

DESCRIPTION AND JUSTIFICATION FOR REQUEST

- 1. Provide a general, but thorough, narrative that describes the requested change and the reason for the request. Provide supporting data, including calculation of acreage and projected number of dwelling units for residential and proposed square footage of commercial/retail in each proposed land use category.**

The purpose of the proposed Major General Plan Amendment is to allow for Mixed-Use (Commercial) for the +/- 60 acre parcel located at the northwest corner of Litchfield Road and Camelback Road. Specifically, this Major General Plan amendment seeks to change the existing Mixed Use (Residential/Public Facility) land use designation to Commercial land use. A companion rezoning request will also be filed in order to allow the property the opportunity to develop non-residential uses to support the La Loma healthcare campus within the context of the area's character and surrounding uses given the site's frontage along two major arterial roadways.

Sun Health Senior Living offers unsurpassed housing, amenities, and health care at this facility which offers resort-style living with comfort, convenience and access to exceptional Arizona nonprofit health care. From several independent living options to assisted living and skilled nursing care, retirement living at Sun Health extends far beyond traditional care facilities. These senior living destinations provide residents with physical and financial security, independence, a constant flow of friends and activities, and an array of all-inclusive health care amenities to ensure vibrant, worry-free retirement living. Since opening its doors in 2005, La Loma Care Center has provided its residents and the surrounding community with high quality rehabilitation and long-term care services. In 2013, the center launched a major re-positioning project to upgrade its campus and prepare for future skilled nursing and assisted living needs based on projections. The project included remodeling existing space into a 6,400 square-foot, state-of-the-art rehabilitation gym, equipped to serve patients. The center also opened a new skilled nursing unit, featuring home-like touches and patient-centered nursing care. The proposed commercial along the property's arterial frontages will provide opportunities to provide a variety of accessible retail, services and other types of destination-related uses to their guests, residents as well as the overall community.

The proposed land use for the subject +/- 60-acre property will generate the need for amenities such as restaurants, retail shops, and support services. The experts that we have employed to analyze the commercial market for this immediate area are of the opinion that in the last several years the commercial real estate market has changed and as a result, there has been a reduction of stores expanding. Further, several large retail shopping centers have been left vacant in need to be reoccupied and/or rebuilt. The types of common big-box users that were once envisioned for this immediate area are no longer due to the fact that many have either scaled back in expanding their presence in various areas or they have already located in other parts of the City and along the I-10 Freeway corridor. Under today's market environment, the types of commercial users that are envisioned for this property include medical/professional offices, stand-alone retail users, and agro-tourism uses such as a garden area, market area, picnic/restaurant, a teaching lecture area and a community gathering area which would be associated with the La Loma campus. It is for these reasons that we believe that a Major General Amendment and future rezoning of the subject property is the best land use solution for this property.

2. **If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).**

The purpose of the proposed Major General Plan Land Use Map Amendment seeks to change the existing Mixed Use (Residential/Public Facility) to Commercial for the +/- 60 acre parcel located at the northwest corner of Litchfield Road and Camelback Road.

3. **In what way does the existing plan inadequately provide suitable alternatives for this request?**

The existing Mixed Use (Residential/Public Facility) is the designated land use for subject property and includes the remaining balance of the 330 acre site which is owned by Sun Health. The current land use designation does not afford the needed flexibility to create a diverse healthcare campus that has the ability to not only benefit La Loma guests, residents and patients but also the local economy of the community in general. The proposed Commercial land use will allow for a variety of retail and supportive uses so as to attract a variety of individuals from the community as well as those around the Valley. Further, the amount of commercial and the types of uses that would likely locate at this intersection would not compete with the City's 44-acre Village Center at Litchfield Road and Indian School Road. The proposal will adhere to the guiding principles of the General Plan by encouraging new revenue sources and adding employment to preserve property values and support the City's fiscal well-being.

4. **How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.**

There will be a positive effect on the property values in the area as the site is currently vacant and does not contribute in any way to the benefit of the community and the City. An economic study evaluating the benefits of the proposal will be provided to the City in the near future for review.

5. **How will this amendment contribute to compatible neighborhood development patterns? Discuss in detail adjacent land uses, existing residential densities (if abutting existing/proposed residential development), and how the proposal will be compatible. Provide supporting data.**

The amendment for Commercial land use on a portion of Sun Health's property will have nominal impact to neighborhood development patterns because the site is not adjacent to residential development. The request for Commercial land use is an appropriate land use transition and compatible with the area's character due to the site's proximity to the City limits, Luke Air Force Base to the northwest, the adjacent golf course and the Arizona Motorsports Park to the west and the major arterial roadway section. The presence of commercial land use is encouraged along major street frontages so as to provide convenient access and reduce cut-through traffic within existing neighborhoods. Further, the request recognizes the land use goal of pursuing mixed use development in the remaining undeveloped parcels within the City.

6. **How will this amendment contribute to an increased tax base, economic development and employment opportunities? Provide supporting data. If the request seeks to change the land use designation from a commercial to a non-commercial land use designation, provide the estimate decrease in future annual sales tax revenues to the City of Litchfield Park. Provide supporting data.**

Given the companion Residential land use request for approximately 80 acres of land on the

northeast corner of Litchfield Road and Camelback Road, the proposed Commercial land use for the subject site will provide the greatest potential to capture other types of destination-related retail users who have not already located adjacent to the area's freeway system and in the general area south of the two properties. The property owners of these two sites have partnered together in order to ensure that there is a proper balance of commercial land use as well as additional housing opportunities in order to support the retail demand now and in the future. This proposal to relocate the existing Commercial land use to the northwest corner which is owned and operated by Sun Health Services will introduce a flexible mixed, land use approach to ensure Litchfield Park's competitive position in the market place. An economic study evaluating the how will this amendment contribute to an increased tax base, economic development and employment opportunities of the proposal will be provided to the City in the near future for review.

7. How will this amendment contribute to maintaining the City's Community Character as described in the City's General Plan?

The subject proposal will allow for a mixture of non-residential uses that contribute to maintaining the City's Community Character which are needed to serve the community and fundamental for a quality family environment. The types of uses for the property may include additional senior care services, professional offices, retail, entertainment, restaurants and other types of recreational amenities for outdoor enjoyment that improve the community's livability. Clearly, developing this vacant parcel will generate additional sources of revenue to the City and will better serve the area's residents.

8. How will this amendment fulfill the intent of the Discussion section of the Land Use Element: "Specific attention should be given to preserving property values, creating revenue sources, and adding higher paying jobs to support the City's fiscal well-being"?

This property is currently designated as Mixed Use (Residential/Public Facility) in the General Plan. The proposed commercial land use is the best candidate for this site considering its prime location near main transportation systems, the surrounding intense land uses, and the lack of redeveloped and/or available vacant zoned commercial sites within the area. The infusion of commercial uses will revitalize the area and stimulate further infill or redevelopment of parcels. Creating additional commercial demand (i.e. single-family residential) on the northeast corner of Litchfield and Camelback Rd. will further attract a variety of higher paying employers and a progressive breed of commercial tenants so as to sustain the long-term viability of the area and the City's economy. This proposal will enhance the property values of the area, create revenue sources for the City and promote a healthy market for competition of other commercial properties which will support the City's fiscal well-being.

9. How will this amendment affect existing infrastructure of the area, specifically street systems/traffic, water, drainage, flood control, and wastewater?

Once a specific commercial user(s) has been determined, a more structured analysis of how this amendment will affect the City's systems, utilities and services will be made clearer. However, as mentioned, this proposal to relocate the +/- 80 acres of existing Commercial land use from the northeast site to this proposed +/- 60 property will off-set any perceived additional impacts to the City as Commercial land use has been envisioned in this area for decades.

10. **How will this amendment affect existing City provided and contracted services, including police, fire, and emergency services protection? Provide supporting data and estimated increases/decreases in the annual cost of these services by service type, to the City of Litchfield Park.**

Again, once a specific commercial user(s) has been determined, a more structured analysis of how this amendment will affect the City's services (i.e. police, fire, and emergency services) will be made clearer. However, as mentioned, this proposal to relocate the +/- 80 acres of existing Commercial land use from the northeast site to this proposed +/- 60 property will off-set any perceived additional impacts to the City as Commercial land use has been envisioned in this area for decades.

11. **If this amendment is a request to increase the acreage of residentially designated land or overall residential density, how will the impact on the spaciousness of the community be mitigated and how will the impact on outdoor venues or recreational facilities be addressed with this increase in population?**

Not applicable.

12. **Specifically, what Elements, Goals, Objectives and Policies of the General Plan will be impacted, both positively and negatively?**

There are no known negative impacts of the subject proposal however, the proposed Commercial land use request meets the following General Plan Elements, goals, objectives and policies:

Land Use Element:

Guiding Principle: "As the City approaches build-out, land use decision should embrace and enhance the original vision of the community. These decisions should focus on...ensuring that new development (predominantly non-residential) complements the existing developed areas."

"Decisions pertaining to future development should center on existing land use patterns and provide for a compatible, balanced mix of community activities. Specific attention should be given to preserving property values, creating revenue sources and adding higher paying jobs to support the City's fiscal well-being."

Objectives: "As appropriate, pursue the concept of mixed use development in the remaining undeveloped parcels within the City..."

Circulation:

Guiding Principle: "The City's small size provides a unique opportunity to free residents from dependence on another automobile in the household and to walk, bike..."

"Planned future development shall promote convenient access by these alternate modes of transportation. Street layout should also discourage use of neighborhood streets by non-residents."

Open Space:

Guiding Principle: “The City of Litchfield Park prides itself as an example of livability that is the envy of many cities...It is the City’s intent to provide exemplary efforts to continue providing its residents with this sense of pride and quality of life...”

Objectives: “Pursue partnership opportunities presented by the development of the Sun Health La Loma campus...to create a community focal point for demonstration gardens, community use facilities,...”

Growth & Development:

Discussion: “Commercial development may occur at arterial road intersections for accommodating employment or shopping needs, but path connection and mixed land uses should still be planned into these sites...”

Objectives: “Routinely initiate discussion with owners of vacant retail/commercial properties to determine development potential and timing...”

CONCLUSION:

In summary, the property owners of the northeast and northwest corners of Litchfield and Camelback have partnered together in order to ensure that there is a proper balance of commercial land use as well as additional housing opportunities in order to support the retail demand now and in the future. This proposal to relocate the existing Commercial land use to the northwest corner which is owned and operated by Sun Health Services will introduce a flexible mixed land use approach to ensure Litchfield Park’s competitive position in the market place. The proposal will promote the development of jobs and locate near specialized public facilities, major transportation services and employment centers. Further, the proposal will strongly encourage mixed-use commercial development that may include amenities for ridesharing, bicycling and pedestrian access, which can play a significant role in reducing driving. Future development that is near residential areas should be compatible with existing uses and consistent with adopted plans.

13. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

The proposed land use designation along with the future companion-rezoning request supports the intent of the General Plan. Sustaining manageable growth has been an important goal for the City of Litchfield Park for many years. The majority of regional and national tenants who seek curb appeal and competitive rental rates within sites that are located near major freeways (i.e. I-10 Fwy.) have already been chosen their location in other areas. However, there is a significant opportunity with this proposal to generate considerable demand for destination type retail/service employers which will constitute an overall improvement to the General Plan. As the population continues to grow, it is foreseeable that the proposed uses would cater to professionals, young families, senior/elderly and others who will support the existing and proposed commercial/employment in this area. It is also necessary to provide economic incentives (including shedding a long commute to work) for those working and living near the area due to

increases in living costs. The adjacent arterial roadways connect to significant employment and retail corridors of regional importance and this proposal will encourage residents to work, shop and enjoy recreational activities within the area. This request will not only satisfy the City's goal for providing a compatible mix of land uses that foster a high quality of life, but will effectively manage the growth needed for quality development which meets the needs of existing and future residents and businesses.

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