



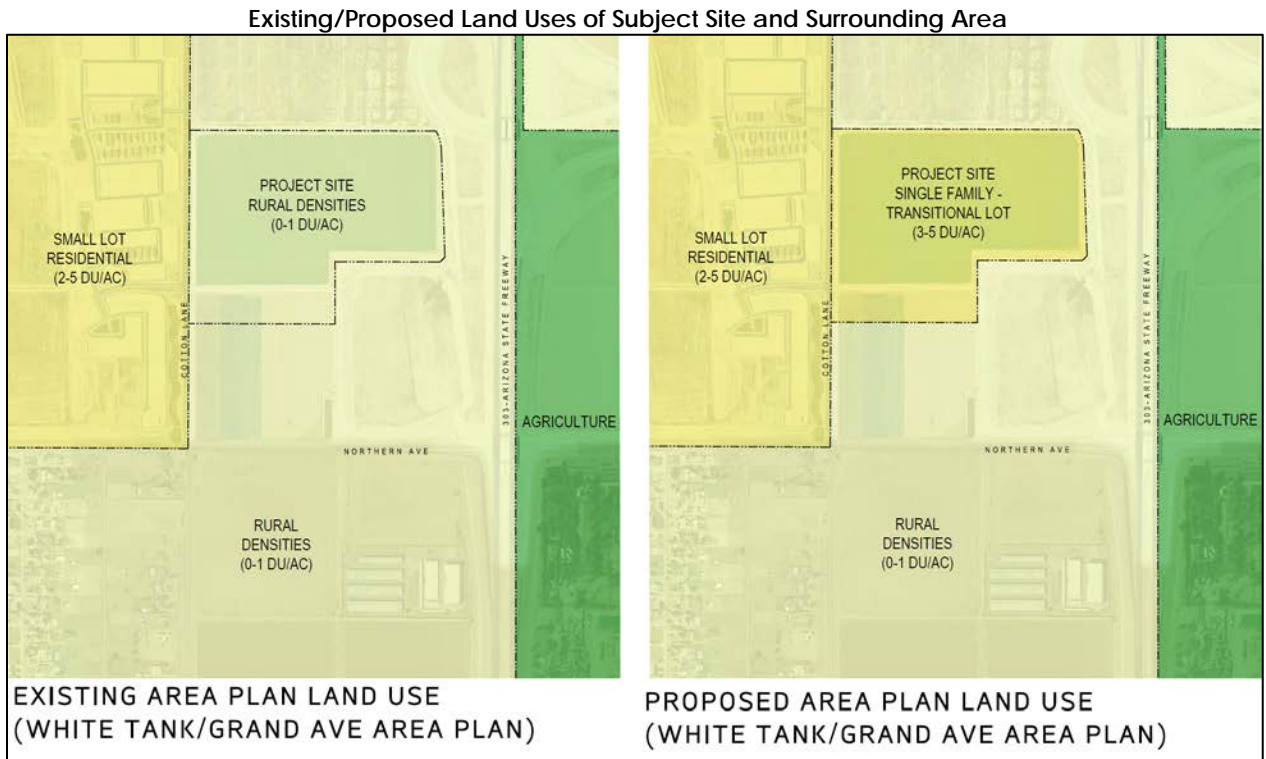
Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	CPA2018006 – Northern Crossing
Hearing Date:	January 17, 2019
Supervisor District:	4
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Applicant:	Chris Clonts, Lennar
Owner:	Virgin Farms/David L. Johnson Family Trust
Request:	Comprehensive Plan Amendment to change the White Tank/Grand Ave. Area Plan land use designation from Rural Densities (0 - 1 d.u./ac) to Single Family – Transitional Lot (3 - 5 d.u./ac)
Site Location:	Generally located approx. 1,000 ft. north of the northeast corner of Northern Ave. and Cotton. Ln. in the Glendale Area
Site Size:	66.6 acres
Density:	4.11 dwelling units/acre
County Island:	City of Glendale
County Plan:	White Tank/Grand Ave. Area Plan – Rural Densities (0 - 1 d.u / ac)
Municipal Plan:	Glendale – Regional Mixed-Use (RMU)
Municipal Comments:	None received to date
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. The applicant, Lennar, is requesting a Comprehensive Plan Amendment to change the White Tank/Grand Avenue Area Plan land use designation on approximately 67 acres from Rural Densities to Single Family – Transitional Lot. The applicant is requesting a related zone change from Rural-43 to R1-6 Residential Unit Plan of Development (RUPD) under Z2018092 (set for P&Z on 1/17/19) to allow for a 279 lot, 4.11 d.u./ac. residential development. There is also a pending Preliminary Plat currently under review (S2018041) where TAC comments were given to the applicant on 12/18/18.
2. The proposed project is located north of the northeast corner of Cotton Ln. & Northern Ave. in the Glendale Area and is currently a single parcel (APN 501-05-003K). The site would consist of approximately 24% open space and the site is close to the Loop 303 to the east for easy access to the highway. Ingress/egress to the site would be through Cotton Ln. adjacent to the west of the property. There are similar land use designations already approved across Cotton Ln. to the west in Granite Vista Phases 1A and 1B. These land use designations were approved through a Development Master Plan (DMP2013006) with Small Lot Residential (2 – 5 d.u./ac.) land use designation.



3. The CPA narrative report asserts that the proposed development meets the Comprehensive Plan Amendment criteria in the following manner:

Whether the amendment constitutes an overall improvement to the Vision 2030 Comprehensive Plan and the White Tanks and Grand Avenue Area Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

"The proposed Single Family-Transitional Lot (3-5 du/ac) land use is compatible with the surrounding land uses. The proposed development is currently zoned RU-43 (Rural Zoning District – One Acre Per Dwelling Unit) and is within the White Tank/Grand Avenue Area Plan designated as Rural Density (0-1 du/ac). To the east of the proposed development is the MCDOT drainage canal retention area and Arizona State Route 303 freeway. To the north of the property is undeveloped agricultural land, zoned RU-43. On the western border of the proposed development (across Cotton Lane) is the developing Granite Vista single-family residential subdivision, zoned R1-6 RUPD, R1-7 RUPD, R1-8, and R1-10 and designated as Small Lot Residential (2-5 du/ac) on the White Tank/Grand Avenue Area Plan (Granite Vista DMP2013006). The south side of the proposed development is undeveloped agricultural land that is zoned RU-43.

Direction	Comp. Plan Land Use Category	Existing Zoning	Existing Use
Site	Rural Density 0-1	RU-43	Agricultural Uses
North	Rural Density 0-1	RU-43	Agricultural Uses
*South	Rural Density 0-1	RU-43	Agricultural Uses
East	Agriculture (across SR 303)	RU-43 (across SR 303)	State Route 303 and Agricultural
West	Small Lot Residential (2-5 du/ac)	R1-6 RUPD, R1-7 RUPD, R1-8, and R1-10	Single-Family Residential

*Re: Commercial Zoning Case to the south Z2018091

The overall architectural character of the property will include a variety of home styles with a modern desert landscape palette that will complement the surrounding architecture and environment. Playing off of the surrounding character of the area, authentic and natural materials along with a patterned landscape will be utilized. These elements evoke the County's historical character and lifestyle, while providing diverse housing opportunities, in a suburban environment.

This proposed amendment is not just solely for the good or benefit of a particular land owner, but it is an overall improvement to the White Tank/Grand Avenue Area Plan and Comprehensive Plan. This area of the County is rapidly changing due to the completion of the Loop 303 Highway that runs just east of the project site. The majority of the surrounding properties to the west are a similar land use to this proposed project, and it is predicted that many more of the surrounding agricultural land uses will soon develop into residential land uses, so an approval of this amendment will allow the continued development of this corner of the County."

Whether the amendment will adversely impact all or a portion of the planning area by:

a. Altering acceptable land use patterns to the detriment of the plan.

"This proposed amendment will not adversely impact the planning area. The requested Single Family-Transitional Lot (3-5 du/ac) land use is the same land use designation of what has been developed just west of the property and would be compatible with this development. The density increase would provide for a variety of home sizes, large open spaces with ample community amenities, and a logical density for a property in close proximity to a major transportation corridor (Loop 303). The requested density is also

consistent with and below the Luke Graduated Density Concept of 6 du/ac. for this area.”

b. Requiring public expenditures for larger and more expensive infrastructure improvements to roads, sewer, or water systems than are needed to support the planned land uses.

“The off-site infrastructure needed for the project have already been partially constructed. The right-of-way for Cotton Lane was improved when Granite Vista was developed. The water and wastewater infrastructure extends to the property and would be sized to provide service for the project. Water and sewer for the project will be served by EPCOR, Inc. Power will be provided by Arizona Public Service. Police and Fire will be provided by Maricopa County Sheriff’s Office and Rural Metro. In order to confirm service, “Will Serve Letters” have been requested and contact has been made with the utility providers listed above.”

c. Adversely impacting planned uses because of increased traffic.

“The project is a medium density residential project and a Traffic Impact Statement will be provided at the time of preliminary plat. All streets will be sized to carry existing traffic in addition Northern Crossing at an acceptable level of service.”

d. Affecting the livability of the area or the health or safety of present and future residents.

“Northern Crossing proposes a medium density residential project that will provide for a livable and healthy community including ample open spaces, social gathering places and a variety of quality housing. The project will also provide active open spaces including tot lots, free play areas, and an internal trail network to encourage walking and jogging activities. These amenities will promote connectivity and create a sense of community for future residents to enjoy.”

e. Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.

“Northern Crossings is currently used as farmland and is currently surrounded agricultural uses and by residential communities in various stages of development. This property is not considered natural or scenic and its development into a single-family residential community is compatible and consistent with the development occurring around the subject property.”

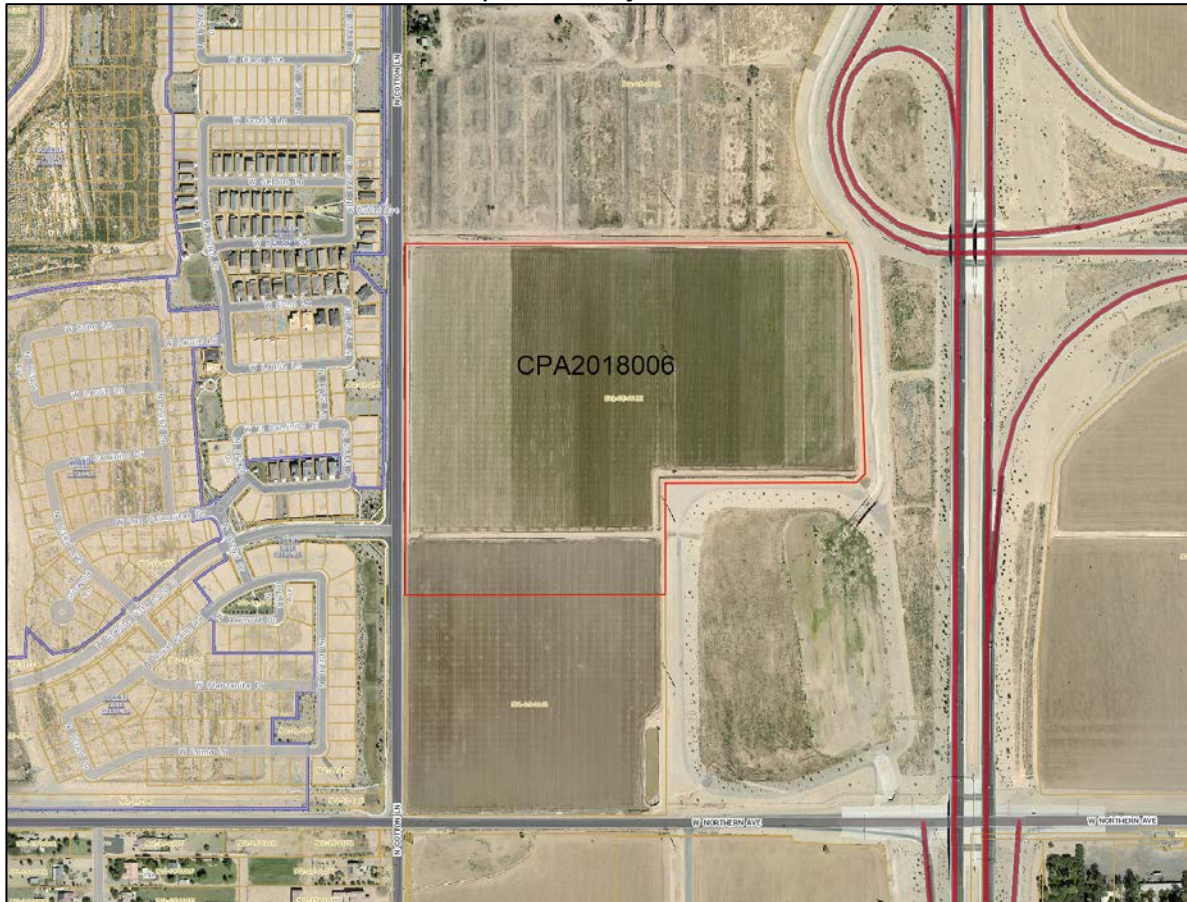
Whether the amendment is consistent with the overall intent of both the Vision 2030 Comprehensive Plan and the White Tanks/Grand Avenue Area Plan.

“This proposal conforms with the vision and intent of the White Tank/Grand Avenue Area Plan by encouraging responsible growth and development within the area. The application presents a proposal that would be compatible with the surrounding area and consistent with the character of the area.”

The extent to which the amendment is consistent with the specific goals and policies contained within the plan.

The applicant has provided details in the narrative pertaining to how the proposal meets the specific goals, objectives, and policies within the plans regarding land use, environment/environmental effects, transportation, and economic development.

Aerial-photo of Subject Site



Existing On-Site and Adjacent Zoning / Land Use:

- 4. On-site: Rural-43 / Vacant
- North: Rural-43 / Single-family residential and agriculture
- South: Rural-43 / Vacant
- East: Rural-43 / ADOT ROW (Loop 303)
- West: Cotton Ln. then R1-7 RUPD and R1-10 RUPD / Arterial then partially developed single-family residential subdivision (Granite Vista Phases 1A & 1B)

Utilities and Services:

- 5. Water: EPCOR
- Wastewater: EPCOR
- School District: Dysart Unified School District

Fire: Rural Metro
Police: Maricopa County Sheriff's Department (MCSO)

Right-of-Way:

6. The right-of-way information and details for any development requirements (dedication, improvements, etc.) will be included with the related zone change case and preliminary plat case.

Adopted Plans:

7. **White Tank / Grand Ave (adopted 2000):** The site is within the White Tank/Grand Ave. Area Plan and is designated Rural Densities (0 - 1 dwelling units/acre). The proposed Comprehensive Plan Amendment would change the designation to Single-Family – Transitional Lot (3-5 dwelling units/acre). With a proposed density of 4.11 du/ac, the “Single Family – Transition Lot” land use designation is the most appropriate land use designation with a range of 3 – 5 du/ac. This land use designation creates diversity in the area with Small Lot land use designations nearby, and matches the revised land use designations of the Vision 2030 Comprehensive Plan that were not available for earlier developments.
8. **Glendale General Plan:** City of Glendale’s 2040 General Plan has the site designated as “Regional Mixed-Use” (RMU). This type of land use designation is defined in their plan as the following: “The Regional Mixed Use designation is designed to encourage new, multi-modal, mixed-use development in regionally significant areas. RMU’s land use designation permits a cohesive, large-scale, mixed-use planned development fostering urban, multi-modal opportunities. RMU developments accommodate a variety of complementary uses, both physically and functionally integrated, including: commercial, employment, residential, open space, and other supportive land uses.

RMU is intended to support relatively intensive use of land with a compact urban form, and should provide complimentary commercial and employment cores with supporting service, tourism and cultural land uses.

As the RMU designation is designed to support unique developments with both a local and regional appeal, no desired land use mix is defined, but a wide range of commercial and office uses is expected. Developments will be designed to make the highest and best use of exposure to the 303 highway corridor.”

9. Through the Technical Advisory Committee (TAC) staff sent case materials to the City of Glendale on October 16, 2018 for review and comment. Staff did not receive comments and no additional correspondence was received. Within the Public Participation Results Report, the applicant mentioned that they met with the City of Glendale’s Planning Administrator, David Williams, AICP, and Economic Development Officer, Randy Huggins on October 25, 2018 to discuss the application. The applicant and Mr. Williams and Mr. Huggins discussed the details of the application, and the applicant provided copies of the application for review to provide any comments.

10. The applicants narrative states the proposed Comprehensive Plan Amendment is consistent with the goals and policies outlined in the comprehensive plan:

Land Use Goal L1: Promote efficient land development that is compatible with adjacent land uses and is well integrated with the transportation system, and is sensitive to the natural environment.

Objective L1.1: Encourage the timely and orderly expansion of urban service areas.

Policy L1.1.2: New residential development with gross densities greater than 1.0 dwelling unit per acre shall be located within the Urban Service Area. Maximum gross densities will be determined based on proximity to urban services and infrastructure, and compatibility with adjacent land uses.

Land Use Goal L3: Define future policies for subareas.

Objectives L3.1: Encourage development that is compatible with existing and future freeways, as well as other prominent land use features within the Interstate 10 Corridor Subarea.

Policy L3.1.1: Support commercial and employment center type uses within a half mile of Interstate 10 and Loop 303.

“Amending the White Tank/Grand Avenue Area Plan will have no detrimental impact upon County services and facilities. Public facilities and infrastructure already exist nearby, to serve the neighboring communities and agricultural development. The Northern Crossing development will not place any additional burden on the public infrastructure, and the site is within the Urban Service Area.

A higher density single-family residential community is appropriate for this location within the County. The newly completed Loop 303 provides a critical link between the County and the northwest valley cities (Peoria, Glendale, Surprise), as well as north Phoenix and north Scottsdale. The site is also located adjacent to major east/west arterials including Northern Parkway/Avenue, Camelback Road, and Peoria Avenue.

Retail and commercial uses are supported by this Area Plan Amendment providing high quality housing that will draw new residents to this portion of the County to frequent existing and future business, including the companion zoning case (Z2018091) to bring additional retail and commercial uses to the area. The requested Single Family-Transitional Lot (3-5 du/ac) Land use will not only be designed and constructed to the same high standards as the surrounding neighborhoods but will contribute to the long-term socio-economic improvement of the community by providing convenient high-quality housing and a healthy lifestyle for employees of County businesses, a key tenant of the Comprehensive Plan and White Tank/Grand Avenue Area Plan. Additionally, the request is consistent with the Luke Air Force Graduated Density concept where higher density residential living is promoted.”

Economic Development Goal ED1: Promote a growing, balanced, efficient, and diversified economy, consistent with available resources, that enhances quality employment opportunities, improves quality of life, and is sensitive to the natural and cultural environment.

Objective ED1.1: Expand quality employment opportunities by supporting efforts that encourage business formation and expansion.

Policy ED1.1.2: Encourage development of a wide range of employment industries, especially basic sector industries.

Objective ED1.5: Improve housing conditions in unincorporated communities.

Policy ED1.5.3: Encourage housing design and improvement techniques that increase energy efficiency.

“Achieving diverse types and intensities of commercial and industrial development in the County and providing employment opportunities for residents is one of the County’s most important goals and is vital to the long-term fiscal viability and economic health of Maricopa County. To increase the employment base and provide the economic diversity necessary to protect the County from shifts in the economy, a variety of employment (including small business) is necessary. This Comprehensive Plan Amendment / White Tank/Grand Avenue Area Plan Amendment supports existing and future retail and commercial uses by providing high quality housing that will draw new residents to the County, which will support existing and encouraging new retail and commercial development. The requested Single Family-Transitional Lot (3-5 du/ac) Land use will not only be designed and constructed to meet or exceed the same high standards as the surrounding neighborhoods but will contribute to the long-term socio-economic betterment of the community by providing convenient high-quality housing and a healthy lifestyle for County employees and businesses, a key tenant of the Comprehensive Plan and the White Tank/Grand Avenue Area Plan.”

Additional examples are outlined in the narrative for the CPA (attached).

Public Participation Summary:

11. The applicant complied with the Maricopa County Public Participation Process with notification by first class mail to the adjacent property owners within 300’ of the subject site and interested parties. Staff has not received any calls or correspondence to the request from the public.

Outstanding Concerns from Reviewing Agencies:

12. N/A

Staff Analysis:

13. Staff received a letter from Luke Air Force Base (AFB) indicating the proposed land use would not have a negative impact on the flying operations at Luke AFB (attached). ADOT commented that they are requesting a Traffic Study, which would be assessed with the related zone change and/or preliminary plat. Dysart Unified School District provided a memo and mentioned no objection contingent upon a donation agreement. Since the County cannot condition to impact fees, the applicant is working with the school district on this private matter. The MCSO had no issues with the request and other County reviewing agencies have no comments.
14. While the proposed development is an increase in density for the area staff believes it is compatible with surrounding communities. The proposed CPA narrative justifies the

increase in density. The proximity to the Loop 303 is a good location for new residential development for easier access to the other metro Phoenix areas. There is also proposed commercial development to the south of the subject site where if approved could provide additional employment opportunities to future residents.

15. It should also be noted that the City of Glendale land use designation of "Regional Mixed-Use" allows for residential development but at a much higher density of a minimum of 18 d.u./ac. which this proposed CPA is well below this threshold. Staff does not believe that this area can support the level of density that the RMU land use designation would allow. Staff has not received any comments from the City of Glendale regarding this request.

Recommendation:

16. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'c', of CPA2018006.
 - a. Development of the site shall be in general conformance with the Narrative Report entitled "Northern Crossing – General Comprehensive Plan Amendment", consisting of 7 pages, stamped received January 7, 2019 and the Land Use exhibit consisting of 1 page, stamped received October 30, 2018, except as modified by the following conditions.
 - b. The total number of residential units shall not exceed 279 dwelling units.
 - c. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the uses existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the land use designation that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such change of the land use. The land use enhances the value of the property above its value as of the date the land use change is granted and reverting to the prior land use designation results in the same value of the property as if the land use change had never been granted.

Presented by: Ray Banker, Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)
Vicinity Map (1 page)
Narrative Report with land use exhibit (8 pages)
Engineering memo (1 page)
MCESD memo (1 page)
MCSO email (1 page)
Luke AFB memo (2 pages)
ADOT emails (2 pages)
Dysart Unified School District memo (1 page)