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STAFF REPORT

Case # GPA22-12

To: Honorable Mayor and City Council
 Through: Rodolfo Lopez, Development Services, Director
 From: Derek Scheerer, Development Services, Planner II
 Meeting Date: January 17, 2023

REQUEST

PUBLIC HEARING: GPA22-12 Minor General Plan Amendment: A request by Rogelio Arrieta, of Ware Malcomb, on behalf of S3 BioTech, LLC, and Riggins Investment Properties, Inc. to amend the City’s General Plan Land Use Map for approximately 40.57 acres from High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR). The site is generally located at the northeast corner of N. White and Parker Road and W. Farrell Road. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Rogelio (Roy) Arrieta
 Ware Malcomb
 2777 E. Camelback Rd., Ste 325
 Phoenix, AZ 85016

Owner:
 Riggins Investment Properties, Inc.
 39209 W. Bowlin Rd.
 Maricopa, AZ 85138

S3 BioTech, LLC
 7144 E. Stetson Rd., Ste 425
 Scottsdale, AZ 85251

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

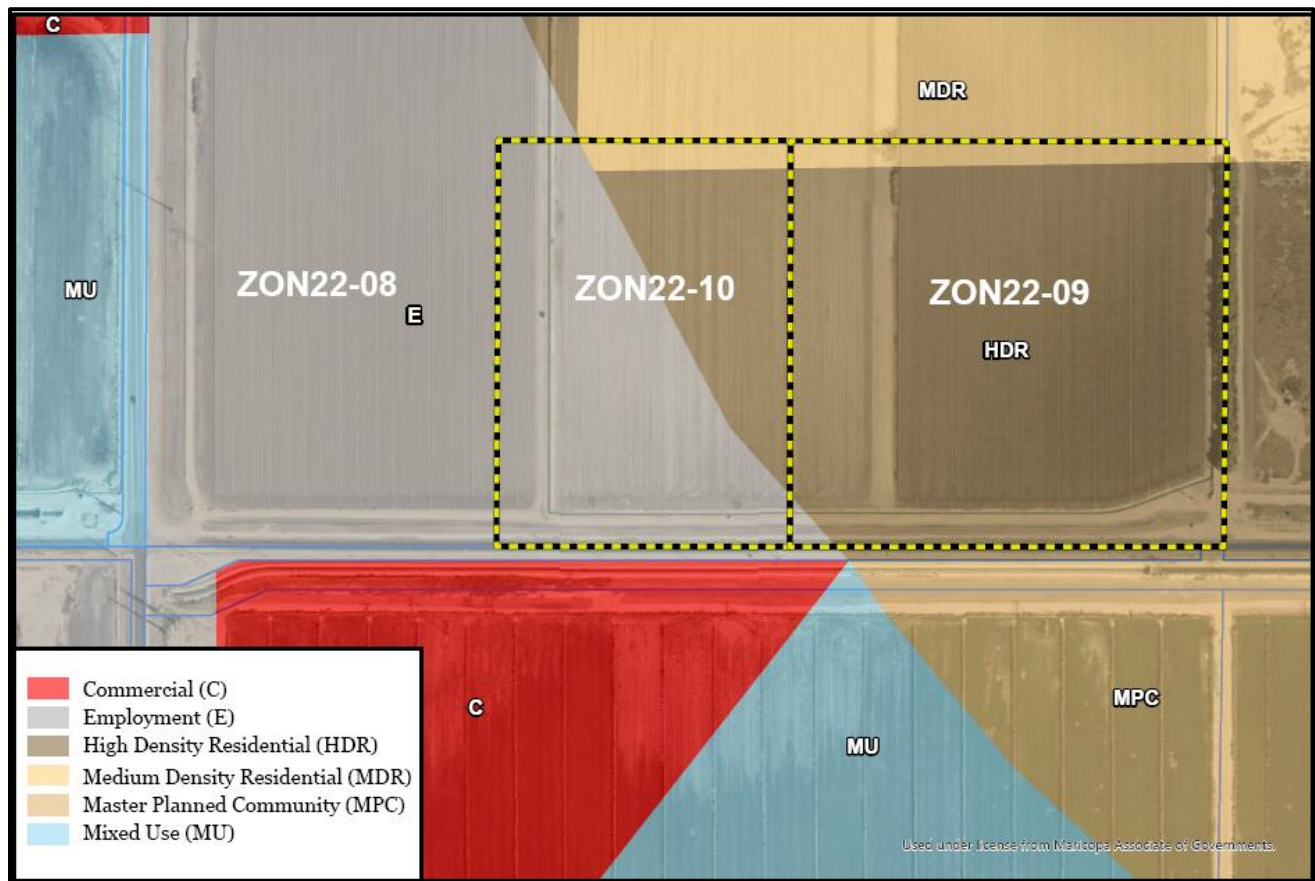
PROJECT DATA

Site Gross Acres	+/- 40.57 acres
Parcel #	502-03-013R
Site Address	39209 W. Bowlin Rd.
Existing Site Use	Agriculture
Proposed Site Use	Multi-Family Residential
Existing General Plan, Land Use	High Density Residential (HDR), Medium Density Residential (MDR), Employment (E)
Proposed General Plan, Land Use	High Density Residential (HDR)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR), Employment (E)	General Rural (GR)	Agriculture
East	Master Planned Community (MPC)	CR-3 PAD Single-Family Residential	Vacant Land
South	Commercial (C), Mixed-Use (MU), Master Planned Community (MPC)	CB-2 PAD Commercial, Transitional PAD	Agriculture
West	Employment (E)	General Rural (GR)	Agriculture

SUBJECT SITE



ANALYSIS

A healthy local economy provides a mixture of various residential opportunities for its residents. As Maricopa continues to grow, there has been an exponential increase in single-family residential home sites with an under supply of areas designated or developed with multi-family residential options. With that, the city is continuing to play catch up with reserving and developing lands for high density residential development to meet the various housing needs of its citizenry. To challenge this, the applicant has initiated a Minor General Plan Amendment in coordination with two (2) zone change applications (ZON22-09, ZON22-10) that will create two (2) areas for development different multi-

family product types. (Zone change application ZON22-08 – Maricopa Mixed Use, is not a part of this Minor General Plan Amendment as its proposed change is supported by the Employment (E) designation that covers its rezone area.)

The amendment request will modify the existing land use from Employment (E), High Density Residential (HDR), and Medium Density Residential (MDR) to High Density Residential (HDR) at the northeast corner of N. White and Parker and W. Farrell Roads. (See Exhibit B).

This Minor General Plan Amendment will promote residential growth in the area that will provide a variety of housing opportunities for citizens of varying income levels and stages of life.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION

The land use designations, per the General Plan, call out the subject area as Employment (E), High Density Residential (HDR), and Medium Density Residential (MDR). (See Exhibit B). The Employment (E) is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, and allowing for varying scale and intensity of land uses. The High Density Residential (HDR) category provides for multi-family dwellings that may be multi-story buildings. This category also provides for townhouse, condominium, and apartment development. In contrast, the Medium Density Residential (MDR) category provides for a suburban lifestyle with planned, single-family residential neighborhoods. As laid over the subject site, the existing land use categories create a patchwork of designations that encumber the prospect of unified development types that the applicant proposes.

With approval of this Minor General Plan Amendment application, the applicant can seek approval of rezone applications ZON22-09 and ZON22-10, which seek to develop two (2) different multi-family housing product types across the +/- 40 acres in compliance with the High Density Residential (HDR) designation that already encompasses much of the site. Additionally, the proposed amendment will clean up the land use designations of the area that were applied to with a broad-brush around the planned major intersection of N. White and Parker and W. Farrell Roads (section line roads). These designations did not necessarily follow existing parcel boundary lines or potential development sites but were placed to encourage higher intensity development surrounding this intersection.

The following General Plan Objectives are being met with this rezoning request.

1. Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.
2. 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.
3. Objective B1.4.6 Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

CITIZEN PARTICIPATION

Prior to recommending approval of the proposal, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed rezoning, as required per the city's Zoning Code. The Citizen Participation Plan included a neighborhood meeting, notification letters sent 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 D for Citizen Participation Report).

- Nov. 5 and 22, 2022 - Newspaper Notice published in the Casa Grande Dispatch

- Nov. 4, 2022 - Neighborhood Notification Letters mailed
- Nov. 4, 2022 - Site Sign Postings
- Nov. 22, 2022 - Neighborhood Meeting
- Dec. 12, 2022 - Planning and Zoning Commission meeting

PUBLIC COMMENT

As of the writing of this report, no public comment has been received by staff. There was no public attendance at the neighborhood meeting.

On December 12, 2022, the Planning and Zoning Commission did not receive public comment during the public hearing portion of the meeting.

CRITERIA FOR APPROVAL

As required by the City's Zoning Code, the following goals and objectives are of consideration:

1. The amendment is consistent with the General Plan.

Staff Analysis: The General Plan Amendment is consistent with the intent of the General Plan, as the proposal will apply a more geometric application of the land use designation that more suitably supports development meeting City zoning and development standards.

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.

Staff Analysis: The General Plan Amendment will better allow coordinated development around an anticipated major street intersection.

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 General Plan Amendment will support the health, safety and general welfare of the area and better promote growth in an orderly manner by creating a unified land use designation over an area that is currently encumbered by converging land use designations.

CONCLUSION

On December 12, 2022, the Planning and Zoning Commission recommended **approval** of **case # GPA22-12**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

ATTACHMENTS

Exhibit A: Legal Description

Exhibit B: General Plan Future Land Use and Zoning Maps

Exhibit C: GPA22-12 Narrative

Exhibit D: Public Participation Report

-- End of staff report --