



THE CITY OF
Litchfield Park

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FOR IMMEDIATE RELEASE

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City of Litchfield Park Announces “RECEIPT OF MAJOR GENERAL PLAN AMENDMENT APPLICATIONS”

LITCHFIELD PARK, AZ, March 7, 2014 — The Litchfield Park General Plan is a guiding document that identifies community goals and designates the proposed distribution, location and extent of land uses within the City’s planning area. The goals of the General Plan are to maintain, improve and protect the highly desirable physical and social living environment of Litchfield Park.

Proposals for development that require a rezoning are guided by the land use designation for the property under consideration. Amendments to the General Plan are possible through an application and are generally driven by a property owner or developer's desire to change the land use designation of their property.

The Arizona State Statute defines a Major General Plan Amendment as a proposal which results in a substantial alteration of the municipality’s land use mixture or balance, as established in the municipality’s General Plan land use element.

Until now, there has never been a filing of a Major General Plan Amendment in Litchfield Park. However, last Friday, February 28, 2014, six Major General Plan Amendment applications were submitted to the City of Litchfield Park by the respective property owners.

Staff has performed a cursory review of the completeness of the submittals, and this afternoon, the six Major General Plan Amendment applications were posted on the City of Litchfield Park website. Additionally, a summary of the six applications, along with reference map exhibits, was posted to provide a reference tool to better understand the submittals.



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City staff is currently examining each application to identify any potential impacts upon Litchfield Park and will offer said analysis to the Planning and Zoning Commission and the City Council for their deliberations. Following the staff review period, the applications will be evaluated by various agencies over the next several months and follow a defined process; which is also posted on the City website.

The process for the review of the applications is a lengthy one and it offers at least eight meetings for public comment. In addition to the opportunity to attend public meetings, the City will also provide an electronic comment option to its residents through the City of Litchfield Park website. All comment submittals must include the name, address and email address of the writer; with the option to provide phone contact information for further communication. Incomplete comment submittals will be disregarded.

The GPA review includes a review by the Planning and Zoning Commission and a recommendation to City Council in October. City Council may act on the applications at its November or December Council meeting.

The proposed amendments to the Litchfield Park General Plan may have significant impacts to the community; perhaps positive or negative. The GPA review process, although somewhat complicated, is designed to involve the residents and agencies which may be impacted by the proposed changes. It is an open and transparent process, which is well defined by State law, as well as the City's General Plan, Codes and procedures. Please be assured that each voice will be heard and that the process will include a full and complete review of each application; including its impacts upon the community.

Thank you for your interest in the City of Litchfield Park and thank you in advance for your interest and participation in the Major General Plan Amendment process.

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