



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION NEW BUSINESS ITEM STAFF REPORT

DATE: August 14, 2018

CASE NUMBERS: GPA-2-18

OWNERS/APPLICANTS: McMillan Manufactured Home Development Company LC and Lennar Homes

REPRESENTATIVE: Ralph Pew, Pew and Lake PLC

REQUEST: A proposed general plan land use map amendment to redesignate an approximately 38-acre property from Community Commercial to Medium Density Residential.

LOCATION: The property is located at the southwest corner area of E. Old West Highway and S. Goldfield Road.

**GENERAL PLAN/
ZONING DESIGNATION:** Community Commercial opportunity area; currently zoned B-1 (General Commercial) with no proposed plan of development.

SURROUNDING USES:

- North: Mountain View Lutheran Church, Crossroads Southern Baptist Church and single family residences (zoned PI/PD, PI and RS-GR, respectively);
- South: Vacant residential and business properties (zoned RS-GR and B-1/PD respectively);
- East: Vacant property owned by ADOT;
- West: Various residential properties in a Pinal County island (zoned RS-GR).

BACKGROUND

The subject property was rezoned from TH (Trailer Homesites Zone) to C-2 (Local Commercial District) back in June of 2000. See Ordinance No. 1118 and site map attached. The city had just adopted a new general plan in 1999 and the property was given a designation of "Retail-Employment", which was one of the precursors to what our current general plan would call "Community Commercial". Even back in 1999, the city was trying to create a more diverse housing stock and limit the development of more manufactured home parks. The subject property was viewed as an important gateway property that should be rezoned and reserved for commercial, retail and employment opportunities. The city worked with Mr. McMillan to do a city-initiated rezoning for his property, to a commercial zoning district that would help to entice said desired development, furthering the goals of the 1999 general plan.

Unfortunately, adequate infrastructure such as sewer and a properly looped water system have been very slow to reach the property and various developers over the years have not been willing to finance the costs of providing those types of improvements. Thus, Mr. McMillan has held the property for many years, with occasional inquiries, but no serious proposals until now.

The city's 2014 adoption of a new zoning ordinance and maps renamed the zoning district of the property to B-1, but with not even a conceptual development plan for the property since it is not zoned planned development.

PROPOSAL

GPA-2-18 is a proposed land use map amendment to the city's general plan, to redesignate the +/-38-acre property from Community Commercial to Medium Density Residential. If successful, Lennar Homes plans to rezone the property most likely to a RS-5/PD zoning district, to develop approximately 178 lots for single family conventional homes. Lennar estimates their target market to be young families and empty nesters, but this will not be an age restricted community.

See GPA application, project narrative and conceptual site plan provided.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The subject site is designated by the city's General Plan as a "Community Commercial" opportunity area, which normally accommodates B-1, B-2 or B-3 zoned properties. While multi-family uses may be allowed in the city's commercial zoning districts, subject to approval of a conditional use permit, single-family residential uses are not allowed in any of the commercial zones.

The general plan amendment is required because the applicants wish to rezone more than 10 acres of property from commercial to residential in the future. The city's general plan defines a major amendment as a change in land use designation for a property 10 acres or larger in size. While the city held out hope for many years that this property would be developed with commercial uses, the decline in brick and mortar retail development and other factors perhaps points to a change in direction for this property. We note that there are still some commercial zoned properties to the south and north of the subject site which could accommodate future neighborhood services and convenience types of businesses on smaller properties.

Zoning/Site Context:

The site has ideal access to the freeway just to the south, as well as to downtown on its north side. The property is bounded by Starr Road on the west, a local collector street; Southern Avenue on the north, a major arterial, although it is minimally improved in this area; 28th Avenue on the south, another minor collector; and Goldfield Road on the east which connects to Old West Highway, both major thoroughfares and freeway access roads.

The developers will be required to improve adjacent streets as determined by the city engineer, as well as internal streets. The subsequent planned development rezoning and subdivision platting processes will provide the city engineer, working together with the developer's engineers, to determine the ideal access points in and out of the proposed development.

Planned Development Zoning:

Although there is not a concurrent rezoning case yet in process with this GPA request. Staff anticipates a submittal soon, perhaps even before the GPA is decided. The conceptual plan can

be realized with a proposed RS-5/PD rezoning, with normal trade-offs for any requested PD zoning deviations.

Infrastructure Improvements:

The developers of the property will need to extend all necessary services to the site. Nearby Sewer District and Apache Junction Water Company facilities are already being investigated, according to the narrative. SRP, Century Link, Southwest Gas and cable communication facilities will probably also need to be extended. Lennar representatives have revealed that the homes will also offer modern technology amenities, such as automated computer control features through Seska. Surrounding streets may require widening, sidewalk, curbing, gutters, streetlights, fire hydrants, drainage and other improvements. Of course, all other necessary on-site and off-site improvements, including community amenities, retention basins, accessible routes, landscape buffers, etc., will also need to be provided at the time of development.

Public Input:

As is required by law for general plan amendment requests, the city sent out a request for comments to numerous agencies at least 60-days prior to the advertisement of the public hearings. The due date for comments is August 13. As of the writing of this report, we have received no comments from outside agencies on the GPA proposal. The applicants conducted a citizen participation outreach meeting on August 7, 2018, and their summary report will be included with the Commission's August 28 public hearing staff report. One citizen has called to say he supports the proposal. The GPA case was also advertised in the appropriate newspaper and individual notices were sent to property owners within 300 feet of the property, informing them of the public hearing dates. Any public input received will be provided to the Commission on the 28th.

DISCUSSION ITEM ONLY:

Work session-type discussions are being held with the commissioners on August 14 and with the city council members on August 20. The city has not heard general plan amendment cases in several years. The intent of the work sessions is for staff to introduce the items to the commission and council members for discussion and for any initial questions or comments/concerns to be raised, so that issues, if any, can hopefully be addressed prior to the public hearings. The applicants are invited to attend the work sessions, but may not participate in the

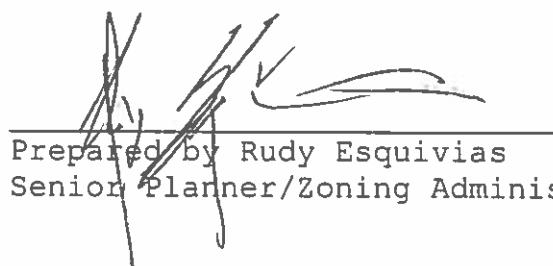
discussion or make presentations until the public hearing meetings. State law also requires that a minimum of two public hearings be held by the P&Z Commission in two different places, as explained below.

UPCOMING MEETING DATES AND LOCATIONS

This is what the schedule for the GPA cases looks like, work sessions and all:

- Tuesday, August 14, discussion item with P&Z Commission (AJ City Council Chambers);
- Monday, August 20, discussion item with City Council (AJ City Council Chambers);
- **Tuesday, August 28, P&Z Commission 1st public hearing (to be held at SFMD Board Room, 565 N. Idaho Road);**
- Tuesday, September 11, P&Z Commission 2nd public hearing & recommendation to Council (AJ City Council Chambers);
- Monday, September 17, discussion and update with City Council (AJ City Council Chambers);
- Tuesday, September 18, City Council public hearing and decision (AJ City Council Chambers).

The September 17 update to Council is tentative and will be held only if councilmembers opine that another work session needed.



Prepared by Rudy Esquivias
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - Current Ord. #1118 and site exhibit
- Exhibit #2 - GPA-2-18 application
- Exhibit #3 - GPA narrative report
- Exhibit #4 - Public Participation Plan
- Exhibit #5 - Traffic Impact Statement
- Exhibit #6 - Conceptual Site Plan
- Exhibit #7 - Site Survey