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STAFF REPORT

CASE # GPA20-04

To:	Planning and Zoning Commission
Through:	Nathan Steele, Economic and Community Development, Director
From:	Rodolfo Lopez, Economic and Community Development Deputy Director
Meeting Date:	July 27, 2020

REQUEST SUMMARY

PROPERTY LOCATION/AERIAL

PUBLIC HEARING: Minor General Plan Amendment, GPA20-04 REV at Porter: A request by Iplan Consulting on behalf of El Dorado Holdings LLC to amend the General Plan Future Land Use Map of approximately 25 acres, from existing Public Institutional (P) to High Density Residential (HDR) and Commercial (C), generally located on the southeast corner of Porter and Bowlin Road. **DISCUSSION ACTION.**

APPLICANT/OWNER

Applicant:
 Iplan Consulting
 3317 S. Higley Rd. #114-622
 Gilbert AZ, 85297

Phone: (480) 227 9850
 Email: greg@iplanconsulting.com

Owner:
 El Dorado Holdings LLC
 8501 N Scottsdale Road, suite 120
 Scottsdale, AZ 85253

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Managing the Future
- Economic Development

PROJECT DATA

Site Gross Acres	25 acres approx.
Parcel #	510-30-002B
Site Address	N/A
Existing Site Use	Vacant
Existing General Plan Land Use	Public/Institutional
Proposed General Plan Land Use	Commercial (C) and High Density Residential (HDR)

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	CR-3 Single Family Residential	Glennwilde Subdivision
East	Public/Institutional (P)	TR Transitional	Vacant
South	Public/Institutional (P)	CI-1 Light Industrial	Vacant
West	Mixed Use (MU)	CI-1 Light Industrial and MU-G Mix Use General	Banner Health and Oasis at The Wells

General Plan Land Use Map and Proposed Change

PROPOSED GENERAL PLAN

HISTORY SUMMARY

- In 2003, the property was rezoned to Light Industrial (CI-1) PAD; Pinal County case # PZ-017-03 and PZ-PD-017-03.

ANALYSIS

The applicant is requesting a Minor General Plan Amendment to the Future Land Use Map from Public Institution (P) to High Density Residential (HDR) for a later application of a proposed multi-family development. Refer to Attachment A for the project narrative and land use analysis for thorough descriptions of the proposals to that met staff's satisfaction for clarity and completeness.

The considerations for the General Plan Land Use Map Amendment consider the Plan Administration section of the General Plan itself. Criteria include the (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 Commercial to propose Designation of Any Residential, which set the trigger (or threshold) at 40 acres, whereas this proposal is below the trigger at approximately 25 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 submitted 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.

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:** The high density development and commercial land use abuts and is sited on the corner of two major roadway arterials, which minimizes conflict to the adjacent residential to the north. Impacts to the surrounding areas should be minimal with the exiting built infrastructure to accommodate the proposed land use.*

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 proposal also advances the city housing needs assessment's goals and needs that identified this type of request to accommodate the city's growing workforce population and shortage in rental housing.*

Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis: *Through development process the development shall adhere to the required pedestrian connectivity standards as set forth within the city's Zoning Code.*

CITIZEN PARTICIPATION:

Before recommending the General Plan Amendment's approval, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed General Plan Minor Amendment required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting which was held virtually at the request of anyone who wished to participate, notification letters to all property owners within 300 feet of the subject area, public notice signs within the subject area, and legal notices in the Maricopa Monitor and the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit C for Citizen Participation Report).

- July 5, 2020 - Notification letters sent
- July 5, 2020 - Legal notice published (newspaper)
- July 5, 2020 - Sign posted
- July 21, 2020 - Neighborhood Meeting held

STAFF RECOMMENDATION

Staff recommends approval of **General Plan Amendment case # GPA20-04**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Minor General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. At the time of the formal Development Review Permit submittal, the development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.

Exhibit A – Project Narrative and Land Use Analysis

Exhibit B – Proposed General Plan Designation

Exhibit C – Public Participation Report

-- End of staff report --