



City Council

November 16, 2021

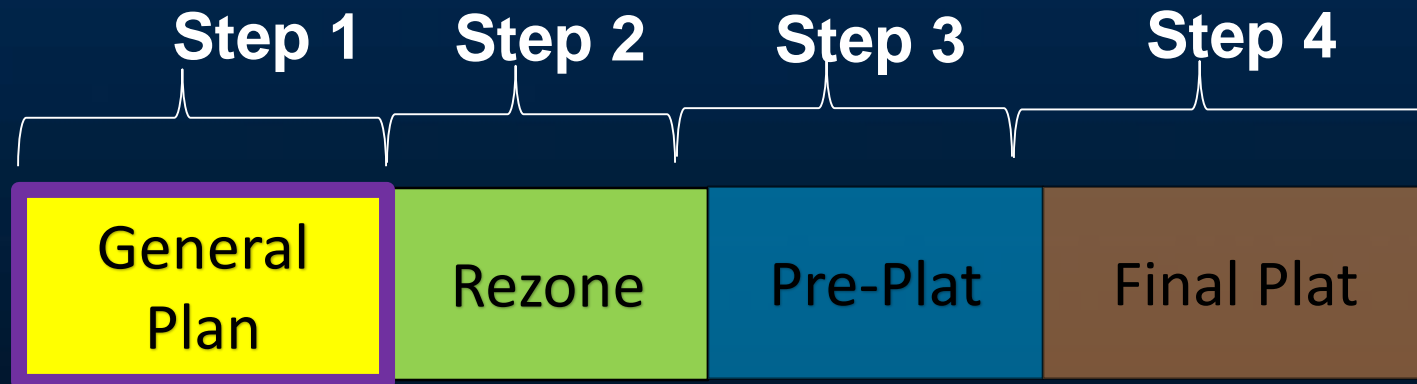
GPA21-02 Kelly Ranches



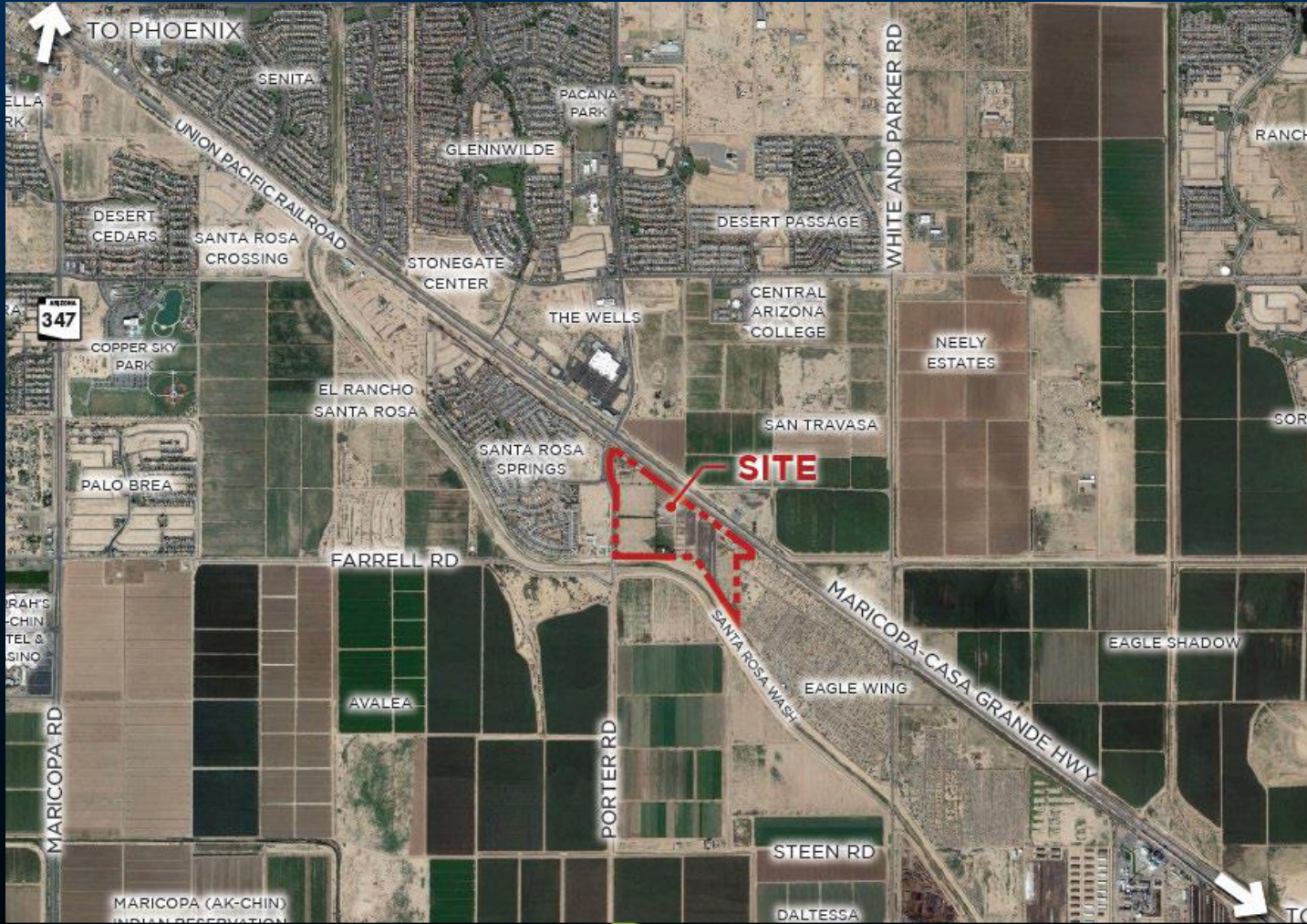
Request

- A request by Norris Design on behalf of Cowley Companies to amend the General Plan Future Land Use Map for approximately 100 acres from existing Commercial (C) (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential for the future development of a residential community
- Generally located at the southeast corner of Porter Rd and Maricopa- Casa Grande Highway.

Entitlement Process



General Plan Request: Subject Site



General Plan

- 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
 - it is not a zoning



General Plan Amendment

- Proposed Land Use: Medium Density Residential (M)
 - **Medium Density Residential** provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.



General Plan Amendment Major

- **Number of acres for land use change**
- **Staff Analysis:** Per the General Plan's Land Use Criteria, any designation of **40 acres** or less from Commercial designation to medium density residential requires a **major** amendment to the city's General Plan;



General Plan Amendment

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
 - Notification letters were sent out to all property owners within 600 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
 - A neighborhood meeting was held.
 - State Statute Notice requirements: 60 day public notice on the city's website and direct notice to neighboring jurisdictions and state agencies.
 - Holding of two public hearings at two different locations.



P&Z Commission Findings

Per Zoning Code Sec. 509.04

1. The amendment is consistent with the General Plan
2. Consistent with the General Plan, and to increase the inventory of land within a given Zoning District
3. The amendment will promote the growth of the City in an orderly manner to protect the public health, safety, peace, comfort and general welfare.



Amendment to Stipulation #1

- **Within 30 days of** Council approval of the Major General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.

Recommendation

Per Zoning Code Sec. 509.04

- The Planning and Zoning Commission recommended approval of **Major General Plan Amendment case # GPA21-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

