

STAFF REPORT

CASE # GPA22-03

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	Alexander Bosworth, Assistant Planner
Meeting Date:	April 19, 2022

REQUEST SUMMARY

PUBLIC HEARING: Minor General Plan Amendment, GPA22-03. A request by the City of Maricopa, on behalf of Iplan Consulting, to amend the General Plan Future Land Use map from existing future land use of Low Density Residential (LDR), to the proposed future land use of Master Planned Community (MPC). This request is to provide correction to the previously approved General Plan Amendment case GPA21-03. This correction is to include 111.1 acres of land, which were initially intended to be a part of the aforementioned approved General Plan Amendment, but were inadvertently left out of the site exhibits and staff reports by mistake. The site is generally located on the northwest corner of W. Ruben Dr. and N. Ensenada Rd. on Parcel Number APN # 502-15-002B within the unincorporated area of Pinal County. **Discussion and Action.**

APPLICANT

Applicant: City of Maricopa
 Contact: Alexander Bosworth
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Phone: 520-316-6948
 Email: Alexander.Bosworth@maricopa-az.gov

PROPERTY OWNER

Killian C. Max TR
 4445 E. Holmes Ave. Ste 102
 Mesa, AZ 85206

COUNCIL PRIORITIES CONSIDERED

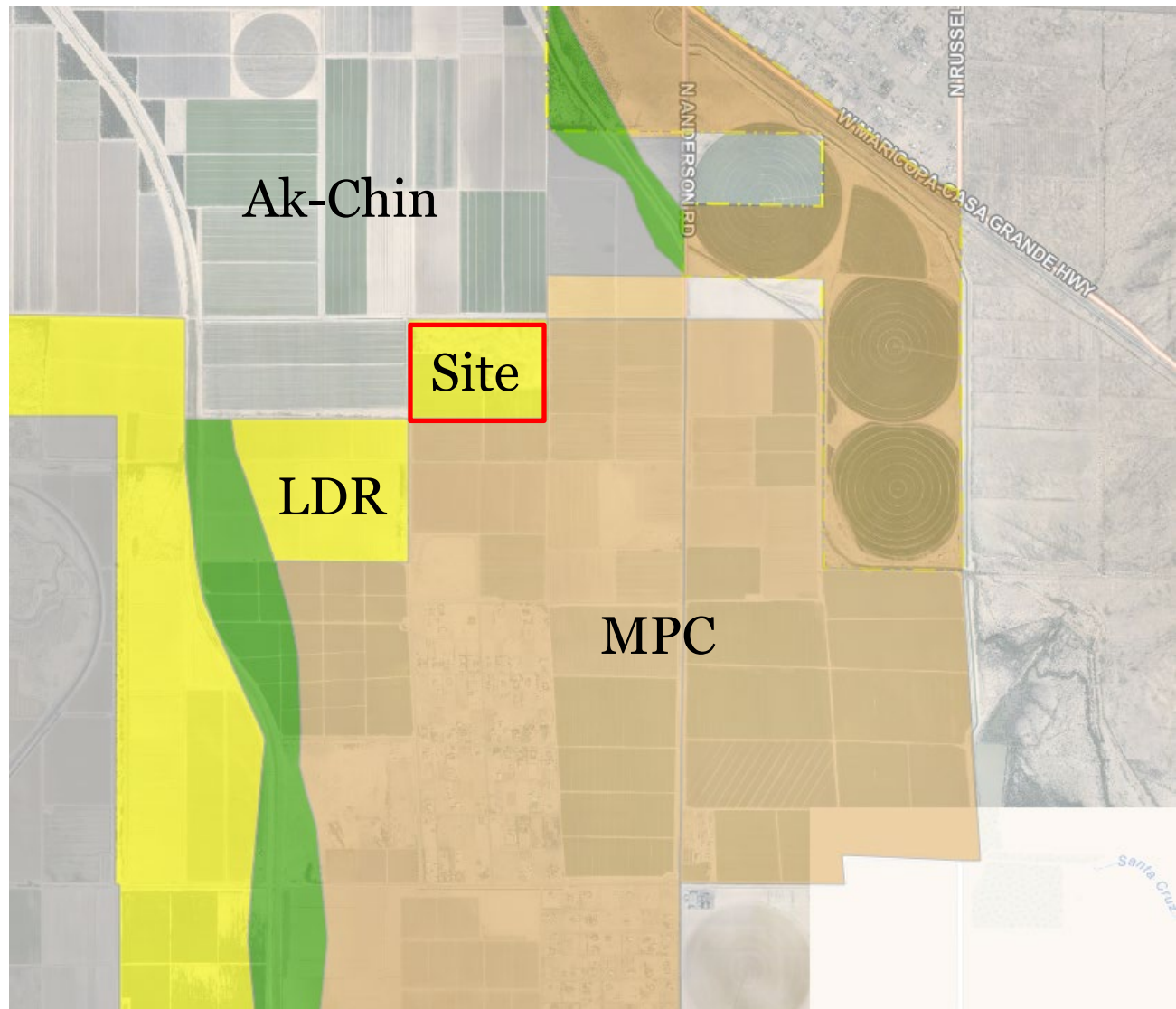
- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

- | | |
|-----------------------------------|--|
| • Site Acreage: | 111 +/- Acres |
| • Parcel #: | 502-15-002B |
| • Site Address: | N/A |
| • Existing Zoning: | CR-3 (single residence) PAD
<i>**Pinal County Zoning **</i> |
| • General Plan Land Use: | Low Density Residential (LDR) |
| • Proposed General Plan Land Use: | Master Planned Community (MPC) |

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Ak-Chin Indian Community	Ak-Chin Indian Community	Agriculture
East	Master Planned Community	CR-3 Single Family (Pinal County)	Agriculture
South	Master Planned Community	CR-3 Single Family (Pinal County)	Agriculture
West	Ak-Chin Indian Community	Ak-Chin Indian Community	Agriculture



ANALYSIS

The City of Maricopa, as the applicant, is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Low Density Residential (LDR) to Master Planned Community (MPC).

The City of Maricopa is requesting to amend the General Plan Future Land Use of the subject property on behalf of Iplan Consulting. This request is to provide correction to the previously approved General Plan Amendment case GPA21-03. This correction is to include the land under the Low Density Residential future land use designation of Parcel # 502-15-002B, which was initially intended to be a part of the aforementioned approved General Plan Amendment, but was inadvertently left out of the site exhibits and staff reports by mistake. A portion of the parcel appears to already be in the Master Planned Community land use category (approximately 46.3 acres), but the majority of the parcel (111.1 acres) is still classified as Low Density Residential.

Therefore, the City of Maricopa is requesting this minor General Plan Amendment on behalf of the applicant of case # GPA21-03 (Santa Cruz Ranch).

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.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The subject site was previously within the Casa Grande Planning Area however, the City of Casa Grande amended its planning boundaries to allow the City of Maricopa to include the subject area within its planning boundaries. This request is solely for an amendment to the General Plan; no annexation of the land is being requested. The subject site does have an active Planned Area Development zoning through the County for a proposed Master Planned Community, refer to Exhibit A for further information.

The purpose for MPC land use, according to the City of Maricopa General Plan states the following:

- **Master Planned Community:** The designation provides for large-scale (160 acres or more) master planned developments that 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. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the goals and objectives are of consideration for the proposed request. The proposal of Master Planned Community seeks to ensure the community's needs for a balance of land uses that are met through expanding quality development with a mix of residential, commercial, open space, and public facility land uses throughout its planning area. The applicant has justified the following for the requested land use change, refer to Exhibit B for Land Use Analysis:

1. Santa Cruz Ranch is surrounded by property that is also designated for Master Planned Communities and is in close proximity to important transportation corridors like the Maricopa – Casa Grande Highway.
2. The development will help ensure ease of access to the larger Phoenix metropolitan area as well as the City of Casa Grande and Interstates I-8 and I-10.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning and general plan amendment, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning/General Plan Amendment as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters 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 copy of the Citizen Participation Report is available to be reviewed upon request.

- Sign Posting on 02/17/2022
- Newspaper Notice in the Casa Grande Dispatch on 02/17/2022 and in the Maricopa Monitor on 02/17/2022
- Legal Notices mailed out on 02/21/2022
- Neighborhood Meeting was held on 03/10/2022
- Public Hearing scheduled for 03/28/2022

PUBLIC COMMENT:

At the writing of this report, staff has not received any formal public comments.

PLANNING COMMISSION:

Planning Commission conducted a public hearing on March 28, 2022 regarding the general plan amendment request. Commission members requested clarification that this request would not bring any further changes to the original approved Santa Cruz Ranch major general plan amendment from the past year. Staff and a representative from Iplan Consulting stated that this request will not include any changes to the original approved general plan amendment.

A total of three (3) members of the public spoke generally in opposition to the request, and all three stated that they should have been included within the original general plan amendment's mailing list. This request's mailing radius differed from that of case number # GPA21-03 due to the size and location of the parcel. For neighborhood meeting details, the Public Participation Report is available in the exhibits and upon request. A motion was made, and the Planning & Zoning Commission approved the request with a 6-1 vote

STAFF RECOMMENDATION

The Planning and Zoning Commission recommends approval of Minor General Plan Amendment case # GPA22-03, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Exhibit A – Project Narrative

Exhibit B – Original Santa Cruz Ranch Project Narrative

Exhibit C – Santa Cruz Ranch Land Use Analysis

Exhibit D – Citizen Participation Report

-- End of staff report --