



# City of Litchfield Park

## General Plan Amendment Application

### FOR STAFF USE ONLY:

File No. GPA 14-06 A-2

Application Date: \_\_\_\_\_

Fee \$ \_\_\_\_\_

Citizen Review Hearing Date \_\_\_\_\_

P&Z Hearing Date \_\_\_\_\_

City Council Hearing Date \_\_\_\_\_

### TYPE OF AMENDMENT

Text Amendment  
 Map Amendment

Major Amendment  
 Minor Amendment

Specific Plan-Amendment  
 Specific Plan-Adoption

### PROPERTY INFORMATION

Property Location/Address: NEC Litchfield Rd. & Camelback Rd.

Development/Project Name: La Loma

Parcel Size (Gross Acreage/Sq. Ft.): +/- 53 acres

Existing Land Use: Vacant Proposed Land Use: Low Density Residential (2.1-4 du/ac)

### PROPERTY OWNER:

Owner of Record: (Print): (See Attached Authorization Letters)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

### OTHER PARTIES OF INTEREST:

Name (Print): Unknown at this time

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

### APPLICANT INFORMATION:

Name (Print): Earl, Curley & Lagarde, P.C. (Michael J. Curley)

Address: 3101 N. Central Avenue #1000 Phoenix, AZ 85012

Phone: (602) 265-0094 Email Address: mcurley@ecllaw.com; gking@ecllaw.com

Applicant Signature: *Michael J. Curley*



**OWNERSHIP VERIFICATION**

**General Location of the property:**

Northeast corner of Litchfield Rd. & Camelback Rd.

**Legal Description of Property:**

(See Attached)

**Map:** Attach map/survey to accurately depict the configuration and dimensions of the parcel(s)

**Title** Provide Title proving ownership of property.

**Tax Parcel Number(s):** 501-62-008C

**Property Information:** The property contains +/- 53 gross acres (includes right-of-way to the centerline of adjacent street or alley) and \_\_\_ net acres (excludes the referenced right-of-way).

**Property Ownership:** Subject Property is owned by (See Attached):

Name

Name

Address

Address

Phone Number(s)

Phone Number(s)

**AUTHORIZATION TO FILE APPLICATION**

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application for a General Plan Amendment for the subject property, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

(See attached authorization letters)

Applicant's Signature

Date

**Note:** If the applicant is not the owner of record, written authorization from the owner must be attached.

## 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 Low Density (2.1-4 du/ac) Residential land use on +/- 53 acres located north of the northeast corner of Litchfield Road and Camelback Road. Specifically, this Major General Plan amendment seeks to change the existing Commercial land use designation to allow K. Hovnanian Homes the opportunity to build approximately (121) single-family homes in conjunction with the development of an approximate 25 gross acre commercial center at the immediate corner of Litchfield and Camelback Road. A companion rezoning request has been filed in order to allow the proposed residential use which will support the area's need for commercial growth within the context of the area's character and the site's proximity to adjacent single-family homes along the north and east property lines as well as the proposed commercial development at the northeast corner of Litchfield Road and Camelback Road.

The proposed land use for the subject +/- 53-acre property will support the necessary demand for the agri-tourism uses which are currently being proposed at the northwest corner of Litchfield and Camelback Rd by Sun Health Services. This application offers a unique opportunity to provide additional housing options which will support the local businesses and employers. Additionally, this proposal will provide hundreds of new customers who will help sustain the viability of the nearby existing and future commercial retail and/or other service-orientated establishments. Furthermore, the community's residents will become retail customers who will not only potentially work, but will also live in this area on a 24-hour, seven-day-a-week basis which will generate considerable ongoing revenues from the spending activity of the future residents. The addition of quality housing in this area will also allow existing and future employers to attract and sustain employees who choose to live nearby without the need to commute from other locations in the Valley.

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. 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 site 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. 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 to Commercial land use to Low Density (2.1 – 4 du/ac) Residential on +/- 53 acres located north of the northeast corner of Litchfield Road and Camelback Road.

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

The current Commercial land use designation does not create the demand needed to support the area's existing retail uses, the City's Village Center mixed use plan and/or the proposed commercial for the La Loma campus site. This application offers a singularly unique opportunity to provide a major housing component within the City which will not negatively impact the characteristics of the adjacent single-family homes to the north and west of the site. This proposal will provide a significant source of new customers for the nearby retail establishments. Additional residential uses help to stimulate job creation which in turns means considerable ongoing revenue sources from the spending activity of the future residents.

The subject site has remained vacant due to market-driven factors including the consistent lack of interest in this property by commercial developers and retail users since 2001. It was originally the owner's intent that commercial development would occur on this property. The Applicant believed (in 2001) that there was a scarcity of land for commercial development in Litchfield Park and that the subject property's location at the intersection of two major arterials would have the characteristics necessary to attract suitors for 78 acres of commercial development. However, since 2001 the local retail market has dramatically and permanently changed, as has the very nature of retailing.

Retail chains which used to depend solely on physical stores now utilize the internet for on-line sales, with a resulting reduction in foot-traffic in their stores. Consequently, fewer "brick and mortar" stores are necessary, and rather than expanding, these chains are generally contracting the number, and/or the footprint, of physical stores in their system. The effect of this reduced demand for physical storefronts is compounded by the lack of population density to the north (land occupied by Luke AFB), the very low density nature of the City in general, the convenient proximity of existing power centers to the south and future Goodyear regional mall have led us to reluctantly conclude that 78 acres of commercial is just not feasible at this location. In summary, the types of common big-box users that were once envisioned or proposed for this site are also no longer feasible because they have already selected other sites which have better locational characteristics – i.e., freeway frontage. In light of all these facts, we are proposing a reduction to the amount of on-site commercial zoning and a rezone of the remaining portion of the Property to provide for a high quality residential neighborhood.

**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 proposal for Low Density residential land use will have positive impact to neighborhood development patterns because the site is contiguous to single-family homes along the northern and eastern property borders. The proposal is an appropriate land use transition and compatible with the area's character due to the site's proximity between residential homes and major arterial

roadways. Based upon the site's size and maximum density allowed under the proposed Low Density land use category, the request could generate a maximum of approximately 121 new single-family homes. The subject request responds to the City's goals of promoting quality development and will infuse the area with customers needed to support the mix of retail, dining, and entertainment activities within walking distance and those that are accessible from the major arterial thoroughfares and regional transportation systems (i.e. I-10 Fwy., Loop 101 Fwy. and Loop 303 Fwy.) Given the proposed commercial uses contiguous to the site at the immediate northeast corner, this request will accommodate a distinct and unified living environment in close proximity to a variety of employment opportunities and other types of business to provide economic stability to the community and allow residents to live close to work and abundant recreational activities.

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.**

The request for +/- 65 acres of Low Density Residential land use adjacent to the existing +/- 25 acres of designated Commercial land use as well as the proposed +/- 65 acres of non-residential land use at the northwest corner of Litchfield Road and Camelback Road will increase the City's tax base and provide further employment opportunities. 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 so as to support the retail demand now and in the future. This proposal to relocate a portion of the existing 78.14 gross acres of 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. Details regarding the proposed retail at the northeast corner are available in the companion zoning application which is currently on file with the City.

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

The subject proposal is in accord with the City's Community Character which is defined by a variety of residential densities, recreational amenities for outdoor enjoyment, as well as upholding citizens' values and desires for privacy within the community. Future residents will support community activities and other types of organizations that have been established to contribute to the City's quality of life and sense of "small-town" community. The site is adjacent to existing low density residential neighborhoods on to the south and east and is well positioned to serve as a continuation parcel to this trend. The proposed single-family community will complement the existing mix of housing choices in the City. Clearly, developing this vacant parcel generates no current benefit to the City. The upcoming reports will clarify how this Property would contribute revenue to the City and better serve the existing 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"?**

There is virtually no realistic opportunity for the entire 78.14-acre site to be utilized for another

major big box/retail development primarily due to market-driven factors which have resulted in the clustering of large retail users in more accessible freeway-orientated locations. The proposed combination of a high quality residential development and a commercial shopping center which serves daily, weekly and monthly shopping needs is the best candidate for this site considering its accessibility to a variety of local and regional transportation systems and the surrounding single-family homes. The area's property values will be conserved with the development of a cohesive residential community and suitable commercial uses which are proposed at both corners of the major intersection. This in turn, endorses the City's ability to maintain and create sustainable revenue sources as well as encourage a variety of higher paying jobs in the area.

Additional customers on a regular basis are needed in order for the area's existing uses and the proposed +/- 78 total acres of commercial at this major intersection to thrive. This new residential population will generate both immediate and significant economic benefits including revenues for City/State, construction related spending and employment, long-term employment to support the new community and other related benefits from residents' shopping, dining and working nearby. By creating additional commercial demand (i.e. single-family residential), higher paying employers and a progressive breed of commercial tenants will be attracted to the area which will sustain the area's long-term viability and the City's economy. In sum, this proposal creates a welcoming environment for a healthy competitive business market in order to 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?**

The proposed land use is far less intense than what is required to be developed on this 78.14-acre parcel under the existing commercial designation. A conceptual site plan for approximately (121) single-family homes has been filed as part of the companion zoning case which summarizes how the development will address existing site conditions and infrastructure requirements. More importantly, the proposed land use will have no negative affect on the City's street systems or infrastructure because the development will be required to meet Code requirements. With regard to traffic, both Camelback Road and Litchfield Road are designated arterial roadways with sufficient capacity to accommodate the increased amount of traffic from either a single-family development or commercial development on-site. We believe that designing communities that are environmentally responsive and allow residents to live close to their jobs, shopping and services reduces the land, resources and energy our cities consume.

**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.**

The proposed low-density residential land use will have no negative affect on the City's provided and contracted services. As mentioned above, the proposed land use is far less intense than what could be developed under the existing commercial designation. The required fees to recoup costs associated with supporting the residential community and/or agreements with various providers who serve this area will be addressed during the City's review and approval process. An economic study evaluating the data and estimated increases/decreases in the annual cost of these services will be provided to the City in the near future for review.

**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?**

The subject request seeks approval of a moderate increase in residential land use of approximately 2.3 du/ac. overall density. Specific details of how the proposed site plan interacts with the adjacent land uses and the spaciousness of the community is provided in the companion rezoning case. However, the land plan has been designed with a comprehensive and integrated approach taking into consideration the characteristics of the land, proposed lotting layout, centralized and usable open spaces, pedestrian connectivity, views, landscaping and the interrelationship between lot sizes, and otherwise conforms to adopted plans. It is important to note that future residents of this gated community will enjoy plentiful open space areas including pocket parks and community gathering areas which will lessen any perceived impact to the City's outdoor venues or recreational facilities.

**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 Low Density 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..."

"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."

**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 allow for residential land use while preserving approximately 25-acres of Commercial land use will help to ensure Litchfield Park's competitive position in the market place. The request adheres to the guiding principles of the General Plan which states that the community's prevailing residential density average (average 4 dwellings per acre) demonstrates an economical allocation of lot sizes. Also, master planning principles contribute to the City's relative housing affordability. Lastly, future development that is near residential areas should be compatible, and this proposal is, 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?**

We believe that this request adheres better with the General Plan's goal of providing the City a mix of supporting uses in order to enhance the area with quality development and to implement community economic development goals over the long-term. What seems out of character is the development of 78 acres of commercial on the Property.

The applicant recognizes the desire of Litchfield Park and surrounding property owners that the development of the property be sensitive to community aesthetics and impacts on the surrounding area. 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 have already been chosen their location in other areas. There is however an opportunity for neighborhood and community level commercial services at this location due to the amount of foot traffic instead of internet traffic.

Retaining 25 acres for neighborhood and community level commercial services is supportable by our economic and market studies and can capture considerable on-going demand which will ultimately constitute an overall improvement to the General Plan. As the population continues to grow, it is foreseeable that the proposal would cater to working professionals, young families and others in this area; especially from the adjacent proposed neighborhood.



**Major General Plan Amendment Request**

La Loma Community

**NEC Litchfield Rd. & Camelback Rd.**

(+/- 53 acres)

**Existing Site & Adjacent Zoning**



Earl, Curley & Lagarde, P.C.  
Revised August 2014

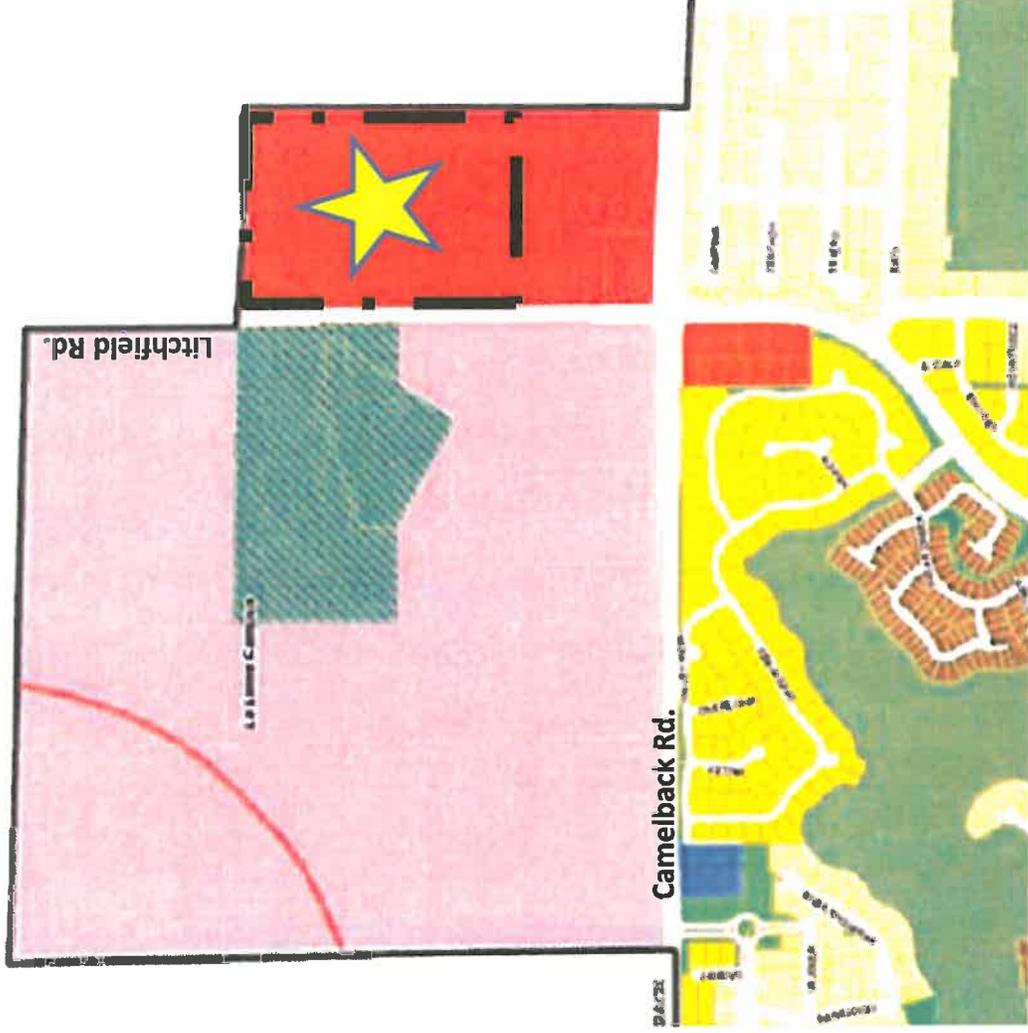
**Major General Plan Amendment Request**

La Loma Community

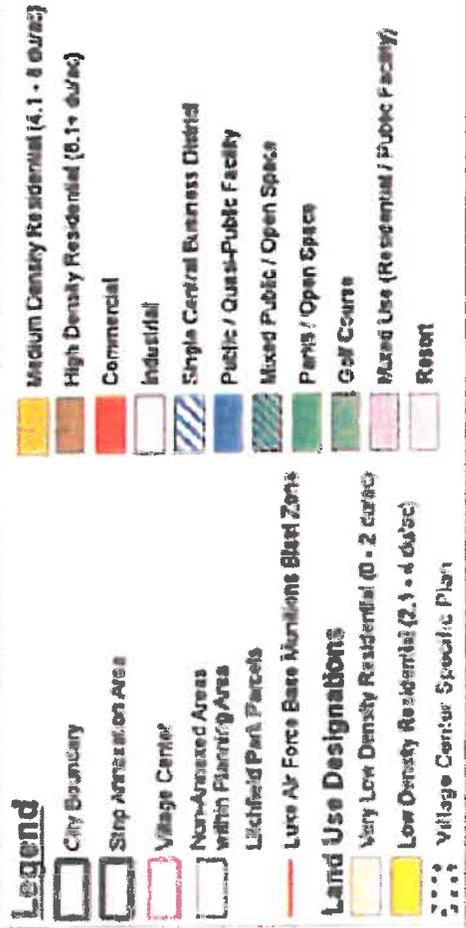
**NEC Litchfield Rd. & Camelback Rd.**

(+/- 53 acres)

**Existing**  
**General Plan Land Use Map**



NTS



# Major General Plan Amendment Request

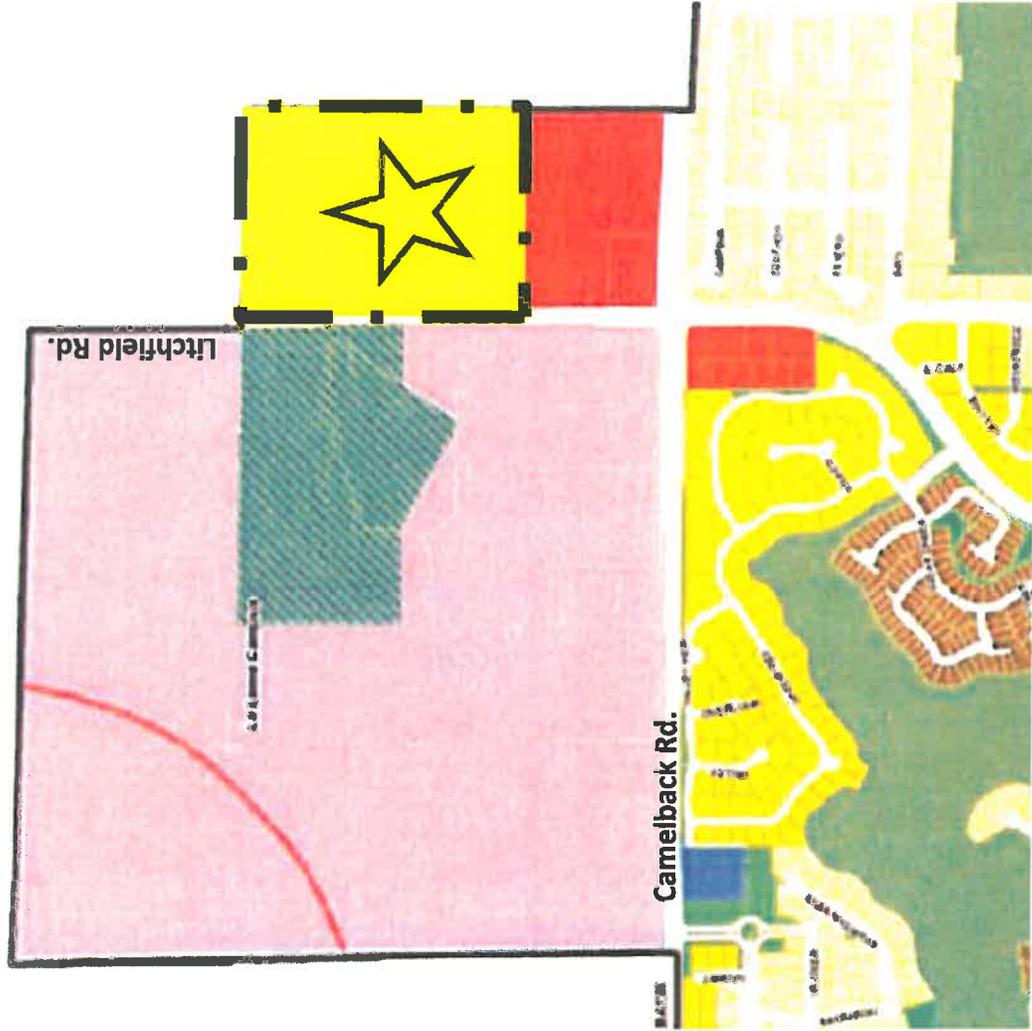
La Loma Community

NEC Litchfield Rd. & Camelback Rd.  
(+/- 53 acres)

**Proposed**

## General Plan Land Use Map

- From Community Commercial to Low Density Residential 2.1-4 du/ac.



NTS

**Legend**

- City Boundary
- Strip Amortization Area
- Village Center
- Non-Amortized Areas within Planning Area
- Litchfield Park Parcels
- Lure Air Force Base Millions Blast Zone

**Land Use Designations**

- Very Low Density Residential (0 - 2 du/ac)
- Low Density Residential (2.1 - 4 du/ac)
- Village Center Specific Plan
- Medium Density Residential (4.1 - 6 du/ac)
- High Density Residential (6.1+ du/ac)
- Commercial
- Industrial
- Single Central Business District
- Public / Quasi-Public Facility
- Mixed Public / Open Space
- Parks / Open Space
- Golf Course
- Mixed Use (Residential / Public Facility)
- Resort

LA LOMA  
RESIDENTIAL ZONING LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPTING THEREFROM:**

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND-HOLE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHENCE A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND-HOLE FOUND AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 15, BEARS SOUTH 00° 17' 46" WEST, 2593.42 FEET;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 15, SOUTH 00° 17' 46" WEST, 1735.29 FEET, TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST SECTION LINE, SOUTH 89° 32' 53" EAST, 1100.59 FEET;

THENCE SOUTH 00° 18' 47" WEST, 324.97 FEET;

THENCE SOUTH 89° 41' 13" EAST, 206.00 FEET, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, AND THE **TERMINUS** OF THIS LINE DESCRIPTION.

CONTAINING 2,321,757 SQUARE FEET OR 53.300 ACRES MORE OR LESS



EXPIRES 9/30/2014



LA LOMA  
COMMERCIAL ZONING LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPTING THEREFROM:**

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND-HOLE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHENCE A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND-HOLE FOUND AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 15, BEARS SOUTH 00° 17' 46" WEST, 2593.42 FEET;

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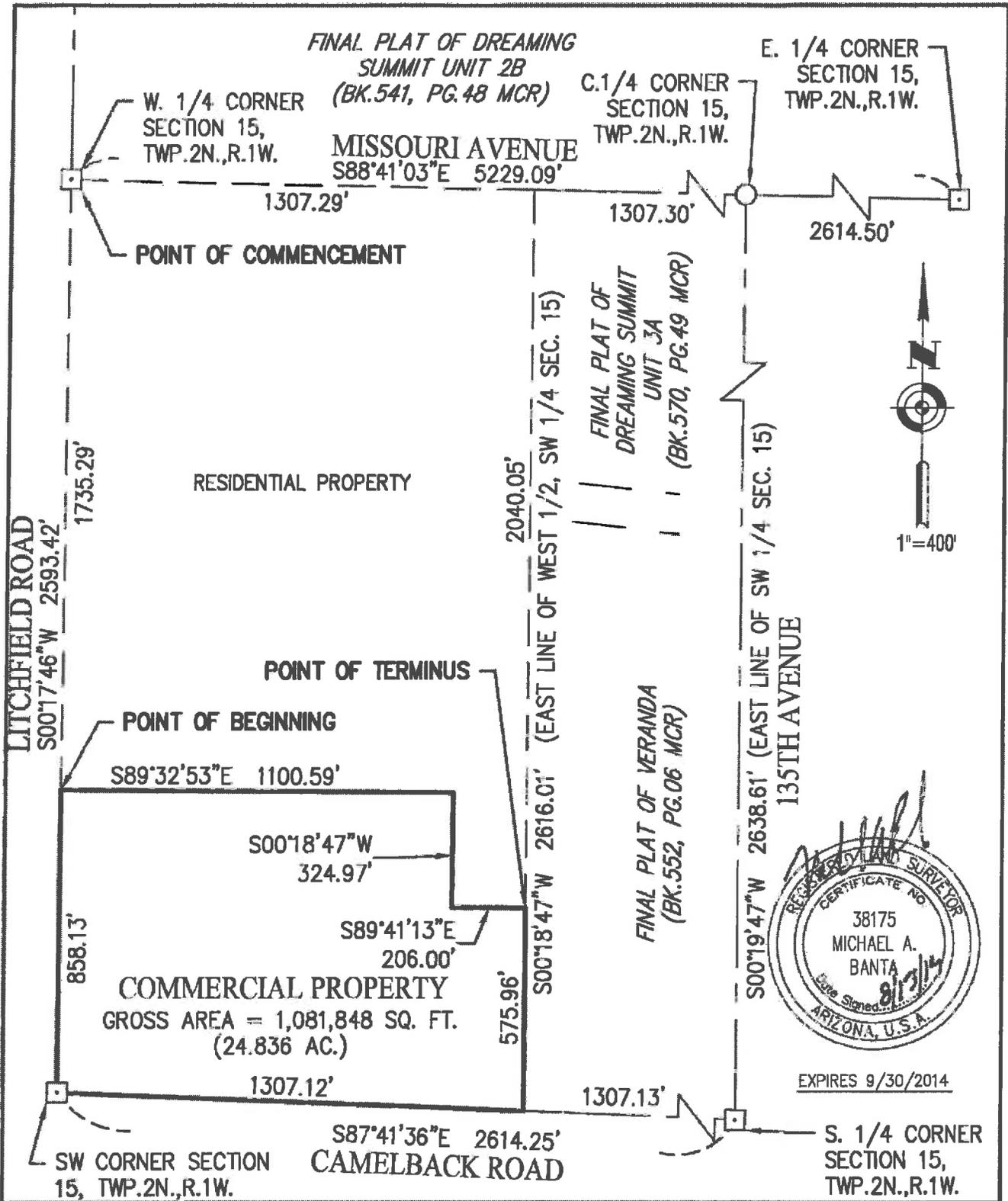
THENCE SOUTH 00° 18' 47" WEST, 324.97 FEET;

THENCE SOUTH 89° 41' 13" EAST, 206.00 FEET, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, AND THE **TERMINUS** OF THIS LINE DESCRIPTION.

CONTAINING 1,081,848 SQUARE FEET OR 24.836 ACRES MORE OR LESS.



EXPIRES 9/30/2014



 **Hoskin • Ryan Consultants Inc.**  
*creative engineering solutions*

6245 N. 24th Parkway Suite #100 Phoenix, AZ 85016  
 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

**LA LOMA**  
**COMMERCIAL ZONING EXHIBIT**

EXHIBIT TO ACCOMPANY  
 LEGAL DESCRIPTION