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STAFF REPORT

Cases Numbers: GPA21-05 & ZON21-03

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services, Acting Director
From: Byron Easton, Development Services, Senior Planner
Meeting Date: November 02, 2021

REQUESTS

GPA21-05 Copa Flats Minor General Plan Amendment: A request by Eric Omdahl of Maricopa AH I, LLLP to amend 27.09 acres of the General Plan Future Land Use Map, a portion of Pinal County parcel number 510-300-02C, from existing Public/Institutional (P) to Mixed Use (MU) located at the southeast corner of N. Porter Road and W. Applegate Road, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

ZON21-03 Copa Flats Zoning Map Amendment: A request by Eric Omdahl of Maricopa AH I, LLLP to rezone approximately 13 acres, a portion of Pinal County parcel number 510-300-02C, from existing Light Industry & Warehouse (CI-1) to General Mixed Use (MU-G) located at the southeast corner of N. Porter Road and W. Applegate Road, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

APPLICANT

Maricopa AH I, LLP
Real Estate Equities
Contact: Eric Omdahl
579 Selby Avenue
St. Paul MN, 55102

Phone: 952-261-7696
Email: eomdahl@reeapartments.com

PROPERTY OWNER

El Dorado Porter 27 LLC
8501 N Scottsdale Rd. Ste 120
Scottsdale, AZ 85253

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

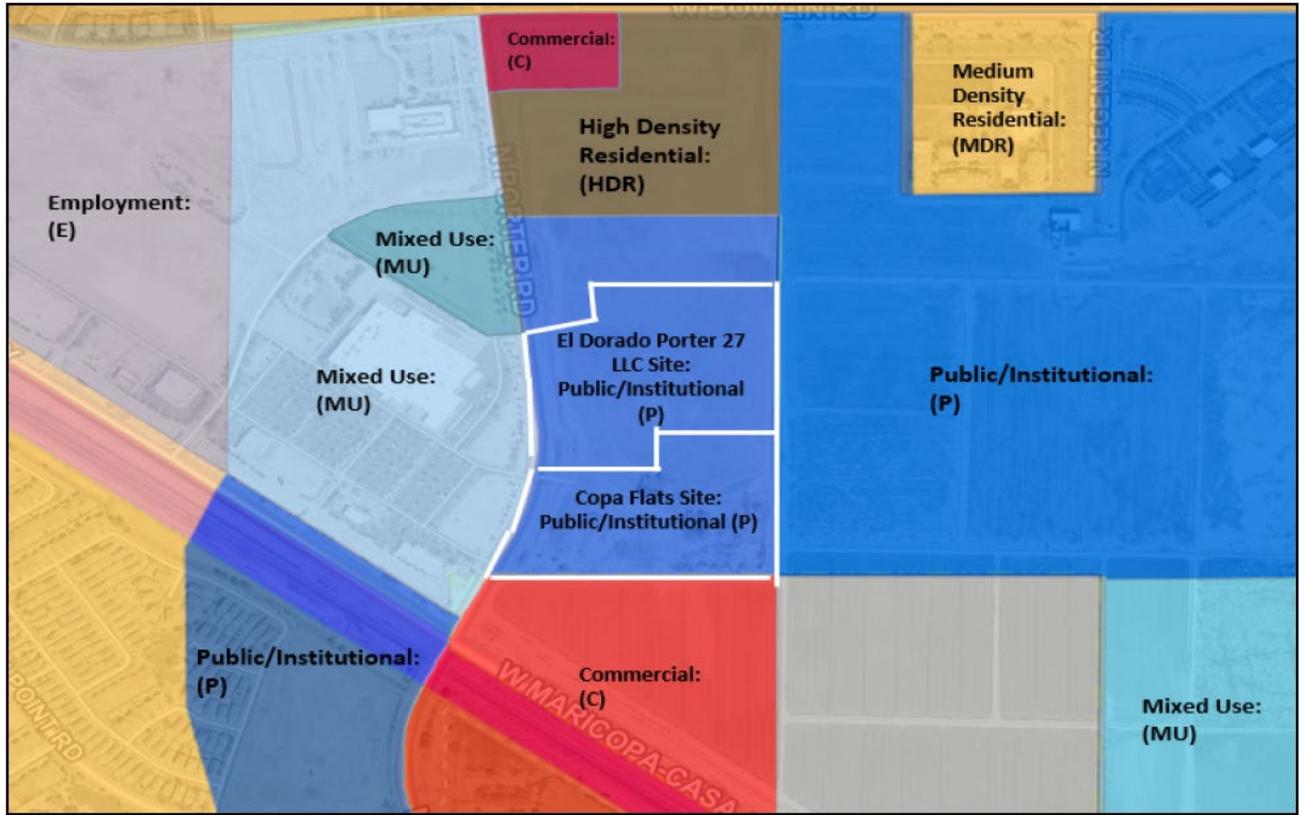
PROJECT DATA

Site Gross Acres	27.09 acres
Parcel #	510-300-02C
Site Address	N/A
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Public/Institutional – P
Proposed General Plan, Land Use	Mixed Use – MU
Existing Zoning	Light Industry & Warehouse – CI-1
Proposed Zoning	General Mixed Use – MU-G
Overlay Zoning	None
<u>Future DRP</u>	
Total Dwelling Units	312 (mix of one-, two-, & three-bedroom units)
Proposed Density*	24 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per RM	24 DU/acre (net acre, per code)
Parking Required/Provided	678/545 spaces (Parking reduction requested through the Sustainability Reduction incentive for a 20% reduction).

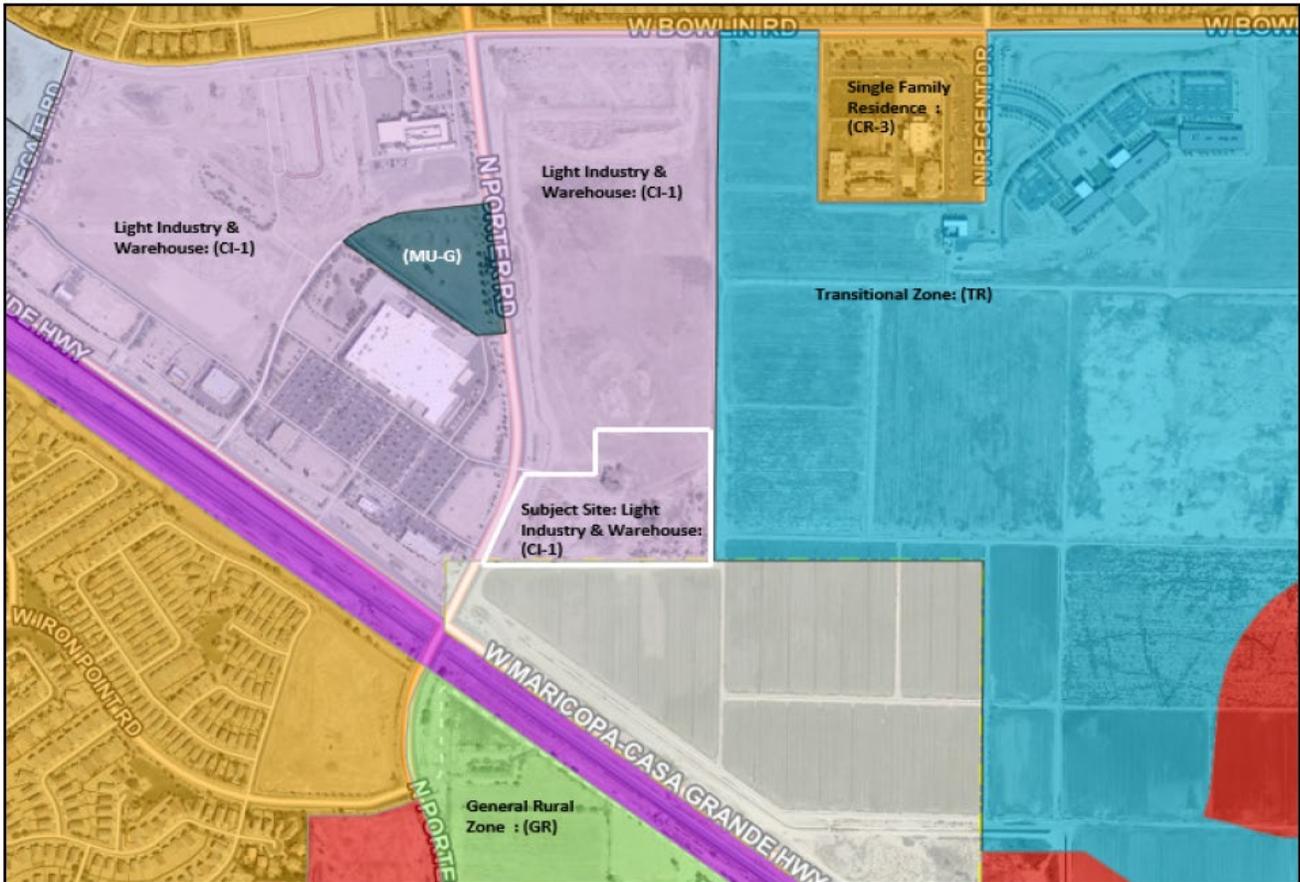
Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Public/Institutional (P) – High Density Residential (HDR)	Light Industry & Warehouse (CI-1)	Vacant
East	Public/Institutional (P)	Light Industry & Warehouse (CI-1)	Vacant
South	Commercial (C)	N/A	State Land/Vacant
West	Mixed Use (MU)	MU-G / CI-1	Commercial/Mixed Use

General Plan Future Land Use Map (Existing)



Zoning Map (Existing)



HISTORY SUMMARY

- 1963- Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2003- Property zoned CI-1 by Pinal County zoning case PZ-017-03, PZ-PD-017-03

ANALYSIS

The applicant is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Public/Institutional (P) to Mixed Use (MU).
2. A rezone from Light Industry & Warehouse (CI-1) zoning to General Mixed Use (MU-G). This zone change request will allow the applicant to pursue a Development Review Permit (DRP) requiring site plan and architectural reviews to comply with the Zoning Code. This DRP will be previewed at this time but will be presented to Planning and Zoning Commission at a later date.

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Refer to Exhibit A; Project Narrative for a thorough description of the two proposals, it has been determined to have met Staff's satisfaction for clarity and completeness. Within the Narrative, rationale for the change of land use reads: *The Mixed Use land use will promote a complementary level of commercial and retail uses for this area; the ownership group that will retain the northmost portion of the to-be-divided parcel is to develop a mix of commercial uses that will complement this multi-family housing product. With jobs and retail being a primary focus of the City of Maricopa's General Plan, the proposed development will be a catalyst for future growth in both areas. With the cost of both for-sale and rental housing rising in Maricopa and Pinal County at a record pace, employers are placing a greater emphasis on the housing stock in communities they consider for future growth and investment. This workforce housing project will boost the confidence of employers that their employees will have an ability to secure attainable housing within the community.*

Amending the General Plan Land Use Map Amendment require consulting the Plan Administration section of the General Plan. Criteria include the following:

- (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 Public/Institutional to proposed designation of Mixed Use, which set the trigger (or threshold) at 40 acres, where as this proposal is below the trigger at 27 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 made 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. A review of the goals and objectives are listed under the GPA21-05 *Minor General Plan Amendment Findings* section of this Staff Report.

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). In the City General Plan, under the Land Use Element, Table 8 – Land Use Designations, Future Land Use Designations are listed with the corresponding Zoning Districts suited. The Mixed Use land use designation shows that a General Mixed Use zoning would be an appropriate fit. The MU-G is defined within the Zoning Code under Chapter 18.45; therein lists land use permissions and development standards. Table 18.45.020, for the MU-G District, lists Multiple Unit Dwelling as a permitted use (“P”).

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, 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 Public Participation Plan included a neighborhood meeting, notification letters 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 B for Citizen Participation Report).

- Aug 10, 2021 - Notification letters sent
- Aug 10, 2021 - Legal notice published (newspaper)
- Aug 10, 2021 - Sign posted posted
- Aug 26, 2021 - Neighborhood Meeting held
- October 11, 2021 - Public Hearings at Planning and Zoning Commission

PUBLIC COMMENT:

Staff has not receive any public comment record at the time of writing this report.

GPA21-05 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: A transition between Public/Institution to mixed uses is consistent with the area and the future of this identified Growth Area. The mixed use designation will allow for additional commercial/retail in the area. In addition, the City Housing Plan has identified a need for a more diverse housing stock in addition to the Single Family Residential that is currently provided.

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 City Housing Plan has also identified a need for more diverse housing stock to be utilized by the citizens of Maricopa.

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

Staff Analysis: Providing adequate and safe walkways to Porter Rd. and future commercial, as the proposal will do (per future conditions and planned commitments) demonstrate compliance with this goal.

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 defining the need for rental housing was in high demand and short supply. More than 99% of the housing stock consists of single-family, detached homes (p. 11). This is comparatively over-represented in comparison to the Phoenix MSA where only 65% of housing stock consists 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). Additionally, the benefits of higher density housing adjacent to commercial/mixed use land use supports neighborhood retail (p. 16).

ZON21-03 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 MU-G adheres to the General Plan's future land use designation, pending approval of the Mixed Use 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 applicant to continue its development plan for a proposed residential development in support of the housing plan's goal to diversify the 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 GPA21-05 and ZON21-03 Copa Flats**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion made by the Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
3. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure a Minor Land Division to create the new parcel. This will also be required for the Zoning Map and General Plan Map amendments.
4. Prior to the City Council approval of the ZON21-03, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Combined Narrative - GPA21-05 & ZON21-03

Exhibit B: Citizen Participation Report

Exhibit C: Conceptual Rendered Site Plan combined with Landscaping Plans

Exhibit D: Conceptual Rendered Elevations

-- End of staff report --