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STAFF REPORT

Cases # GPA20-05

To: Planning and Zoning Commission
 Through: Rodolfo Lopez, Economic & Community Development Deputy Director
 From: Ryan Wozniak, Senior Planner
 Meeting Date: September 28, 2020

REQUESTS

PUBLIC HEARING: GPA20-05 Anglin Dairy Major General Plan Amendment. A request by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC to amend the General Plan Future Land Use Map for approximately 493 ± acres from existing Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU) to a Master Planned Community (MPC) generally located at the northwest corner of State Route 238 and Green Road. **DISCUSSION AND ACTION.**

APPLICANT

OWNER

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DA Holdings, LLC
 22292 N. Green Road
 Maricopa, AZ 85139
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PROJECT DATA

Site Gross Acres	+/- 493 Acres
Parcel #	510-12-035A, 035B, 035C, 510-15-003A, 003B, 510-15-002C, 510-15-0600
Existing Site Use	Agriculture, Residence
Proposed Site Use	Master Planned Community including single-family and multi-family residential, mixed-use, and open space
Existing General Plan, Land Use	Low Density Residential (L), Medium Density Residential (M), Mixed Use (MU)
Proposed General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	Industrial Zone (CI-2)
Proposed Zoning	<i>Not requested at this time</i>
Overlay Zoning	Transportation Corridor (TC) along SR-238
Density / Dwelling Units	+/- 5 dwelling units per acre (+/- 2,465 units)

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	N/A	N/A	Vacant Gila River Community
East	Research and Development (RD) & Commercial (C)	N/A	Ak-Chin Southern Dunes Golf Course
South	Medium Density Residential (M) & Commercial (C)	Industrial Zone (CI-2)	Vacant & Agriculture
West	N/A	N/A	Ak-Chin Southern Dunes Golf Course

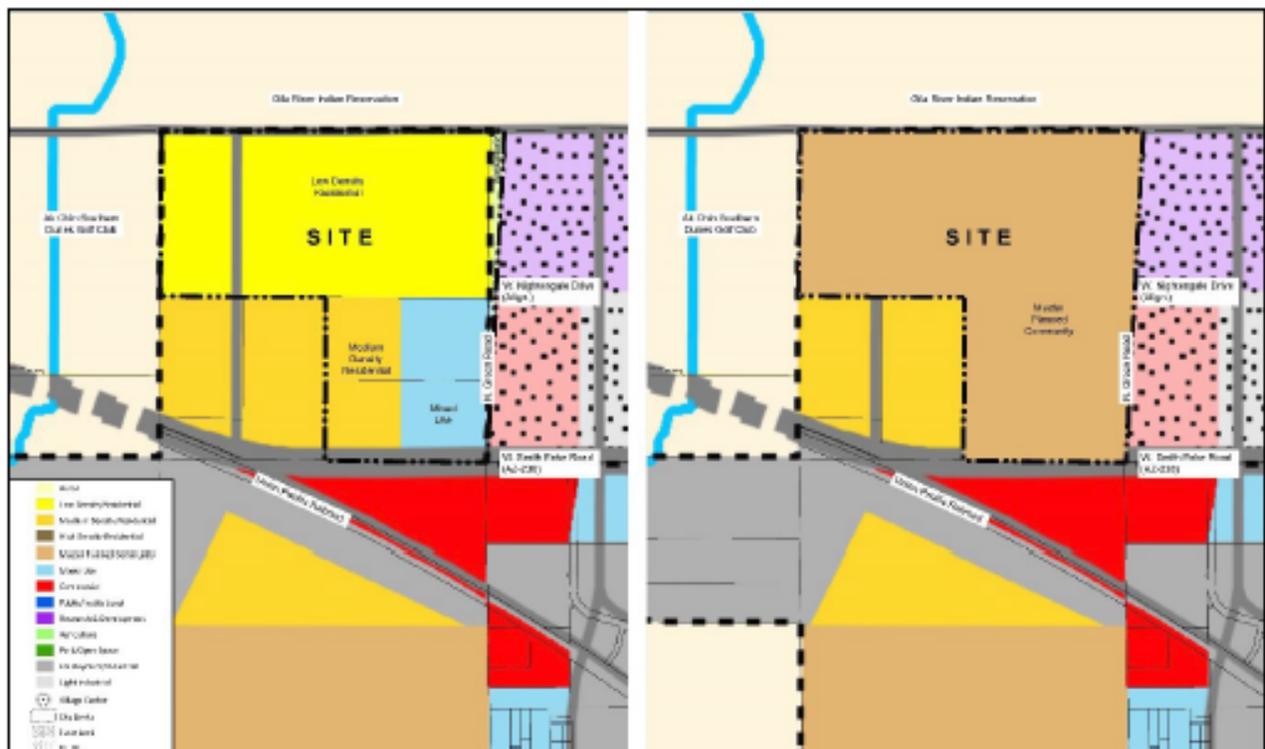


Figure 2: Existing & Proposed Land Use Map

HISTORY SUMMARY

- 2006/2007: The site was a portion of the annexation into the City incorporated limites with Annexation 06-02 per Ordinance No. 07-06 as part of 2,964 acres in total.
- Pinal County Industrial Zone (CI-2) has remained in place from case PZ-7-63, with the City and the County both abiding by the same zoning designations at the time of annexation.

ANALYSIS

The city's General Plan is intended to provide a framework for all of the interrelated functions of the City of Maricopa. The General Plan is an expression of the preferences of residents and property owners, a statement of City policy designed to achieve the citizen's vision, a framework for future decision making and a means of enhancing the quality of life of the citizens. The General Plan is not a tool to promote special interests, not a rigid document so it is adaptable, it is not a detailed policy or

ordinance for specific properties or areas, it is not a Capital Improvement Plan and it is not a zoning map. Refer to www.planningmaricopa.com for further information. The considerations for the General Plan Land Use Map Amendment considers the Plan Administration section of the General Plan itself.

Criteria that determines whether a General Plan Amendment is Minor or Major is as follows:

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.**

Staff Analysis: Per the General Plan's Land Use Criteria (#1), any designation of 160 acres or more that changes to any other designation requires a major amendment to the city's General Plan.

Thereby, the applicant is requesting a **Major** General Plan Amendment to the Future Land Use Map from Low Density Residential (L), Medium Density Residential (M), Mixed Use (MU) to Master Planned Community (MPC).

This is a stand alone Major General Plan Amendment that offers opportunity for rezoning at a later date. A future zone change (rezone) is anticipated and a conceptual plan for the zoning that would conform with the Master Plan Community as found in the application as Figure 3: Conceptual Development Plan (Refer to Exhibit B). This concept plan does not establish a particular land use mix or certain parcel size for the future rezone, but staff will seek general conformity offering housing diversity, minimized conflicts, and integration at the time of zoning and development review entitlements.

Within the Conceptual Development Plan, and listed under the land use section of the Project Narrative (Exhibit A) lists the applicable zoning designations associated with the broader land use descriptions provided. It reads:

The Conceptual Land Use Plan identifies a variety of land uses, densities and intensities, including:

- SFR (Single-Family Residential) – RS-4, RS-5, RM*
- MDR (Medium-Density Residential) – RS-5, RM*
- HDR (High-Density Residential) – RM, RH*
- MU (Mixed-use) – MU-N, MU-G, NC, RH*
- OS (Open Space) – OS*

The land use variety does strive to meet goals of land use variety and compatibility. The project will offer the opportunity for a variety of housing options to be later explored at the time of rezoning proposals. Ranges of possible housing options, ranging from medium to high density, would provide both single-family and multi-family options. At the time of this report, the range of housing development standards, per the Zoning Code would be quickly overviews as:

- Single-Family Residential (RS-4) at minimum 7,000 square foot lots
- Single-Family Residential (RS-5) at minimum 5,000 square foot lots
- Multi-Family Residential (RM) at maximum 12 dwelling units per acre
- Multi-Family Residential (RH) at maximum 20 dwelling units per acre
- Mixed Use (MU-N & MU-G with NC and RH options) at maximum of 16 and 24 dwelling units per acre

The majority of the site conceptually offers a majority of Single-Family options. The higher intensity development is prioritized a the most accessible portions of the site, reducing cut-through traffic in the single-family districts.

Regarding housing diversity, there is an update since the Planning & Zoning Commission Meeting held on September 14, in response to the question of appropriateness of including low density housing. The applicant did look out into the broader planning area to find both a Low

Density Residential in the Future Land Use Plan as well as looking into the number of low density housing units exist within the planning area. Their exhibit is included in this report, referenced as Exhibit F: Low Density Residential Analysis.

Access and circulation are also illustrated in the Conceptual Development Plan (Exhibit B). Primary access to the development is highly dependent upon the SR-238 corridor. This corridor is receiving added attention as development interests move westward from much of the established development East of the site. The City is actively coordinating with Arizona Department of Transportation (ADOT) to be responsive to these development interests and the traffic conditions they imply. As part of that coordination, a possible roundabout is being evaluated at the intersection of SR-238 and Greed Road. As with other State Routes, SR-238 will require approvals and ultimate design decisions for access and roadway improvements to be decided by ADOT.

Improvements to Green Road are also under consideration, as the route is noted in the City's Area Transportation Plan as a planned truck route and could serve as access to this development. If this proves feasible, the City may execute these plans, regardless of inclusion in the GPA20-05 narrative or the approval or denial of this application.

Trail improvements in accordance with the Parks, Trails, and Open Space Plan have been acknowledged for future design in improvement plans. Furthermore, pedestrian circulation is committed throughout the Master Planned Community. The Conceptual Development Plan offers a centralized open space area with active and passive recreation, and the narrative further follows the Subdivision Ordinance's expectations for parcel-specific parks and open space plans.

Per the General Plan, this site does fall within the Growth Area, indicating that there is a lesser burden of infrastructure to serve the site versus locations with more distant and costly access to infrastructure. This is further complemented by a more complete mix of land uses proposed as required for Maricopa to grow into a full-service economy.

For Public Safety, the Polic Chief has commented that his only concern be that transportation facilities be designed for safety, using proper use of deceleration lanes and intersection improvements.

GPA20-05 MAJOR GENERAL PLAN AMENDMENT FINDINGS

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 mix of uses, as proposed conceptually under a Master Planned Community, meet the intent of minimizing conflicts between uses and further integrates uses. This will also provide less nuisance to growth in the area than the existing agricultural use.

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 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 land use supports neighborhood retail (p. 16)

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 pedestrian circulation and trail improvements have been acknowledged in the proposal's narrative. Furthermore, the participation in a roundabout on SR-238 offers safety enhancements to the corridor as well.

Goal (H)5.1: Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.

Staff Analysis: The proposal's narrative commits the project to the responsibility for securing and constructing all infrastructure to serve and support the development.

CITIZEN PARTICIPATION

As required for a General Plan Amendment, the applicant submitted a public participation plan to demonstrate the methods used to inform surrounding property owners of the GPA20-05 proposal per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 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 E for Citizen Participation Report).

- July 15, 2020 - Notification letters sent
- July 15, 2020 - Sign posted
- July 30, 2020 - *VIRTUAL* Neighborhood Meeting held
- August 27, 2020 - Newspaper Notification for Public Hearing
- September 14, 2020 - Planning & Zoning Commission Public Hearing #1
- September 28, 2020 - Planning & Zoning Commission Public Hearing #2
- October 20, 2020 - City Council Public Hearing

Furthermore, the Major General Plan Amendment has state statutes that further enhance the outreach to include neighboring jurisdictions and state agencies. This notification was completed by staff on July 15, 2020 and the City's website has provided up-to-date information, attachments, and public meetings regarding the proposal.

PUBLIC COMMENT

At the time of writing this report staff has not received any comment for the request.

STAFF RECOMMENDATION

Staff recommends approval of **Major General Plan Amendment case # GPA20-05**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Major General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. Future Zoning cases, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request including, but not limited to submitting a Traffic Impact Analysis to the satisfaction of the City Engineer.
3. At the time of the formal platting submittal, the property owner shall be responsible for any off-site and on-site improvements identified by the City of Maricopa.

Exhibit A: General Plan Amendment Narrative

Exhibit B: Conceptual Development Plan

Exhibit C: Site Context Aerial

Exhibit D: General Plan Land Use Map with Existing and Proposed Designations (Figure 2)

Exhibit E: Citizen Participation Report

Exhibit F: Low Density Residential Analysis

-- End of staff report --