

### **Agenda Items:**

## Maricopa Mixed Use, Artisan Villas, Allure Apartments

Minor General Plan Amendment

GPA22-12

Zone Change Requests

ZON22-08, ZON22-09, ZON22-10







### **Site Information:**

#### **Vicinity Map**

#### **Applicant:**

Rogelio Arrieta, Ware Malcomb

#### **Location:**

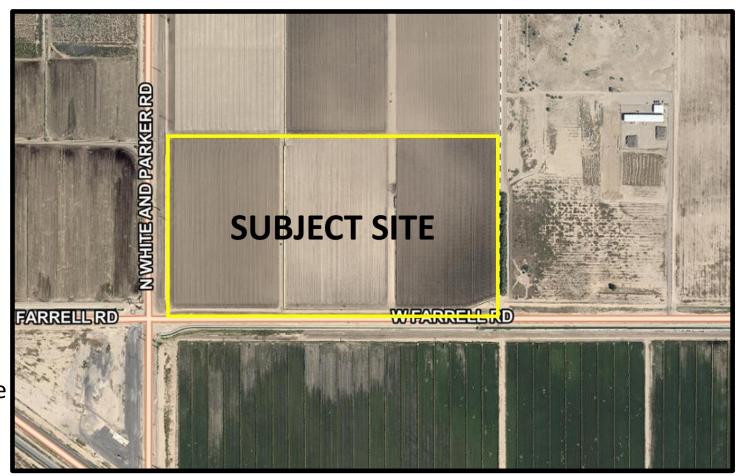
NEC of N. White and Parker Road and W. Farrell Road

#### **Project Area:**

Approximately +/- 60-acres

#### **Proposal:**

Minor General Plan Amendment from High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR) (+/- 40 ac.) and Rezone from General Rural (GR) to General Commercial (GC)(+/- 19 ac.), Multiple Unit Residential (RM)(+/-24 ac.), and High Density Residential (RH)(+/- 16 ac.).

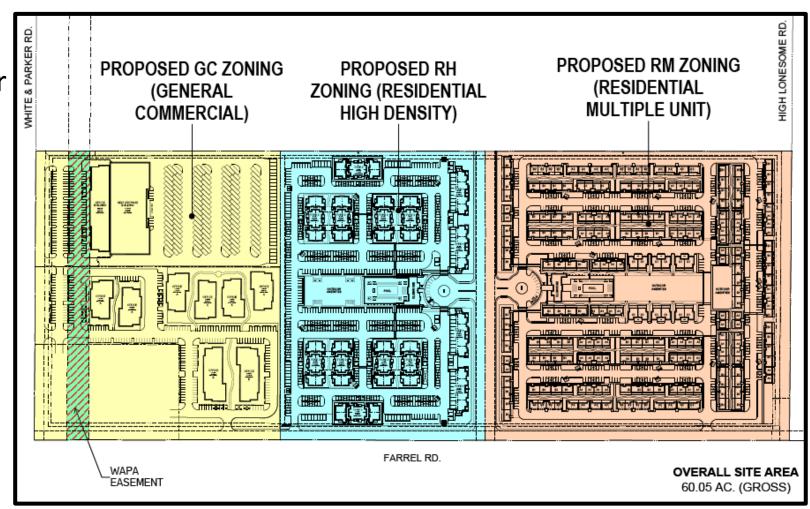


# **Details Of The Request:**

#### **Conceptual Site Plans**

# Maricopa Mixed Use, Artisan Villas, Allure Apartments:

- Access from N. White and Parker Road and W. Farrell Road
- Rezone request for Commercial Development
  - Office Park Complex
  - Future Retail Development
  - Mixed Use Office and Self-Storage
- Rezone request for Multi-Family Development
  - Traditional multi-story garden apartment building development
  - Cottage style duplex and four-plex apartment building development



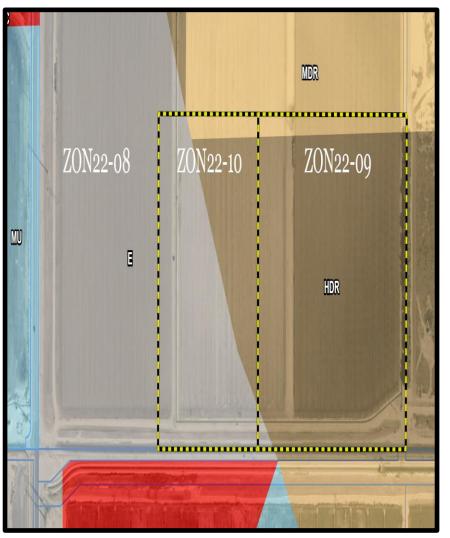
# **Staff Analysis:**

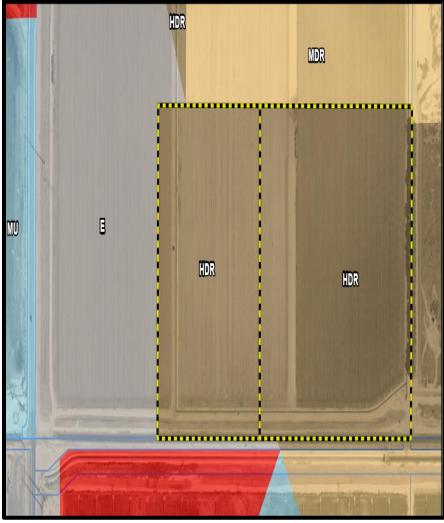
#### **Current General Plan**

#### **Proposed General Plan**

### **General Plan:**

- High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E)
- Amend to High Density Residential



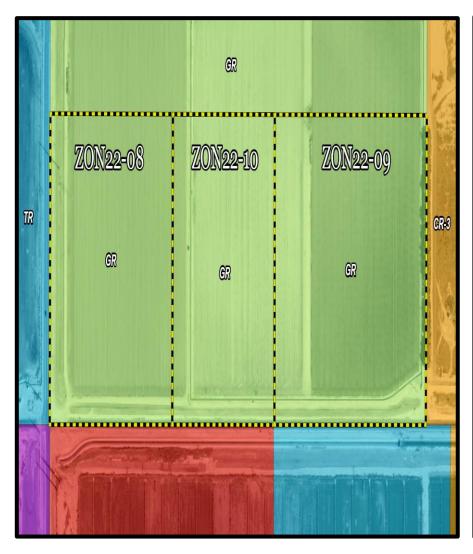


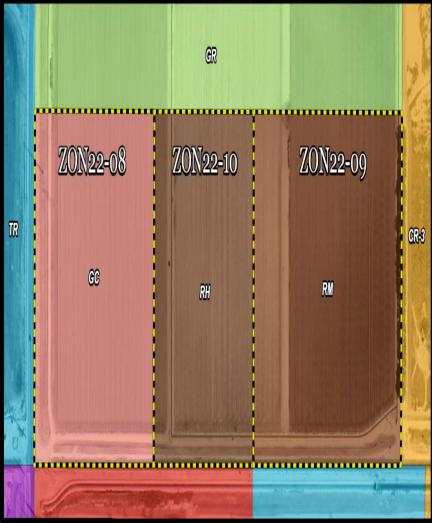
#### **Current Zoning Map**

#### **Proposed Zoning Map**

### **Zoning Map:**

- General Rural (GR)
- Rezone to General
  Commercial (GC), Multiple
  Unit Residential (RM), and
  High Density Residential
  (RH)





# **Staff Analysis:**

### **General Plan Goals and Objectives:**

- Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.
- Objective 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.
- Objective B.2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.
- Objective G4.a.1.4: Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.

# **Staff Analysis:**

### **Conformance with the Zoning Ordinance:**

- Proposed Zoning will be consistent with the General Plan with the proposed Amendment
- General Rural (GC) to General Commercial (GC), Multiple Unit Residential (RM) and High Density Residential (HR) given the context of the development goals of the surrounding area is appropriate
- The proposal has been fully vetted internally by all departments
- The proposal meets all requirements outlined in Section 18 of the Zoning Ordinance

### **Public Outreach:**

• November 4, 2022 – Neighborhood meeting notification letters sent

• November 4, 2022 – Sign posted

- November 5 and 22, 2022 Newspaper legal notices published
- November 22, 2022 Neighborhood meeting held

December 12, 2022 – Planning and Zoning Commission

### **Recommendations:**

- On December 12, 2022, the Planning and Zoning Commission recommended approval of Minor General Plan Amendment, **Case #GPA22-12**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Maricopa Mixed Use rezone, Case #ZON22-08, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Artisan Villas rezone, **Case #ZON22-09**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Allure Apartments rezone, **Case #ZON22-10**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.

