



STAFF REPORT

Case Numbers: GPA22-07 & ZON22-02

To: Honorable Mayor and City Council

Through: Richard Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Planner II

Meeting Date: July 19, 2022

REQUESTS

PUBLIC HEARING: GPA22-07 General Plan Amendment: A request by the City of Maricopa to amend approximately 21.52 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 21.52 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	21.52 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
- June 13, 2022 - Public Hearings at Planning and Zoning Commission
- June 27, 2022 - Public Hearings at Planning and Zoning Commission
- July 11, 2022 - Public Hearings at Planning and Zoning Commission

PUBLIC COMMENT:

As of the writing of this report, Staff has not receive any written or telephonic public comment on the proposal. The case was introduced at the June 13, 2022, Planning and Zoning Commission where it was continued to the June 27, 2022 meeting. At the June 27, 2022 meeting the case was further continued to the July 11, 2022 meeting. At the June 13, 2022, meeting one person spoke in opposition of the proposed rezone when the public hearing portion of the presentation was opened to the public. Staff has not received further comment in opposition or support of 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 made 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:

The Planning and Zoning Commission recommended **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 --