



CITY OF LITCHFIELD PARK NOTICE OF PUBLIC HEARING



Pursuant to A.R.S. Section 9-461.06, Notice is hereby given that the Litchfield Park City Council will hold a public hearing at the date and time set forth below to consider a request to adopt a Minor Amendment to the City's General Plan, approve a rezoning ordinance as described below, and amend the City of Litchfield Park Zoning Code, all related to approximately 322 acres of property generally located at the northwest corner of Litchfield and Camelback Roads.

**THE CITY COUNCIL PUBLIC HEARING
WILL BE HELD ON WEDNESDAY, SEPTEMBER 16, 2020, AT 7:00 P.M.**

ATTENDANCE AT THIS HEARING WILL BE ONLINE/TELEPHONIC ONLY VIA ZOOM.

YOU CAN REGISTER TO ATTEND THE ZOOM MEETING ONLINE VIA THE FOLLOWING LINK:

<https://us02web.zoom.us/j/88381871520>
Meeting ID: 883 8187 1520

YOU MAY ALSO ATTEND THE MEETING BY PHONE BY USING ONE OF THE FOLLOWING PHONE NUMBERS:

1-253-215-8782 or 1-346-248-7799
Meeting ID: 883 8187 1520

Information regarding attending the meeting via Zoom will also be provided on the meeting agenda which will be posted on the City's web site: www.litchfield-park.org. You may also contact Pam Maslowski, Director of Planning Services, by phone at 623.889.6205 or email at pmaslowski@litchfield-park.org, regarding meeting attendance.

The proposed amendments are generally described as follows:

Minor General Plan Amendment - GPA 20-01:

A request from Sun Health Properties to amend the City's General Plan by amending the land use map for approximately 38 acres generally located at the northwest corner of Litchfield and Camelback Roads from Commercial and Mixed Use (Residential/Public Facility/Agritourism) to Mixed Use (Public Facility/Agritourism).

Rezoning Amendment – RZ 20-01:

A request from Sun Health Properties related to approximately 322 acres, generally located at the northwest corner of Litchfield and Camelback Roads. The applicant is requesting to amend the City's Zoning Map by repealing Ordinances No. 93-22, 99-54, 02-77, and 08-139 to amend the zoning from Residential Estate (RE), Neighborhood Commercial (NC), and Public Facilities (PF) to Public Facilities (PF) with a Planned Development Overlay and Agritourism (AT) with a Planned Development Overlay. The Planned Development Overlays modify the underlying restrictions related to permitted minimum lot areas, minimum lot widths, maximum lot coverage, front/side/rear yard setbacks, and minimum building separation requirements. No development may take place in a phase until a

development plan for that phase has been approved by the City Council and the City's Design Review Board. At the public hearing, a Conceptual Development Plan for an 82 acre parcel adjacent to the existing development will be considered for approval. Approval of Development Plans for future phases will follow the process for amendment to the Planned Development Overlays for those phases. Section 26.02 of the Zoning Code would be modified for this project to modify the requirement that a development plan must be submitted at the time of application; instead development plans for each phase must be submitted and approved by the City Council and the City's Design Review Board prior to development. Development of the property will be required to comply with the approved Development Plans. The Planned Development Overlay would modify Section 27 Public Facilities (PF) to permit only continuum of care use as a principal use. The Planned Development Overlay would also modify Section 27 Agritourism (AT) by modifying the permitted maximum lot coverage; building height; front, side and rear yard setbacks; and setting forth a minimum building separation of 10'.

A copy of each application and the developer's narrative are available for viewing on the City's web site www.litchfield-park.org.

Persons wishing to comment on the proposed amendments may do so in the following manner:

- By email to pmaslowski@litchfield-park.org. Comments must be received by 3 p.m. on the day of the meeting to be included in the official meeting record.
- By attending the Zoom meeting by video or phone (Instructions on attendance above). Persons wishing to comment during the meeting should first complete a public comment form and submit it via email to pmaslowski@litchfield-park.org, by 3 p.m. on the day of the meeting; however, comments will be taken during the public hearing.

Dated this 23rd day of August 2020.

Pamela J. Maslowski
City of Litchfield Park
Director of Planning Services

Attached: La Loma Site Summary

PUBLISHED in the:
Southwest Valley Arizona Republic on August 29, 2020

Conceptual Development Plan

