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STAFF REPORT

Cases Numbers: GPA20-02 & ZON20-01

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Economic & Community Development Deputy Director
From: Ryan Wozniak, Senior Planner
Meeting Date: August 18, 2020

REQUESTS

GPA20-02 O’Jon Terrace Apartments Minor General Plan Amendment: A request by Lesley Partch (architect) on behalf of Chrystal and Kent O’Jon to amend the General Plan Future Land Use Map of approximately 1.69 acres, from existing Employment (E) to High Density Residential (HDR) generally located east of Porter Road south of Honeycutt Road, Pinal County assessor number 510-71-018A. **Discussion and Action.**

ZON20-01 O’Jon Terrace Apartments Zone Change: A request by Lesley Partch (architect) on behalf of Chrystal and Kent O’Jon to rezone approximately 1.69 acres from existing General Business (CB-2) to High Density Residential (RH) generally located east of Porter Road south of Honeycutt Road, Pinal County assessor number 510-71-018A. **Discussion and Action.**

APPLICANT/OWNER

Kent & Chrystal O’Jon
OJon Terrace LLC
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ARCHITECT

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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

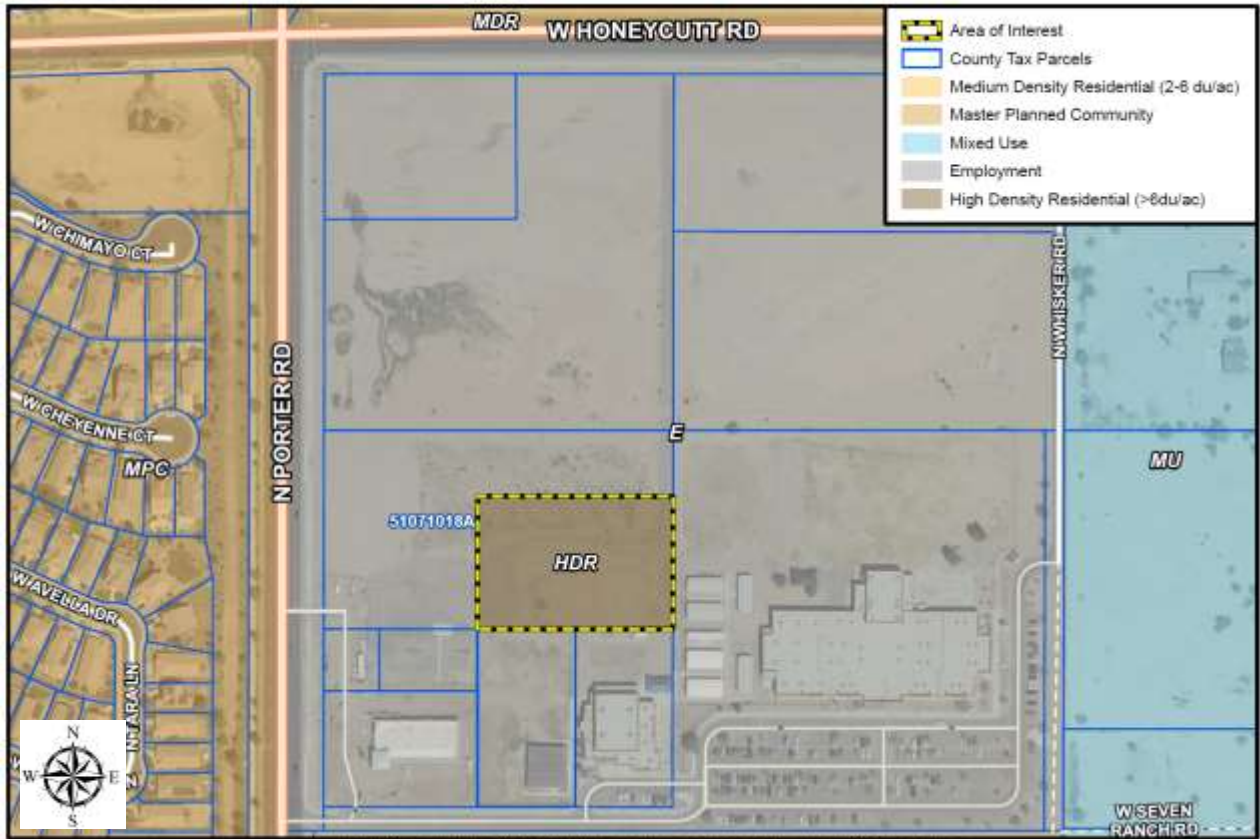
Site Gross Acres	1.69 acres
Parcel #	To be assigned by Pinal County (status: pending); site is defined by newly formed Lot 2 of parent parcel 510-71-018A
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Multi-Unit Residential with 4 buildings (2 phases)
Existing General Plan, Land Use	Employment (E)
Proposed General Plan, Land Use	High Density Residential (HDR)
Existing Zoning	General Business (CB-2)
Proposed Zoning	High Density Residential (RH)
Overlay Zoning	None
Dwelling Units	27 Units
Density	16 dwelling units/acre (du/ac)

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	General Business (CB-2)	Vacant
East	Employment (E)	General Business (CB-2)	Charter School
South	Employment (E)	General Business (CB-2)	Charter School
West	Employment (E)	General Business (CB-2)	Vacant



GPA20-02 Proposed



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.



ZON20-01 Proposed



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.

HISTORY SUMMARY

- 2008/2009: Rezone from General Rual (GR) Zone to General Business (CB-2) Zone was approved per case ZON08.04 and recorded as Ordinance No. 09-01 for approximately 57 acres within the Seven Ranches planning area, including parcel number 510-71-018A, within the City Limits.
- 2020: A Minor Land Division (case # LOT20-04) was processed in May 2020 to create Lot 2 from the parent parcel 510-71-018A, recorded with Pinal County per Fee # 2020-051641 (new parcel number: pending).

ANALYSIS

The applicant is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Employment (E) to High Density Residential (HDR).
2. A rezone from General Business(CB-2) Zoning to High Density Residential (RH). This zone change request will allow the applicant to pursue a Development Review Permit requiring site plan and architectural reviews to comply with the City of Maricopa Zoning Code.
3. A Major Development Review Permit for 27 dwelling units, with site improvements and architecture consistent with the exhibits. The 27 dwelling units and associated site improvement requirements are proposed to be constructed in 2 phases.

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Refer to Exhibit A for the project narratives for thorough descriptions of the proposals to that met staff’s satisfaction for clarity and completeness. Within the narratives, the description and rationale of the land use change reads: *We believe this request for high density residential is appropriate for this location due to its proximity to adjacent commercially zoned property that will likely be developed in the near future with neighborhood services, office uses including medical, and light manufacturing, and warehouse uses. These types of uses will be compatible with apartment living and provide nearby services and employment opportunities to the residents. Also, the Central Arizona College campus is located 1.5 miles to the southeast, a short bicycle ride away from the proposed new apartments.*

The considerations for the General Plan Land Use Map Amendment consider the Plan Administration section of the General Plan itself. Criteria include the (1) number of acres for land use change and/or (2) the capital cost burdens to the City when classifying an amendment as either Major or Minor.

1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal, refers to the line for current designation of Commercial to Proposed Designation of Any Residential, which set the trigger (or threshold) at 40 acres, where as this proposal is below the trigger at approximately 1.69 acres.
2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with this criteria, staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was submitted with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public

process includes holding a Public Hearing before the Planning & Zoning Commission, a recommendation by the Commission made to City Council, holding a Public Hearing before City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements. A review of the goals and objectives will be listed under the GPA20-02 Minor General Plan Amendment Findings later in this report.

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). Under the Land Use Element, Table 8 – Land Use Designations lists the Future Land Use Designations with the corresponding Zoning Districts suited. With High Density Residential (HDR) designation, the High Density Residential (RH) District is listed as an allowable potential zone. The RH Zone is defined within the Zoning Code under Article 202; therein lists land use permissions and development standards. Table 202.02 Land Use Regulations, for the RH District, lists Multiple Unit Dwelling as Permitted (P).

Development Standards of the RH District allow the dimensional standards of the proposal per Table 202.04 Development Standards. A list of additional standards are listed below and apply to the specific proposal details the the Development Review Permit (DRP20-07) approved by Planning & Zoning Commission, but pending approval of GPA20-02 and ZON20-01 by City Council:

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment, Rezoning, and Development Review Permit as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 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 B for Citizen Participation Report).

- June 20, 2020 - Notification letters sent
- June 23, 2020 - Legal notice published (newspaper)
- June 22, 2020 - Sign posted posted
- July 7, 2020 - Neighborhood Meeting held
- July 27, 2020 - Public Hearings at Planning & Zoning Commission

PUBLIC COMMENT:

Staff received no comments from the public about this project from the public.

GPA20-02 MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The high density development is small in scale and is surrounded by the charter school and future commercial uses generating (or to generate) their own respective impacts. Impacts to the surrounding areas should be minimal, and traffic impact statement prepared by Southwest Traffic Engineers has been approved by the City Engineer.

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

Staff Analysis: Housing diversity is improved in both dwelling type and density with the proposal. The Housing Needs Assessment and Housing Plan was completed in July 2018 defining the need for rental housing was in high demand and short supply. More than 99% of the housing stock consists of single-family, detached homes (p. 11). This is comparatively over-represented in comparison to the Phoenix MSA where only 65% of housing stock consists of single-family, detached homes (p. 12). To accommodate the next 10 years of growth, approximately 22,000 new buyers and renters will not be interested in single family homes (p. 16). Additionally, the benefits of higher density housing adjacent to commercial land use supports neighborhood retail (p. 16)

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

Staff Analysis: Providing adequate and safe walkway to Porter Road and future commercial, as the proposal will do demonstrate compliance with this goal.

ZON20-01 ZONING MAP AMENDMENT REQUIRED FINDINGS:

As required by Sec. 509.14 of the City’s Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to City Council:

1. The amendment is consistent with the General Plan;

Staff Analysis: The proposed zone change to RH adheres to the General Plan’s future land use designation, pending approval of the High Density Residential (HDR) designation.

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; and

Staff Analysis: The zone change amendment will allow the applicant to continue its development plan for a proposed residential development in support of providing diverse housing throughout the City for a complete range of housing opportunities meeting residence needs locally and support employer needs for a diverse talent pool.

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 zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.

CONCLUSION:

The Planning & Zoning Commission recommended approval of **cases GPA20-02 and ZON20-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion by the Commission:

1. Prior to the City Council approval of the ZON20-01, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS / EXHIBITS:

Exhibit A: Combined Narratives (Serves GPA20-02, ZON20-01, and DPR20-07)

Exhibit B: Citizen Participation Report

Exhibit C: General Plan Land Use Change Map & Zone Change Map

-- End of staff report --