

**STAFF REPORT****CASE # GPA20-03**

**To:** Planning and Zoning Commission

**Through:** Nathan Steele, Economic and Community Development, Director

**From:** Rodolfo Lopez, Economic and Community Development Deputy Director

**Meeting Date:** September 28, 2020

**REQUEST SUMMARY**

**PUBLIC HEARING: Major General Plan Amendment, GPA20-03:** A request by CVL Consultants on behalf of Maricopa 64 Partners, LLC to amend the General Plan Future Land Use Map for approximately 63.06 ± acres from existing Employment (E) to Medium Density Residential (M) and 3.04 ± acres from Public/Institutional (P) to Mixed Use (MU), generally located at the northeast corner of Loma Road and McDavid Road. **DISCUSSION AND ACTION.**

**APPLICANT**

CVL Consultants, Inc.  
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 Phoenix, AZ 85014  
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**PROPERTY OWNER**

Maricopa 64 Partners, LLC  
 14555 N. Scottsdale Road, Suite 330  
 Scottsdale, AZ 85254

**PROJECT DATA**

- Site Acreage: 66 +/- Acres
- Parcel #: 510-17-011G and 005B
- Site Address: N/A
- Existing Zoning: CI-2 Industrial Zone
- General Plan Land Use: Employment
- Proposed General Plan Land Use: Medium Density Residential

**HISTORY SUMMARY**

- 2000 - The site was rezoned from GR General Rural to CI-2 Industrial (Planning Case #PZ-061-00).

**SURROUNDING USES**

| Direction | Existing Zoning                    | Existing Use      |
|-----------|------------------------------------|-------------------|
| North     | Industrial Zone (CI-2)             | S.P.R.R.          |
| South     | Single Family Residence (CR-3 PAD) | Maricopa Meadows  |
| East      | Industrial Zone (CI-2)             | Century Link      |
| West      | General Rural (GR)                 | Rural Residential |

## ANALYSIS

The city's General Plan is intended to provide a framework for all of the interrelated functions of the City of Maricopa. The General Plan is an expression of the preferences of residents and property owners, a statement of City policy designed to achieve the citizen's vision, a framework for future decision making and a means of enhancing the quality of life of the citizens. The General Plan is not a tool to promote special interests, not a rigid document so it is adaptable, it is not a detailed policy or ordinance for specific properties or areas, it is not a Capital Improvement Plan and it is not a zoning map. Refer to [www.planningmaricopa.com](http://www.planningmaricopa.com) for further information.



The applicant is requesting a Major General Plan Amendment to the Future Land Use Map for 63.06 acres from Employment (E) designation to Medium Density Residential (M) and 3.04 acres from Public Institutional (P) to Mixed Use (MU) for a future single-family residential and mixed-use development. A separate Planned Area Development (rezone) application is under city review and will be brought to the Commission later for review and possible approval. The subject site borders McDavid Road to the south, Loma Road alignment to the west, and Southern Pacific Rail Road line to the north. The area is currently designated, per the General Plan, as Employment and Public Institutional, refer to Exhibit A, p. 27-28. The site was previously slated for a proposed business park that received City Council approval for a commercial plat but was never recorded due to a lack of required submittal items. Under the City of Maricopa adopted General Plan, the site is designated as **Employment (E)** and **Public Institutional (PI)**, and the purpose for each land use according to the City of Maricopa General Plan states the following:

- **Employment** land use category is a broad designation to accommodate numerous types of development. Preferred uses include lighter industrial use such as light manufacturing and business park development, professional offices, medical facilities, etc.
- **Public and Institutional** land use category provides for public or institutional uses such as school campuses and their attendant open spaces (playgrounds, ball fields, hard courts, etc.), hospitals, churches, water treatment facilities, landfill sites, public library facilities, City offices, public cemeteries, and infrastructure and utility sites.

The proposed request would change 63.06 ± acres from **Employment** to a **Medium Density Residential** and 3.04 ± acres from Public Institutional to **Mixed Use** designation. See descriptions of designations below.

- **Medium Density Residential** provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.
- **Mixed Use** designation is intended for creative designed developments combining commercial, office and residential uses. Proposed MU projects should provide a true combination of inter-related uses (design and function) with pedestrians in mind.

The considerations for the General Plan Land Use Map Amendment considers the Plan Administration section of the General Plan itself. Criteria include the following:

- **Number of acres for land use change and/or**

**Staff Analysis:** Per the General Plan's Land Use Criteria, any designation of 40 acres or less from Employment designation to medium density residential requires a major amendment a major amendment to the city's General Plan;

- **The capital cost burdens to the City when classifying an amendment as either Major or Minor.**

**Staff Analysis:** The context of the site expansion of infrastructure warrants capital improvements to the area, such as half street improvements to McDavid Road, Loma Road, possible improvements to the Honeycutt Ave. and Maricopa Rd. intersection and partial participation in a future grade separation at the Green Road alignment (just west from the subject site). A preliminary Traffic Report Analysis shall be conditioned as part of the formal rezoning application and shall be accepted by the City Engineer prior to approval. A condition is proposed to this effect.

Per the applicant's narrative, the proposal of Medium Density Residential and Mixed Use designation is based on findings of the city's adopted Housing Plan for more diverse and attainable housing choices within proximity to the urban core of the city. The development will include single-level housing and the possibility of alley loaded lots, z-type lots, and or cluster housing, which will help diversify the city's housing choices. The site can potentially yield up to 269 single-family lots on 63.06 acres, which equates to a density of 4.27 dwelling units per acre and 3.06 acres of mixed-use type developments. Refer to Exhibit A, Conceptual Land Use Plan, p. 26. The applicant has justified the following for the requested land-use change:

- Environmental issues with the existing zoning of industrial use across from a public school.
- Access to the site is not as direct as it was prior to the grade separation (overpass)
- Location to Maricopa Wells Middle School and Maricopa High School makes the area suited for residential and mixed use.
- It is the request for change in land use due environmental hazard concerns of the existing use across from a public school. that applicant is Refer to Exhibit A for the project narrative, site context study and Land Use Analysis. The submitted exhibit has met staff's satisfaction for clarity and completeness for proposal of a major general plan amendment. Refer to Exhibit A, narrative p. 8 for further information, Public Benefit of Proposed Land Use.

During the 1<sup>st</sup> P&Z Commission Public Hearing, the Commission raised the question on the removal of the Public Institutional would affect placement of future school sites. The applicant has provided the following response to the concern:

“The PI land use category is not strictly used for school campuses – see below the variety of uses. This particular 3 acres is located across the street from the Maricopa HS campus and seems too small for a future expansion of the school OR even too small for a new school site. Additionally, the site is adjacent to the public utility facility owned by Qwest and other communication providers so the intent of the PI land use on this 3 acre site was most likely to support the public utility and NOT a school. See attached Ownership Map”

## **P – Public/ Institutional**

Purpose: The Public and Institutional category provides for public or institutional uses such as school campuses and their attendant open spaces (playgrounds, ball fields, hard courts, etc.), hospitals, churches, water treatment facilities, landfill sites, public library facilities, City offices, public cemeteries, **and infrastructure and utility sites.**

Refer to Exhibit C for further information. Staff agrees with the analysis that the designation of this area had no intention for additional school placement. It was designated originally as part of the city’s first general plan in 2005 and used existing site conditions to designate applicable land use categories. In this case, the areas existing conditions were and still today is a telecommunications usage and was the cause for the PI designation, which includes ‘infrastructure and utility sites.’

### **MINOR GENERAL PLAN AMENDMENT FINDINGS:**

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As required by the General Plan, the goals and objectives are of consideration for the proposed request. Refer to Exhibit A Conformance to the General Plan, p. 11, for responses from the applicant of the listed elements applicable to this request. Through staff review of the project many aspects of this amendment were analyzed; i.e. surrounding land uses, circulation, impacts on surrounding areas as well the region, and found that this proposed major amendment would have no adverse impact and will meet and fulfill various goals and objectives stated in the city’s adopted General Plan. Further, the Medium Density Residential (M) and Mixed Use (M) designation, as demonstrated in this report, would enhance the surrounding areas, provide a much needed diversity of land uses to complement the surrounding residential land uses in the area and carrying forth Maricopa’s Vision stated within the General Plan. After reviewing the application and the request for a Major Amendment, it is in staff’s opinion that the City of Maricopa General Plan Future Land Use Map be amended to reflect a Medium Density Residential (M) and Mixed Use (MU) land use on the proposed site.

### **CITIZEN PARTICIPATION:**

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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 Major 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. Two set of notices went out, first advertising the virtual neighborhood meeting followed by a second notice advertising the scheduled Planning and Zoning Public Hearings and City Council date. A timeline of the participation event is shown below (refer to Exhibit B for Citizen Participation Report).

- July 15, 2020 - 1<sup>st</sup> Notification letters sent
- July 18, 2020 - 1<sup>st</sup> Newspaper legal notice published
- July 21, 2020 - 1<sup>st</sup> Sign posted
- August 6, 2020 - Virtual Neighborhood Meeting held
- August 26, 2020 - 2<sup>nd</sup> Notification letters sent
- August 25, 2020 - 2<sup>nd</sup> Newspaper legal notice published
- August 28, 2020 - 2<sup>nd</sup> Sign posted
- September 14, 2020 - P&Z Commission (Public Hearing only)
- September 28, 2020 - P&Z Commission (Public Hearing and Action)
- October 20, 2020 - City Council (Discussion and Action)

Furthermore, the Major General Plan Amendment has state statutes requirements that further enhance the outreach to include neighboring jurisdictions and state agencies. This notification was completed by staff on July 15, 2020 and the City's website has provided up-to-date information, attachments, and public meetings regarding the proposal.

### **PUBLIC COMMENT**

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At the time of writing this report staff has not received any comment for the request.

### **STAFF RECOMMENDATION**

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Staff recommends approval of **Major General Plan Amendment case # GPA20-03**, 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 Major General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. Future Zoning cases, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request including, but not limited to submitting a Traffic Impact Analysis to the satisfaction of the City Engineer.
3. At the time of the formal platting submittal, the property owner shall be responsible for any off-site and on-site improvements identified by the City of Maricopa.

Exhibit A – Project Narrative

Exhibit B – Citizen Participation Report

Exhibit C – Applicant's Response to Public Institutional Concern

-- End of staff report --