

  
**City of Litchfield Park**  
**General Plan Amendment**  
**Application**

**FOR STAFF USE ONLY:**

File No. GPA 15-01  
Application Date: 4-28-15

**TYPE OF AMENDMENT:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Major Amendment | <input type="checkbox"/> Specific Plan-Amendment |
| <input type="checkbox"/> Map Amendment  | <input type="checkbox"/> Minor Amendment | <input type="checkbox"/> Specific Plan-Adoption  |

**PROPERTY INFORMATION:**

Property Location/Address: A.P.N. 501-68-992 / <sup>NORTHWEST CORNER OF</sup> N Old Litchfield Rd and W Fairway Dr  
Development/Project Name: Unknown / Scout Park East Project  
Parcel Size (Gross Acreage/Sq. Ft.): 2.37 AC / 103,130 Sq. Ft.  
Existing Land Use: Very Low Density Residential Proposed Land Use: Multi-family Residential and/or Commercial

**PROPERTY OWNER:**

Owner of Record: (Print): DRAGON & CRANE CORPORATION  
Address: 8550 W DESERT INN RD STE 102166  
City: LAS VEGAS State: NV Zip Code: 89117  
Phone Number: \_\_\_\_\_ Email Address: dragoncranestaff@gmail.com

**OTHER PARTIES OF INTEREST:**

Name (Print): N/A  
Address: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name (Print): YOSHIKATSU NAKAGAWA  
Address: 8550 W DESERT INN RD STE 102166 LAS VEGAS NV  
Phone: ( ) \_\_\_\_\_ Email Address: DRAGONCRANE STAFF@GMAIL.COM  
Applicant Signature: 



**OWNERSHIP VERIFICATION**

General Location of the property:

Located at the Northwest corner of Old Litchfield Road and Fairway Drive

Legal Description of Property:

That Portion of the Southwest corner of Section 21, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County

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: 501 - 68 - 972

Property Information: The property contains 2.37 gross acres (includes right-of-way to the centerline of adjacent street or alley) and 2.37 net acres (excludes the referenced right-of-way).

Property Ownership: Subject Property is owned by:

Name

DRAGON & CRANE CORPORATION

Name

Address

8550 W DESERT INN RD STE 102/66  
LAS VEGAS NV 89117

Address

Phone Number(s)

Phone Number(s)

**AUTHORIZED PERSON 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.

[Signature]  
Applicant's Signature

4-21-2015  
Date

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

Vicinity Map with Aerial, site indicated with RED arrow:

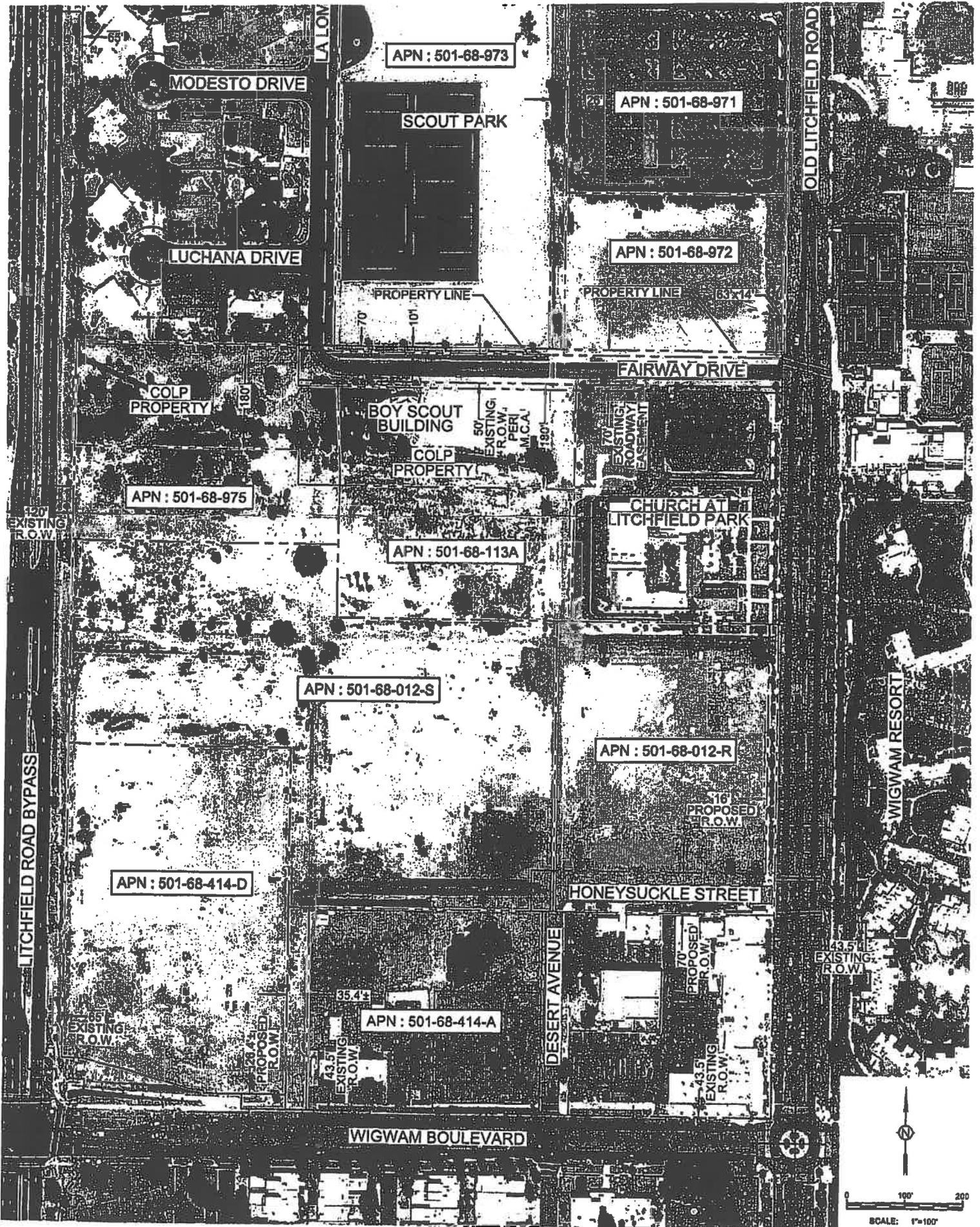


## EXHIBIT A

PARCEL NO. : (APN 501-68-972)

That portion of the Southeast quarter of Section 21, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 21, from which the East quarter corner of said Section 21 bears North 00 degrees 00 minutes 00 seconds East, a distance of 2710.66 feet;  
THENCE North 00 degrees 00 minutes 00 seconds East along the East line of Section 21, a distance of 1349.87 feet;  
THENCE North 89 degrees 36 minutes 29 seconds West, a distance of 40.00 feet to the Westerly right of way line of Litchfield Road and the Point of Beginning;  
THENCE along the Northerly margin of Fairway Drive, North 89 degrees 36 minutes 29 seconds West, a distance of 381.77 feet;  
THENCE North 00 degrees 00 minutes 00 seconds West, a distance of 278.09 feet;  
THENCE South 89 degrees 36 minutes 00 seconds East, a distance of 381.84 feet to the Westerly right of way line of Litchfield Road;  
THENCE along the Westerly right of way line of Litchfield Road, South 00 degrees 00 minutes 00 seconds West, a distance of 278.03 feet to the Point of Beginning.



APN : 501-68-973

MODESTO DRIVE

SCOUT PARK

APN : 501-68-971

LUCHANA DRIVE

APN : 501-68-972

PROPERTY LINE

PROPERTY LINE

FAIRWAY DRIVE

COLP PROPERTY

BOY SCOUT BUILDING

EXISTING R.O.W. PER M.C.A.

COLP PROPERTY

CHURCH AT LITCHFIELD PARK

APN : 501-68-975

APN : 501-68-113A

APN : 501-68-012-S

APN : 501-68-012-R

APN : 501-68-414-D

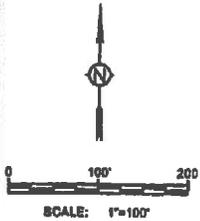
HONEYSUCKLE STREET

APN : 501-68-414-A

DESERT AVENUE

WIGWAM RESORT

WIGWAM BOULEVARD



## 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 this request is to change the General Plan Land Use designation from the current designation of "Very Low Density Residential" to "Multi-Family and/or Commercial" for Parcel Number 501-68-972, located at the northwest corner of Old Litchfield Road and Fairway. The undeveloped parcel contains approximately 2.4 acres. This amendment is being requested to facilitate development of the property. The property is also included in the Village Center Specific Plan, which area is also included within the General Plan Land Use Map. The Village Center Specific Plan was adopted and incorporated into the General Plan by Council in 1996. An illustrative exhibit, adopted as part of that Village Center Specific Plan, indicates a multi-family type use on the property. The Specific Plan also notes, under Section 1. Statement of Purpose, Subsection B. Plan Boundaries, that the land components are flexible in that "the area of the Village Center Specific Plan contains its highly developable core sector, potential expansion parcels, and its framing edges of established neighborhoods and recreational land uses. The accompanying graphic depicts these **flexible** land components that are designed to meld together, over time, into distinctive, orderly development." The Specific Plan also notes under Section 2. Specific Plan, Subsection A. Land Use, that "a combination of uses is envisioned within the City Center to add vitality to the Center, with numerous opportunities for meeting people, shopping and doing business." This request for Multi-family and/or Commercial designation would be within the vision of the Village Center Specific Plan.

The Wigwam Resort is located to the east of this property, Scout Park to the west, the Church at Litchfield Park to the south, and the Resort parking lot to the north. The General Plan land use designation of "Very Low Density Residential" would allow a maximum of two dwelling units per acre, which would allow, at the most, two single family homes on the parcel. The two homes would be surrounded by the Wigwam Resort, a Resort parking lot, a church parking lot, and a park. One or two of these uses might not be a detrimental factor in developing and selling homes on the parcel; however all four of these adjacent uses would be detrimental to building and selling two single family homes on the property. Either a commercial or multi-family use would fit well within the Village Center and the existing uses that surround this property.

The General Plan notes that the City's development was based on the "Village Planning". Two of the land use principles underlying village design are:

- A Village Center, centrally located and accessible, containing convenience shopping, cafes, and community facilities such as a school, a recreation center and a public park;
- An Array of housing that provides variety within the village an choice for its residents, including High-density townhouses, multifamily and patio homes clustered around the village center, providing maximum accessibility for the largest share of residents and strong support for the village center activities; and low density/large lot home toward the village periphery for those who would trade convenient accessibility to the village center for a more spacious setting.

Again, the commercial or multi-family use would fit within this vision.

At this time, specific information regarding the number of dwelling units for residential and/or the number of square footage for a commercial area is not known. We are requesting that we be given a land use that we can use to then market the property to prospective developers, such as was provided for the 15 acres located at the northwest corner of Litchfield Road and Indian School Road. Then, once a developer is found, we or the developer, could come back to the City to request the appropriate zoning.

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

The existing General Plan Land Use designation for the parcel is Very Low Density Residential. The proposed General Plan Land Use being requested is Mixed Use (Multi-family/Commercial).

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

The current Plan would allow Very Low Density Residential, which allows a maximum of one dwelling unit per acre. The parcel consists of only 2.4 acres,; therefore, only two homes could be built. The property faces the Wigwam Resort to the east, a church parking lot to the south, a Resort parking lot to the north and Scout Park to the west. The property's size and location do not make it conducive to low density residential.

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

The amendment would have a positive effect on property values because it will allow the property to be developed, rather than remaining an empty dirt lot.

**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.**

As noted, the amendment would be compatible in that the property faces the Wigwam Resort to the east, a park to the west, a Resort parking lot to the north, and a church parking lot to the south. The proposed uses would fit with what was envisioned for the Village Center Specific Plan, and also with the development of the City under the Village Planning concept, that calls for denser living units and accessible commercial uses in the Center of 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.**

If the property were to be improved and developed with either multi-family or commercial uses,

the City would receive construction sales taxes. Multi-family rentals would bring rental taxes to the City and additional residents to shop within the City. A commercial development has the opportunity to bring additional retail sales taxes to the City.

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

The Guiding Principle for the Community Character section of the City's General Plan states that Litchfield park is characterized by its unique village design to provide a quality family environment with all necessary services needed to serve its population. A multi-family/commercial use in the City's Center/Core follows the Village Design.

**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"?**

Developing this property, whether as multi-family or commercial, will help create a more visually attractive view from the street and an environment along Old Litchfield Road that will add to the City's desire for an energetic, bustling City Center. This would positively affect property values. This would also have a positive effect on the Wigwam Resort which could result in additional revenue for the City. A multi-family use on the parcel, if rentals, would generate rental taxes for the City, while a commercial/retail use would create additional sales taxes.

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

It is difficult to ascertain the specific effects at this time because the specifics of development are not known. However, the property only consists of approximately 2.4 acres, so the effect will be minimal.

**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, the property only consists of approximately 2.4 acres, so the effect would be minimal.

**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 parcel is located in the center of the City, which under the Village Planning principles, is the ideal location for multi-family type uses. Existing City amenities, such as Scout Park and the City's Recreation Center would be within walking distance, so there could be a minimal increase of use of those amenities, should the property be developed as all multi-family.

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

The Community Character Element notes that the City's character is defined largely by the unique village concept upon which the Community's design was based. This change in land use would have a positive impact in that both a multi-family used and a commercial used within the City's Center or Core are considered concepts of village planning.

One of the Objectives under the Land Use Element is to "Develop viable methods to revitalize older areas of the City". Development of this parcel from a vacant dirt lot would bring activity to the City Center and help to begin the revitalization of the City Center.

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

As noted previously, the General Plan states that the City's development was based on the "Village Planning". Two of the land use principles underlying village design are:

- A Village Center, centrally located and accessible, containing convenience shopping, cafes, and community facilities such as a school, a recreation center and a public park;
- "An Array of housing that provides variety within the village an choice for its residents, including High-density townhouses, multifamily and patio homes clustered around the village center, providing maximum accessibility for the largest share of residents and strong support for the village center activities; and low density/large lot home toward the village periphery for those who would trade convenient accessibility to the village center for a more spacious setting.

Both the commercial and multi-family use would fit within this vision.