION

Table with 2 columns: Category (Site Area, Zoning, General Plan Designation, Existing Land Use) and Value (+/-80 Acres, GR (General Rural), Manufacturing/Industry, Vacant/Agricultural).

SURROUNDING LAND USE AND ZONING

Table with 4 columns: Direction (Site, North, East, South, West), General Plan Designation, Existing Zoning, and Current Uses.

VICINITY MAP



PROPOSED ZONING MAP



Overview

The subject property is currently under consideration to be Annexed into the City. Per 9-471.L of the Arizona Revised Statutes, a city annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately prior to annexations. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city for rezoning of land. 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.

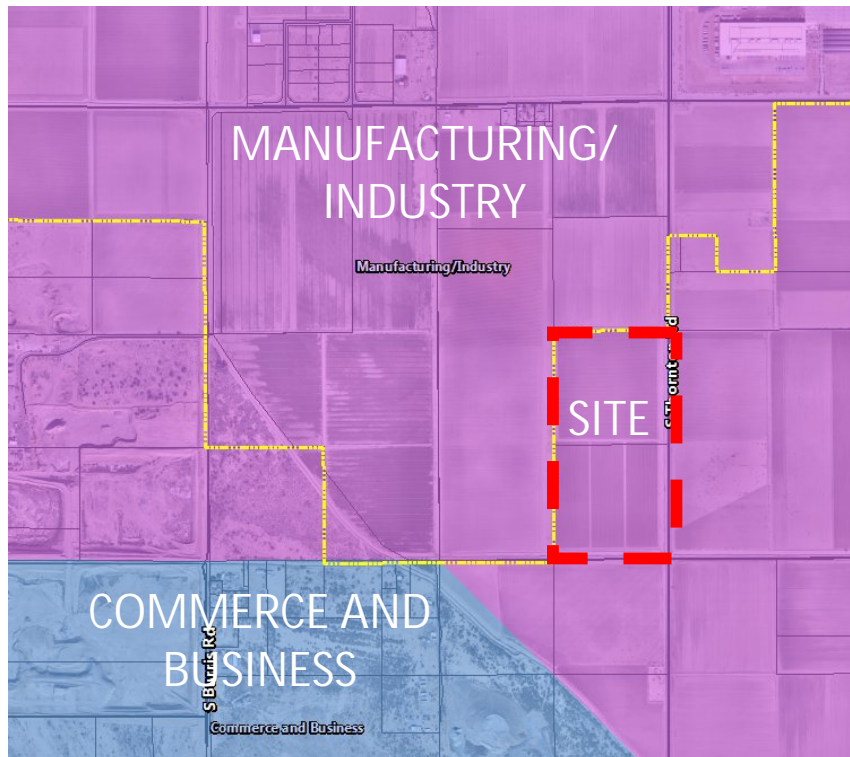
CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

That the proposed use shall be in conformance with the General Plan;

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.
 - The requested Zone Change is in conformance with the General Plan 2020. The property is within the City's Manufacturing/Industry General Plan Land Use Designation and allows for I-2 zoning.
 - The area for the proposed request lies within the Phase 2 (Secondary Growth Areas) of the General Plan 2020. However, the 80 acre area is a portion of the Lucid Motors selected manufacturing site.
2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, of the General Plan.
 - The request for a Zone Change to I-2 is an allowable and appropriate land use within the General Plan.
3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.
 - This Zone Change will be beneficial to the city as this site has been selected for the Lucid Motors manufacturing plant. The auto manufacturing plant is estimated to create up to 2,000 jobs.

GENERAL PLAN MAP



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on December 21, 2016.
- A notice was mailed on December 20, 2016 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the City on the subject site on December 21, 2016. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation of approval of the Zone Change request (DSA-16-00112) from UR (Urban Ranch) to I-2 (General Industrial).

Selma and Thornton Zone Change
Narrative

Size	-	+/- 80 Acres
Parcels	-	503-57-004A, 503-57-004B
Site Location	-	Northwest corner of Selma Hwy and Thornton Rd
Current Zoning	-	GR (General Rural-Pinal County)
Initial Zoning (Annexation)	-	UR (Urban Ranch)
Proposed Zoning	-	I-2 (General Industrial)
General Plan Designation	-	Manufacturing/Industry

The +/-80 acre area is currently proposed to be Annexed into the City. Per 9-471.L of the Arizona Revised Statutes, a city annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately prior to annexations. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city for rezoning of land. 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 critical portion of the proposed Lucid Motors development site.

LEGAL DESCRIPTION

A PORTION OF PARCEL 503-57-004A

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF EXCEPT THE EAST 34 FEET OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

A PORTION OF PARCEL 503-57-004B

THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF EXCEPT THE EAST 34 FEET OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SELMA AND THORNTON ZONE CHANGE EXHIBIT

