

**STAFF REPORT****Case Numbers: GPA22-07 & ZON22-02**

To: Planning and Zoning Commission

Through: Richard Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Planner II

Meeting Date: June 13, 2022

REQUESTS

PUBLIC HEARING: GPA22-07 General Plan Amendment: A request by the City of Maricopa to amend approximately 16.78 acres of the General Plan Future Land Use Map, more specifically, Pinal County parcel number 502-03-012M (portion thereof), from existing Public Use/Institutional to High Density Residential (H). The site is generally south and east of the southeast corner of White and Parker Rd. and Lococo St. **Discussion and Action.**

PUBLIC HEARING: ZON22-02 Rezoning Conversion: A request by the City of Maricopa to rezone approximately 16.78 acres from existing Pinal County Zoning District Transitional (TR), more specifically, Pinal County parcel number 502-03-012M (portion thereof), to High Density Residential (HR). The site is generally located south and east the southeast corner of White and Parker Rd. and Lococo St. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

City of Maricopa
 Project Manager: Derek Scheerer
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Owner:
 City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	16.78 acres
Parcel #	502-03-012M
Site Address	N/A
Existing Site Use	Vacant, Agricultural
Proposed Site Uses	Multi-Family Residential
Existing General Plan, Land Use	Public/Institutional (P)
Existing Zoning	Transitional (TR)
Proposed Zoning	High Density Residential (HR)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	General Rural (GR)	Agricultural
East	Public Institutional (P)	Transitional (TR)	Agricultural
South	Public Institutional (P)	Transitional (TR)	Government Facilities
West	Parks/Open Space (OS)	Single-Family Residential (CR-3)	Neighborhood Park

HISTORY SUMMARY

- Unknown- property zoned GR by Pinal County
- 2006- Property zoned CR-3 PAD by zoning cases ZON06-01 and PAD06-01
- 2011- Property zoned TR by zoning case ZON11-01

ANALYSIS

The City of Maricopa is requesting to rezone the subject property to foster higher density residential development within the City Center area as part of the General Plan's Village Center concept for City Center. The Village Center concept seeks to provide opportunities for higher intensity urban development characterized by local commercial, office, entertainment, recreation, public, and residential uses located within proximity of one another. The concept seeks to create regionalized destination nodes in various areas of the City that will accommodate the needs of residents surrounding the node areas. This proposal seeks to accommodate the residential portion of this concept for the City Center area in addition to helping satisfy the city's overall need for additional multi-family housing opportunities. Refer to Exhibit A for additional information.

CITIZEN PARTICIPATION:

Prior to recommending approval of the proposal, 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 Citizen Participation Plan included a neighborhood meeting, notification letters sent 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 E for Citizen Participation Report).

- May 9, 2022 - Notification letters sent
- May 10, 2022 - Legal notice published (newspaper)
- May 10, 2022 - Sign posted
- May 25, 2022 - Neighborhood Meeting held

PUBLIC COMMENT:

As of the writing of this report, Staff has not receive any public comment on the proposal.

GPA22-07 MINOR GENERAL PLAN AMENDMENT FINDINGS:

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

Goal B1.1.2: Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans, General Plan land uses, and transit corridor related goals and policies.

Staff Analysis: The proposed rezone to a higher density residential district is consistent with the future of this identified Village Center area. The high-density residential designation will compliment the proposed Village Center by providing the needed residential density which will, in turn, facilitate bringing commercial/retail to the immediate area.

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: A transition between Public/Institution and Medium Density Residential with higher density residential uses is consistent with the future of this identified Growth Area. The high-density residential designation will allow for additional multi-family dwelling units that the City Housing Plan has identified as a need for a more diverse housing stock in addition to the Single-Family Residential currently provided west of the site.

Goal B2.1.5: Encourage certain areas of the City to rezone to mixed-use to permit higher density housing consistent with Master Plans, Strategic Plan, and the Village Center planning concept.

Staff Analysis: The proposed rezoning of the site allows for a higher density housing product consistent with the Village Center designation of the City's General Plan. Although the rezone is for high density residential and not mixed-use, the rezone, in combination with other City initiated rezones in the area provides for a mix of uses to be developed with a localized proximity for the Village Center area.

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

Staff Analysis: Housing diversity availability is improved in both the provision of varying dwelling types/sizes and density that will be associated 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. The proposed General Plan Land Use Map amendment assists by providing appropriately zoned land for future development to meet these goals.

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 and noted that the need for rental housing was in high demand. At that time, more than 99% of the housing stock consisted of single-family, detached homes (p. 11). This was comparatively over-represented in comparison to the Phoenix MSA where only 65% of housing stock consisted 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). Currently, approximately 2,135 multi-family housing units have been entitled in the city of the approximate goal of 6,253 units. Additionally, the benefits of higher density housing adjacent to compatible land uses such as the future park land, commercial and public use supports this proposal.

ZON22-02 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 RH adheres to the General Plan's future land use designation, pending approval of the High Density Residential 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 City to continue its development plan for a more diverse residential housing stock in support of the housing plan's goal to increase the number and type of 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.*

CONCLUSION:

Staff recommends **approval** of **cases GPA22-07 and ZON22-02 City Center Multi-Family Rezoning**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The city shall process a minor land division of the rezoned area within 12 months of City Council approval or before any new development application.
2. Prior to the City Council approval of the ZON22-02, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Site Map

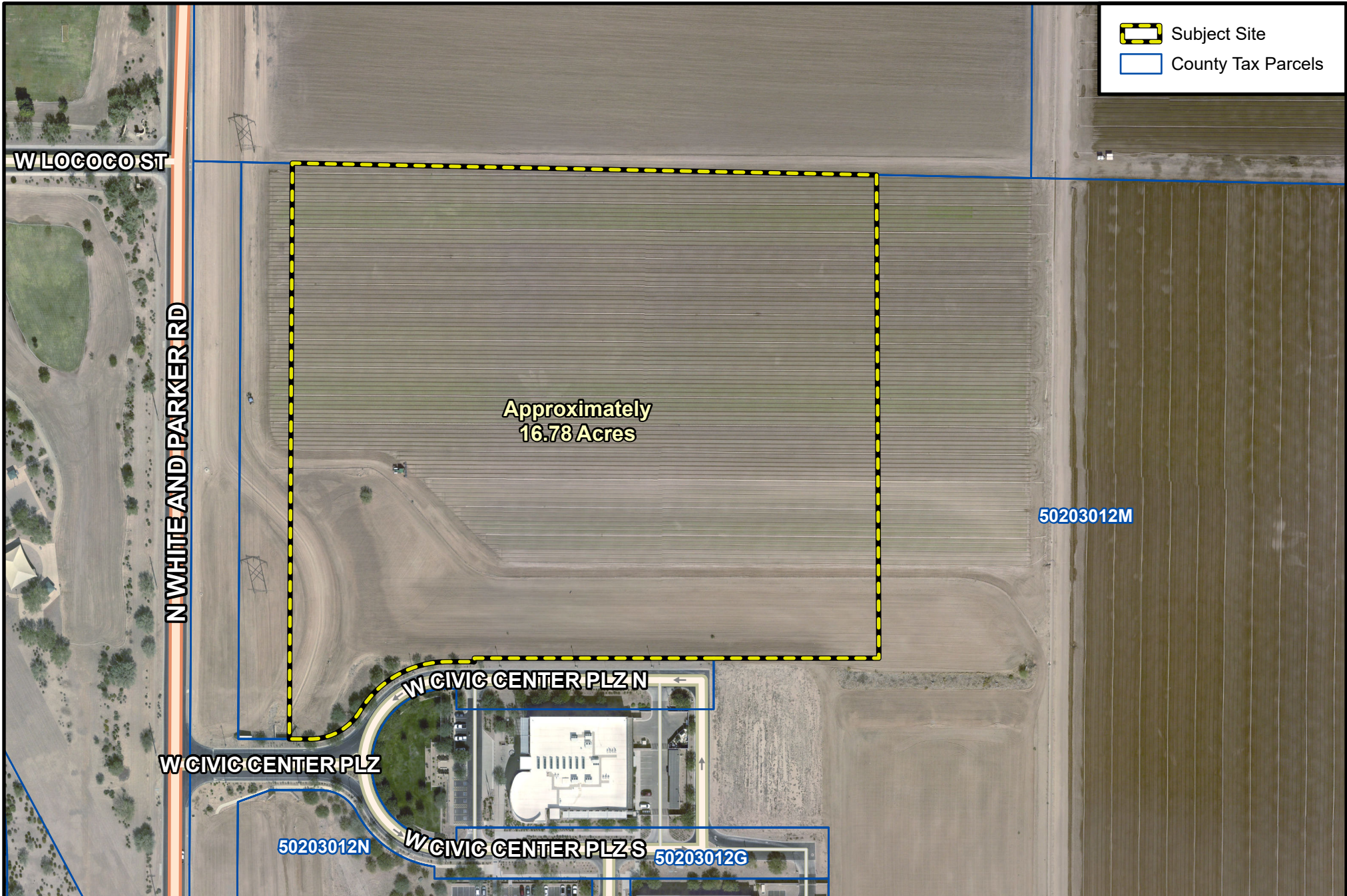
Exhibit B: Zone Change Map

Exhibit C: General Plan Map

Exhibit D: Narrative

Exhibit E: Citizen Participation Report

-- End of staff report --



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.

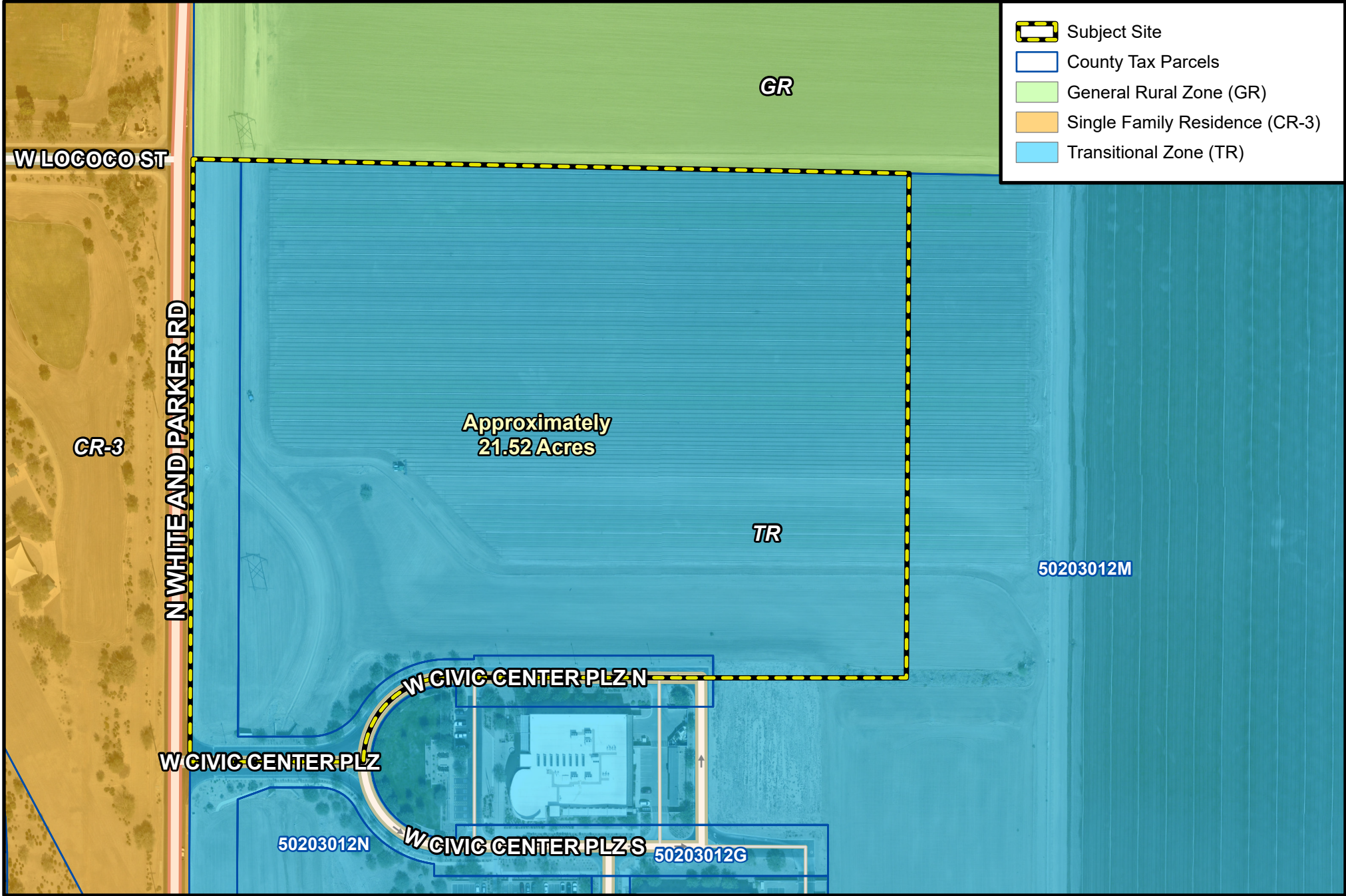
5/25/2022






11" x 8.5"

H:\Projects\Development Services\2022\City Hall Exhibit\city_hall_exhibit.aprx

0 100 200 Feet
1 inch = 200 Feet





-  Subject Site
-  County Tax Parcels
-  General Rural Zone (GR)
-  Single Family Residence (CR-3)
-  Transitional Zone (TR)

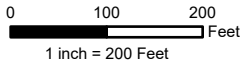


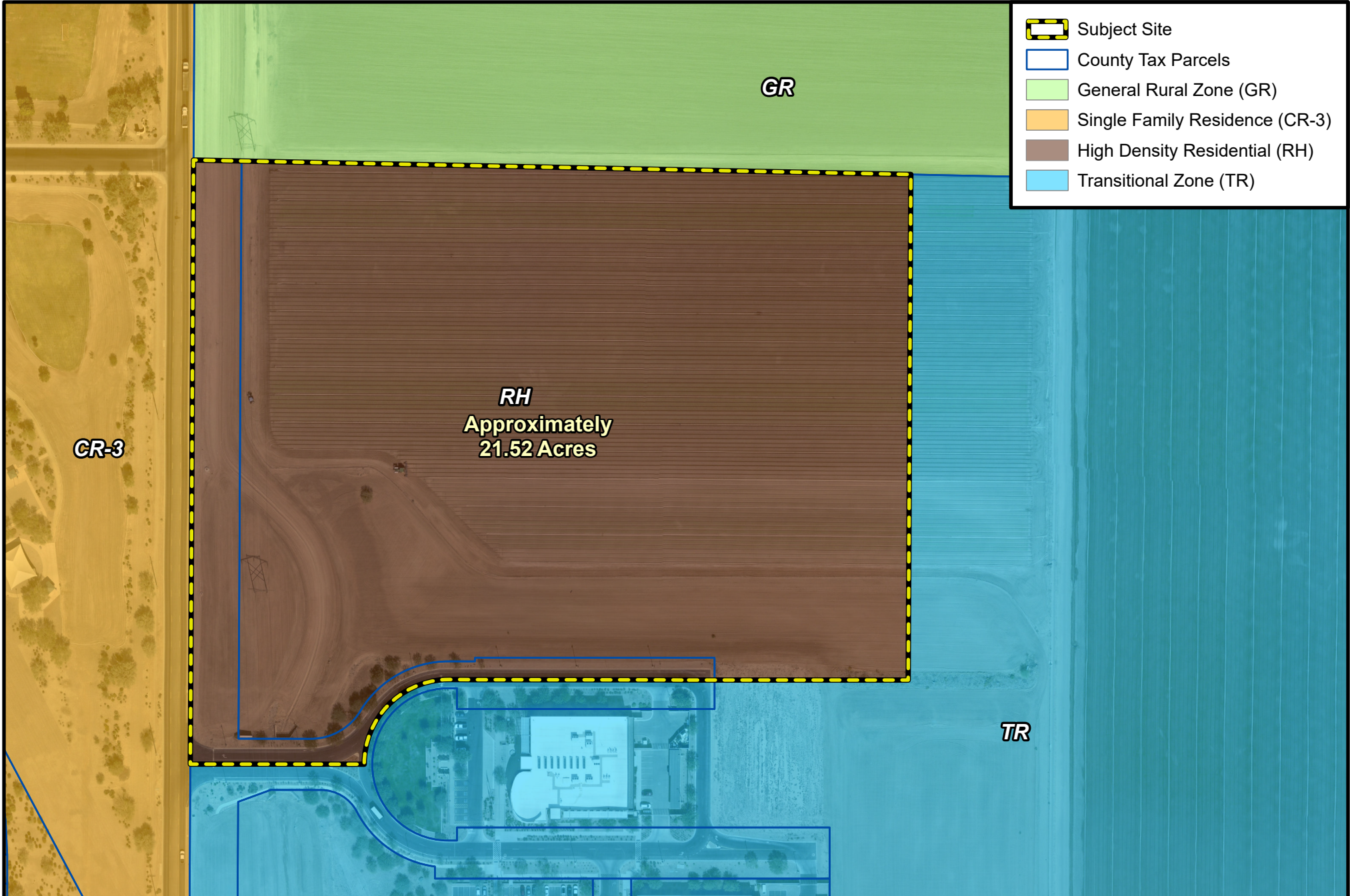
Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

6/8/2022

11" x 8.5"

H:\Projects\Development Services\2022\City Center\city_hall_exhibit.aprx





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.

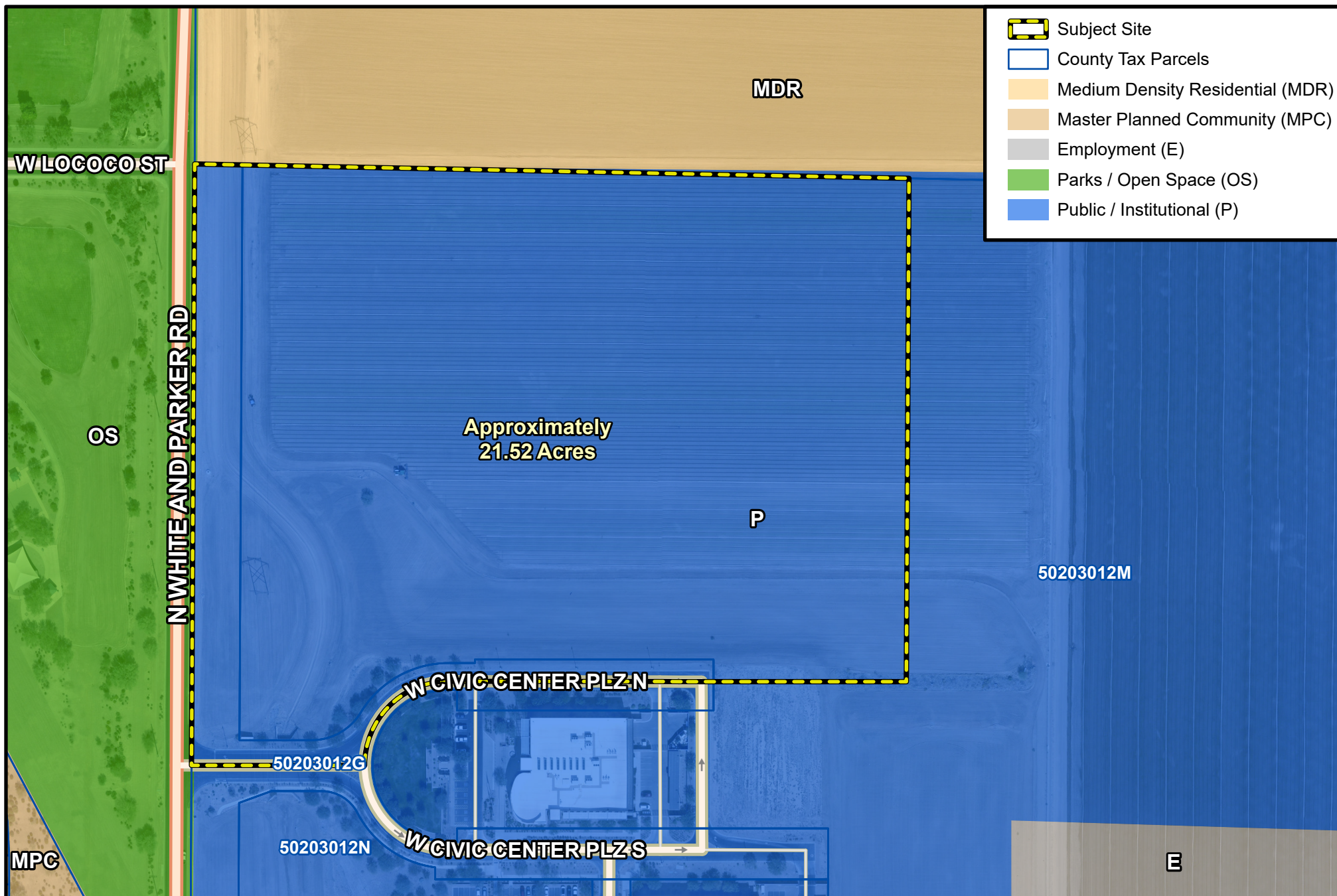
6/8/2022

11" x 8.5"

H:\Projects\Development Services\2022\City Center\city_hall_exhibit.aprx



0 100 200 Feet
1 inch = 200 Feet



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.

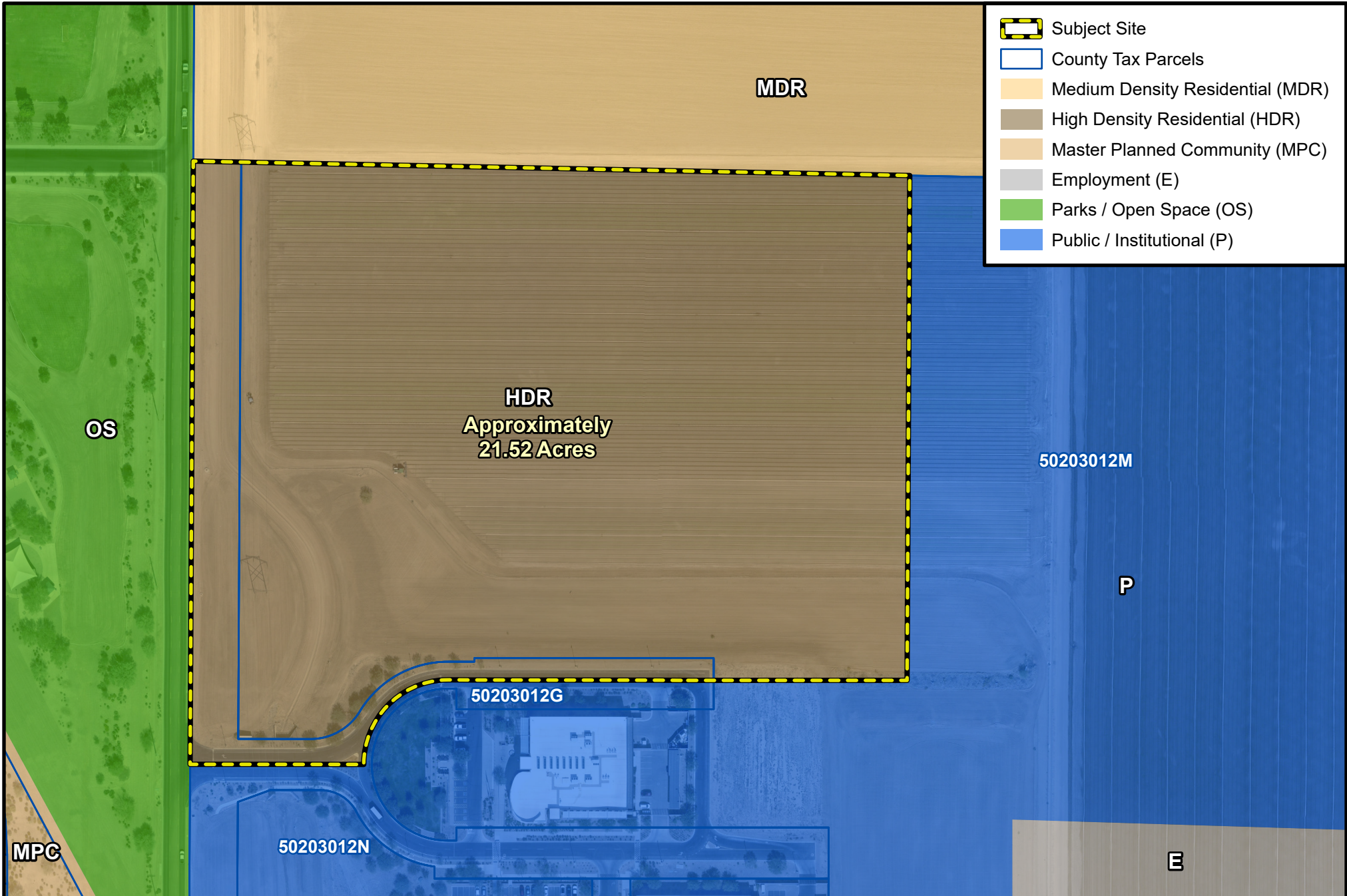
6/8/2022

11" x 8.5"

H:\Projects\Development Services\2022\City Center\city_hall_exhibit.aprx

0 100 200 Feet
1 inch = 200 Feet



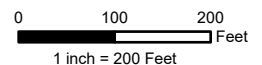


Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

6/8/2022

11" x 8.5"

H:\Projects\Development Services\2022\City Center\city_hall_exhibit.aprx



MEMO

Project Narrative

May 9, 2022

Minor General Plan Amendment, City Center

The City of Maricopa requests to amend a portion of the City Center area (approx. 16.78 ac.) from existing Public Institution (P) to High-Density Residential (H). This proposal will allow the city to work with a developer to provide housing to the City Center and drive opportunities for high density residential development within the area.

Multi-Family Rezone, City Center

The City of Maricopa requests to amend a portion of the City Center area (approx. 16.78 ac.) from existing Transitional (TR) zoning to High-Density Residential (HR). This proposal will allow the city to work with a developer to provide housing to the City Center and drive opportunities for retail and office within the area.

The subject area is generally located southeast from the southeast corner of White and Parker Rd. and Lococo St.

Best regards,

Derek Scheerer, CFM

Planner II

Development Services

P: 520-316-6980

derek.scheerer@maricopa-az.gov

www.maricopa-az.gov



**CITIZEN PARTICIPATION PLAN
REPORT
GPA22-07/ZON22-02
May 2022**

PLANNING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

City Center Multi-Family General Plan Amendment and Rezone GPA22-07/ZON22-02:

The City of Maricopa seeks to amend the Land Use Designation set in the Maricopa General Plan for a portion of parcel 502-03-012M. Parcel 502-03-012M currently has a designation of Public/Institutional (P). The existing land use designation does not permit higher density residential development as noted in the General Plan Village Center concept for the City Center area. Amending the General Plan to a High Density Residential (H) designation will allow opportunity for meeting the goals of the Village Center concept by providing the opportunity for high density residential development.

The City of Maricopa seeks to rezone a portion of parcel 502-03-012M. Parcel 502-03-012M currently has a designation of Transitional (TR) zoning. The existing zoning does not permit higher density residential development as noted in the General Plan Village Center concept for the City Center area. Rezoning to High Density Residential (HR) will allow opportunity for meeting the goals of the Village Center concept by providing the opportunity for high density residential development.

Surrounding Area:

Refer to Figure 1 for an aerial view of the subject property and the surrounding area.

Parcel 502-03-012M is bounded to the north by W Honeycutt Rd., to the west by N White and Parker Rd., to the south by W Bowlin Rd., and to the east by the N High Lonesome Dr. alignment. The site is currently vacant and actively engaged in agricultural use.

To the north of the site, between the site and W Honeycutt Rd., the area is vacant and actively engaged in agricultural use.

To the west of the site is the Desert Passage single-family residential subdivision and the subdivision's neighborhood park.

To the south of the site, south of W Bowlin Rd., the area is vacant and actively engaged in agricultural use.

To the east of the site, the area is vacant and actively engaged in agricultural use. The proposed Eagle Shadow subdivision is planned for this area.

Existing conditions and proposed change:

- The City proposes to rezone a 16.78 ac. portion of parcel 502-03-012M, directly north of City Hall to High Density Residential. As noted, the subject area is currently vacant and under active agricultural uses.

List of Public Meetings

Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

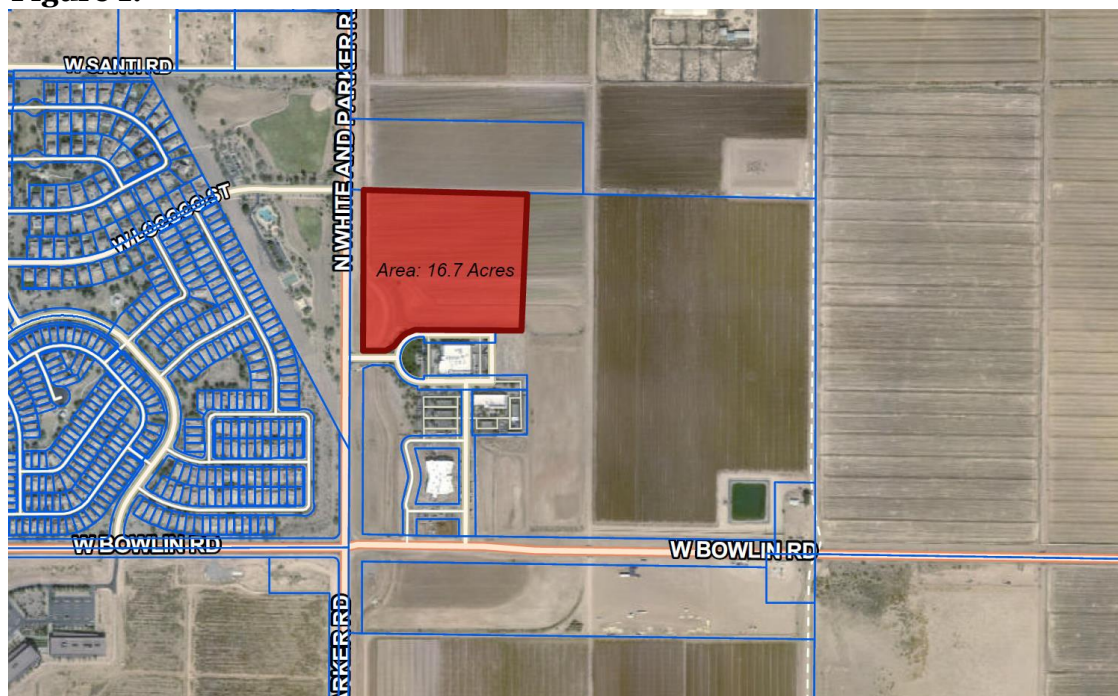
Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

Site Location

Figure 1:



LIST OF PROPERTY OWNERS CONTACTED

	REYNOLDS SETH B 18320 N CELIS ST MARICOPA, AZ 85138	DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201
DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	SHELTON COURTNEY DAWN MAIL RETURN ,	TOM SAMANTHA 18389 N CELIS ST MARICOPA, AZ 85138
DA SILVA MANUEL F & DA SILVA... 40003 W CATHERINE DR MARICOPA, AZ 85138	MUNTEAN SHEILA ROSE & PHI... 2 37152 C & E TRAIL RED DEER COUNTY, AB	BROPHY PAUL 53 HUDSON COVE SPRUCE GROVE, AB
TAH MS BORROWER LLC 1508 BROOKHOLLOW DR SANTA ANA, CA 92705	VILLA CARLOS JR 18343 N CELIS ST MARICOPA, AZ 85138	DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201
CABRAL SUSAN E 39975 W CATHERINE DR MARICOPA, AZ 85138	SZCZUBELEK PRZEMYSŁAW & ... 18362 N CELIS ST MARICOPA, AZ 85138	MOEHR BRIAN 18417 N CELIS ST MARICOPA, AZ 85138
SYVERSON DANIEL G & THERE... 18285 N CELIS ST MARICOPA, AZ 85138	TREJO CRISTINA BEATRIZ CAN... 18359 N CELIS ST MARICOPA, AZ 85138	MARTINEZ EDUARDO 18431 N CELIS ST MARICOPA, AZ 85138
MONAZYM HEATHER 18291 N CELIS ST MARICOPA, AZ 85138	MILANOWSKI SCOTT R 18374 N CELIS ST MARICOPA, AZ 85138	CABANA DEVELOPMENT LLC PO BOX 519 STANFIELD, AZ 85172
PANGBORN WILLIAM K & KELLY... 9 WENDELL AVE STITTSVILLE, ON	HARVEY ALBERT 17853 W BUCHANAN ST GOODYEAR, AZ 85338	ANDERSEN JEFFREY D & VICKI... 836 M ST APT 112 ANCHORAGE, AK 99501
DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	JENSEN KEVIN P 18392 N CELIS ST MARICOPA, AZ 85138	HANSON JAY C & SANDY 18463 N CELIS ST MARICOPA, AZ 85138
HARTMAN MICHAEL & JULIANN... 18315 N CELIS ST MARICOPA, AZ 85138	CHRISTENSEN LEAH 18385 N CELIS ST MARICOPA, AZ 85138	ARP 2014-1 BORROWER LLC 23975 PARK SORRENTO STE 30... CALABASAS, CA 91302

ROJAS PERLA I GARCIA
18483 N CELIS ST
MARICOPA, AZ 85138

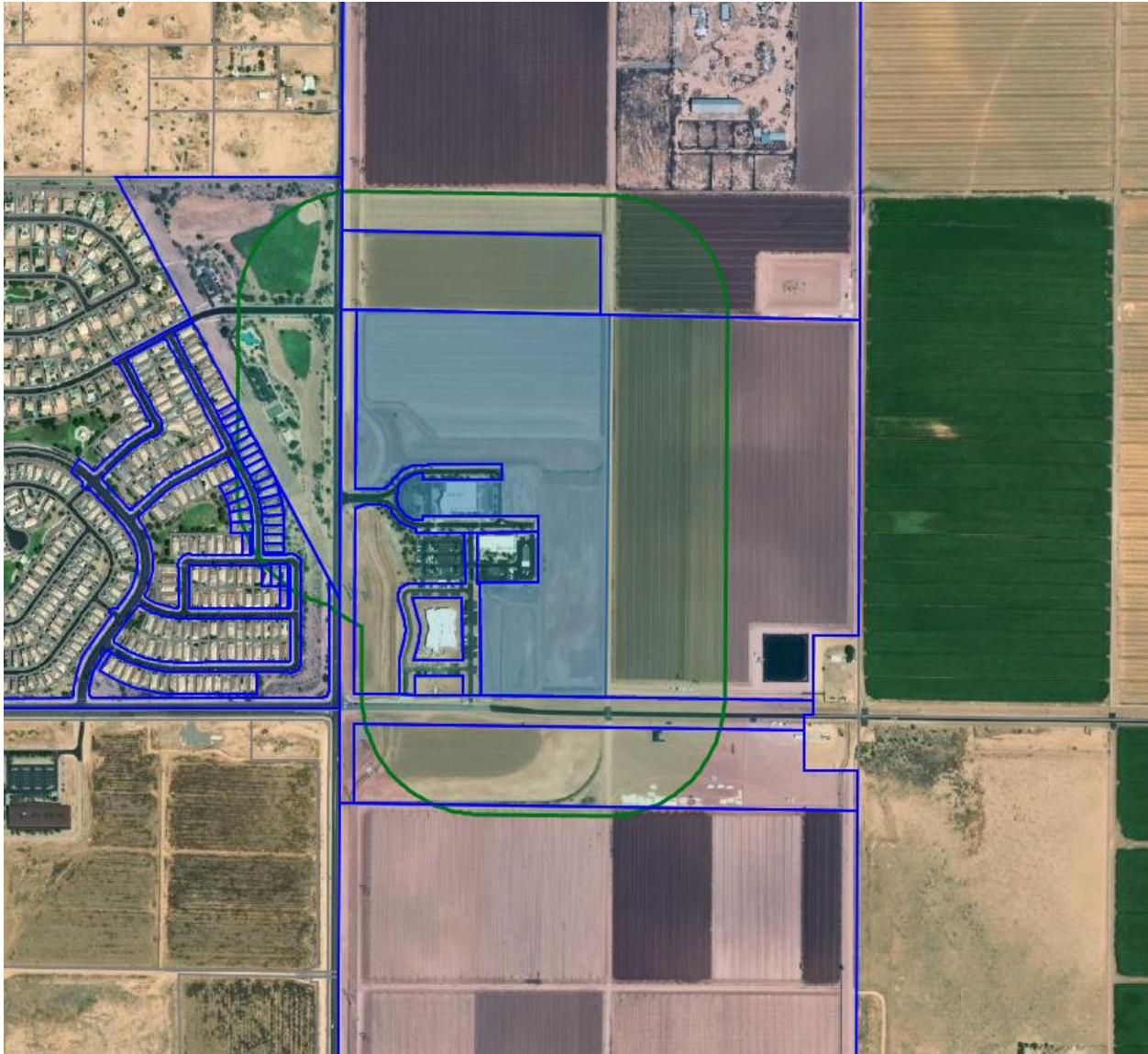
NEELY FAMILY FARM LLC
21895 N DESERT PARK CT
MARICOPA, AZ 85138

GENERATION CHURCH AZ
1010 S ELLSWORTH RD
MESA, AZ 85208

DESERT PASSAGE COMMUNIT...
450 N DOBSON RD STE 201
MESA, AZ 85201

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

NOTIFICATION MAP



NOTIFICATION LETTER

RE: ZON22-02 and GPA22-07 – City Center Multi-Family Rezone and Minor General Plan Amendment.

This site is generally located at the **Southeast Corner of White and Parker Rd. and Lococo St., Parcel Number APN # 502-03-012M** within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed by **The City of Maricopa** for a **Zoning Map Amendment/Rezoning** and a **Minor General Plan Amendment** at the above-mentioned property. The meeting dates in regards to this request are as follows:

**Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail/certified mail/delivery confirmation mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact **Derek Scheerer** at the City of Maricopa Planning Department at **520-316-6948**. You can also email him at Derek.Scheerer@maricopa-az.gov subject **ZON22-02 and GPA22-07 – City Center Multi-Family Rezone and Minor General Plan Amendment**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

The City of Maricopa

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

NEWSPAPER PUBLICATION

Neighborhood Meeting

May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Commission Meeting PUBLIC HEARING

June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

June 21, 2022 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

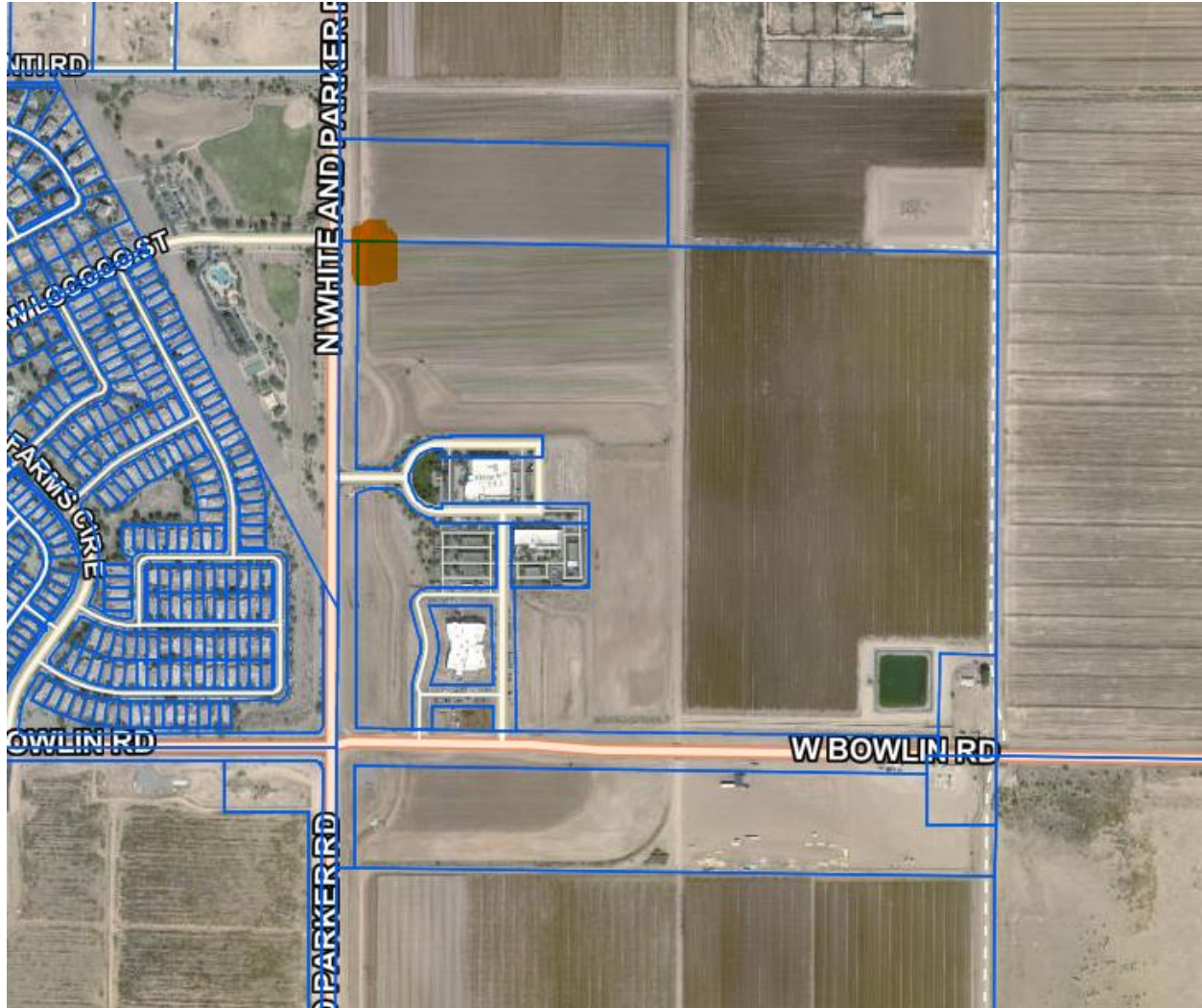
ZON22-02: Request to amend the City's zoning map for approximately 16.7 acres from Transitional (TR) Zoning to High Density Residential (RH) Zoning. Generally located at the southeast corner of White and Parker Rd. and Lococo St., within the City of Maricopa incorporated limits.

GPA22-07: Request to amend the City's General Plan Land Use Map for approximately 16.7 acres from Public Institutional (P) to High Density Residential (HDR). Generally located at the southeast corner of White and Parker Rd and Lococo St, within the City of Maricopa incorporated limits.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6986

Publication Date: May 10, 2022

NEIGHBORHOOD SIGN LOCATION



NEIGHBORHOOD SIGN POSTING

**Proposal: Case # ZON22-02 Rezone/Zone Change at the
SE Corner of White and Parker Road and Lococo Street.
Case # GPA22-07 Minor General Plan Amendment
Parcel Number APN #502-03-012M**

Neighborhood Meeting

**May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138**

Planning and Zoning

**June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

City Council

**June 21, 2022 @ 7:00 p.m.
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer: at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-316-6948.

Posting Date: May 10, 2022

NEIGHBORHOOD MEETING SIGN-IN SHEET

There were no attendees from the public at the neighborhood meeting.

COMMENTS

Staff did not receive comment from the public.

No one from the public attended the neighborhood meeting.