

# City Council Meeting

October 27, 2020

Case # GPA20-05

Anglin Dairy — Major General Plan Amendment

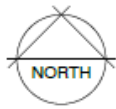
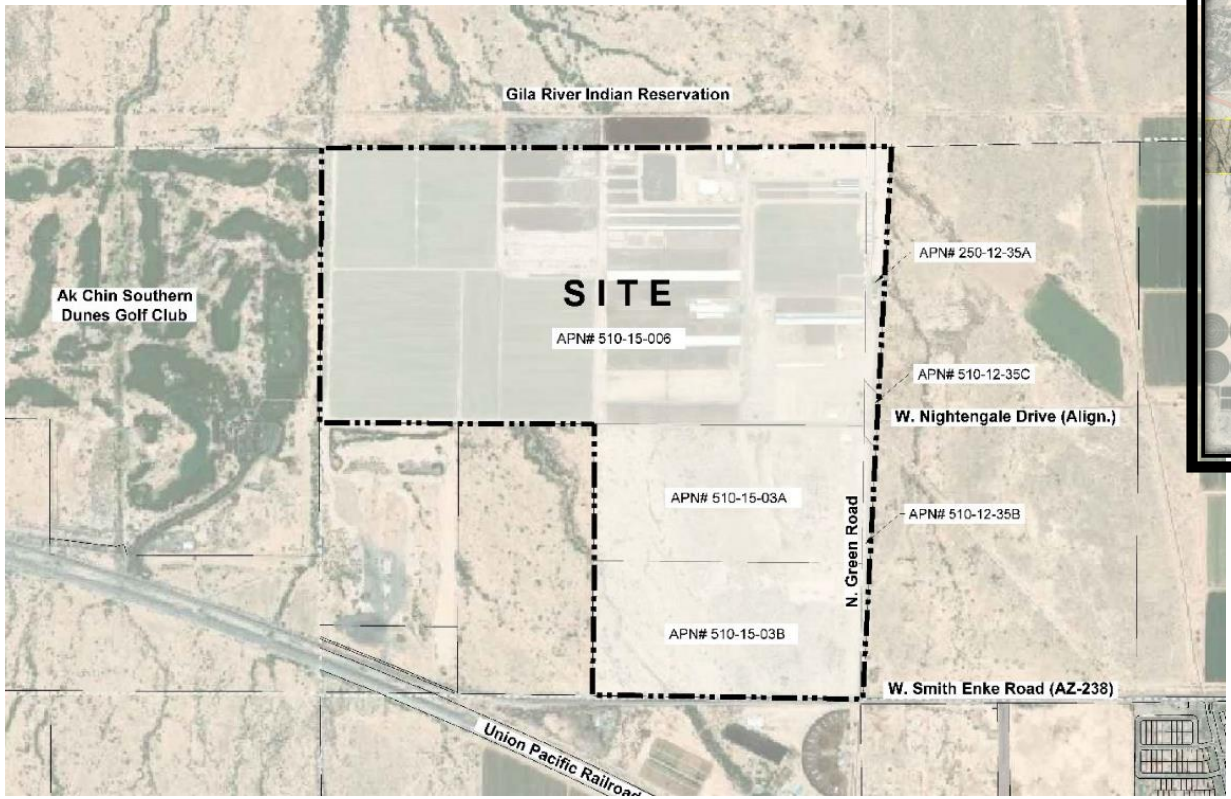


# Request

- **PUBLIC HEARING for GPA20-05 – Anglin Dairy**
  - RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC to amend the General Plan Future Land Use Map
  - Subject Site: 493  $\pm$  acres
  - General Plan Amendment (GPA) to the Future Land Use Map
    - Existing: Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU)
    - Proposed: Master Planned Community (MPC)



# Location



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	Vacant State Land
South	Medium Density Residntial (M) & Commercial (C)	Industrial Zone (CI-2)	Vacant & Agriculture
West	N/A	N/A	Ak-Chin Southern Dunes Golf Course



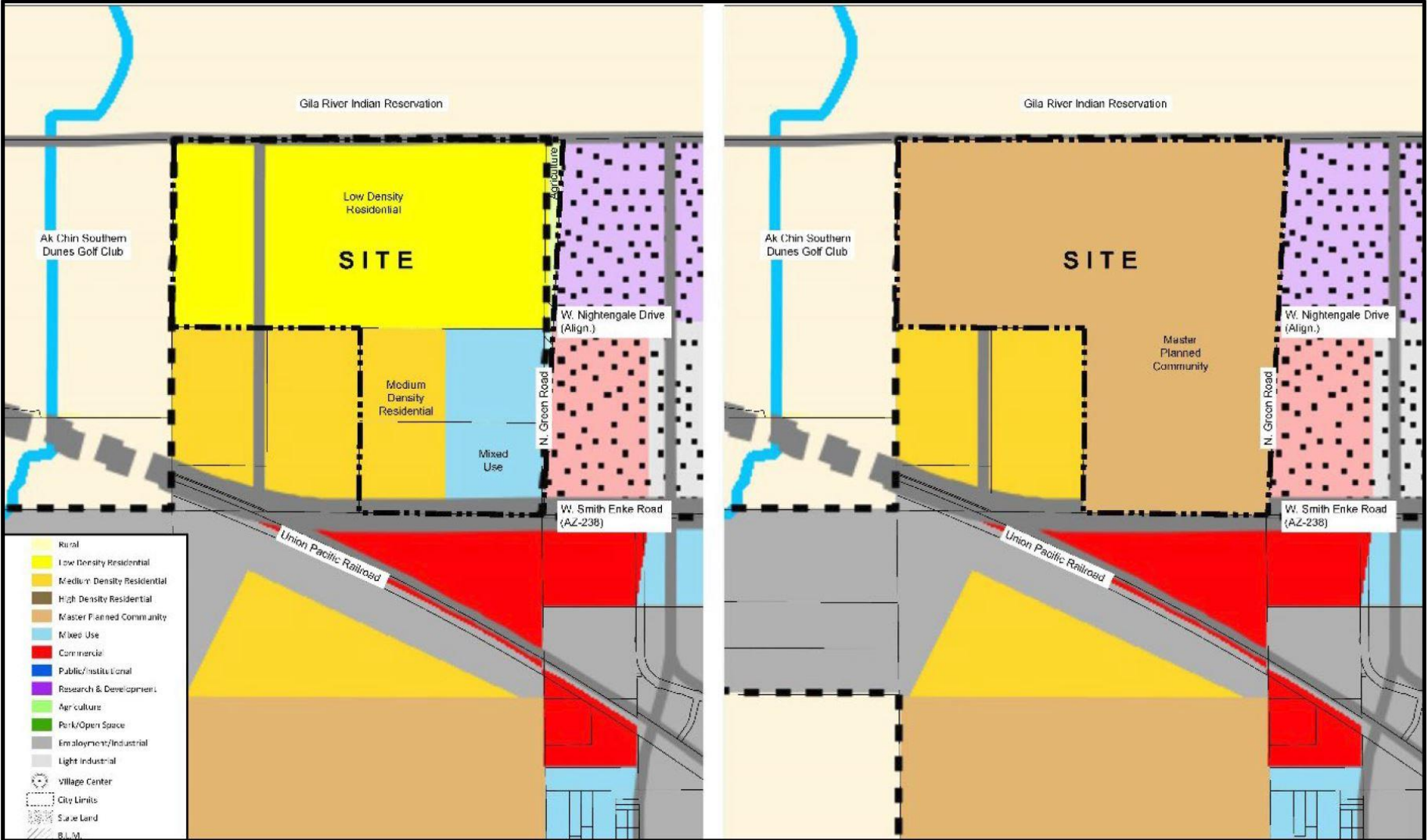
# Major General Plan Amendment, GPA20-05

- Existing: Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU)

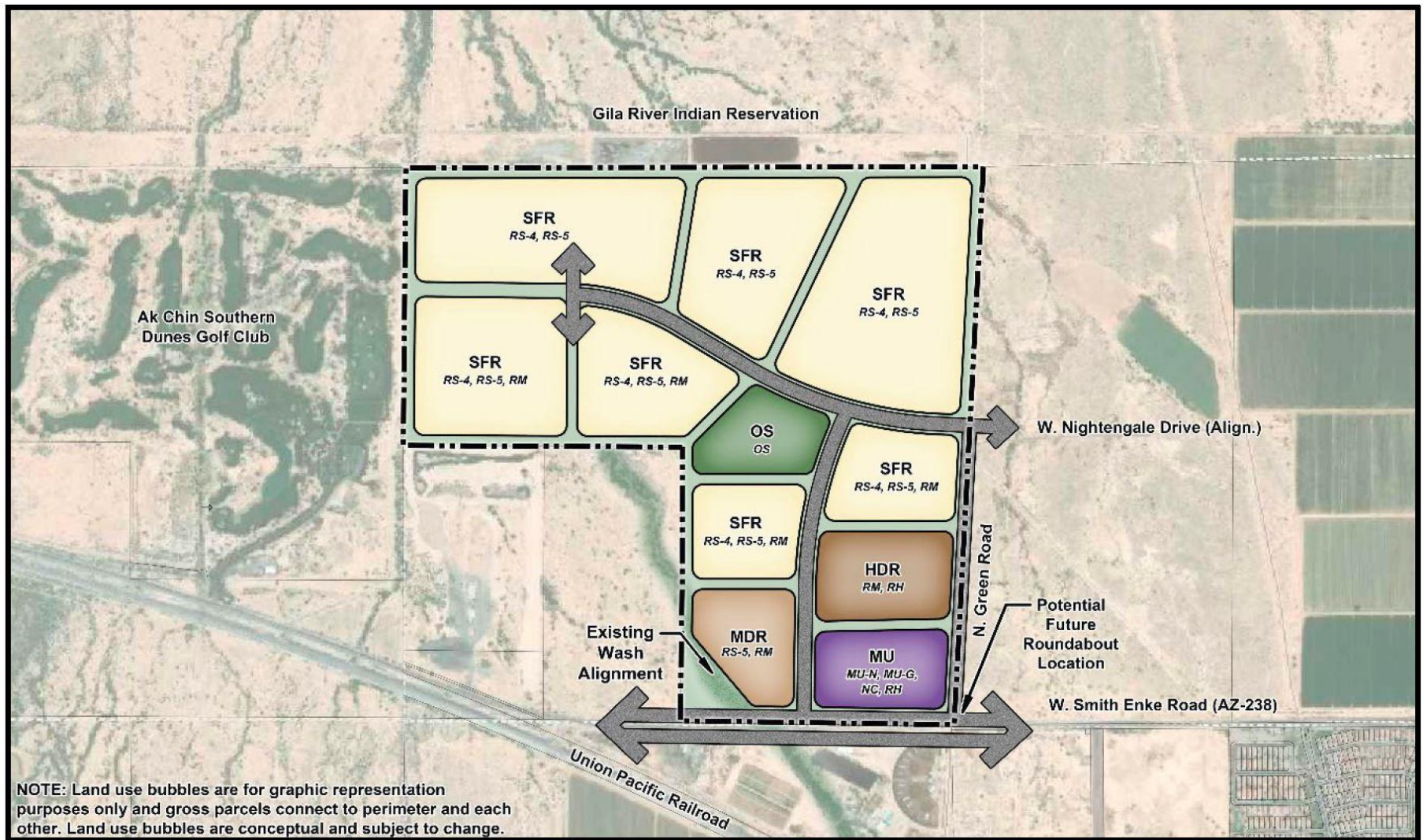
*- a mix of designations for a variety of housing and economic development opportunities including commercial, office and residential components.*

- Proposed: Master Planned Community (MPC)

- *include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Residential densities range from 3.0 to 10.0 dwelling units per acre.*



**Figure 2:** Existing & Proposed Land Use Map



**Figure 3:** *Conceptual Development Plan*



# Public Review Process

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06 and ARS per the Major General Plan

Staff fulfilled the distribution per Major General Plan Amendment requirements to contact neighboring jurisdictions and state agencies.

- 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 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
- A Virtual Neighborhood meeting was held.
- At the time that the report was written, staff has not received any formal comments regarding the request.

***\*\*Refer to Citizen Participation Report (Exhibit E) for further details.\*\****



# Staff Analysis & Findings

1. Scale of a Major General Plan Amendment was appropriate since the designation change was 160 acres or more, per the Plan's Administration section.
2. The general intent of the plan remains consistent, with more flexibility for the development and market conditions. The plan continues to offer a variety of housing and economic development opportunities for the site.
3. The proposal helps to meet a number of General Plan Goals. (Listed in next 2 slides)



# Staff Analysis & Findings

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

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

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

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



# **Planning & Zoning Commission**

## **Recommendation**

**On September 28, the Planning & Zoning Commission recommended approval of the Anglin Dairy Major General Plan Amendment (GPA20-05).**