



City Council Meeting

August 18, 2020

GPA20-02 & ZON20-01

O'Jon Terrace Apartments

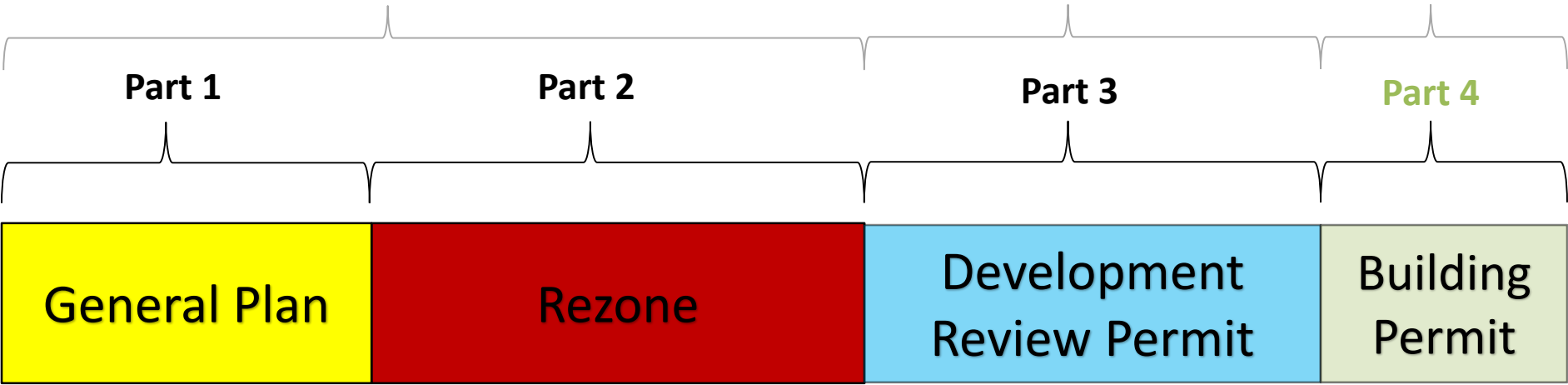


Request

- **PUBLIC HEARING: GPA20-02 & ZON20-01**
 - A request by Lesley Partch of Fun Form Architecture PLLC on behalf of Kent & Chrystal O'Jon
 - Subject Site: approximately 1.69 acres, a portion of Pinal County parcel number 510-71-018A
 - General Plan Amendment (GPA) to the Future Land Use Map
 - Existing: Employment (E)
 - Proposed: High Density Residential (HDR)
 - Zoning Map Change (ZON)
 - Existing: General Business (CB-2)
 - Proposed: High Density Residential (RH)



Entitlement Process + Construction



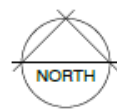
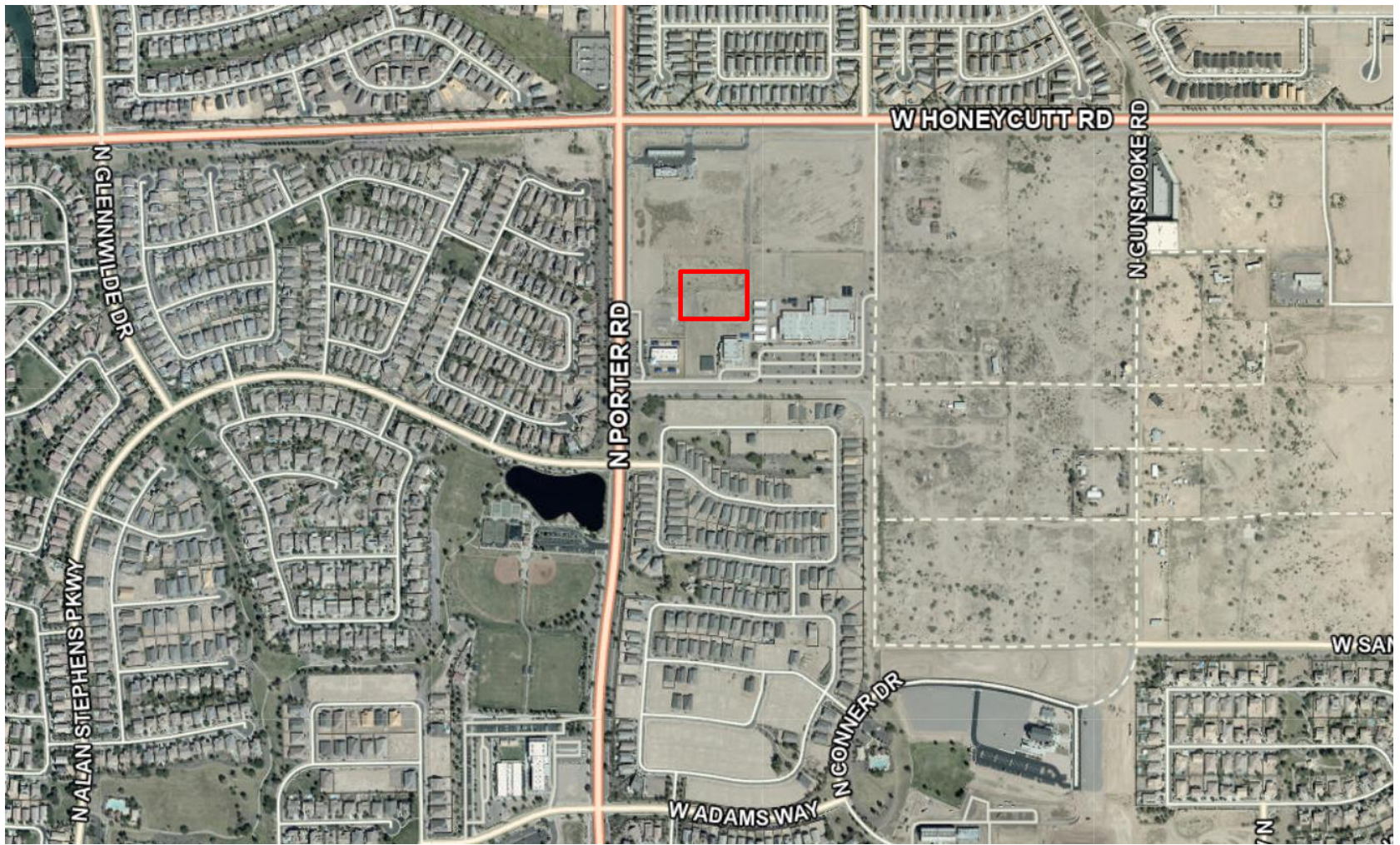


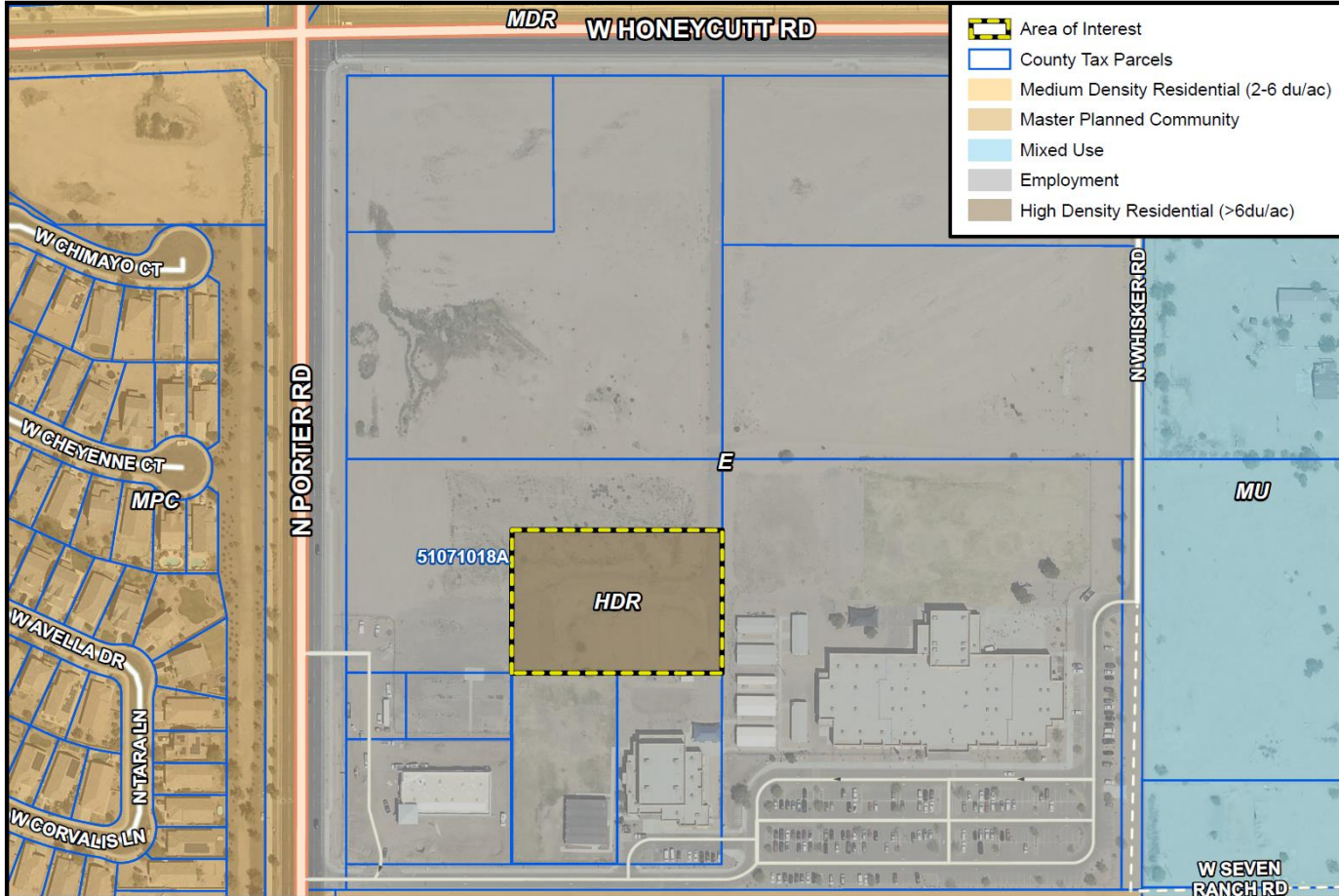
Site Info

Site Gross Acres	1.69 acres (Lot 2), a portion of a 4.5 acre parcel
Parcel Numbers	510-71-018A (partial)
Site Address	N/A (Near SEC of Porter Rd & Honeycutt Rd)
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Employment – E
Proposed General Plan, Land Use	High Density Residential – HDR (GPA20-02)
Existing Zoning	General Business – CB-2
Proposed Zoning	High Density Residential – RH (ZON20-01)
Overlay Zoning	None
Total Dwelling Units	27 (mix of one-, and two-bedroom units)
Proposed Density	16 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per RM	20 DU/acre (net acre, per code)
Parking Required/Provided	55/55 spaces (27 covered provided/1 per unit)



Location

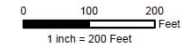




Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

5/27/2020
11" x 8.5"

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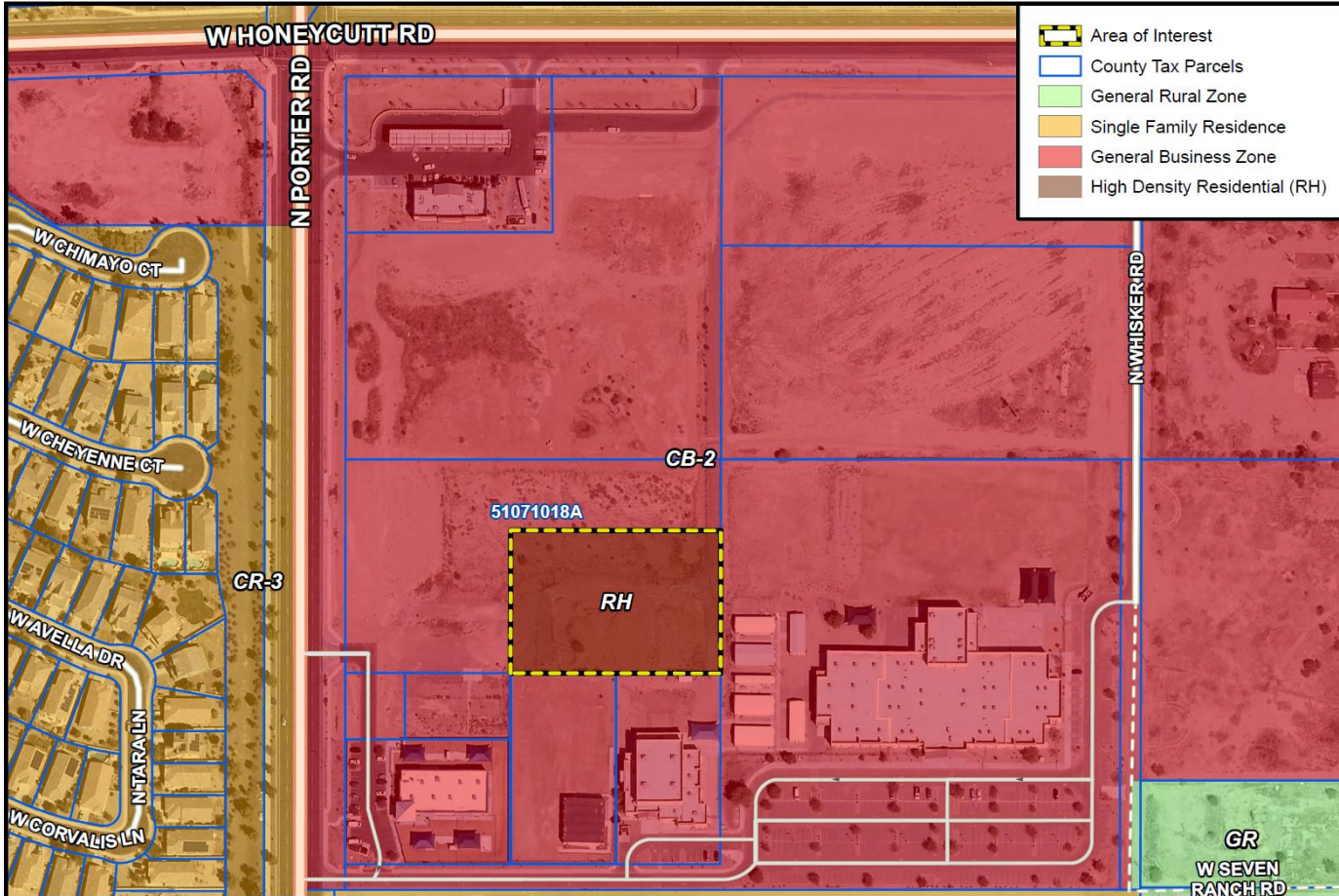


Minor General Plan Amendment, GPA20-02

- Existing: Employment (E)
 - *a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses.*
 - *Employment sites are to be integrated, through design, buffering, and siting, with adjacent residential or other activities.*
- Proposed: High Density Residential (HDR)
 - *designation provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents. Such high density uses may be appropriate in the Mixed Use category. The density range of this land use category is 6.0 or more dwelling units per acre.*
- Minor in scope, as defined by the Plan Administration section of the General Plan: Scale and Infrastructure Criteria.



ZON20-01 Proposed

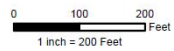


- Area of Interest
- County Tax Parcels
- General Rural Zone
- Single Family Residence
- General Business Zone
- High Density Residential (RH)

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6/23/2020
11" x 8.5"

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Zoning Map Amendment, ZON19-09

- Existing: General Business (CB-2)
 - Legacy designation (from previous county-based Zones); Still recognized for existing allowable uses and development standards
 - Variety of commercial uses, allowing maximum of 35 feet building height
- Proposed: High Density Residential (RH)
 - *intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards (12 to 20 units per net acre). The density range and development standards accommodate attached single residences, townhomes, condominiums, garden apartments and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single unit residential uses and forms. In addition to residential uses, this District allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and assisted living and transitional supportive housing that are appropriate in a high density multi-unit environment.*



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 without attendance.
 - 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.*****



Rendering





Staff Analysis

Per Goals of the General Plan

GPA20-02 Minor General Plan Amendment Findings

- ✓ 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.
- ✓ Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.
- ✓ Housing Needs Assessment and Plan: Diversity of housing stock for work force housing.
- Staff's findings are favorable in all the above considerations.



Staff Analysis

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.



GPA20-02: Recommendation

- The Planning & Zoning Commission recommends approval of **Minor General Plan Amendment request case # GPA20-02**, subject to the conditions of approval stated in the staff report.

QUESTIONS?



ZON20-01: Recommendation

- The Planning & Zoning Commission recommends approval of **Zone Map Amendment request case # ZON20-01**, subject to the conditions of approval stated in the staff report.

QUESTIONS?