CITY OF MARICOPA
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STAFF REPORT — Cases Numbers: GPA21-07 & ZON21-05

To:	Honorable Mayor and City Council
Through:	Rick Williams, Development Services, Planning Manager
From:	Byron Easton, Development Services, Senior Planner
Meeting Date:	May 3, 2022

REQUESTS

PUBLIC HEARING: GPA21-07 Villas at Stonegate Minor General Plan Amendment: A request by David Bohn of BFH Group to amend 16.10 gross acres of the General Plan Future Land Use Map, more specifically Pinal County parcel numbers 510-12-054J and 510-12-0520(portion thereof), from existing Employment (E) to High Density Residential (HDR) located at the southwest corner of Stonegate Road and Alan Stephens Parkway, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

PUBLIC HEARING: ZON21-05 Villas at Stonegate Zoning Map Amendment: A request by David Bohn of BFH Group to rezone approximately 16.10 acres, more specifically Pinal County parcel numbers 510-12-054J and 510-12-0520(portion thereof), from existing Light Industry & Warehouse (CI-1) to High Density Residential (RH) located at the southwest corner of Stonegate Road and Alan Stephens Parkway, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

APPLICANT

BFH Group
Contact: David M. Bohn
3707 E. Southern Ave.
Maricopa, AZ 85206

Phone: 480-734-1446
Email: davidb@thebfhgroup.com

PROPERTY OWNER

CARPEVL060 LLC
Mail Return Unknown

COUNCIL PRIORITIES CONSIDERED

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

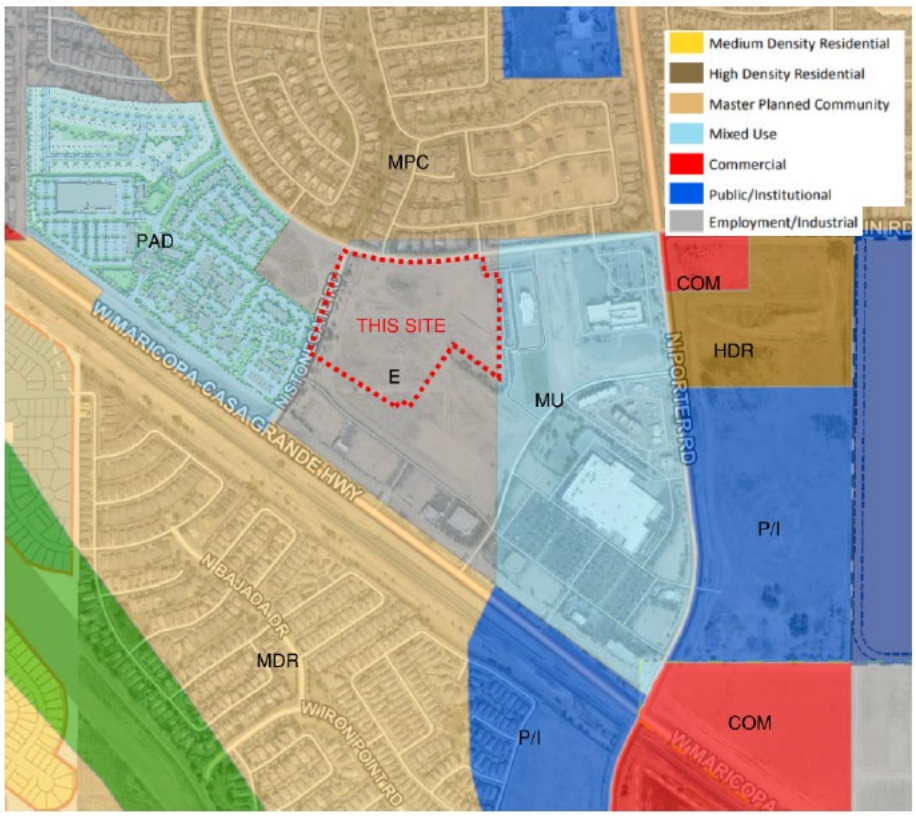
PROJECT DATA

Site Gross Acres	16.10 acres
Parcel #	510-12-054J, 510-12-0520
Site Address	N/A
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Employment – E
Proposed General Plan, Land Use	High Density Residential – HDR
Existing Zoning	Light Industry & Warehouse – CI-1
Proposed Zoning	High Density Residential – RH
Overlay Zoning	None
Future DRP	
Total Dwelling Units	318 (mix of two-, & three-bedroom units)
Proposed Density*	19.75 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per HDR	20 DU/acre (net acre, per code)
Parking Required/Provided	724/718 spaces (Parking requirement not met)

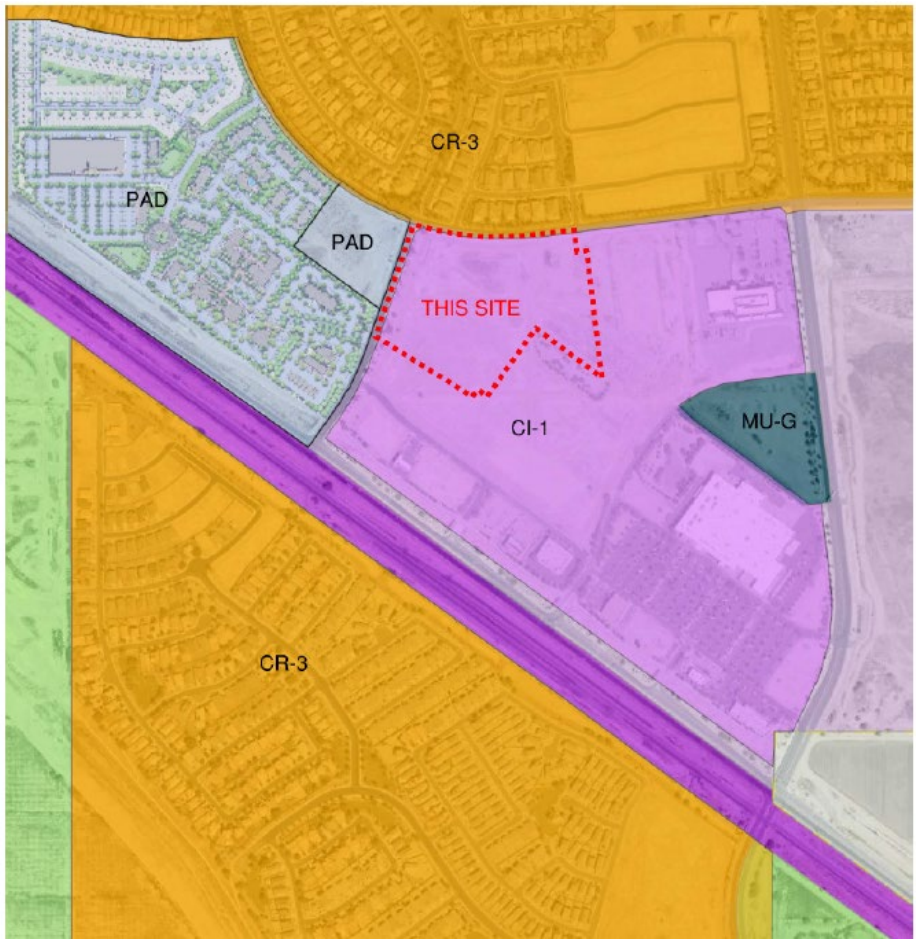
Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Charter School
South	Employment (E)	Light Industry & Warehouse (CI-1)	Future Commercial
West	Mixed Use (MU)	PAD (PAD20-05)	Vacant Land

General Plan Future Land Use Map (Existing)



Zoning Map (Existing)



HISTORY SUMMARY

- 1963- Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2003- Property zoned CI-1 by Pinal County zoning case PZ-017-03, PZ-PD-017-03

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 Light Industry & Warehouse (CI-1) zoning to High Density Residential (RH). This zone change request will allow the applicant to pursue a Development Review Permit (DRP) requiring site plan and architectural reviews to comply with the Zoning Code. This DRP will be previewed at this time but will be presented to Planning and Zoning Commission at a later date (Under 1st Review).

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; Project Narrative for a thorough description of the two proposals, it has been determined to have met Staff's satisfaction for clarity and completeness. Within the Narrative, rationale for the change of land use reads: *When considering the proximity of the site with respect to the developed area, a commercial development of this size and in this location has and would continue to struggle significantly. The location is ideal as it sits adjacent to existing developments, south of existing single family residential and east of a planned multi-family development, and acts as a buffer between those developments and the existing / future commercial. The site provides a unique townhome style product that is much needed within the City and this area. In a report called Maricopa Housing Needs Assessment, a statistic showed that the housing stock for the City of Maricopa consisted of 99% of all housing was single family detached homes. This statistic is unusual since most communities comparable to the City of Maricopa's size and caliber have more housing diversity. Fewer options for current and future residents will reduce the likelihood of consistent and continual growth since one style housing solution does not appeal to the masses.*

Amending the General Plan Land Use Map Amendment require consulting the Plan Administration section of the General Plan. Criteria include the following:

(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 Public/Institutional to proposed designation of Mixed Use, which set the trigger (or threshold) at 40 acres, where as this proposal is below the trigger at 27 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 made 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 are listed under the GPA21-07 *Minor General Plan Amendment Findings* section of this Staff Report.

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). In the City General Plan, under the Land Use Element, Table 8 – Land Use Designations, Future Land Use Designations are listed with the corresponding Zoning Districts suited. The High Density Residential land use designation shows that a High Density Residential (RH) zoning would be an appropriate fit. The RH is defined within the Zoning Code under Chapter 18.45; therein lists land use permissions and development standards. Table 18.45.020, for the RH District, lists Multiple Unit Dwelling as a permitted use ("P").

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, and Rezoning 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 timeline of the participation event is shown below (refer to Exhibit B for Citizen Participation Report).

- Mar 14, 2022 - Notification letters sent
- Mar 18, 2022 - Legal notice published (newspaper)
- Mar 11, 2022 - Sign posted
- Mar 29, 2022 - Neighborhood Meeting held
- April 25, 2022 - Public Hearings at Planning and Zoning Commission

PUBLIC COMMENT:

Staff has not receive any public comment record at the time of writing this report.

GPA21-07 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: A transition between Public/Institution to mixed uses is consistent with the area and the future of this identified Growth Area. The mixed use designation will allow for additional commercial/retail in the area. In addition, the City Housing Plan has identified a need for a more diverse housing stock in addition to the Single Family Residential that is currently provided.

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 City Housing Plan has also identified a need for more diverse housing stock to be utilized by the citizens of Maricopa.

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 walkways to Porter Rd. and future commercial, as the proposal will do (per future conditions and planned commitments) demonstrate compliance with this goal.

Housing Element: *A Housing Needs Assessment study is necessary to clearly define areas of need and implementation plan to expand housing options in Maricopa.*

Staff Update/Analysis: 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 commercia/mixed use land use supports neighborhood retail (p. 16).

ZON21-05 ZONING MAP AMENDMENT REQUIRED FINDINGS:

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

1. The amendment is consistent with the General Plan;

   Staff Analysis: *The proposed zone change to MU-G adheres to the General Plan's future land use designation, pending approval of the Mixed Use 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 the housing plan's goal to diversify the housing options within the City.*

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.*

STAFF RECOMMENDATION:

The Planning and Zoning Commission recommended **approval** of **cases GPA21-07 and ZON21-05 Villas at Stonegate**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.

2. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.

3. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure a Minor Land Division to create the new parcel. This will also be required for the Zoning Map and General Plan Map amendments.

4. Prior to the City Council approval of the ZON21-05, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

5. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidines. Offsite improvements includes infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.

6. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.

7. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

ATTACHMENTS:

Exhibit A: GPA21-07 & ZON21-05 Narrative

Exhibit B: Citizen Participation Report

Exhibit C: Conceptual Rendered Site Plan combined with Landscaping Plans

Exhibit D: Conceptual Rendered Elevations

-- End of staff report –