



STAFF REPORT

Case Number: GPA21-06

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services Department

From: Corin Hooper, Planner II

Meeting Date: November 16, 2021

REQUESTS

GPA21-06 Maricopa 40 General Plan Amendment. A request by CVL Consultants on behalf of Emmerson Enterprises to change the designated General Plan Land Use of approximately 40.43 acres from low density residential (LDR) to medium density residential (MDR) and Commercial (C). 38.83 dedicated to residential and 1.5 acres dedicated to commercial. This is generally located on the northwest corner of W Steen Road and N Murphy Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant:
 CVL Consultants
 Contact: Julie Vermillion
 4550 N 12th Street
 Phoenix, AZ 85014-4291

Phone: (602) 285-4765
 Email: jvermillion@cvlci.com

Owner:
 Chase Emmerson
 Emmerson Enterprises
 14555 N. Scottsdale Road #330
 Scottsdale, AZ 85254

COUNCIL PRIORITIES CONSIDERED

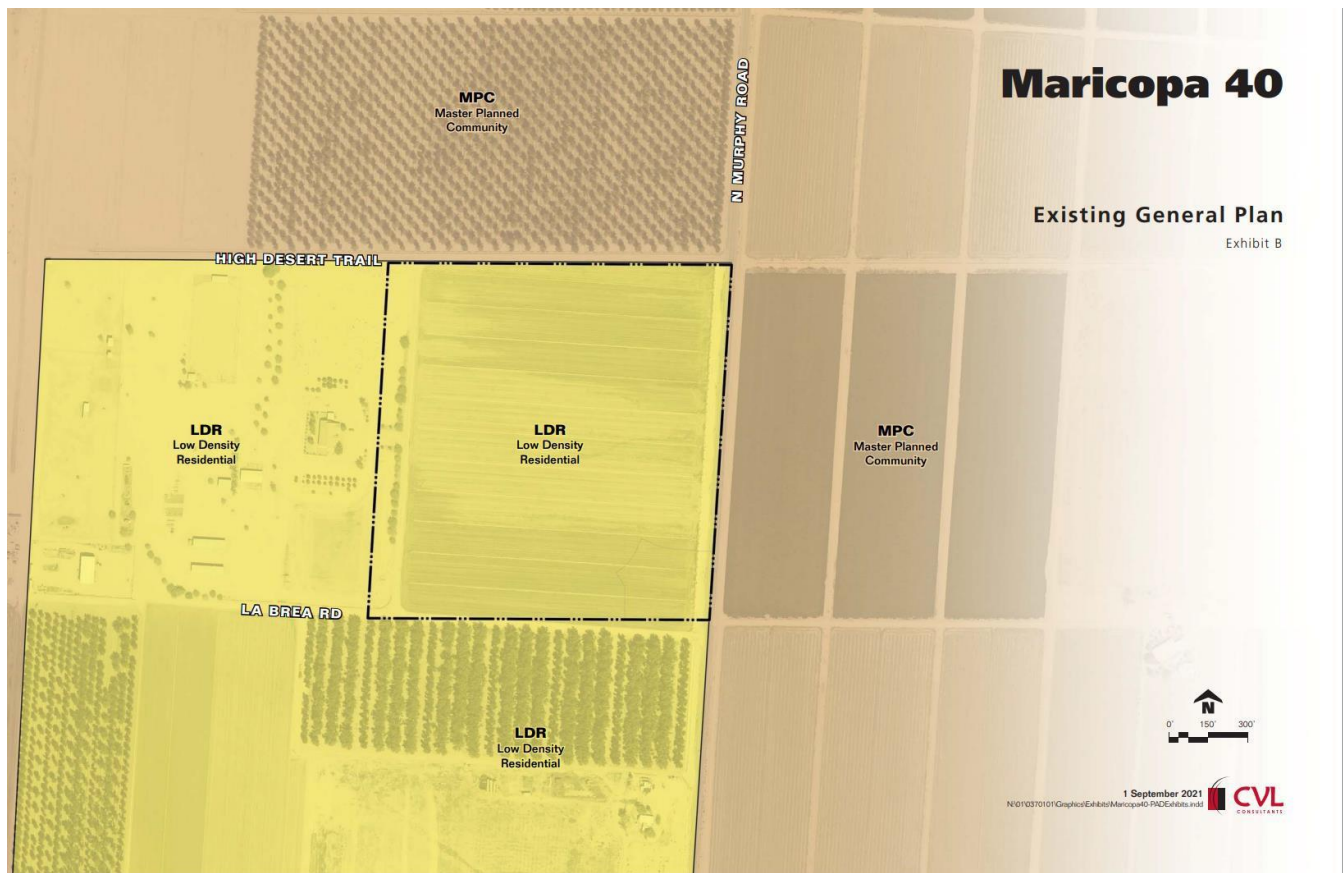
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

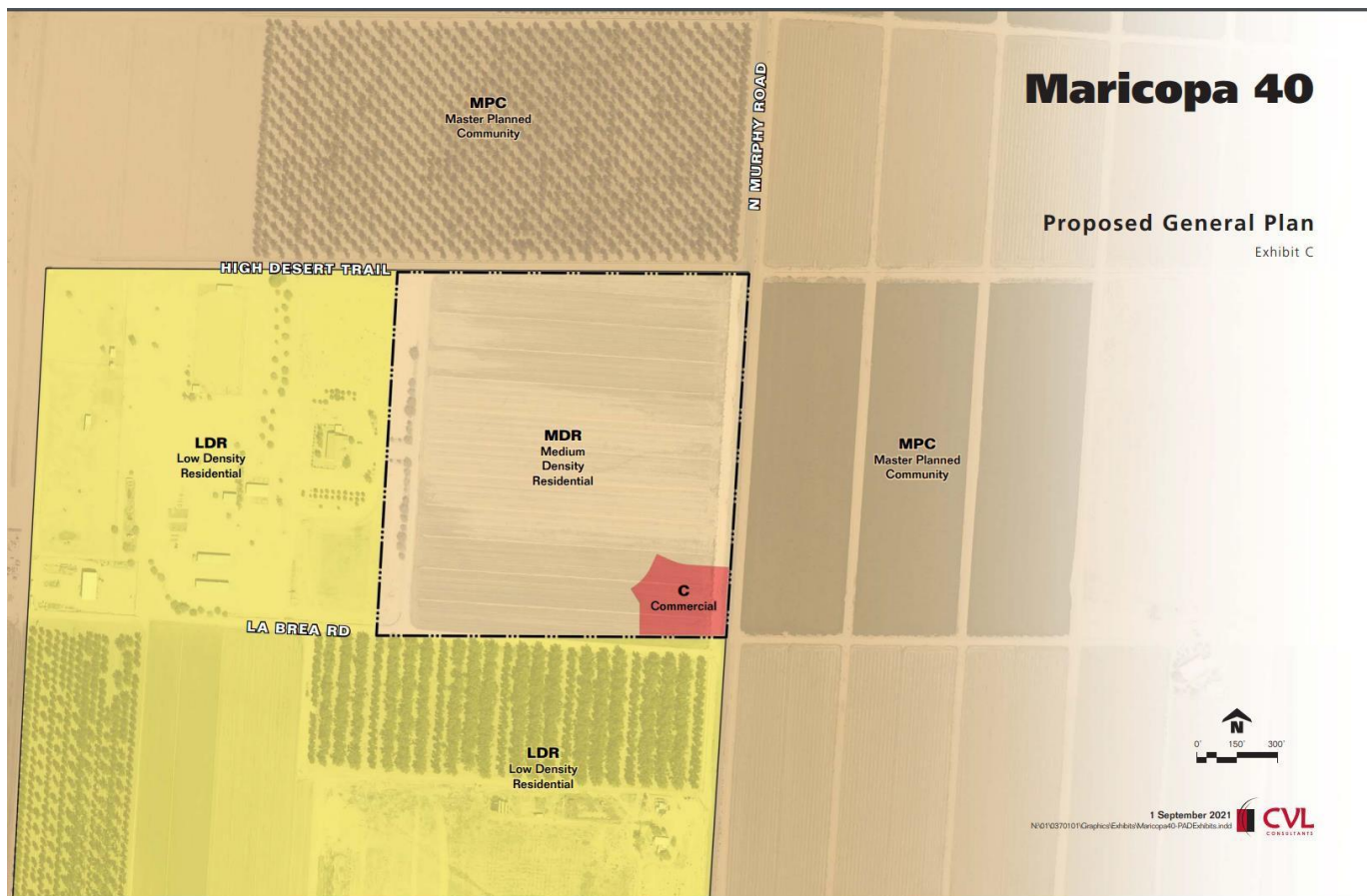
Site Gross Acres	40.43 acres
Parcel #	502-060-35B
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Single Family Residential
Existing General Plan, Land Use	Low Density Residential (LDR)
Proposed General Plan, Land Use	Master Planned Community (MPC)
Overlay Zoning	None/PAD being concurrently developed

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Single Family Residential (CR-3)	Vacant
East	Master Planned Community (MPC)	General Rural (GR)	Vacant
South	Low Density Residential (LDR)	Industrial Zone (CI-2)	Vacant
West	Low Density Residential (LDR)	Industrial Zone (CI-2)	Vacant

General Plan Amendment Map (Existing)

General Plan Amendment Map (Proposed)



ANALYSIS

The applicant is requesting a Minor General Plan Amendment to the Future Land Use Map from Low Density Residential to Master Planned Community to develop Maricopa 40, a single-family community with 1.5 acres reserved for commercial development. Refer to Attachment A for project narrative, land change map and the citizen participation report.

The application is requesting a change in land use citing the following reasons:

The property is well suited for single family, as similar uses have been proposed and are in the process of development in close proximity. The area is better suited for a PAD than its current industrial designation. The development of this zoning to a planned area development ameliorates concerns that may be brought about through its proximity to the new Maricopa High School number two.

In terms of upgrading the land from Low Density Residential to a combination of medium density residential and associated retail, the number of dwelling units per acre are within the anticipated development for Medium Density Residential. Also, there are surrounding parcels that have the master planned community land use designation.

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 residential transferring from low density residential to medium density residential, the trigger

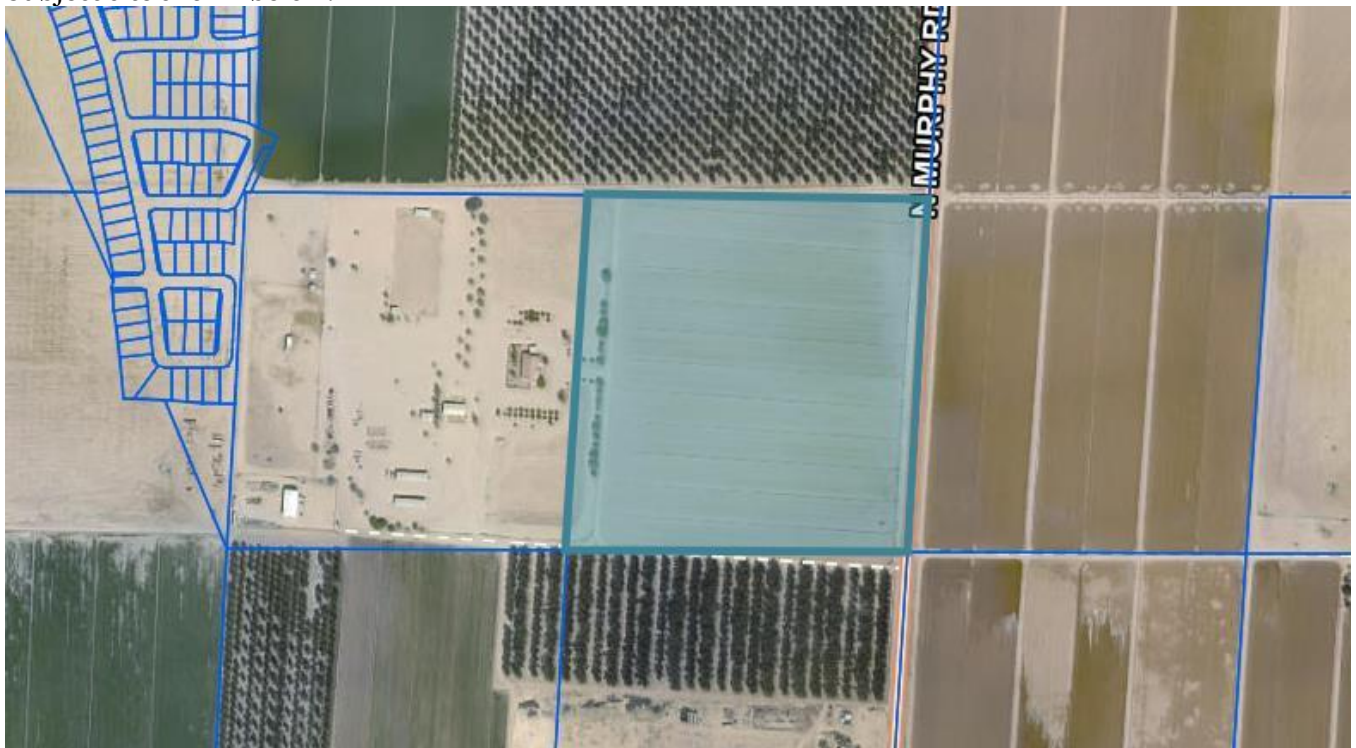
to apply as a major amendment is 80 acres, whereas this proposal includes 38.85 acres of medium density residential and 1.5 acres of commercial.

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.

SUBJECT SITE

Subject site shown below:



CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- September 22, 2021 - Notification letters sent

- September 22, 2021 - Sign posted
- October 7, 2021 - Neighborhood Meeting
- October 25, 2021 - P&Z Commission meeting

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 master planned community land use abuts and is sited along Murphy Road, 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.*

CONCLUSION:

Staff recommends the approval of **General Plan Amendment case # GPA21-06**, 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 Zoning/Platting Application submittal, the development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Land Use Change Map

Exhibit C: Citizen Participation Report

-- End of staff report

