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**STAFF REPORT**

**Cases Numbers: GPA21-08 & ZON21-08**

To: Planning and Zoning Commission  
Through: Richard Williams, Development Services, Planning Manager  
From: Byron Easton, Development Services, Senior Planner  
Meeting Date: May 23, 2022

**REQUESTS**

**PUBLIC HEARING: GPA21-08 Roers Minor General Plan Amendment:** A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to amend approximately 10 acres of the General Plan Future Land Use Map, more specifically Pinal County parcel numbers 510-12-018L and 510-12-018M, from existing Public/Institutional (P) to High Density Residential (HDR) located at the southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. **Discussion and Action.**

**PUBLIC HEARING: ZON21-08 Roers Zoning Map Amendment:** A request by Greg Davis of Iplan Consulting, on behalf of Roers Companies, to rezone approximately 10 acres, more specifically Pinal County parcel numbers 510-12-018L and 510-12-018M, from existing General Business (CB-2) to High Density Residential (RH) located at southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy. **Discussion and Action.**

**APPLICANT**

**PROPERTY OWNER**

Iplan Consulting  
Contact: Greg Davis  
3317 S. Higley Rd. #114-622  
Gilbert, AZ 85297  
  
Phone: 480-227-9850  
[Email: greg@iplanconsulting.com](mailto:greg@iplanconsulting.com)

EEM Holdings LLC  
PO Box 1289  
Maricopa, AZ 85139

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

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Site Gross Acres 9.99 acres  
 Parcel # 510-12-018L and 510-12-018M  
 Site Address N/A  
 Site Use Vacant Land, not previously developed  
 Existing General Plan, Land Use Public/Institutional (P)  
 Proposed General Plan, Land Use High Density Residential (HDR)  
 Existing Zoning General Business (CB-2)  
 Proposed Zoning High Density Residential (RH)  
 Overlay Zoning None

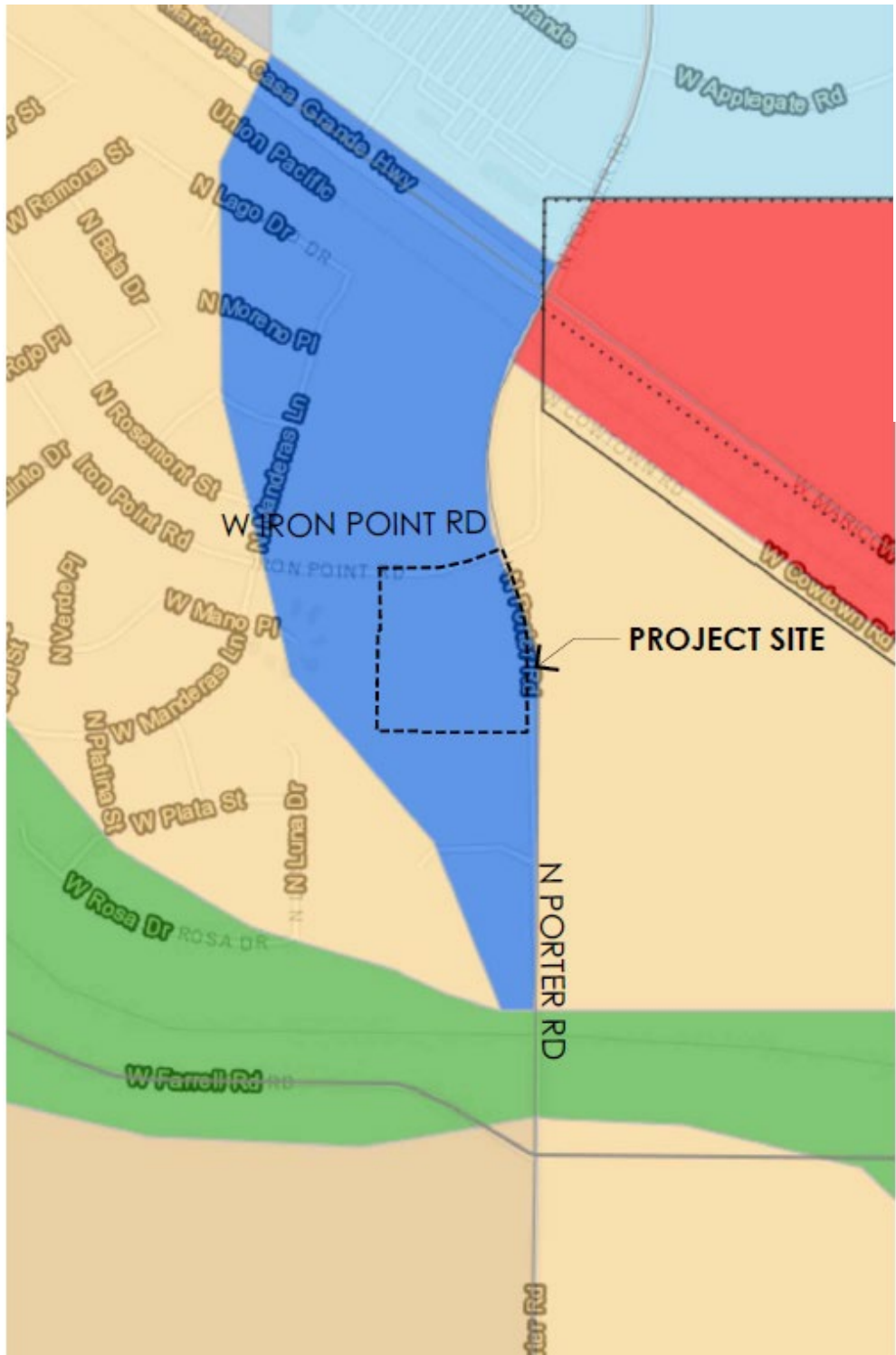
Future DRP (DRP22-09)

Total Dwelling Units 200 (mix of two-, & three-bedroom units)  
 Proposed Density\* 20 Dwelling Units per Net Acre (DU/acre)  
 Allowed Density, per HDR 20 DU/acre (net acre, per code)  
 Parking Required/Provided 485/390 spaces (Sustainable Development Incentive 20% Reduction)

Surrounding Zoning/Use:

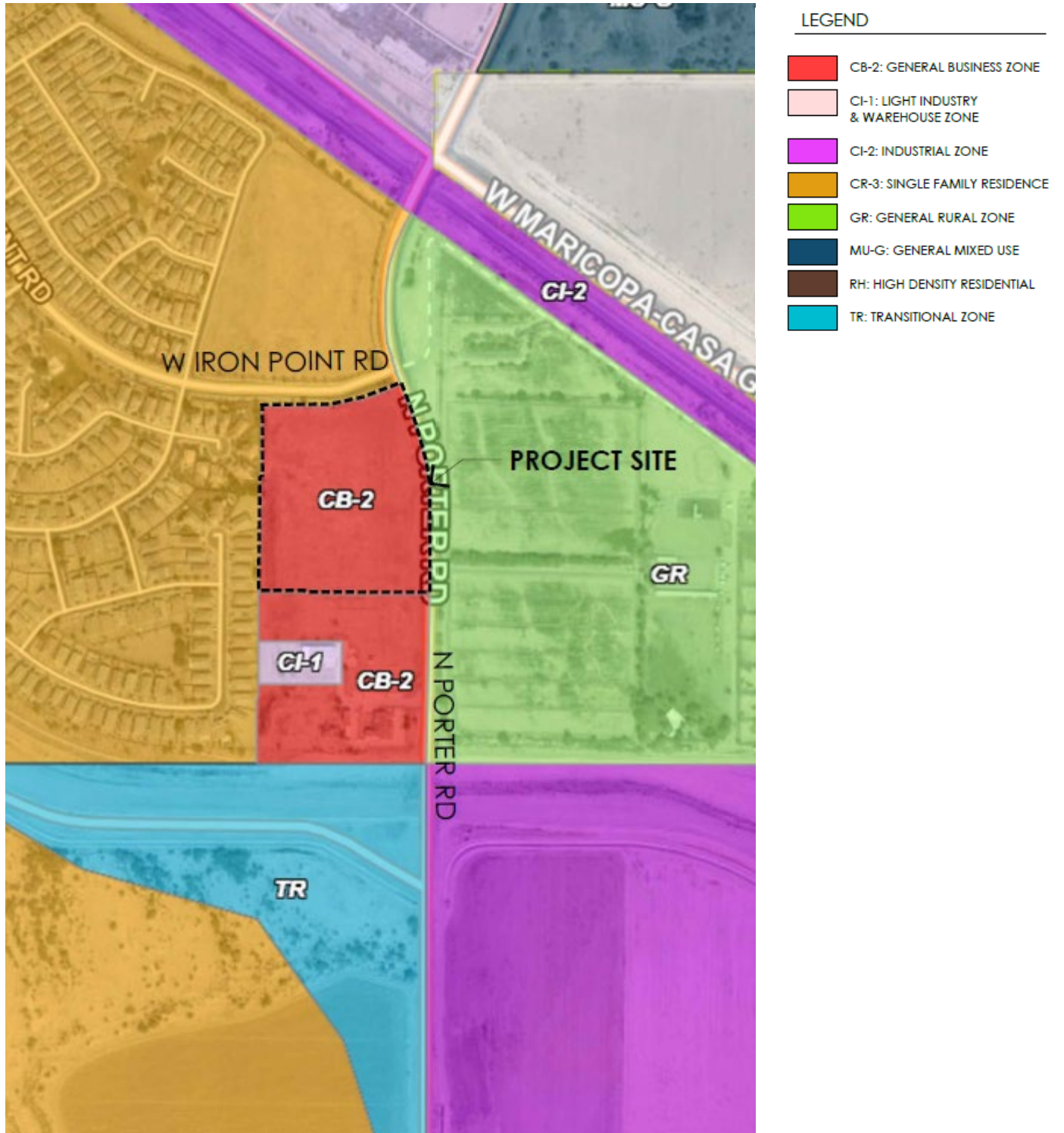
Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Public/Institutional (P)	Single Family Residential (CR-3)	Vacant Land
East	Medium Density Residential (MDR)	General Rural (GR)	Vacant Land/Agricultural
South	Public/Institutional (P) & Medium Density Residential (MDR)	General Business (CB-2)	Commercial
West	Medium Density Residential (MDR)	Single Family Residential (CR-3)	Single Family Residential

General Plan Future Land Use Map (Existing)



<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	MEDIUM DENSITY RESIDENTIAL 1-2 DU/AAC)
<span style="display:inline-block; width:15px; height:15px; background-color:darkgoldenrod;"></span>	HIGH DENSITY RESIDENTIAL (>6 DU/AC)
<span style="display:inline-block; width:15px; height:15px; background-color:tan;"></span>	MASTER PLANNED COMMUNITY
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	MIXED USE
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	COMMERCIAL
<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	EMPLOYMENT
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	PUBLIC / INSTITUTIONAL
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	PARKS / OPEN SPACE

Zoning Map (Existing)



**HISTORY SUMMARY**

- 1963- Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2001- Property zoned PD by Pinal County zoning case PZ-PD-009-01-A
- 2003- Property zoned CB-2 by Pinal County zoning case PZ-023-03, PZ-PD-023-03

## ANALYSIS

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The applicant is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Public/Institutional (P) to High Density Residential (HDR).
2. A rezone from General Business (CB-2) zoning to High Density Residential (RH). This zone change request will allow the applicant to pursue a Development Review Permit (DRP) requiring site plan and architectural reviews to comply with the Zoning Code. This DRP will be previewed at this time but will be presented to Planning and Zoning Commission at a later date (Under 1<sup>st</sup> Review).

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Refer to Exhibit A; Project Narrative for a thorough description of the two proposals, it has been determined to have met Staff's satisfaction for clarity and completeness. Within the Narrative, rationale for the change of land use reads: *The property's current General Plan land use classification of Public Institutional is not consistent with the underlying CB-2 zoning of the property nor does it allow for the High Density Residential (RH) zoning that is proposed thus needs to be changed. The site is located in a "Growth Area" that is served by excellent transportation corridors and is already becoming a second urban node with all of the commercial and more intense urban uses that have been planned and built in recent years. The proposed land use classification of High Density Residential will compliment that growth and add additional vitality to this area. Furthermore, the resulting multifamily project will serve a very pressing need for attainable housing in the community which to date, is well under served.*

Amending the General Plan Land Use Map Amendment require consulting the Plan Administration section of the General Plan. Criteria include the following:

- (1) number of acres for land use change and/or
  - (2) the capital cost burdens to the City when classifying an amendment as either Major or Minor.
1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal, refers to the line for current designation of Public/Institutional to proposed designation of Mixed Use, which set the trigger (or threshold) at 40 acres, where as this proposal is below the trigger at 27 acres.
  2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with this criteria, Staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was made with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a Public Hearing before the Planning & Zoning Commission, a recommendation by the Commission made to City Council, holding a Public Hearing before City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General



Plan Elements. A review of the goals and objectives are listed under the GPA21-08 *Minor General Plan Amendment Findings* section of this Staff Report.

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). In the City General Plan, under the Land Use Element, Table 8 – Land Use Designations, Future Land Use Designations are listed with the corresponding Zoning Districts suited. The High Density Residential land use designation shows that a High Density Residential (RH) zoning would be an appropriate fit. The RH is defined within the Zoning Code under Chapter 18.45; therein lists land use permissions and development standards. Table 18.45.020, for the RH District, lists Multiple Unit Dwelling as a permitted use (“P”).

### Traffic Impact

A Traffic Impact Statement (TIS) was prepared for the proposed multifamily development to document existing conditions and the proposed project site plan, as well as calculate anticipated site-generated trips associated with the Project. Based on trip rates in the Trip Generation Manual, the Project is forecasted to generate 68 AM peak hour trips, 86 PM peak hour trips and 1,088 average daily trips. The number of Project-generated trips are not expected to create any significant impacts at the Project driveway or adjacent intersections.

Factoring in the surrounding planned/future developments and existing conditions, the Statement results do not indicate the need for additional infrastructure at this time. With that said, the City of Maricopa will be improving Porter Rd. south of MCGH to provide a total of 4 lane arterial and a bridge over the Santa Rosa Wash that will connect this development with the future Sonoran Desert Parkway. The City expects to start construction of the Parkway before the end of June 2022. The first phase of the 4 Lane corridor will provide direct access to John Wayne Parkway from Porter Rd.

### **CITIZEN PARTICIPATION:**

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Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment, and Rezoning as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to Exhibit B for Citizen Participation Report).

- Apr 20, 2022 - Notification letters sent
- Apr 19, 2022 - Legal notice published (newspaper)
- Apr 20, 2022 - Sign posted
- May 05, 2022 - Neighborhood Meeting held

### **PUBLIC COMMENT:**

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Staff has not receive any public comment record at the time of writing this report.

### **GPA21-08 MINOR GENERAL PLAN AMENDMENT FINDINGS:**

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As required by the General Plan, the following goals and objectives are of consideration:

#### **Goal B1.4: Minimize conflicts between land uses.**

*Staff Analysis: A transition between Public/Institution and Medium Density Residential to higher residential uses is consistent with the area and the future of this identified Growth Area. The high density residential designation will allow for additional commercial/retail in the area. In addition, the City Housing Plan has identified a need for a more diverse housing stock in addition to the Single Family Residential that is currently provided.*

**Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.**

*Staff Analysis: Housing diversity is improved in both dwelling type and density with the proposal. The City Housing Plan has also identified a need for more diverse housing stock to be utilized by the citizens of Maricopa.*

**Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.**

*Staff Analysis: Providing adequate and safe walkways to Porter Rd. and future commercial, as the proposal will do (per future conditions and planned commitments) demonstrate compliance with this goal.*

**Housing Element: A Housing Needs Assessment study is necessary to clearly define areas of need and implementation plan to expand housing options in Maricopa.**

*Staff Update/Analysis: The Housing Needs Assessment and Housing Plan was completed in July 2018 defining the need for rental housing was in high demand and short supply. More than 99% of the housing stock consists of single-family, detached homes (p. 11). This is comparatively over-represented in comparison to the Phoenix MSA where only 65% of housing stock consists of single-family, detached homes (p. 12). To accommodate the next 10 years of growth, approximately 22,000 new buyers and renters will not be interested in single family homes (p. 16). Additionally, the benefits of higher density housing adjacent to commercial/mixed use land use supports neighborhood retail (p. 16).*

**ZON21-08 ZONING MAP AMENDMENT REQUIRED FINDINGS:**

As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

**Staff Analysis:** *The proposed zone change to RH adheres to the General Plan's future land use designation, pending approval of the High Density Residential 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 amendment will allow the applicant to continue its development plan for a proposed residential development in support of the housing plan's goal to diversify the housing options 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.*

**CONCLUSION:**

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Staff recommends **approval** of cases **GPA21-08 and ZON21-08 Roers Multi-Family**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion by the Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City’s Zoning Code.
2. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
3. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure a Minor Land Division to create the new parcel. This will also be required for the Zoning Map and General Plan Map amendments.
4. Prior to the City Council approval of the ZON21-08, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.
5. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City’s staff and a traffic impact analysis prepared by City’s approved guidines. Offsite improvements includes infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
6. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
7. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant’s traffic engineer and City Staff.
8. This development shall be responsible for half-street improvements to include: half street improvements, curb, gutter, detached sidewalk, landscape, street lights and undergrounding of overhead utilities if applicable. The city has a design for improvements on Porter Rd. Coordinate development and half street improvements with the City.

**ATTACHMENTS:**

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**Exhibit A:** GPA21-08 & ZON21-08 Narrative

**Exhibit B:** Citizen Participation Report

**Exhibit C:** Conceptual Rendered Site Plan combined with Landscaping Plans

**Exhibit D:** Conceptual Rendered Elevations

-- End of staff report --