

Planning and Zoning Commission

April 21, 2020

RES 20-07 & ORD 20-03 (GPA19-03 & ZON19-09)

Bungalows on Bowlin

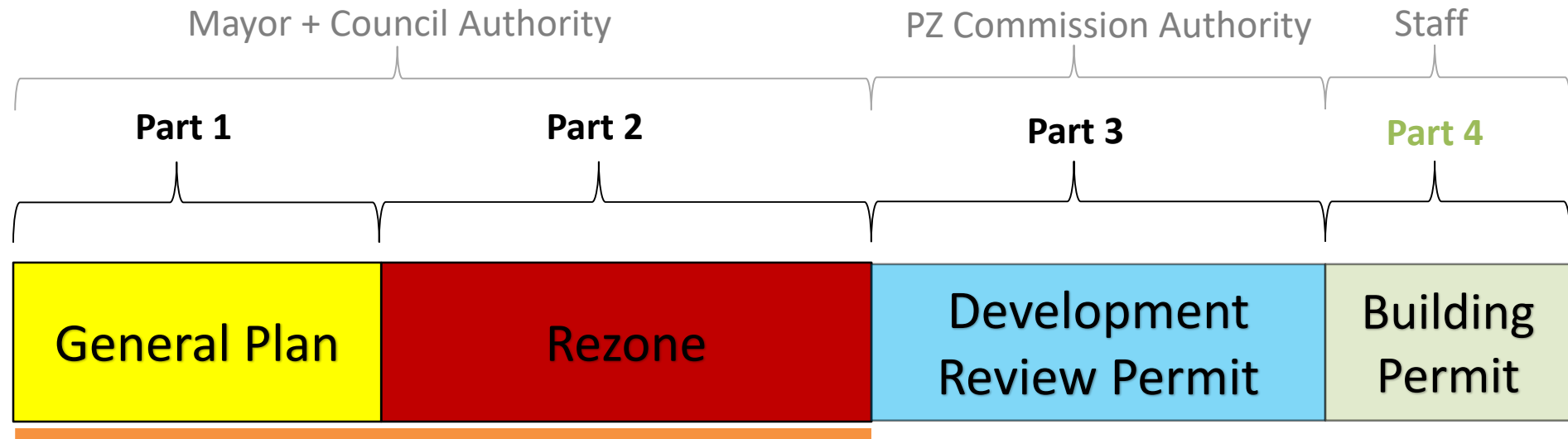


Request

- **PUBLIC HEARING: GPA19-03, ZON19-09**
 - A request by Mark Reddie of RVi Planning and Landscape Architecture
 - Subject Site: approximately 16.95 acres, a portion of Pinal County parcel number 510-27-016L and -016P to amend:
 - General Plan Future Land Use Map
 - Existing: Employment (E)
 - Proposed: High Density Residential (HDR)
 - Zoning Map
 - Existing: General Business (CB-2)
 - Proposed: Multiple Unit Residential (RM)



Entitlement Process + Construction





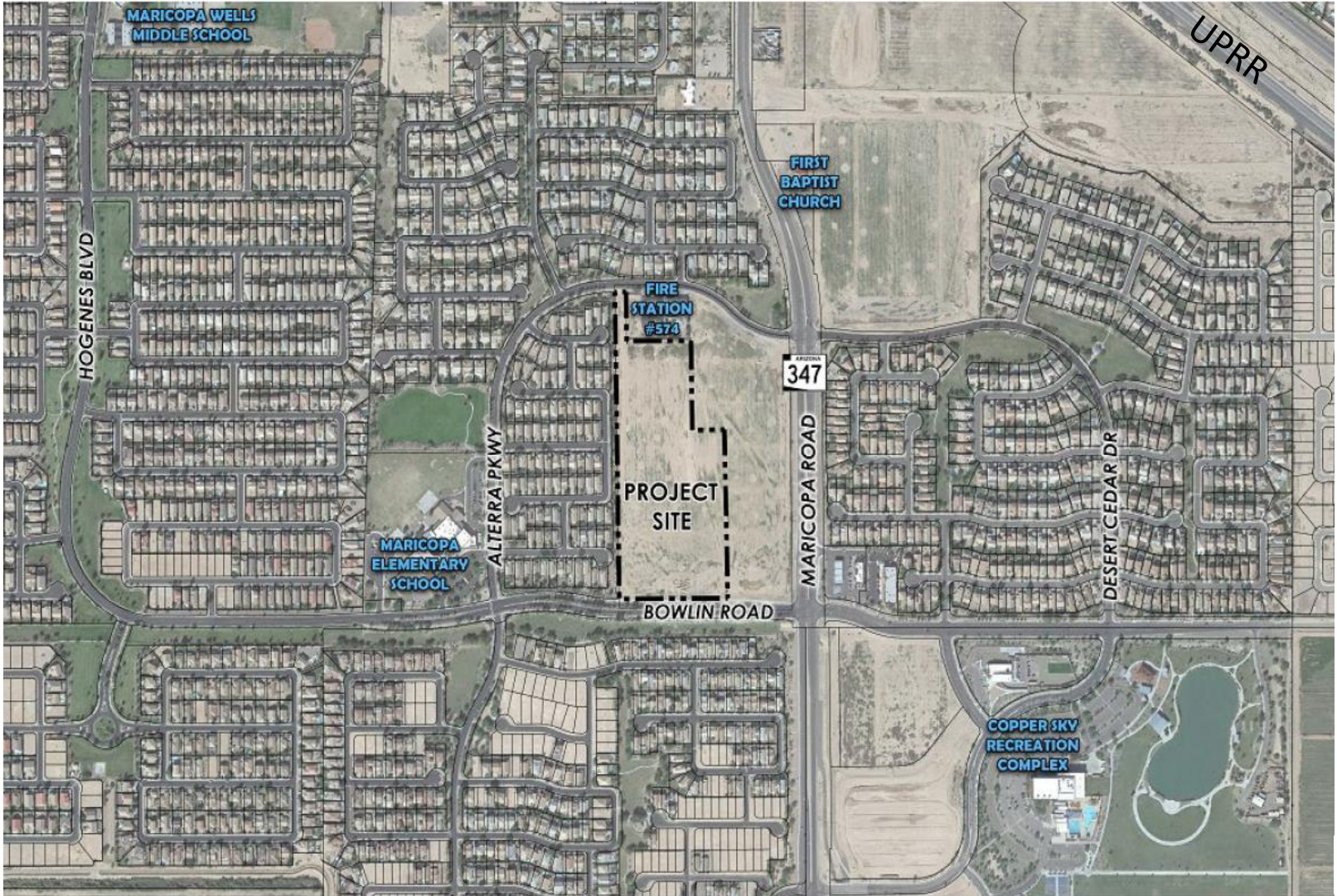
Site Info

Site Gross Acres	16.95 acres, a portion of a 30 acre parcel
Parcel Numbers	510-27-016L (partial) and 510-27-016P (entirety)
Site Address	N/A (western portion of NWC of Bowlin Road & SR-347)
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Employment – E
Proposed General Plan, Land Use	High Density Residential – HDR (GPA19-03)
Existing Zoning	General Business – CB-2
Proposed Zoning	Multiple Unit Residential – RM (ZON19-09)
Overlay Zoning	None
Total Dwelling Units	196 (mix of one-, two-, & three-bedroom units)
Proposed Density*	12.11 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per RM	12 DU/acre (net acre, per code)
Parking Required/Provided	426/426 spaces (196 covered req./270 covered provided)

* Sec. 103.03 Rules of Measurement: fractions less than one-half round down to whole number.

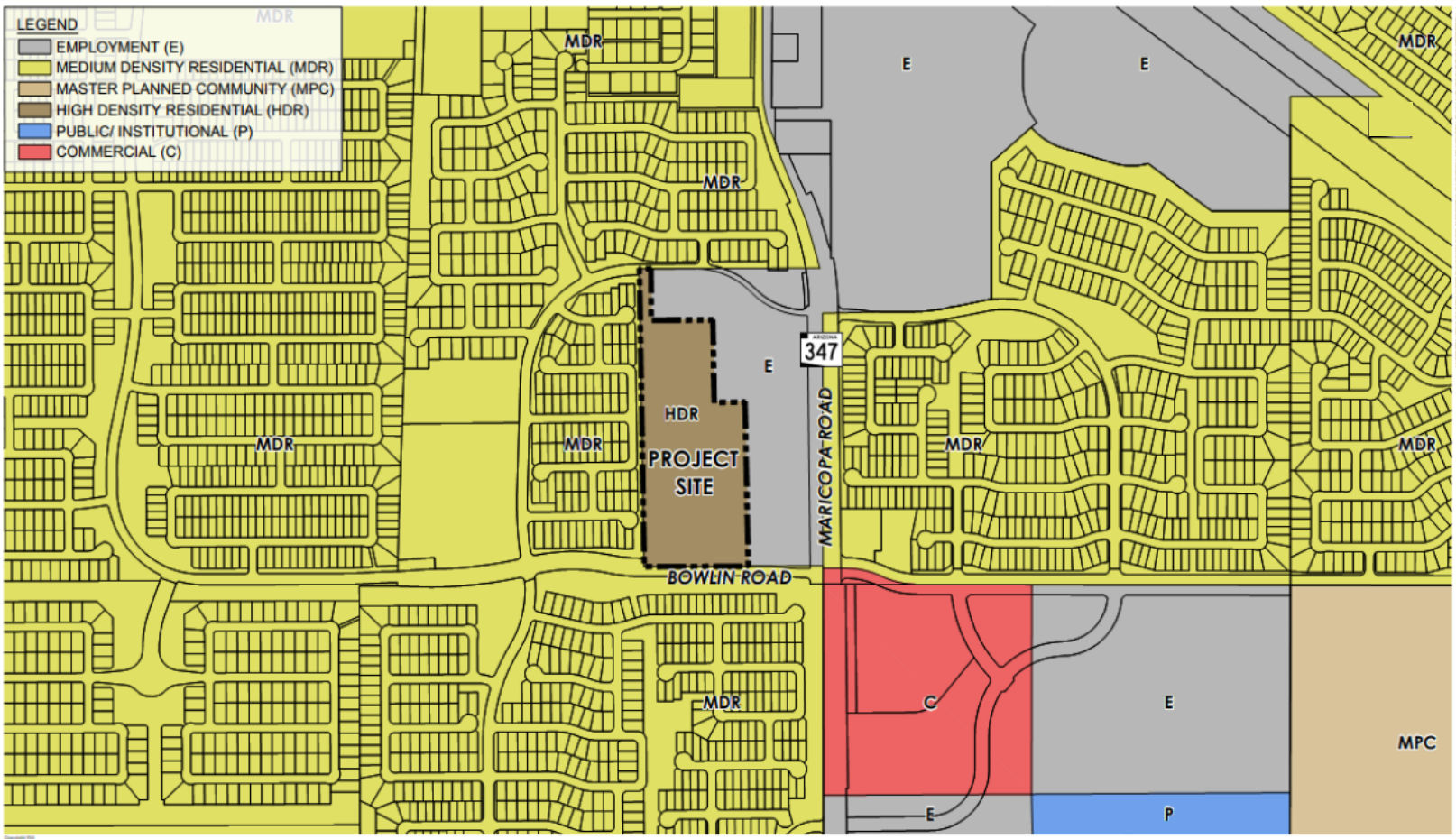


Location





General Plan: Future Land Use Map



HWY 347 & BOWLIN ROAD • GENERAL PLAN LAND USE - PROPOSED

MARICOPA, ARIZONA
2018-11-12
10002751
CAVAN

Existing General Plan, Land Use

Employment – E

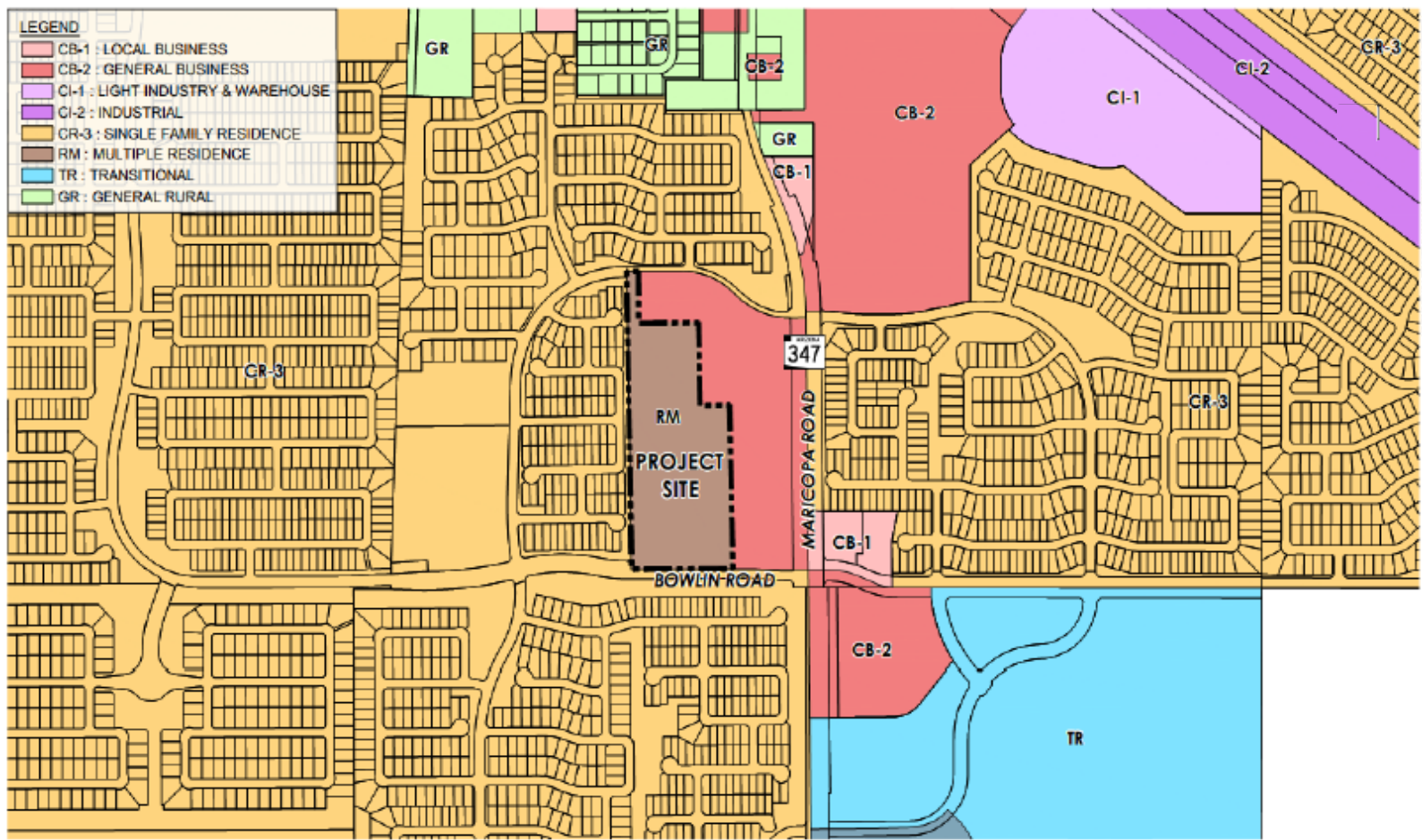
Proposed General Plan, Land Use

High Density Residential – HDR (GPA19-03)

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Zoning Map



HWY 347 & BOWLIN ROAD • ZONING MAP - PROPOSED

- MARICOPA, ARIZONA
- 2024-11-12
- 15062251
- CADWIN

Existing Zoning

General Business – CB-2

Proposed Zoning

Multiple Unit Residential – RM (ZON19-09)



Information furnished regarding this project is based on current information. RVi has not made an independent investigation of the project and its contents. This data is preliminary, subject to change, and does not represent any regulatory authority.

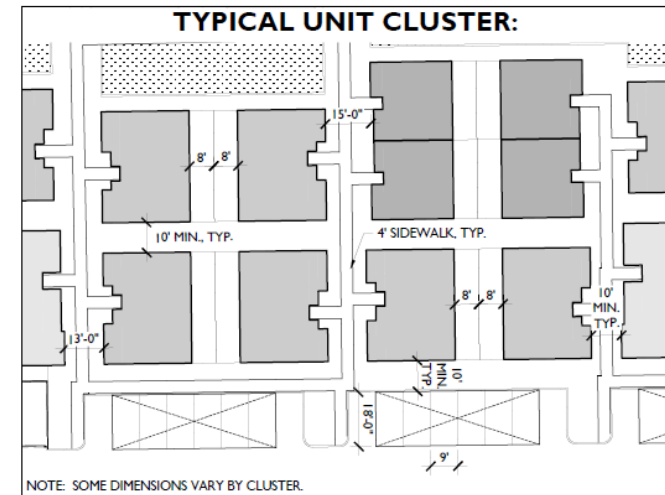





Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 502.06.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
 - Notification letters were sent out to all property owners within 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
 - At the time that the report was written, staff has not received any formal comments regarding the request.

*****Refer to Citizen Participation Report (Exhibit C) for further details.*****

Site Plan (Reference Only)



- | | | |
|---|---|---------------------------------------|
| 1 BEDROOM UNITS
(SINGLE STORY)
HEIGHT: 17'-7" |  | 60 UNITS (31%)
676 S.F. PER UNIT |
| 2 BEDROOM UNITS
(SINGLE STORY)
HEIGHT: 17'-4" |  | 88 UNITS (45%)
1,012 S.F. PER UNIT |
| 3 BEDROOM UNITS
(SINGLE STORY)
HEIGHT: 18'-7" |  | 48 UNITS (24%)
1,355 S.F. PER UNIT |

Stipulation: tall shrub selection is necessary to soften the appearance of side elevations adjacent to common space.







Reference Only





Reference Only





General Plan Goals

GPA19-03 Minor General Plan Amendment Findings

- ✓ Goal B1.4: Minimize conflicts between land uses.
 - ✓ Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.
 - ✓ Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.
 - ✓ Housing Element: A Housing Needs Assessment study is necessary to clearly define areas of need and implementation plan to expand housing options in Maricopa.
-
- The Planning & Zoning Commission made the findings in all the above considerations.



Required Findings

ZON19-09 Zone Map Amendment Findings

1. The amendment is consistent with the General Plan;
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
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: See Staff Report, Page 6.



Item RES 20-07 : Recommendation

- **The Planning and Zoning Commission recommended approval of Minor General Plan Amendment request case # GPA19-03, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.**

Approval serves as a recommendation to City Council.

QUESTIONS?



Item ORD 20-03: Recommendation

- **The Planning and Zoning Commission recommended approval of Zone Map Amendment request case # ZON19-09**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.

Approval serves as a recommendation to City Council.

QUESTIONS?