



THE CITY OF
Litchfield Park



General Plan
Amendment Application Meeting
June 23, 2015

GPA's
#15-01 and #15-02



**Jason Sanks
Litchfield Park
Planning Consultant**





TO TONIGHT'S MEETING!

**PLEASE TURN OFF ALL
ELECTRONIC DEVICES**



City Council Members

- * *Tom Schoaf (Mayor)*
- * *Paul Faith (Vice Mayor)*
- * *Tim Blake*
- * *Jeff Raible*
- * *Peter Mahoney*
- * *John Romack*
- * *Paul Stucky*



Planning & Zoning Commission Members

* *Frank Ross (Chair)*

* *David Ledyard (Vice Chair)*

* *Mary Dickson*

* *Richard Meese*

* *Red Scott*

* *Edward White*

* *Vernon Williams*



City Staff Members That Will Be Evaluating the General Plan Amendment Requests

- * Darryl H. Crossman, City Manager*
- * Jason Sanks, City Planning Consultant*
- * Susan Goodwin, City Attorney*
- * Woody Scoutten, City Engineer*
- * Pam Maslowski, Planning Services Director*
- * Jim Rumpeltes, Economic Development Director*



PURPOSE

- **Tonight's meeting is a City Staff meeting to gather public input on GPA #15-01 and GPA #15-02 and the zoning change request associated with GPA #15-02.**
- **Comments will be compiled and provided to City Council and the Planning and Zoning Commission for their consideration.**



PUBLIC PROCESS

Affords the opportunity for members of the public to express opinions on the GPA and Zoning applications via:

- Comments at a Public Hearing (verbal or written)
- Email to the City of Litchfield Park
- Litchfield Park Website



All comments are recorded and become public record

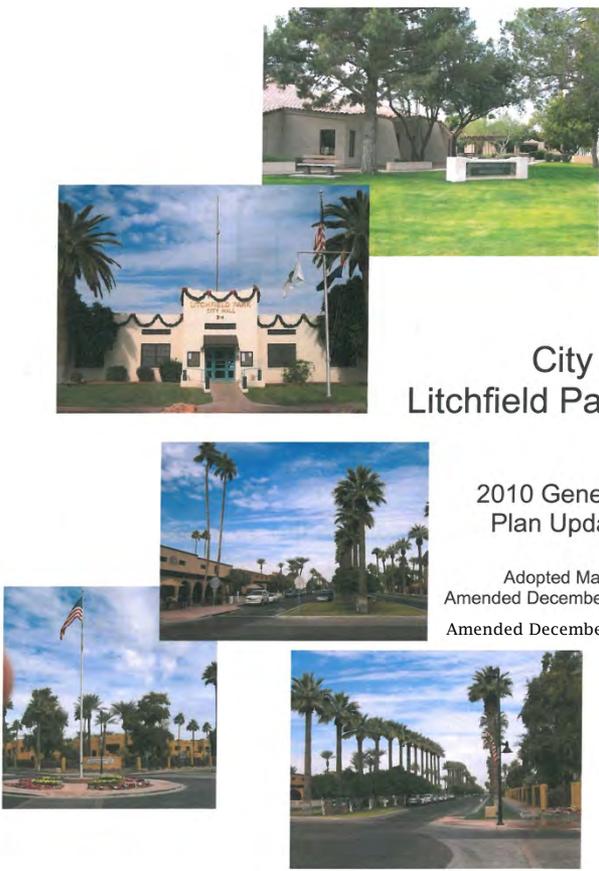


TONIGHT'S AGENDA

- 1. Overview of the General Plan Amendment process**
- 2. Review of General Plan Applications 15-01 & 15-02 and Associated Rezoning Application**
- 3. Public Comments on those applications**



General Plan Amendment



City of
Litchfield Park

2010 General
Plan Update

Adopted May 2010
Amended December 2011
Amended December 2014



General Plan Overview

- “The purpose of this General Plan is to identify community goals and designate the proposed general distribution, location, and extent of such uses of land and other measures to satisfy the goals of this document.”
- “The goals shall be to maintain, improve and protect the highly desirable physical and social living environment of the City of Litchfield Park.”



Major General Plan Amendment

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.



Major General Plan Amendment

The Litchfield Park General Plan further defines what constitutes a “substantial alteration” of land use:

1. Change of Use of Land

- From Residential to Commercial or Industrial
- From Commercial or Industrial to Residential



Major General Plan Amendment

2. Change in Intensity

- From one Residential land use designation to another Residential land use designation resulting in any increase of density or a decrease in density of 20% or greater
- From Resort land use designation
- Add Residential to a Resort designation

3. Change in Open Space or Golf Course Designation

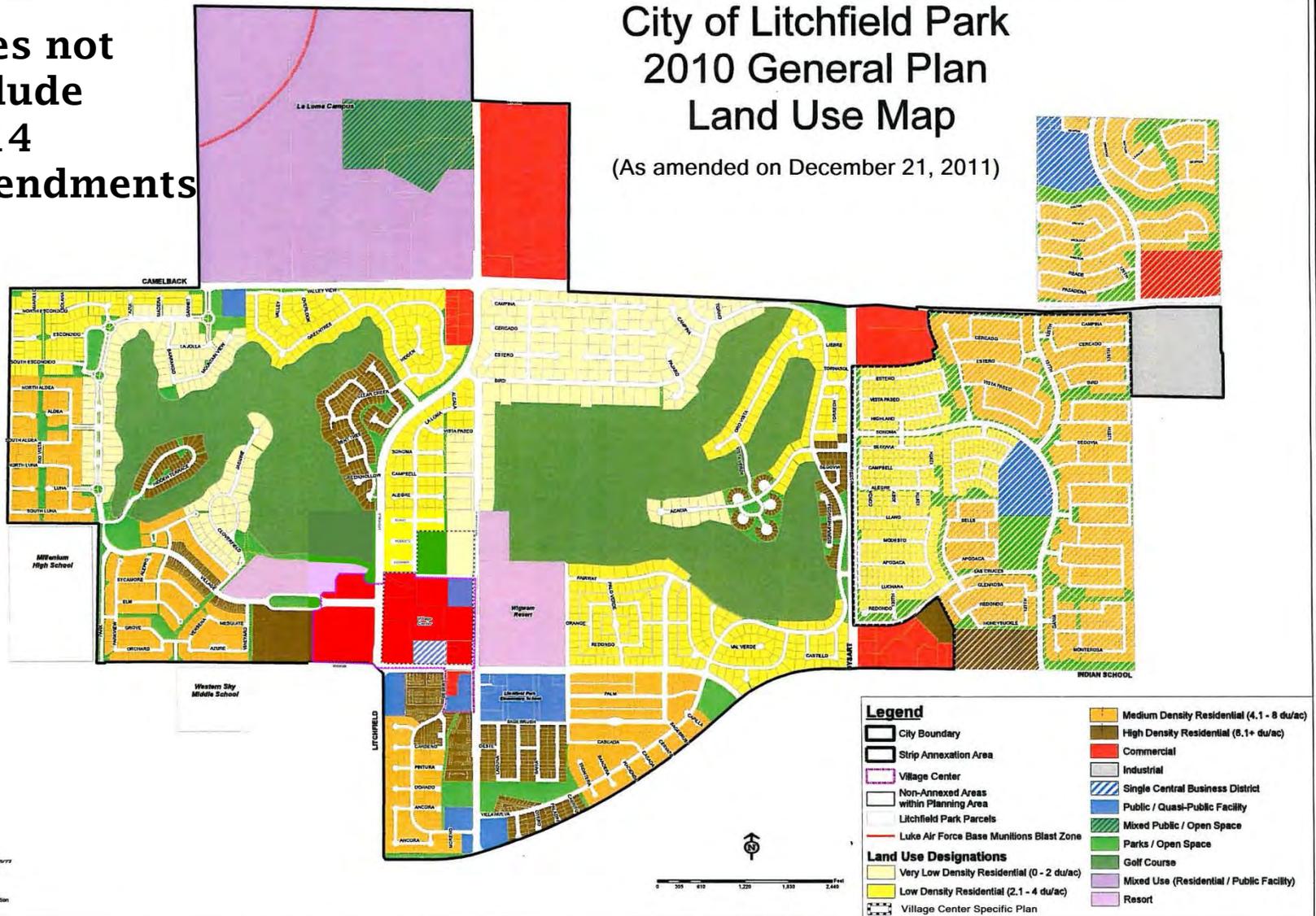
- Redesignation of land from open space or golf course land use designation to any other land use designation.



Does not
include
2014
amendments

City of Litchfield Park 2010 General Plan Land Use Map

(As amended on December 21, 2011)



TCC Southern Inc.
Municipal Engineers and Planners
1520 N. LINDSAY RD. Ste. 110
DANVER, AZ 85205
Revised April 2010
This GPR is an embedded representation
of the City of Litchfield Park and is for
information purposes only.



General Plan Amendment History

- 1989: First General Plan Adopted
- 1993: General Plan Update
- 1996: General Plan amended to include the Village Center Specific Plan (Area around City Hall)
- 2001: General Plan Update
- 2008: Minor Amendment to create Single Central Business District for City Owned Parcels
- 2010: General Plan Update
- 2011: Minor Amendment to correct land use map and add requirements for development of major corner
- 2014: Five major amendments approved
- 2015: Two applications for major amendments received and under review



General Plan Amendment Process

1. The GPA review process is designed to involve the residents and agencies which may be impacted by the proposed changes.
2. The Major General Plan Amendment process provides six opportunities for public input.
3. 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.



4. Tentatively, on July 28, 2015, the P&Z Commission will make a recommendation to City Council regarding each GPA application.
5. Tentatively, on August 5, 2015, or September 16, 2015, Council may make a decision on each GPA application.
6. Each application will be addressed separately by the P&Z Commission and the City Council.



7. The General Plan Amendment applications may be:
 - Approved; or
 - Denied; or
 - Approved with modifications.

8. Major General Plan Amendments require a vote of at least 2/3 of the Members of Council (5 votes) for approval.



Major General Plan Amendment Schedule 2014

- May 1** Applications for Calendar Year 2015 submitted
- May 25** Formal 60 Day review period by outside agencies begins
- June 1** Applicant for GPA #15-01 conducted Citizen Review meeting
- June 9** P&Z Commission held a Study Session & took Citizen Input
- June 23** City Conducted Public Input (Citizen Review) meeting



GPA Amendment Schedule

- July 1** City Council Study Session regarding GPAs #15-01 & 15-02
- July 14*** P&Z Study Session and Citizen Input
- July 28*** P&Z Commission Public Hearing and Recommendation to City Council
- August 5*** City Council Public Hearing to consider GPAs
- September 16*** City Council 2nd meeting to consider GPAs (if necessary)



Terms you will hear tonight include:

- High Density Residential
- Very Low Density Residential
- Commercial
- Mixed Use
- Agritourism



High Density Residential Examples



High Density Residential Examples



**The Reserves in the Village at
Litchfield Park (Zacher Homes)**



La Casa Linda



Low Density Residential Examples



Low Density Residential Examples



Commercial Examples

Downtown Center



Plaza in the Park



Wigwam Creek Center



Mixed Use Examples Verrado in City of Buckeye



Agritourism Use Examples



General Plan Major Amendment Application #15-01

**Northwest Corner of Old Litchfield Road and
Fairway Drive**

Approximately 2.4 Acres

Submitted by: Dragon & Crane Corporation



GPA 15-01

Northwest Corner of Old Litchfield Road & Fairway Drive



GPA #15-01

Request to Amend Land Use Designation from:

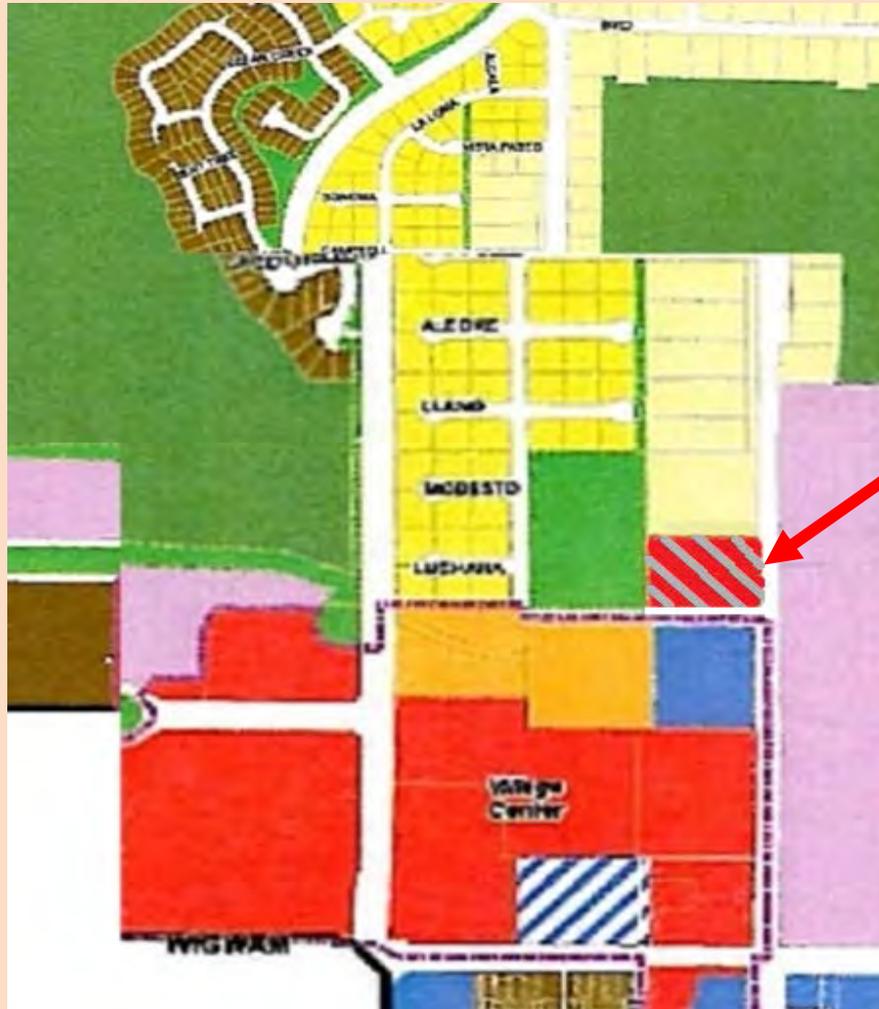


*Very Low Density
Residential
0-2 DU/Acre*



GPA #15-01

Proposed General Plan Land Use



*Mixed Use
(Commercial/High-Density Residential - location and extent of such uses to be set forth in a rezoning ordinance approved by the Council.)*



GPA #15-01

- The amendment, if approved, will also amend the Village Center Specific Plan.
- The Village Center Specific Plan was adopted in 1996, and incorporated into the General Plan.
- The Plan's illustrative exhibit indicates multi-family/ condominiums on this parcel.



GPA #15-01

- The Plan narrative notes that “Housing Variety is promoted through potential multi-family or condominium development on the quiet stretch of Old Litchfield Road, north of the Church, sharing the nearby Resort’s ambiance, as well as possible residential uses on upper stories in the Core.”
- The amendment to the Plan would allow a commercial use as well as the multi-family/condominium use for this parcel.



General Plan Major Amendment Application #15-02

**North of the Northwest Corner of Litchfield
Road and Camelback Road**

La Loma Homestead Property

Approximately 20 Acres

Submitted by: City Staff



GPA #15-02

Request to Amend Land Use Designation from:



GPA #15-02

Proposed General Plan Land Use Designation



 Mixed Public/Open Space/**Agritourism**



Request to Amend Zoning Designation

**From: Planned Development
with Underlying Zoning of Residential Estate**

TO: Agritourism



PUBLIC COMMENTS



Public Comments



- We are here to listen.
- If you wish to speak, you must fill out a Request to Speak form.
- The form must include your name, address, and contact information.
- Please wait until you have been recognized to speak.
- Use the microphone provided.
- State your name and address for the record.
- Limited to 3 minutes.



Public Comments

- May comment a second time, but only after all others have been given an opportunity.
- Please keep discussion civil and respectful of the process and of all parties.
- Only one person at a time may speak
- No shouting over others.
- If you wish to file a comment, but do not wish to speak, comment cards (orange cards) are available at the back of the room.
- Thank you for your anticipated co-operation.





CLOSING REMARKS





THE CITY OF
Litchfield Park
DISCOVER THE PARK

**Thank You for Your
Attendance
and
Participation in the
Public Process**