



City Council

October 27, 2020

GPA20-03 McDavid Estates

Major General Plan Amendment



Request

- **PUBLIC HEARING: GPA20-06**
 - A request CVL Consultants on behalf of Maricopa 64 partners, LLC
 - To amend the General Plan Future Land Use Map
 - For approximately 66 +/- acres



Site Info

- Site Acreage: 66 +/- Acres
- Parcel #: 510-17-011G and 005B
- Site Address: N/A
- Existing Zoning: CI-2 Industrial Zone
- General Plan Land Use: Employment
- Proposed General Plan Land Use: Medium Density Residential and Mixed Use

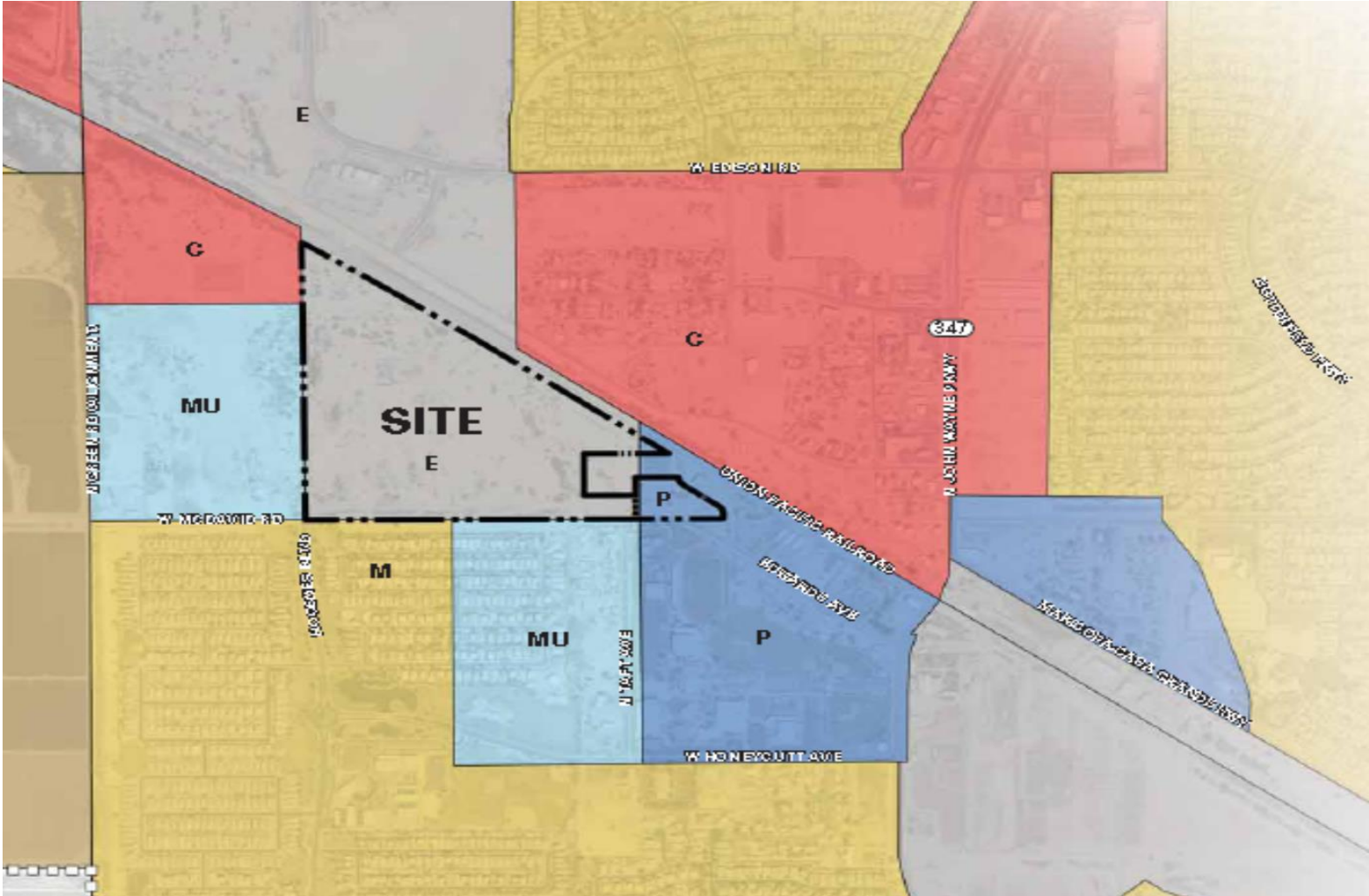


Location



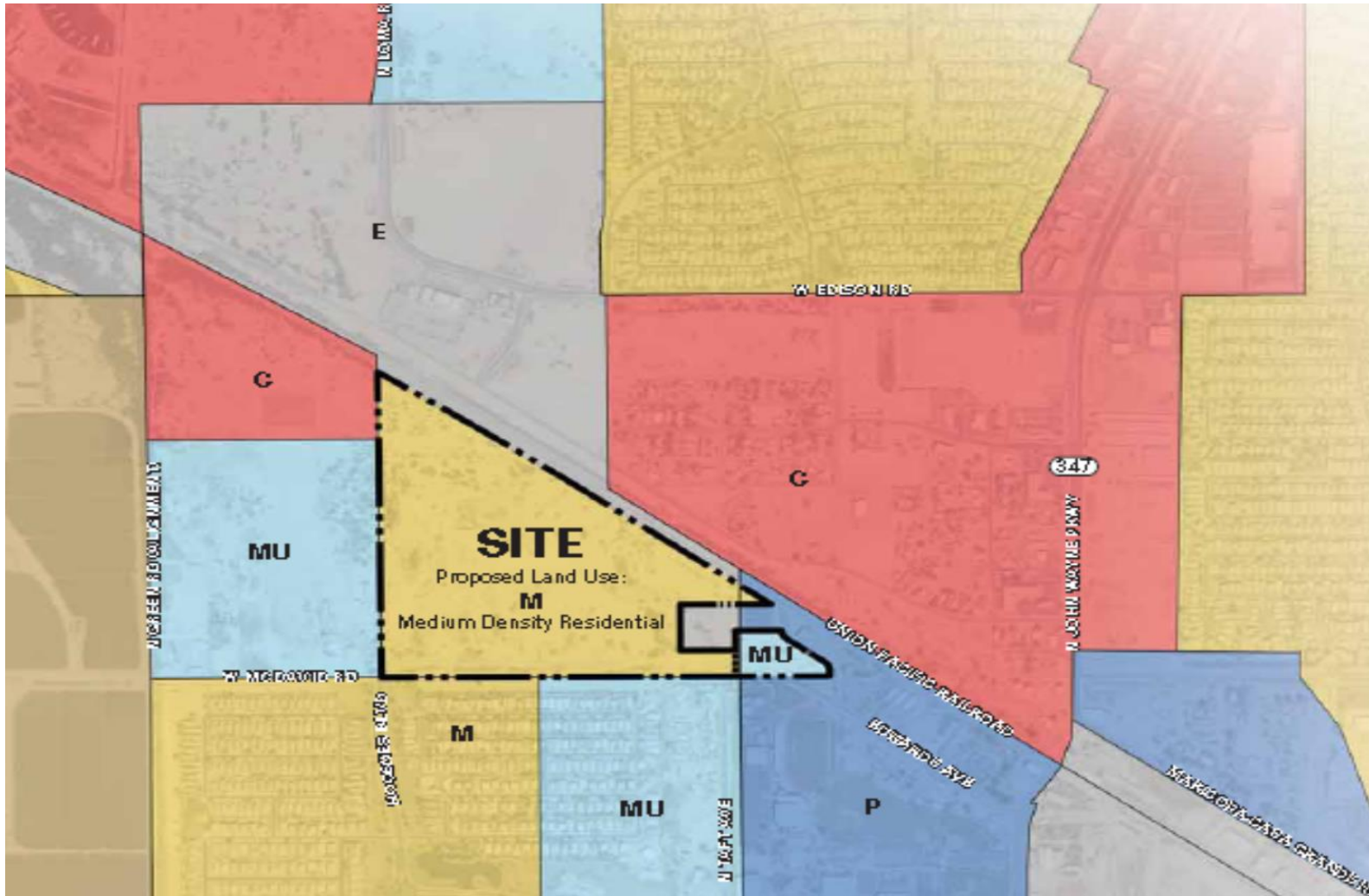


General Plan Map (existing)



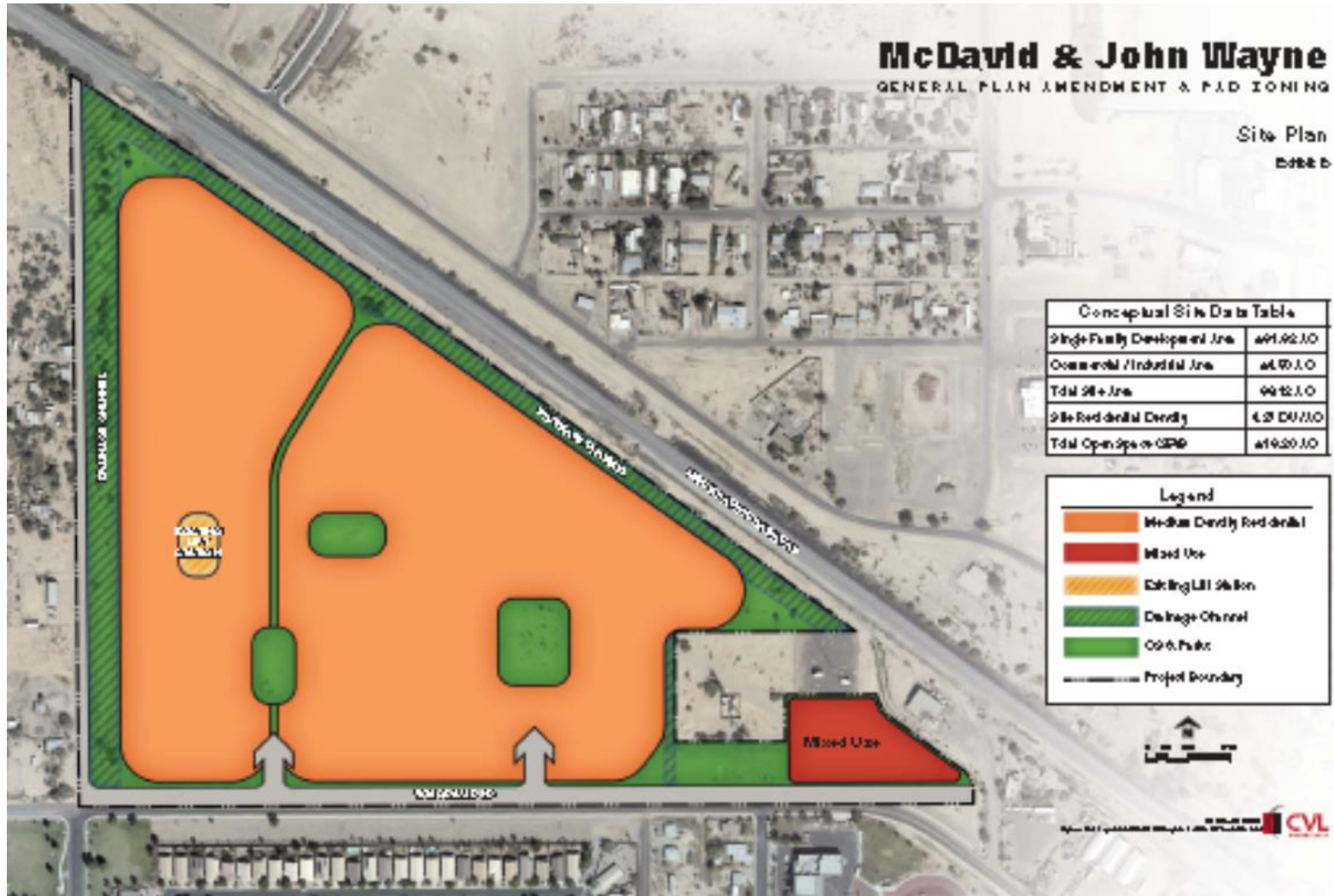


General Plan Map (proposed)





General Plan: Conceptual Land Use Plan





General Plan Amendment: Findings

- As required by the General Plan, the following goals and objectives are of consideration for the proposed request.
 - Land Use
 - Circulation
 - Parks Recreation and Open Space
 - Growth Area

**Refer to Exhibit A, p. 11-23. for more detail information on applicable goals and objectives the applicant has identified as being applicable to the request.*



Public Comment(s)

- 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 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
 - State Statute Notice requirements:
 - 60 day public notice on the city's website and direct notice to neighboring jurisdictions and state agencies.

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



Staff Recommendation

Per Zoning Code Sec. 509.04

1. The amendment is consistent with the General Plan
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
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 Recommendation

- The Planning and Zoning Commission recommended approval of **Major General Plan Amendment case # GPA20-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

QUESTIONS?