

MEMO

Development Services Department

November 18, 2022

Re: Pinal County Case #PZ-042-21 & PZ-PD-042-21

Evan Evangelopoulos – Planner
Community Development Department
Pinal County
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Mr. Evangelopoulos

Thank you for the opportunity to comment on the proposed rezoning requests PZ-042-21 and PZ-PD-042-21 (Venida) which is located within the city's voter approval General Plan planning boundaries. Below you will find the following comments from the City of Maricopa.

1. The city's adopted General Plan designates the area as a Mixed Use (MU) see attachment A. Mixed Use Designation, per the city's General Plan, describes the purpose as the following:

The Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single use projects are discouraged in the MU designation. Proposed MU projects should provide a true combination of uses that inter-relate in design and function with a pedestrian oriented environment. Higher density residential products (such as apartments and condominiums), 8.0 or more dwellings per acre, are expected in Mixed Use projects.

2. The city formally opposes the rezoning request as it does not conform to the City's voter-approved General Plan. In addition, per the adopted Pinal County Comprehensive Land Use Plan Map (2009), note #4 states the following:

The General Plans for cities and towns within Pinal County should be used to determine land used within incorporated boundaries. Generalized future land use plans (as of 2008, based on information provided by the municipalities) for incorporated cities and towns are illustrated for planning purposes.

As stated, the city opposes the rezoning request as it does not conform to the voter-approved General Plan. The applicant should contact the City of Maricopa and apply for a pre-application to consider amending the city's land use map to support such request through Pinal County.

Best regards,



Rodolfo Lopez, AICP, LEED AP

Director
Development Services

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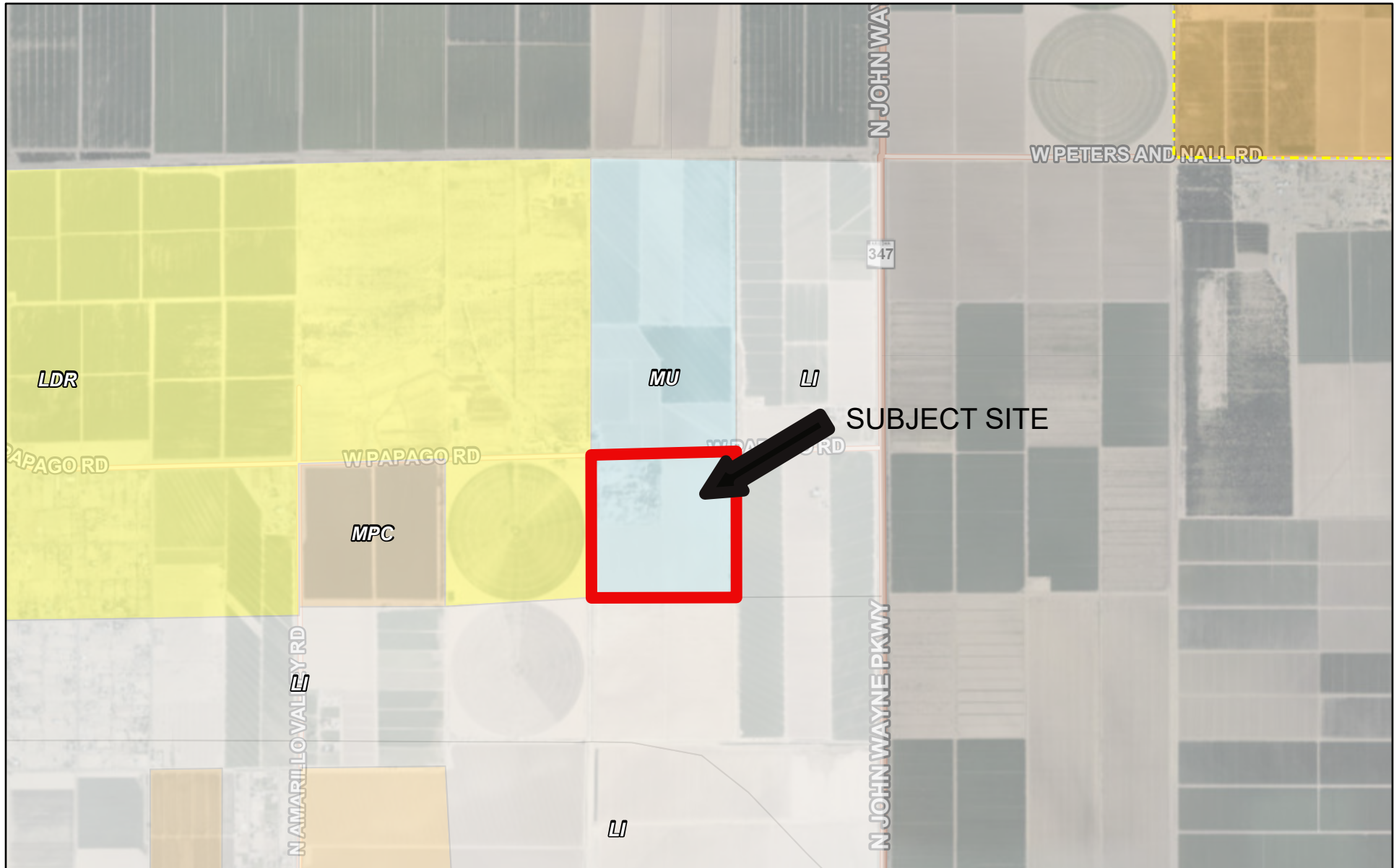
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Attachment A: General Plan Future Land Use Map – Subject Site



City of Maricopa General Plan Land Use Map - Subject Site



11/18/2022, 10:41:41 AM

City Limits

General Plan Future Land Use

Low Density Residential (1-2 du/ac)

Medium Density Residential (2-4 du/ac)

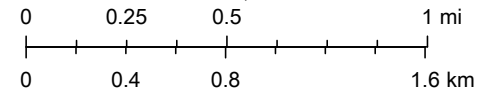
Master Planned Community

Mixed Use

Light Industrial

AC

1:36,112



City of Maricopa, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census

Atlas Web App