

A photograph of the Maricopa City Council building, a modern structure with light-colored brick walls and large black-framed windows. A long, covered walkway with a metal grate roof extends from the left side of the building. In the foreground, there is a landscaped area with gravel, small green shrubs, and several prickly pear cacti. A white metal bike rack is visible near the building's entrance. The sky is blue with scattered white clouds.

Maricopa City Council

January 17, 2023

CITY OF
MARICOPA
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Agenda Items:

Maricopa Mixed Use, Artisan Villas, Allure Apartments

Minor General Plan Amendment

GPA22-12

Zone Change Requests

ZON22-08, ZON22-09, ZON22-10

Presented by: Derek Scheerer



Site Information:

Vicinity Map

Applicant:

Rogelio Arrieta, Ware Malcomb

Location:

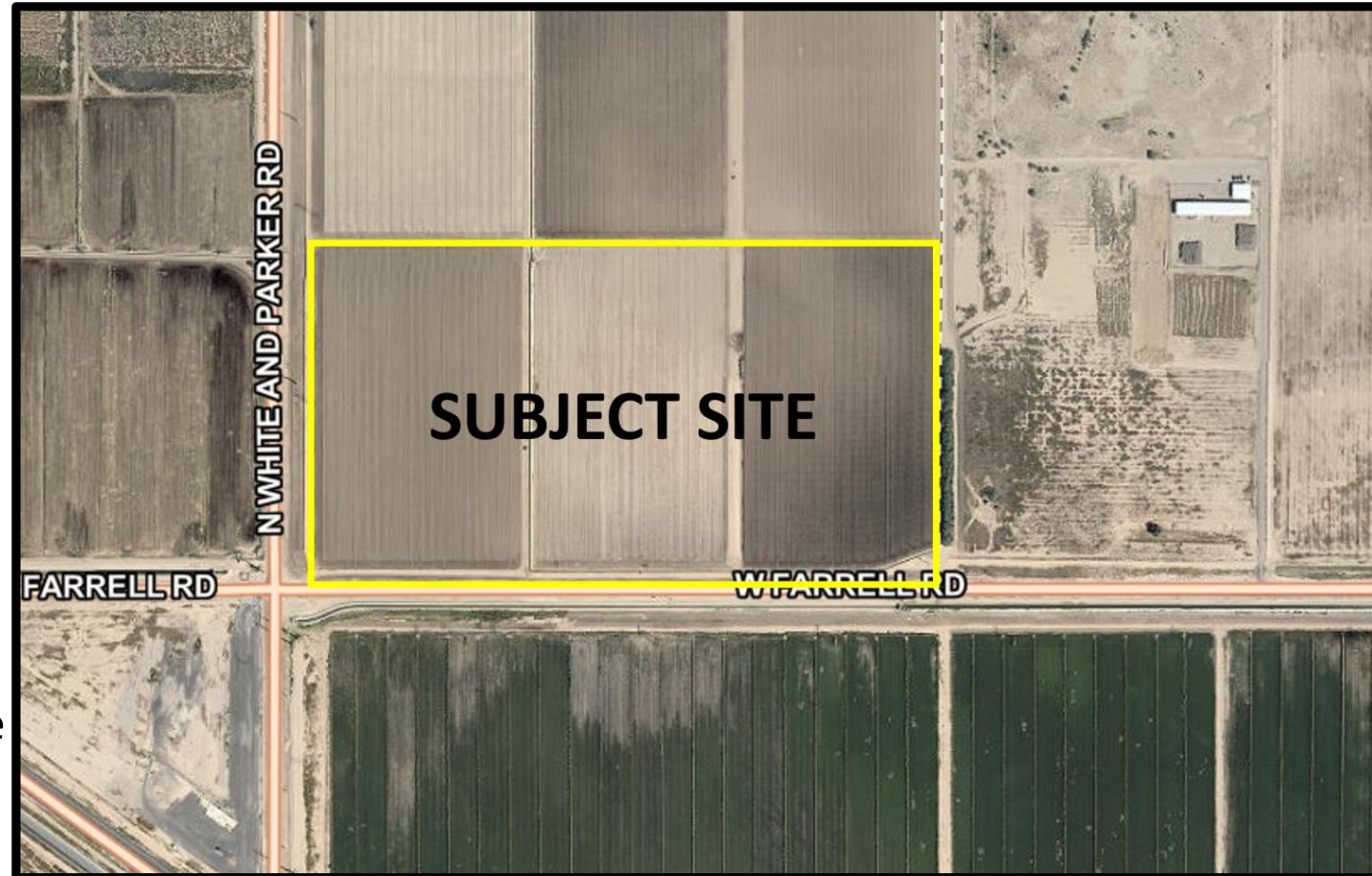
NEC of N. White and Parker Road and W. Farrell Road

Project Area:

Approximately +/- 60-acres

Proposal:

Minor General Plan Amendment from High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR) (+/- 40 ac.) and Rezone from General Rural (GR) to General Commercial (GC)(+/- 19 ac.), Multiple Unit Residential (RM)(+/-24 ac.), and High Density Residential (RH)(+/- 16 ac.).

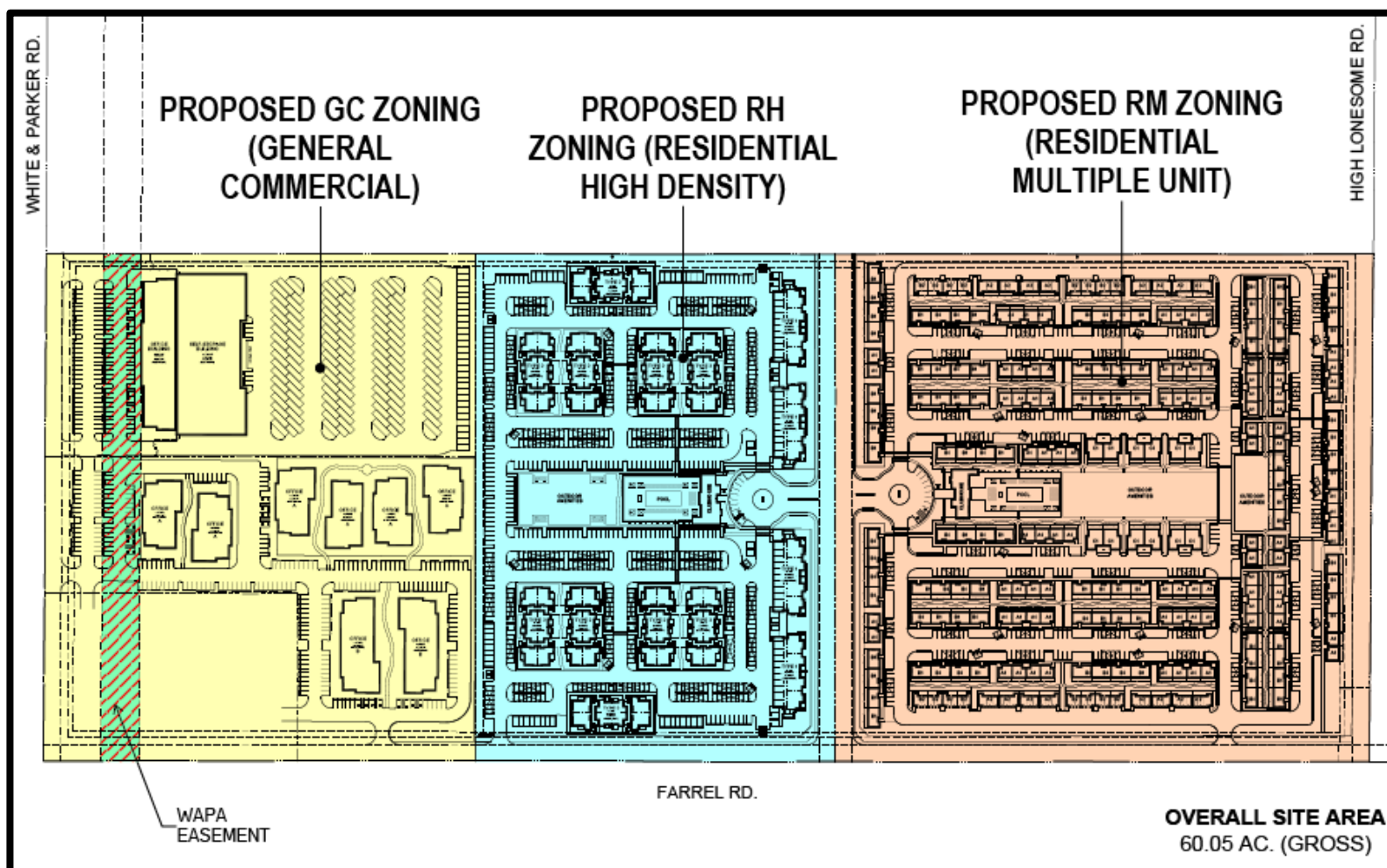


Details Of The Request:

Conceptual Site Plans

Maricopa Mixed Use, Artisan Villas, Allure Apartments:

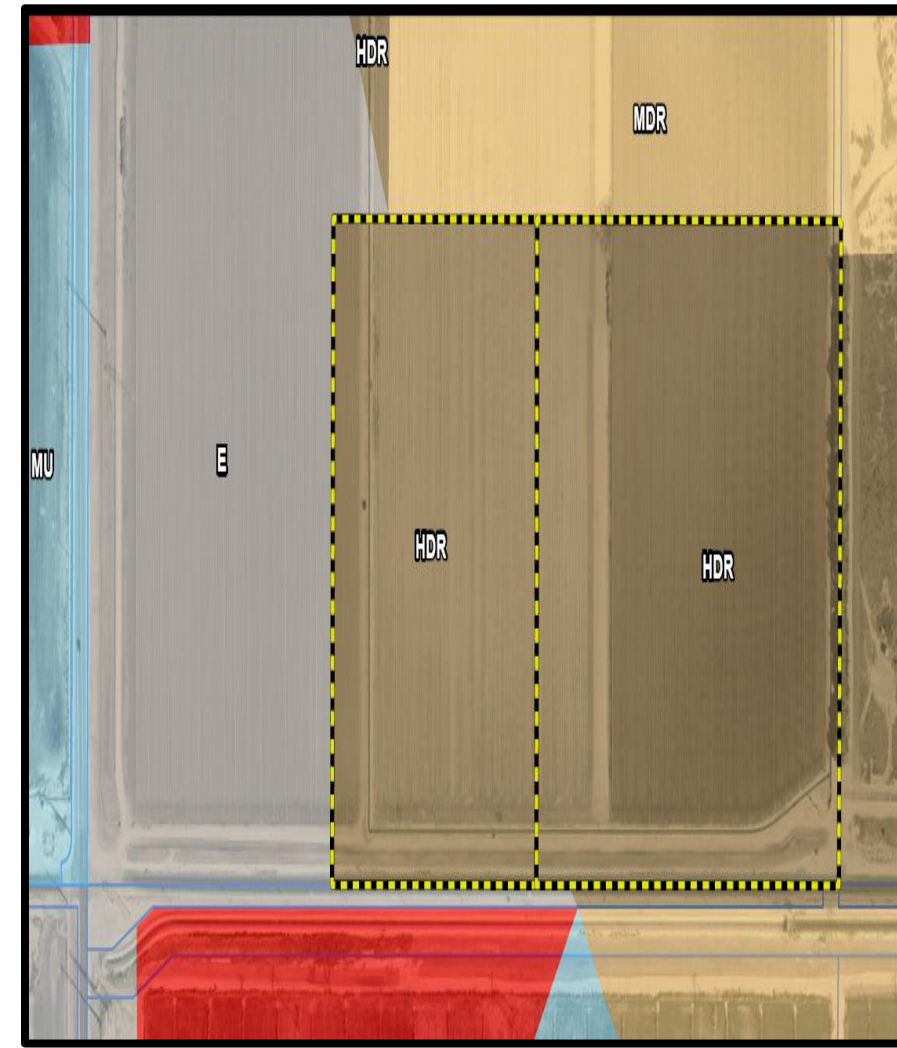
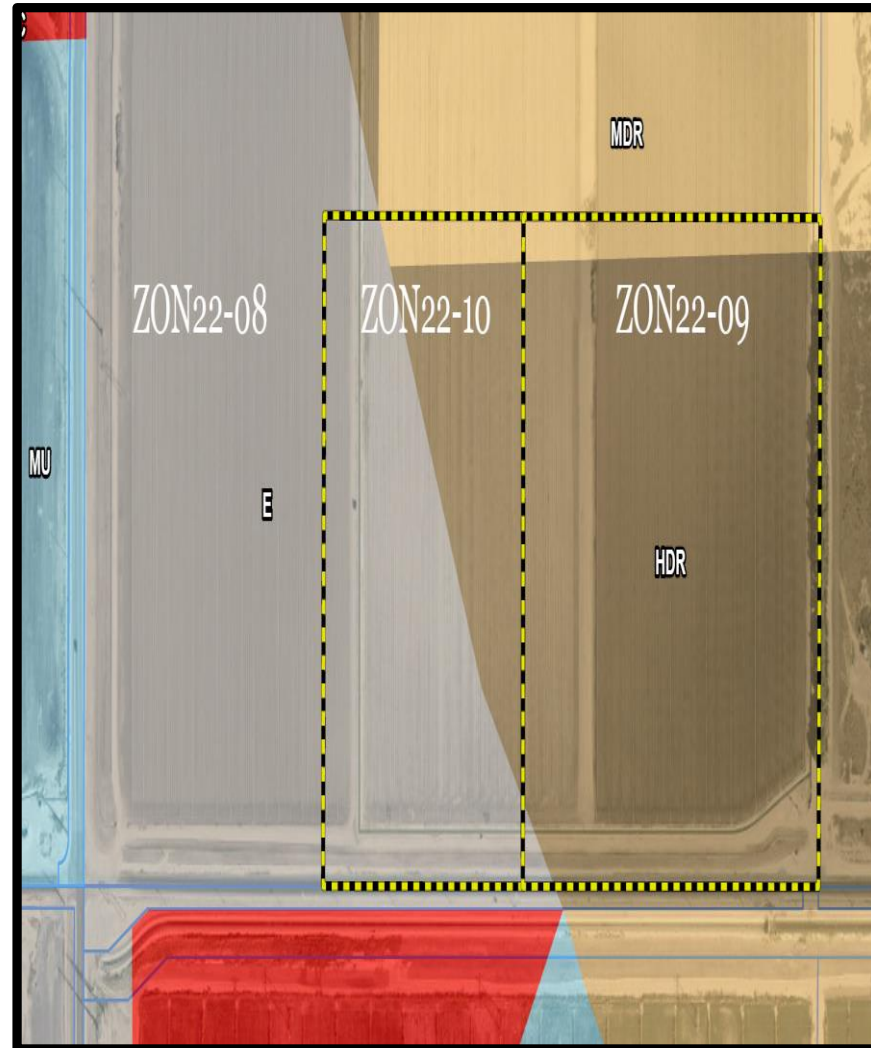
- Access from N. White and Parker Road and W. Farrell Road
- Rezone request for Commercial Development
 - Office Park Complex
 - Future Retail Development
 - Mixed Use Office and Self-Storage
- Rezone request for Multi-Family Development
 - Traditional multi-story garden apartment building development
 - Cottage style duplex and four-plex apartment building development



Staff Analysis:

Current General Plan

Proposed General Plan

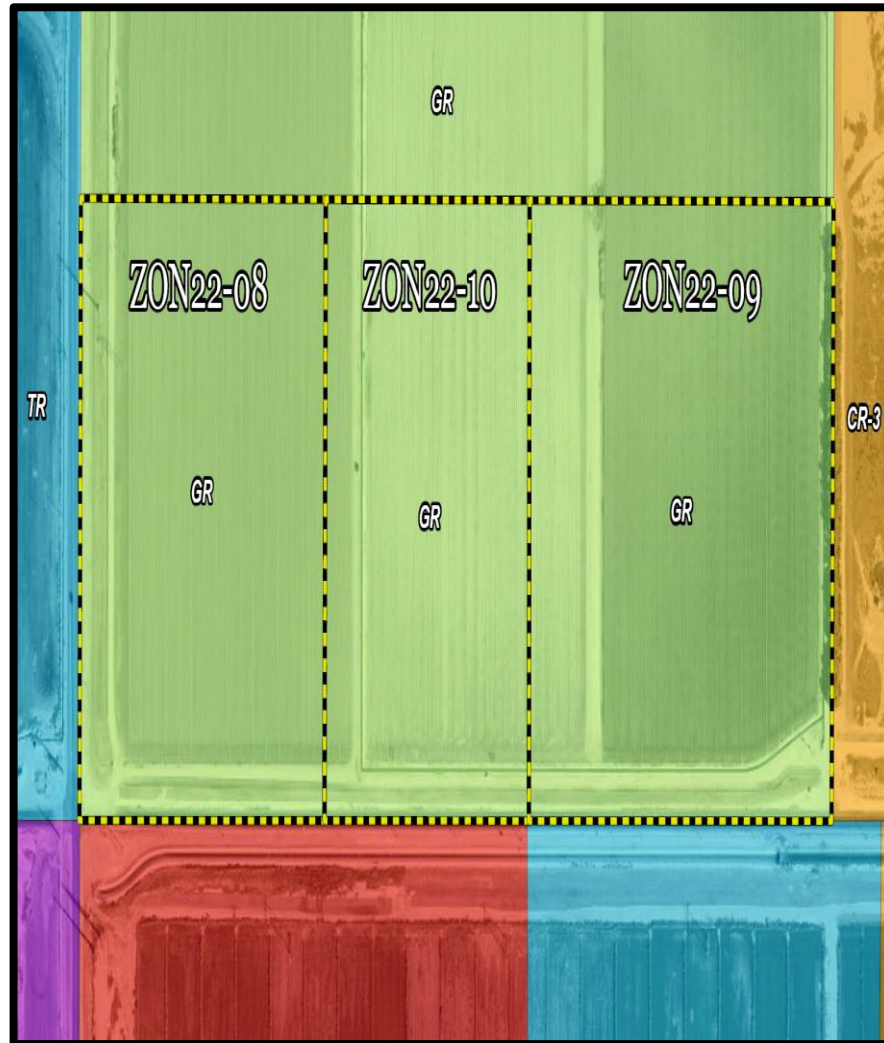


General Plan:

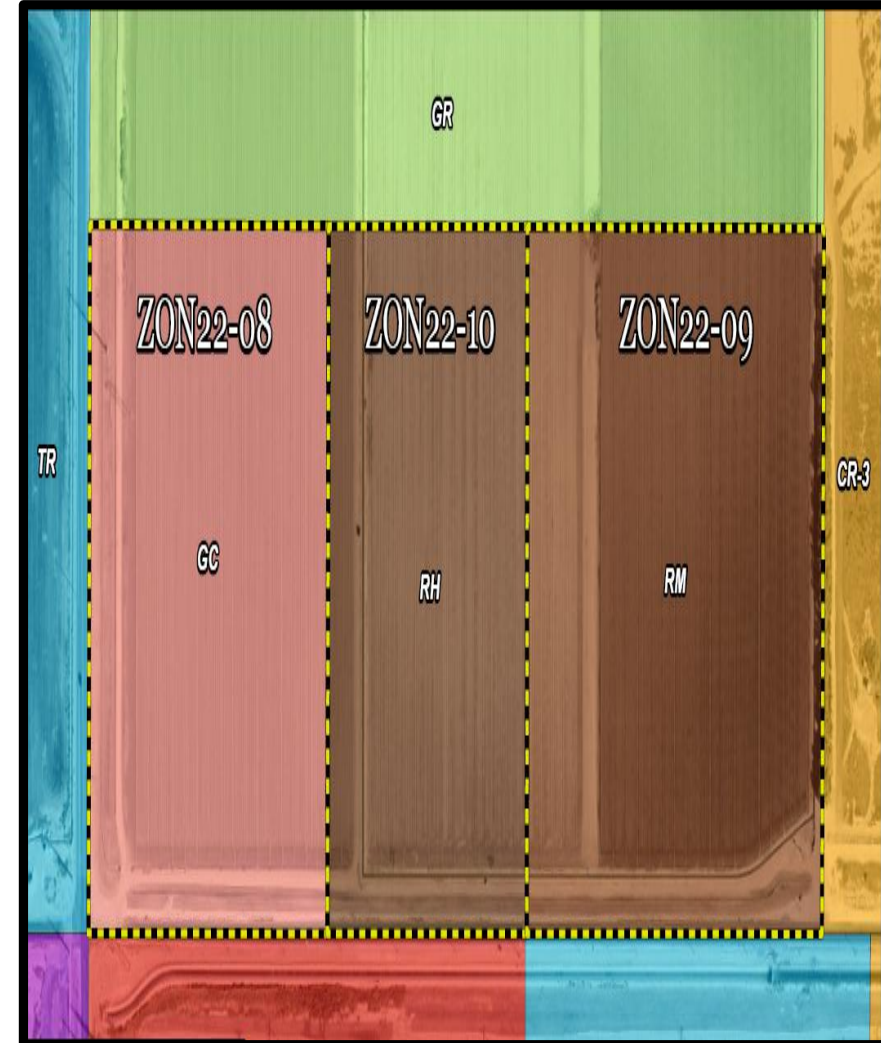
- High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E)
- Amend to High Density Residential

Staff Analysis:

Current Zoning Map



Proposed Zoning Map



Zoning Map:

- General Rural (GR)
- Rezone to General Commercial (GC), Multiple Unit Residential (RM), and High Density Residential (RH)

Staff Analysis:

General Plan Goals and Objectives:

- Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.
- Objective B1.1.2: Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans, General Plan land uses, and transit corridor related goals and policies.
- Objective B.2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.
- Objective G4.a.1.4: Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.

Staff Analysis:

Conformance with the Zoning Ordinance:

- Proposed Zoning will be consistent with the General Plan with the proposed Amendment
- General Rural (GC) to General Commercial (GC), Multiple Unit Residential (RM) and High Density Residential (HR) given the context of the development goals of the surrounding area is appropriate
- The proposal has been fully vetted internally by all departments
- The proposal meets all requirements outlined in Section 18 of the Zoning Ordinance

Public Outreach:

- November 4, 2022 – Neighborhood meeting notification letters sent
- November 4, 2022 – Sign posted
- November 5 and 22, 2022 – Newspaper legal notices published
- November 22, 2022 – Neighborhood meeting held
- December 12, 2022 – Planning and Zoning Commission

Recommendations:

- On December 12, 2022, the Planning and Zoning Commission recommended approval of Minor General Plan Amendment, **Case #GPA22-12**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Maricopa Mixed Use rezone, **Case #ZON22-08**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Artisan Villas rezone, **Case #ZON22-09**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Allure Apartments rezone, **Case #ZON22-10**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.