



## Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

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Board Hearing Date:	December 13, 2017
Case #/Title:	1. CPA2017002 – Christopher Todd Communities 2. Z2017075 - Christopher Todd Communities at Vistancia
Supervisor District:	4
Applicant/Owner:	Andy Jochums, Beus Gilbert PLLC / 5802 & Acquisitions LLC
Requests:	1. Comprehensive Plan Amendment (CPA) to change The land use designation from Neighborhood Retail Center and High Density Residential – to Multiple Family – Low Residential land use. CPA approval is by Resolution  2. Zone change from R-4 RUPD, C-1 CUPD, and Rural-43 to R-3 RUPD without a precise Plan of Development
Site Location:	Generally located 500' from the southwest corner of Happy Valley Rd. and Vistancia Blvd. in the Peoria area
Site Size:	19.84 acres
County Island:	Yes (Peoria)
Additional Comments:	There are no outstanding concerns from reviewing agencies. Staff presented the Commission with a memo (attached) regarding changes to recommended condition "d" for Z2017075. Shown below is the condition in legislative edit format:  d. The following R-3 RUPD standards shall apply: 1. Height: <del>15' 6" (one story)</del> <u>40'</u> 2. Rear yard: <del>20'</del> <u>25'</u> 3. Lot Area: 3,630 Sq. Ft./Dwelling Unit
Commission Recommendation:	On 11/9/17, the Commission voted 7-0 to recommend <b>approval</b> of CPA2017002 subject to conditions 'a' – 'c':

Provided the following conditions are met:

- a. Development of the site shall comply with the Narrative Report entitled "General Amendment to the Comprehensive Plan for Christopher Todd Communities at

Vistancia", consisting of 10 pages, stamped received October 6, 2017, except as modified by the following conditions.

- b. The total number of residential units shall not exceed 254 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 owner to enjoy uses in excess of those permitted by the land use existing on the date of application, subject to conditions. In the event of the failure to comply with any condition of approval, the property shall change to the land use designation that existed on the date of application. It is, therefore, stipulated and agreed that such change 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.

On 11/9/17, the Commission voted 7-0 to recommend **approval** of Z2017075 subject to conditions 'a' – 'i':

Provided the following conditions are met:

- a. Development of the site shall be in conformance with the Narrative Report entitled "Christopher Todd Communities at Vistancia Rezoning Narrative", consisting of 6 pages, stamped received October 6, 2017, except as modified by the following conditions.
- b. Development of the site shall be in conformance with Exhibit A entitled "Legal Description" and "Zone Change Exhibit for the Christopher Todd Communities at Vistancia" stamped received on October 6, 2017, except as modified by the following conditions.
- c. The Plan of Development for Christopher Todd Communities at Vistancia shall be approved within five (5) years of Board of Supervisors approval (December 13, 2022) of this zone change request.
- d. The following R-3 RUPD standards shall apply:
  - 1. Height: 40'
  - 2. Rear yard: 25'
  - 3. Lot Area: 3,630 Sq. Ft./Dwelling Unit
- e. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- f. The following Planning Engineering Comments shall apply:
  - 1. Half width right-of-way dedications (with future entitlement application(s)) will be required (unless otherwise waived by MCDOT) as follows:

Happy Valley Road: 65 feet

2. A Traffic Impact Study to address traffic impacts and roadway improvements required to support the proposed development must be submitted with the Plan of Development application.
  3. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
  - h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
  - i. 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 zoning existing on the date of application, subject to conditions. Due to the conditions of the approval for the previous cases (CPA2007003 & Z2007036) development would not be allowed to occur without a proposed zone change request. In the event of the failure to comply with any condition, the property shall revert to the original zoning of Rural-43. 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 revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Presented by:  
Reviewed by:

Jaclyn Sarnowski, Planner  
Darren Gerard, AICP, Deputy Director

Attachments:

11/9/17 P&Z Packet (39 pages)  
Resolution (2 pages)  
PZ Memo handout to changes to Z2017075 condition 'd' (1 page)

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Note:

11/9/17 Draft P&Z Minutes are not available as of the writing of this report, but can be provided upon request later when available.



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Cases:**

1. CPA2017002 – Christopher Todd Communities
2. Z2017075 – Christopher Todd Communities at Vistancia

**Meeting Date:** November 9, 2017

**Agenda Items:** 2 & 3

**Supervisor District:** 4

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**Applicant:** Andy Jochums, Beus Gilbert PLLC

**Owner:** 5802 & Acquisitions LLC

**Requests:**

1. Comprehensive Plan Amendment to change the land use designation from Neighborhood Retail Center and High Density Residential – to Multiple Family – Low residential land use
2. Zone change from R-4 RUPD, C-1 CUPD, & Rural-43 to R-3 RUPD without a precise plan of development

**Site Location:** Generally located 500' from the southwest corner of Happy Valley Rd. and Vistancia Blvd. in the Peoria area

**Site Size:** 19.84 acres

**Density:** 11.29 dwelling units/acre

**County Island:** Yes (Peoria)

**County Plan:** White Tank/Grand Avenue Area Plan – Neighborhood Retail Center and High Density Residential

**Municipal Plan:** City of Peoria – Mixed Use Neighborhood

**Municipal Comments:** None received to date

**Support/Opposition:** None received to date

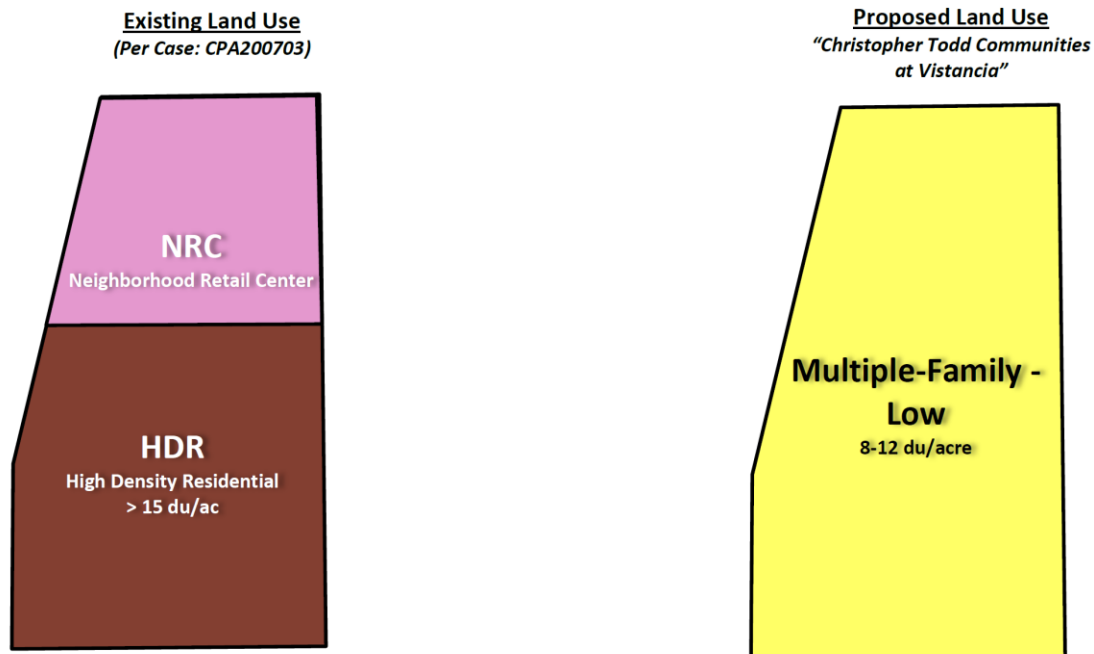
**Recommendations:**

1. **Approve** with conditions
2. **Approve** with conditions

## Project Summary:

1. The applicant, Beus Gilbert PLLC is requesting a General Plan Amendment (CPA2017002) to change the White Tank/Grand Avenue Area Plan land use designation on approximately 19.84 acres from Neighborhood Retail Center and High Density Residential to Multiple Family – Low Residential. In addition, the applicant is requesting a zone change without a precise plan of development (POD) to R-3 Residential Unit Plan of Development (RUPD) from C-1 Commercial Unit Plan of Development (CUPD), R-4 RUPD, and Rural-43 to allow for a multi-family development. The proposal consists of 224 total units on 19.84 gross acres with a gross density of 11.29 dwelling units per acre.

### Existing and Proposed Land Use Exhibit



2. On February 6, 2008 the Maricopa County Board of Supervisors (BOS) approved CPA2007002 to allow for neighborhood retail and high density residential in the area in 2008. Later, on December 3, 2008 the BOS approved Z2007036, with split zoning of R-4 RUPD and C-1 CUPD for a commercial and multi-family development. The approval contained stipulations that required substantial conformance to a site plan and development narrative specific to the multi-family and commercial development that did not materialize. Thus, the need for the proposed Comprehensive Plan Amendment and zone change request.
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 Comprehensive Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.**

The proposed request would appear to “clean up” the previous entitlements for a project that has not developed in 10 years since approval. By providing a plan amendment for a new project, of less intensity/density than the prior approval, it provides a benefit by updating and maintaining the Maricopa County Comprehensive Plan.

***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.*
- B. *Requiring public expenditures for larger and more expensive infrastructure. Requiring public improvements to roads, sewer, or water systems that are needed to support the planned land uses.*
- C. *Affecting the livability of the area or health or safety of present and future residents.*
- D. *Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.*

The proposed land use change would have little impact in altering the existing land use designations. The two (2) previous designations of commercial and residential, and the zoning applied for at the same time, allow for multi-family residential uses. The existing residential land use already allows for a higher intensity and also allows for commercial uses on a portion of the property. Therefore, the change to a Multiple Family – Low residential land use would be considered a less intense change in land use.

The request is consistent with and similar to the previous land use approval for the property and will not cause an adverse impact to surrounding land uses, properties, or substantially increase traffic compared to the existing approval.

The request for a change to a residential land use for the entire property should be considered reasonable and comparable to the existing land uses. The request does not have an adverse impact on the livability of the area, health, or safety of the current or future residents. Furthermore, the development will not adversely impact the natural environment or scenic quality of the area. In fact, the proposed land uses should be considered less intense and disturbing to the surrounding area than the existing uses.

***Whether the amendment is consistent with the overall intent of the Comprehensive Plan***

Not only is the proposed request consistent with the overall intent of the Comprehensive Plan but it is also comparable and consistent with the land uses already approved for the property. Residential is an already approved use within both of the existing zoning designations on this property. We are simply creating one residential land use for the entire property and in a companion application updating the zoning as well. Further, the request is an improvement to Comprehensive Plan by providing an updated and consistent land use designation that is specific to the proposed development.

***The Extent to which the amendment is consistent with the specific goals and policies contained within the plan***

The requested change to a Multiple Family – Low residential land use for the entire site is in conformance with the goals and policies of the Comprehensive Plan and White Tank/Grand Avenue Area Plan.

The applicant has provided details in the narrative pertaining to specific goals, objectives, and policies within the plans regarding different elements including land use, environment/environmental effects, economic development, open space, water resources, and cost of development.

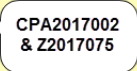
4. The request to rezone the subject site to R-3 RUPD with a residential overlay is to allow for a slight variation to the R-3 zoning base development standards to meet the needs of the project and development type. The table below shows the requirements for the R-3 zoning district along with the deviation request.

R-3 RUPD Comparison Table		
Development Standards	R-3 Zoning District	R-3 RUPD
Maximum Height	40'	40'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	25'	25'
Minimum Interior Side Setback	5'	10'
Minimum Street Side Setback	10'	10'
Minimum Lot Area per Dwelling unit	3,000 Sq. Ft./Dwelling Unit	<b>3,630 Sq. Ft./Dwelling Unit</b>

Exhibit



5. On-site: R-4 RUPD, C-1 CUPD, Rural-43 / vacant  
North: Arterial then C-2 PAD / Happy Valley Rd. then vacant  
South: R1-6 PAD / vacant then West Wing electrical Substation  
East: Rural-43 / vacant (State Trust Land)  
West: C-2 / vacant





Z2017075 Aerial Map



#### Utilities and Services:

6.      Water:                      EPCOR  
          Wastewater:              EPCOR  
          School District:          Peoria Unified School District  
          Fire:                          North County Fire & Medical District  
          Police:                        MCSO

#### Right-of-Way:

7.      The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Happy Valley Road	0'	65'	Arterial

### **Adopted Plans:**

8. **White Tank / Grand Ave Plan:** Identifies this area as Neighborhood Retail Center and High Density Residential, which was approved under CPA2001703, to accompany the zone change request under Z2007036. The project was never developed and both the general plan amendment and zone change cases contained stipulations specific to the previous cases.
9. **City of Peoria – Neighborhood Mixed Use:** The City of Peoria identifies this area as suitable for a mixture of commercial and residential uses near the intersection of two arterial streets. Residential uses may be vertically and/or horizontally integrated. Vertical integration of residential uses over commercial and pedestrian office uses is encouraged in a contextual urban form. Residential uses shall not exceed 12 du/ac.

The proposed CPA and Zone change would be in concert with the City of Peoria's land use designation.

### **Public Participation Summary:**

10. The applicant has complied with the Maricopa County Citizen Review Process with the required posting of the site and notification by first class mail to adjacent property owners within 300' of the subject parcel and interested parties. The applicant did not receive any inquiries from the public. To date, staff has not received any opposition/support or inquiries from the public. Lastly, the applicant provided staff with a "Citizen Participation Results Report" which explains that all requirements were met.

### **Outstanding Concerns from Reviewing Agencies:**

11. N/A

### **Staff Analysis:**

12. Staff believed the proposal provides justification for the requested CPA and Zone Change for the subject site. The current land use designation and zoning allows for a more intense/high land use for a previous development that never came to fruition. The previous cases had specific requirements that could not be met. The proposed CPA and zone change would remain consistent with the existing land uses in the area. In addition, the proposal for Multiple Family – Low residential land use furthers the goals of the area plan by providing a housing opportunity that compliments the mixed-use, employment, and commercial land uses. The applicant has provided justification in the narrative report stating the change of use is consistent with the previously approved cases and the Comprehensive Plan policies and goals. The land use proposed is consistent with the surrounding area.
13. The requested RUPD variations are minor because it was determined through the process the original requested variations were not needed, however the applicant wished to keep the overlay in the event deviations were needed in the future.
14. Engineering has required a preservation of Right-of-way for Happy Valley Road of 65'. Staff has received memos from the Maricopa County Sheriff's Office (MCSO) and Arizona

Department of Transportation (ADOT) indicating no concerns or comments on the requests. However, MCSO, did recommend to not deviate the parking standards that was originally requested and the applicant is no longer requesting a parking deviation as part of the RUPD. ADOT also wished to be involved as the project progresses due to the proximity to Loop 303. Staff routed the case materials to the City of Peoria as part of the Technical Advisory Committee meeting. To date, staff has not received comments from Peoria.

**Recommendation: (Two motions – CPA2017002 & Z2017075)**

15. For the reasons outlined in this staff report, staff recommends the Commission motion for **approval** with conditions 'a' – 'c', of **CPA2017002**.
  - a. Development of the site shall comply with the Narrative Report entitled "General Amendment to the Comprehensive Plan for Christopher Todd Communities at Vistancia", consisting of 10 pages, stamped received October 6, 2017, except as modified by the following conditions.
  - b. The total number of residential units shall not exceed 254 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 owner to enjoy uses in excess of those permitted by the land use existing on the date of application, subject to conditions. In the event of the failure to comply with any condition of approval, the property shall change to the land use designation that existed on the date of application. It is, therefore, stipulated and agreed that such change 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.
16. For the reasons outlined in this report, staff recommends the Commission motion for **Approval** with conditions 'a' – 'i' of **Z2017075**.
  - a. Development of the site shall be in conformance with the Narrative Report entitled "Christopher Todd Communities at Vistancia Rezoning Narrative", consisting of 6 pages, stamped received October 6, 2017, except as modified by the following conditions.
  - b. Development of the site shall be in conformance with Exhibit A entitled "Legal Description" and "Zone Change Exhibit for the Christopher Todd Communities at Vistancia" stamped received on October 6, 2017, except as modified by the following conditions.
  - c. The Plan of Development for Christopher Todd Communities at Vistancia shall be approved within five (5) years of Board of Supervisors approval (December 13, 2022) of this zone change request.
  - d. The following R-3 RUPD standards shall apply:
    1. Height: 15'-6" (one story)

2. Rear yard: 20'
  3. Lot Area: 3,630 Sq. Ft./Dwelling Unit
- e. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- f. The following Planning Engineering Comments shall apply:
1. Half width right-of-way dedications (with future entitlement application(s)) will be required (unless otherwise waived by MCDOT) as follows:  
  
Happy Valley Road:            65 feet
  2. A Traffic Impact Study to address traffic impacts and roadway improvements required to support the proposed development must be submitted with the Plan of Development application.
  3. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- i. 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 zoning existing on the date of application, subject to conditions. Due to the conditions of the approval for the previous cases (CPA2007003 & Z2007036) development would not be allowed to occur without a proposed zone change request. In the event of the failure to comply with any condition, the property shall revert to the original zoning of Rural-43. 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 revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Presented by: Jaclyn Sarnowski, Planner  
Reviewed by: Matt Holm, AICP, Planning Supervisor

Attachments: Case Maps (2 pages)  
Vicinity Maps (2 page)  
CPA2017003 Narrative Report with land use exhibits (10 pages)  
Z2017075 Narrative Report (5 pages)  
Z2017075 Exhibits (2 pages)  
Engineering comments (2 pages)  
MCESD comments (2 pages)  
MCSO email (1 page)  
ADOT email (1 page)





# MARICOPA COUNTY



**Application Name:** Christoper Todd Communities at Vistancia

**Legal Description**

**Applicant**

ANDY JOCHUMS for BEUS GILBERT

**Applicant Phone/Email**

480.429.3063

AJOCHUMS@BEUSGILBERT.COM

**Case Address**

**Parcel Primary:**

503-53-010B

**CPA2017002**

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Gross Acres: 19 approx.

Map scale 1:3,276  
Aerials Sep-Nov 2014

Supervisor District No.4

A REQUEST FOR A GENERAL AMENDMENT TO THE CPA TO ALLOW FOR A MULTI-FAMILY DEVELOPMENT







# MARICOPA COUNTY



**Application Name:** Christoper Todd Communities at Vistancia

**Legal Description**

T04N R01W 1,

**Applicant**

ANDY JOCHUMS for BEUS GILBERT

**Applicant Phone/Email**

480.429.3063

AJOCHUMS@BEUSGILBERT.COM

**Case Address**

**Parcel Primary:** 503-53-010B

**Z2017075**

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Gross Acres: 19 approx.

Map scale 1:3,276  
Aerials Sep-Nov 2014

Supervisor District No.4

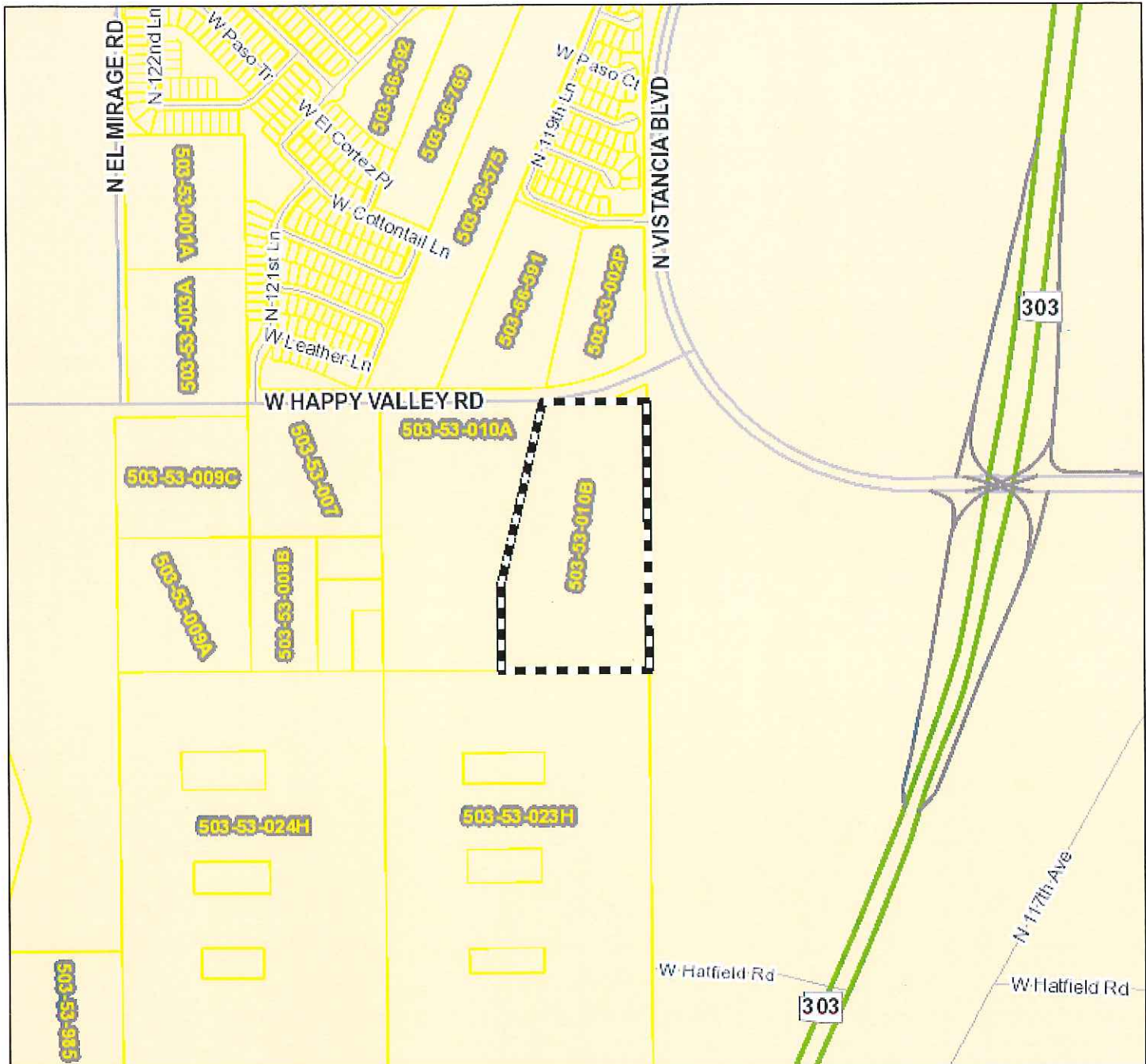
A REQUEST TO REZONE THE PROPERTY TO ALLOW FOR A MULT-FAMILY DEVELOPMENT







# MARICOPA COUNTY



Application Name: Christoper Todd Communities at Vistancia

## Legal Description

### Applicant

ANDY JOCHUMS for BEUS GILBERT

### Applicant Phone/Email

480.429.3063

AJOCHUMS@BEUSGILBERT.COM

### Case Address

### Parcel Primary:

503-53-010B

**CPA2017002**

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Gross Acres: 19 approx.

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Aerials Sep-Nov 2014

Supervisor District No.4

A REQUEST FOR A GENERAL AMENDMENT TO THE CPA TO ALLOW FOR A MULTI-FAMILY DEVELOPMENT

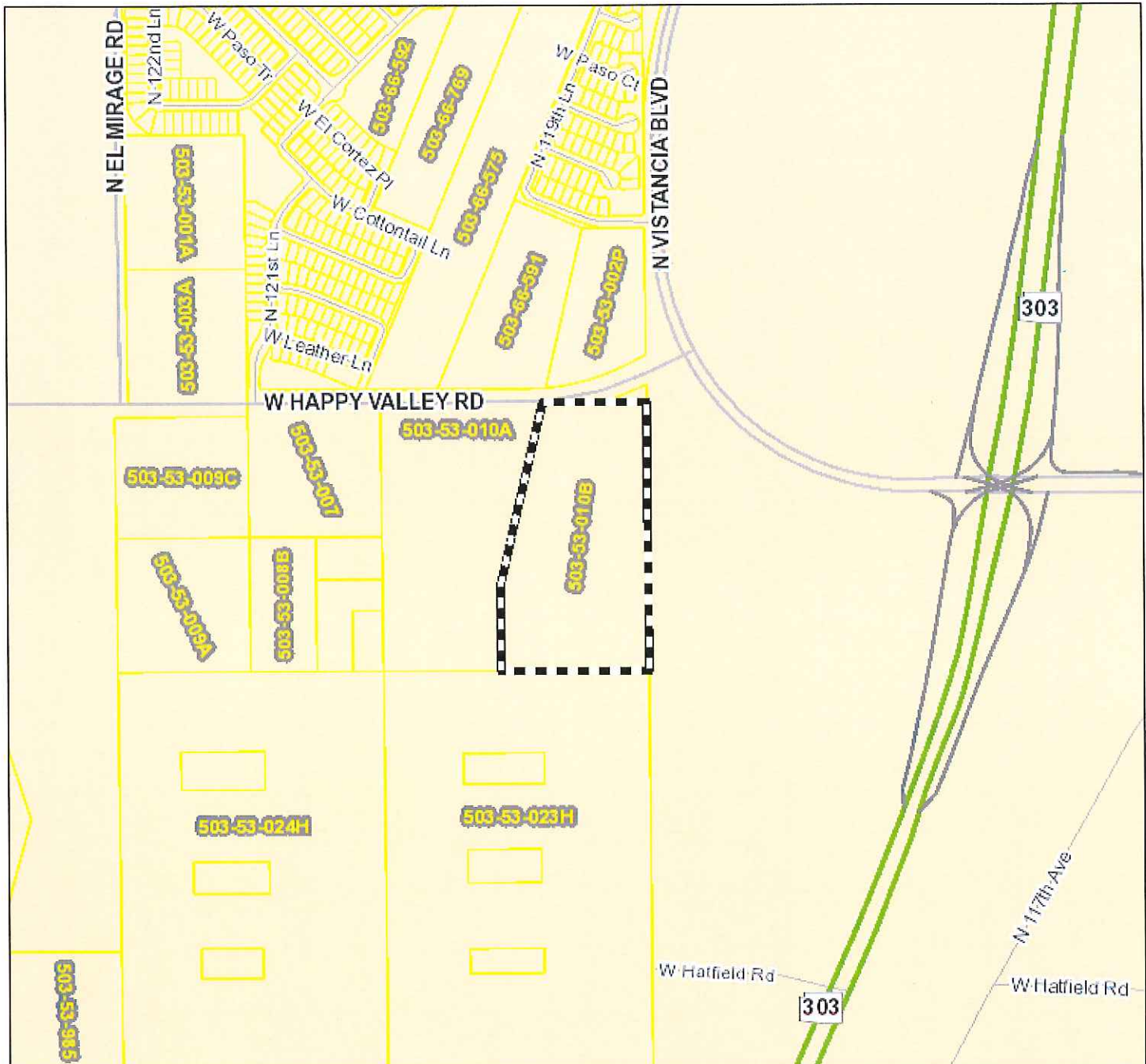
Maricopa County Planning & Development - Phoenix, AZ







# MARICOPA COUNTY



**Application Name:** Christopher Todd Communities at Vistancia

**Legal Description**

T04N R01W 1,

**Applicant**

ANDY JOCHUMS for BEUS GILBERT

**Applicant Phone/Email**

480.429.3063

AJOCHUMS@BEUSGILBERT.COM

**Case Address**

**Parcel Primary:** 503-53-010B

**Z2017075**

Generated October 20, 2017 15:17 PM

Gross Acres: 19 approx.

Map scale 1:10,800  
Aerials Sep-Nov 2014

Supervisor District No.4

A REQUEST TO REZONE THE PROPERTY TO ALLOW FOR A MULT-FAMILY DEVELOPMENT



# Christopher Todd

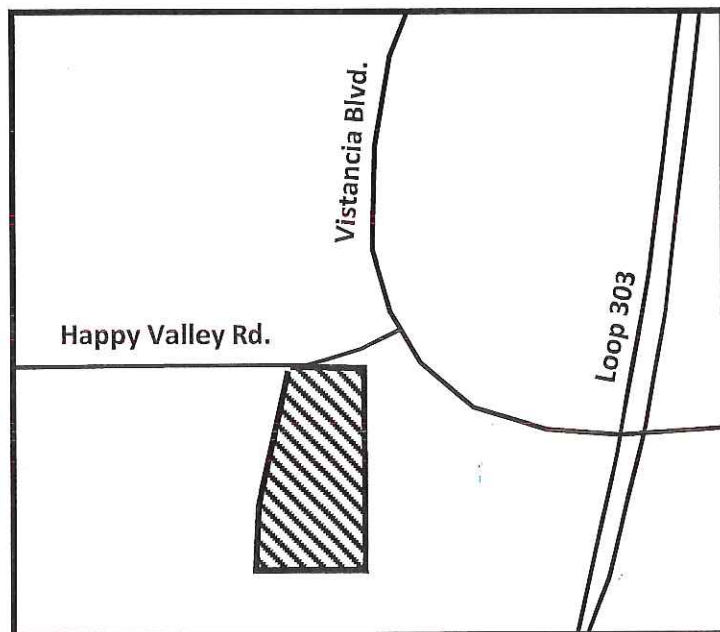
COMMUNITIES™



## Vistancia

### General Amendment to the Comprehensive Plan

West of the Southwest Corner of Happy Valley and Vistancia



Case # CPA2017002

Submitted: July 28, 2017

Revised: October 6, 2017

By:

Beus Gilbert, PLLC

701 N. 44<sup>th</sup> Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- [ajochums@beusgilbert.com](mailto:ajochums@beusgilbert.com)

RECEIVED OCT 06 2017

CPA 2017002

## **A. Executive Summary**

This request is a proposal for a General Amendment to the Comprehensive Plan or "CPA" for an approximately 19.84 gross acre site to change the land use designation from Neighborhood Retail Center and Multiple Family – High land uses to Multiple Family – Low residential land use for the entire site to facilitate a unique multi-family development.

In 2008, a Comprehensive Plan Amendment (*Case: CPA200703*) approved the northern 7.249 acre portion as Neighborhood Retail Center (*NRC*) and the 12.83 acre southern portion as High Density Residential (*HDR>15 du/ac*).

It is important to consider that with this previous CPA case and its companion rezoning case the property consists of two (2) zonings, C-1 and R-4, both of which allow multi-family residential, and would permit the requested project if not for the specific development standards and conditions of the prior approval which were prepared specifically for the previous development. This request simply "cleans up" the existing entitlements that are specific to the previous case and places one new land use designation over the entire property that is specific to and cohesive with this new development proposal.

The Multiple Family – Low land use designation category was selected because it is consistent with the proposed gross density of 12 dwelling units per acre proposed in a companion rezoning to R-3 RUPD.

### **a. On-Site & Regional Location**

The subject site is located immediately south and west of the arterial intersection of Happy Valley Road and Vistancia Boulevard. The site is within an unincorporated area of Maricopa County that is between the Cities of Surprise and Peoria, and near Sun City West.

The site is immediately adjacent to Happy Valley Road a major arterial roadway that currently traverses from about Dysart Road on the west in to 7<sup>th</sup> Street and provides direct connections to both the Loop 303 and I-17. Happy Valley Road also affords accessibility to Vistancia Boulevard for connecting to commercial services within the Vistancia community and the many opportunities at the intersection of Lake Pleasant Parkway. This area, about 2 ½ miles to the east is a regional commercial hub.

### **b. CPA Size & Description of Land Use Types by Acreages**

The project consists of an approximately 19.84 gross acre site and the request is for the entire site to be changed to a Multiple Family – Low land use designation. This request creates one land use designation for the overall property.

**c. Roads/Transportation Systems Serving the Project**

The site is immediately adjacent to and south of Happy Valley Road, a partially completed major arterial roadway. The nearest existing freeways are the Loop 303, one quarter mile to the east and the Agua Fria Freeway (*Loop 101*), approximately 9 miles to the southeast. Both of these freeways connect to Interstate 10 and Interstate 17 offering access in all directions.

**d. Suitability with Surrounding Land Uses**

To the north of the site across Happy Valley Road is vacant property owned by the LDS Church zoned C-2 PAD and the Coldwater Ranch single family community. To the east is vacant State Trust Land zoned RU-43, designated in the Peoria General Plan for Business Park. South of the site is the West Wing electrical substation, which is zoned RU-43. To the west is undeveloped C-2 zoned property with a Mixed Use Employment land use designation.

The relationship of the site to the surrounding land uses has not changed since the previous land use case was approved in 2008 and the site remains a suitable and appropriate site for the proposed residential development. The request for Multiple Family – Low residential land use on the entire site is consistent and cohesive with the surrounding land uses as demonstrated in the prior approval for both high density and commercial designations.

**B. Improvement to the Comprehensive Plan**

The proposed request would appear “clean up” the previous entitlements for a project that has not developed in 10 years since approval. By providing a plan amendment for a new project, of less intensity/density than the prior approval, it provides a benefit by updating and maintaining the Maricopa County Comprehensive Plan.

**C. Impacts on Planning Area**

The proposed land use change would have little impact in altering the existing land use designations. These two (2) previous designations of commercial and residential, and the zoning applied for at the same time, allow for multi-family residential uses. The existing residential land use already allows for a higher intensity and also allows for commercial uses on a portion of the property. Therefore, the change to a Multiple Family – Low residential land use would be considered a less intense change in land use.



The request is consistent with and similar to the previous land use approval for the property and will not cause an adverse impact to surrounding land uses, properties, or substantially increase traffic compared to the existing approval.

The request for a change to a residential land use for the entire property should be considered reasonable and comparable to the existing land uses. The request does not have an adverse impact on the livability of the area, health, or safety of the current or future residents. Furthermore, the development will not adversely impact the natural environment or scenic quality of the area. In fact, the proposed land uses should be considered less intense and disturbing to the surrounding area than the existing uses.

#### **D. Consistency with the Intent of the Comprehensive Plan**

Not only is the proposed request consistent with the overall intent of the Comprehensive Plan but it is also comparable and consistent with the land uses already approved for the property. Residential is an already approved use within both of the existing zoning designations on this property. We are simply creating one residential land use for the entire property and in a companion application updating the zoning as well. Further, the request is an improvement to Comprehensive Plan by providing an updated and consistent land use designation that is specific to the proposed development.

#### **E. Extent of Consistency with Specific Goals & Policies Contained in the Plan**

The requested change to a Multiple Family – Low residential land use for the entire site is in conformance with the goals and policies of the Comprehensive Plan and White Tank/Grand Avenue Area Plan.

This request seeks to clean up these previous specific entitlements on the property. Listed below are a few of the goals and policies that demonstrate the proposed land use compatibility with and conformance to various elements of the Comprehensive Plan.

##### **Land Use**

*“The Land Use element maintains that sensible, functional, balanced, fiscally efficient, and economically viable land use patterns are important priorities. This element also reinforces the county’s support for its area plan program, and includes updated land use categories.”*

**Land Use Goal #1:** *Achieve balanced and efficient development patterns.*

**Land Use Policy #17:** *Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.*

**Response:** The proposed land use change will help to achieve a balanced land use pattern in the area by providing a new residential opportunity. The diversity of the surrounding uses and existing nearby infrastructure supports the multi-family residential use in the area that provides a balance to other nearby and surrounding land uses. This use acts as a part of the greater area providing a balanced and efficient network of land uses.

## Transportation

*"The Transportation element establishes Maricopa County's support for coordinating future growth with an efficient transportation system. The Transportation element also emphasizes the importance of an efficient transportation system to the region's economy and air quality."*

**Transportation Goal #2:** *Contribute to a safe, seamless and effective transportation system.*

**Transportation Goal #3:** *Coordinate land use decisions with transportation investments to help the county exercise sound financial management and build the county's fiscal strength.*

**Transportation Policy #9:** *Maricopa County supports balanced and efficient land use patterns that reduce the number and length of vehicle trips.*

**Response:** The proposed land use contributes to a safe, seamless, and effective transportation system that locates the residential land use in close proximity to an existing freeway and along a major arterial roadway, providing effective and sustainable transportation access for residents to the immediate and greater surrounding area. As transit service is not quite as prevalent or efficient in this area, the close proximity to the freeway will help to reduce the length of trips where the freeway is needed for transportation.

## Economic Growth

*"The Economic Growth element includes strategies that Maricopa County can use to help create a diverse and resilient economy. Opportunities focus on*

*locating employment proximate to where people live, supporting small and start-up businesses, and supporting industries that require a lot of land but not urban services or infrastructure.”*

**Economic Growth Goal #1:** *Contribute to an effective regional economy.*

**Response:** The contribution of a well located land use and desirable community provides easy access to the surrounding freeway system that supports and encourages regional economic activity.

## **Water Resources**

*“The Water Resources element focuses on strategies to help ensure that an adequate water supply is available to meet future growth. Since water supply and allocation are regulated at the state level, strategies in this element target water conservation and water quality protection efforts that Maricopa County can implement at a local level.”*

**Water Resources Goal #1:** *Promote and protect public health with a clean water supply.*

**Water Resources Policy #4:** Maricopa County supports compliance with its Drinking Water and Water and Wastewater Treatment Programs.

**Response:** The development will be serviced by EPCOR for water services. This development will continue to promote and protect public health with a clean water supply.

## **Energy**

*“The Energy element is the newest in this plan and includes policies to promote renewable energy, energy conservation and overall more efficient energy use.”*

**Energy Goal #3:** *Have balanced and efficient development patterns.*

**Response:** The proposed development provides an efficient land use pattern that locates shared central amenities within the development that reduces the overall energy consumption.



## Cost of Development

*"The Cost of Development element specifies ways to help ensure that new development pays its fair share towards the cost of additional infrastructure and services needed to serve new development. The Cost of Development element also identifies current cost sharing methods, recommends future cost sharing strategies, and includes ways to ensure reasonable application of the recommended strategies."*

**Cost of Development Goal #2:** *New development pays its proper and reasonable share of the costs of new infrastructure, services, and other public improvements.*

**Response:** The development proposal will pay its fair share of infrastructure and services needed for the development.

## White Tank/Grand Avenue Area Plan

The subject property lies within the planning boundary of the White Tank/Grand Avenue Area Plan. The area plan originally anticipated mixed use employment for a majority of the area, anticipating the presence of the Loop 303 freeway prior to its construction. The Area Plan document has not been updated since 2000.

The subject site, according to present Maricopa County GIS online mapping, indicates the entire site as Mixed-Use Employment and appears not to have been updated in accordance with the prior CPA case approval in 2008, which split the property land use into a combination of Neighborhood Retail Center (NRC) and High Density Residential (HDR >15 du/ac.).

The existing land use categories approved in the prior CPA case were found consistent with the White Tank/Grand Avenue Area Plan. This amendment will remain consistent with the existing land uses by providing a residential land use. The request for an Multiple Family – Low residential land use furthers the goals of the area plan by providing a housing opportunity that compliments the mixed-use, employment, and commercial land uses in the area, providing an opportunity for residential and workforce housing, and an accessible and desirable development.

The following responses to the elements of the White Tank/Grand Avenue Area Plan indicate how the proposal remains in conformance to the Area Plan:



## **Land Use (Area Plan)**

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

**Response:** The proposal will provide a designation that locates a multi-family residential land use efficiently with close proximity to a mix of land uses and convenient access to the nearby freeway. In turn, the placement of this residential use contributes to a sustainable network of land uses that considers the impact to the surrounding natural environment through a lower intensity proposed use and development standards than the previous approval.

## **Environment (Area Plan)**

**Objective E1.4:** *Support adequate opportunities for outdoor recreation that are sensitive to the environment.*

**Response:** The community provides two (2) areas for common amenities for recreation including a fitness center, pool and spa, ramada, and turf for recreation. These features provide for healthy communal outdoor recreation and interaction that is also sustainable. In addition, each unit will have a reasonable sized backyard for additional outdoor space that provides for privacy.

## **Economic Development (Area Plan)**

**Goal ED1:** *Promote 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.*

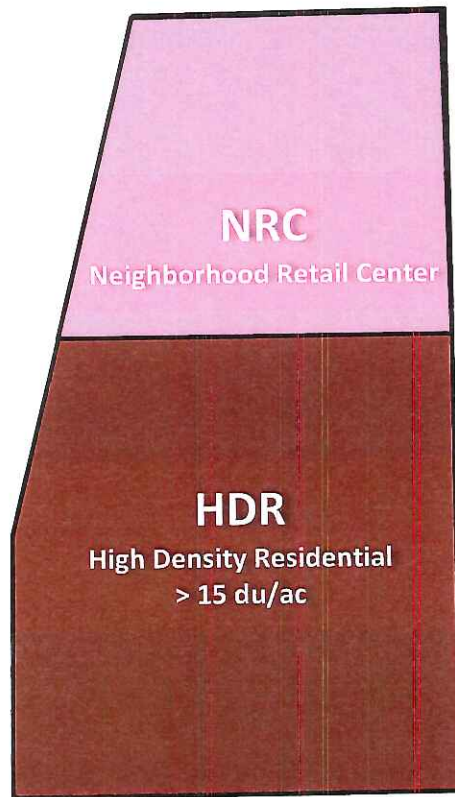
**Response:** The proposed land use and development contributes to the success of the overall economic development network by providing a multiple family residential land use in this location. The proposal is a desirable and modern development type which provides for an improved quality of life and is also sensitive to the environment through use of location, communal recreation, and efficient land use.

**EXHIBIT A**  
**Existing & Proposed Land Use Exhibit**

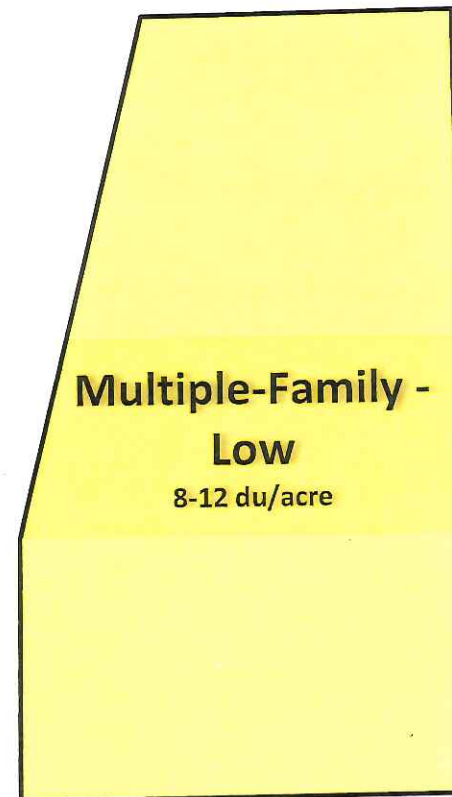
## EXHIBIT A:

### Existing & Proposed Land Use Exhibit – “Christopher Todd Communities at Vistancia” (SWC of Happy Valley Road & Vistancia Boulevard)

#### Existing Land Use (Per Case: CPA200703)



#### Proposed Land Use “Christopher Todd Communities at Vistancia”



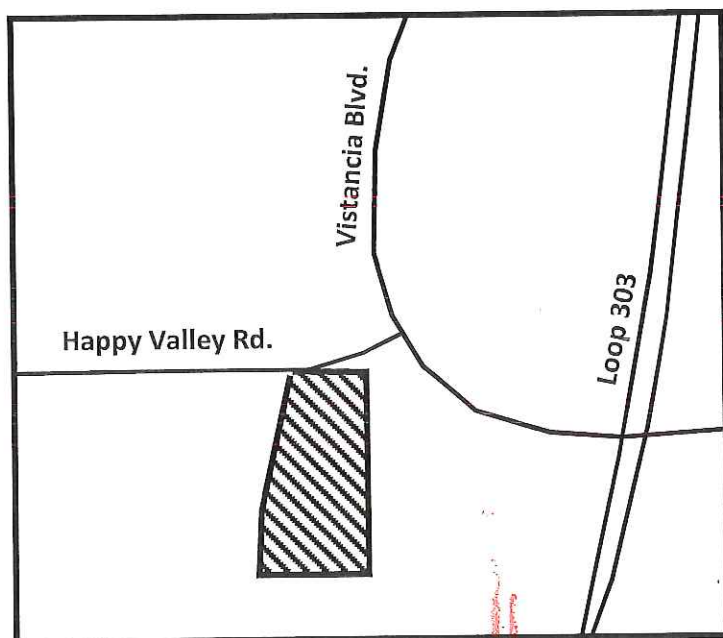
# Christopher Todd COMMUNITIES™



## Vistancia

### Rezoning Narrative Report

West of the Southwest Corner of Happy Valley and Vistancia



Case # Z2017075

Submitted: July 28, 2017

Revised: October 6, 2017

By:

Beus Gilbert, PLLC

701 N. 44<sup>th</sup> Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- [ajochums@beusgilbert.com](mailto:ajochums@beusgilbert.com)

RECEIVED OCT 06 2017

Z2017065

## **Purpose of Request**

This proposal is a request to rezone a 18.89 net acre site from R-4 RUPD (*Multiple Family Residential with Residential Unit Plan of Development overlay*), C-1 CUPD (*Neighborhood Commercial with Commercial Unit Plan of Development overlay*), and RU-43 (*Rural Residential*) to R-3 RUPD (*Multiple Family Residential District with Residential Unit Plan of Development overlay*) to allow for a unique multi-family development to be known as Christopher Todd Communities at Vistancia.

This request to rezone the subject site to R-3 RUPD is an appropriate zoning category and will also contain a residential overlay that allows for a slight variation to the R-3 zoning base development standards to meet the unique needs of the project and development type.

The property was previously approved for a rezoning in 2008 (Case: Z2007036) and is stipulated to the specific development plan and standards for a mixed use project which never developed. The existing R-4 and C-1 zoning, both of which allow multi-family residential, would permit the requested project if not for the specific development standards and conditions of the prior approval which were prepared specifically for the previous development. Therefore, this request to change to a residential use for the entire property, at a lower density, should be considered a minimal change.

## **Description of Proposal**

Christopher Todd Communities at Vistancia ("CTC at Vistancia") is a unique multi-family development that allows each rental unit the benefits of having a privately enclosed backyard. The proposal consists of 224 total units on 19.84 gross acre site, and a gross density of 11.29 dwelling units per acre.

While multi-family in zoning, with multiple dwelling units on a single parcel, CTC at Vistancia functions more like a grouping of attached and detached single-family buildings and are akin to a compact single family subdivision offering central amenities to the development. Buildings are grouped to create intimate courtyards, anchored by a shade tree to support healthy neighborhood interaction.

CTC at Vistancia will fill a niche market for those renters who don't need the size of a single-family home or that don't want the maintenance that comes along with a yard, but also don't want the traditional apartment experience with a loud neighbor above or below them in a large building. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property. There is a main communal area for recreation central to the development consisting of a fitness center, community swimming pool and spa, a covered ramada, and turf for recreation. A pocket park of open space is also located central to the southern end of the development.

## **Relationship to Surrounding Properties**

The site is ideally situated for a residential community and has a compatible relationship with the surrounding zoning designations as demonstrated by the previous rezoning case approval which allowed for residential uses of similar or comparable intensities.

### Z2007036

On December 3, 2008 the Maricopa Board of Supervisors approved a project with split zoning of R-4 RUPD and C-1 CUPD for a commercial and multi-family development. The approval contained stipulations that requiring substantial conformance to a site plan and development narrative specific to the multi-family and commercial development which has not materialized.

The site is located immediately south and west of the intersection of two major arterials, Happy Valley Road and Vistancia Boulevard. The site location provides for convenient access to the Loop 303 freeway (*1/4 mile to the east*).

To the north of the site across Happy Valley Road is vacant property owned by the LDS Church zoned C-2 PAD and the Coldwater Ranch single family community. To the east is vacant State Trust Land zoned RU-43, designated in the Peoria General Plan for Business Park. South of the site is the West Wing electrical substation, which is zoned RU-43. To the west is undeveloped C-2 zoned property.

The requested zoning would provide an opportunity for housing in an area devoid of multi-family housing options and would appear to be an appropriate transition and buffer from the single-family to the north and the planned commercial and business park uses to the west and east.

The proposed zoning designation is also lower in intensity than the already approved R-4 multi-family and commercial zoning on the property.

## **Location and Accessibility**

This project is located within unincorporated Maricopa County between the cities of Surprise and Peoria, and near Sun City West.

The nearest existing freeways are the Loop 303, one quarter mile to the east and the Agua Fria Freeway (*Loop 101*), approximately 9 miles to the southeast. Both of these freeways connect to Interstate 10 and Interstate 17 offering access in all directions.

The site is immediately adjacent to Happy Valley Road a major arterial roadway that currently traverses from about Dysart Road on the west in to 7<sup>th</sup> Street and provides

direct connections to both the Loop 303 and I-17. Happy Valley Road also affords accessibility to Vistancia Boulevard for connecting to commercial services within the Vistancia community and the many opportunities at the intersection of Lake Pleasant Parkway. This area, about 2 ½ miles to the east is a regional commercial hub which also includes the nearest hospital, the Peoria Regional Medical Center.

As part of this development, during construction, the developer will be completing the necessary dedications, and improvements for the required 65-foot south half of Happy Valley Road required along the frontage.

### **Circulation System**

The main access to CTC at Vistancia is a drive on the west property line that will be shared with the future commercial development to the west. Internal circulation consists of an outer ring with a connection at the mid-point to provide access across the site east to west. This ring road is 26 feet wide and is bordered by both covered and uncovered parking as well as a few garage buildings.

### **Development Schedule**

The intention is to begin development of the site immediately after the necessary approvals have been granted, contingent upon market conditions.

### **Community Facilities and Services**

#### *Schools*

The project is within the Peoria Unified School District ("PUSD"). The nearest PUSD schools are Vistancia Elementary located in the Vistancia master planned community and Zuni Hills Elementary at 107<sup>th</sup> Avenue and Williams Road. Liberty High School is located in the 99<sup>th</sup> Avenue and Deer Valley area. There are also many charter and private schools in the region.

### **Public Utilities and Services**

Utilities will be provided by the following entities: Electrical – APS, Gas – Southwest, and Telephone – Century Link.

#### *Fire Protection and Emergency Services*

The property is located within the North County Fire & Medical District with Station #104 located directly south of the subject property. The next nearest fire



protection agency is the City of Peoria with Peoria Fire Department Station #196 is located approximately 2.3 miles north of the site at 28251 North El Mirage Road.

#### *Law Enforcement*

The property is within the jurisdiction of the County Sheriff's office, whose main substation is located on Bell Road at El Mirage Road; however North County Fire and Medical Station #104 offers work space for the deputies.

#### *Water and Sewer*

This site will be served by EPCOR for water and sewer service.

### **RUPD Comparison Chart**

The table below illustrates the deviation from the base zone district standards regulations in comparison to the proposed development standards. The RUPD standards proposed reduce the maximum density allowed on the property.

<b>RUPD TABLE</b>		
<b>Regulation</b>	<b>Base Zoning District Standards (R-3)</b>	<b>Proposed (R-3 RUPD)</b>
Lot Area per Dwelling Unit	3,000 sq. ft. per dwelling unit (14.52 units per acre)	3,630 sq. ft. per dwelling unit (12 units per acre)

As a companion to this zoning request to R-3, we have filed a General Amendment to the Comprehensive Plan to designate the property with the Multiple Family – Low designation. This designation supports residential with a density range of up to 12 units per acre. Because R-3 zoning allows a greater density which is not necessary for the CTC at Vistancia project, we are proposing the above RUPD deviation to strengthen the zoning's conformance with the Comprehensive Plan.

### **Conclusion**

In conclusion, the proposed development will clean up the existing and specific entitlements on the property which have not developed, allow for a Multiple-Family Residential zoning over the entire parcel and afford the construction of a high quality and desirable community. The request is consistent with the previous commercial and residential zoning approvals, both which allow residential uses on the property. If not for stipulations of approval dictating development matching that shown with the prior application CTC at Vistancia would not need this rezoning request.



**EXHIBIT A**  
**Legal Description**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH A FOUND STONE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89°49'38" WEST, 2632.38 FEET;

THENCE NORTH 89°49'38" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 685.82 FEET TO THE WESTERLY LINE OF THAT CERTAIN GAS EASEMENT DESCRIBED WITHIN DOCUMENT NO. 2003-1711095, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°07'11" EAST, ALONG SAID WESTERLY LINE, 421.32 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 13°33'23" EAST, 605.53 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 76°26'37" WEST, 2.63 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°36'58", AN ARC DISTANCE OF 133.72 FEET;

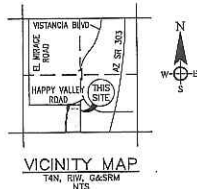
THENCE NORTH 00°10'21" EAST, 145.86 FEET TO THE SOUTHERLY LINE OF THE HIGHWAY EASEMENT AS DESCRIBED IN DOCUMENT NO. 2005-112460, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°49'24" EAST, ALONG SAID SOUTHERLY LINE, 7.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1565.00 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°57'30", AN ARC DISTANCE OF 627.09 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°09'23" EAST, ALONG SAID EAST LINE, 1378.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 822,801 SQUARE FEET OR 18.889 ACRES, MORE OR LESS.



## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89°49'38" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 655.82 FEET TO THE WESTERLY LINE OF THAT CERTAIN GAS EASEMENT DESCRIBED WITHIN DOCUMENT NO. 2005-1711055, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°07'11" EAST, ALONG SAID WESTERLY LINE, 421.32 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 13°33'23" EAST, 605.53 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 76°26'37" WEST, 2.63 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 103.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°36'59", AN ARC DISTANCE OF 133.72 FEET;

THENCE NORTH 00°04'21" EAST, 145.86 FEET TO THE SOUTHERLY LINE OF THE HIGHWAY EASEMENT AS DESCRIBED IN DOCUMENT NO. 2005-112460, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°49'24" EAST, ALONG SAID SOUTHERLY LINE, 7.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1565.00 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°57'30", AN ARC DISTANCE OF 627.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

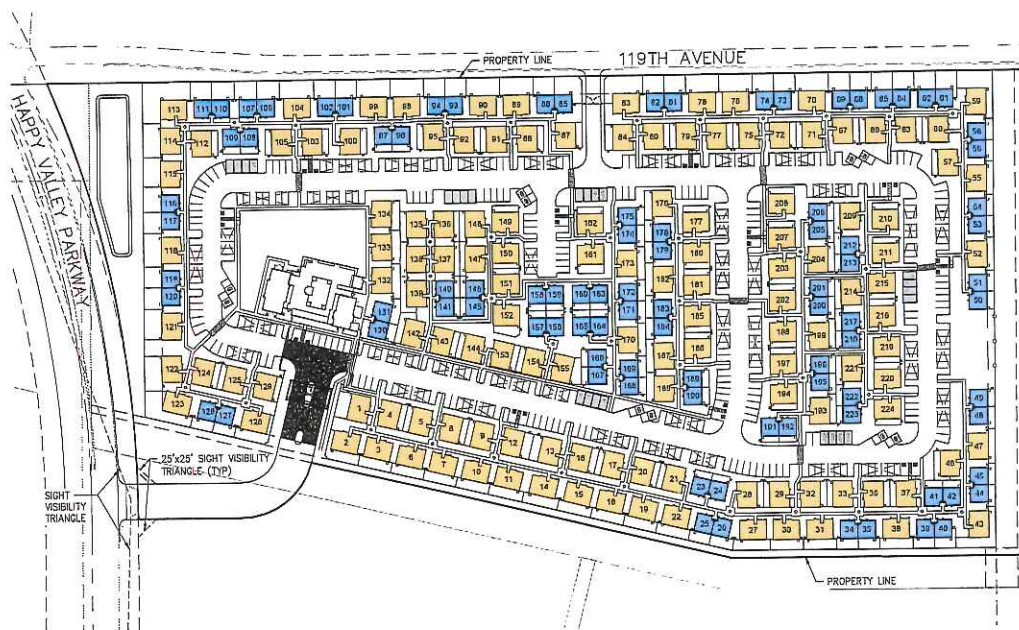
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CONTAINING 822,801 SQUARE FEET OR 18.889 ACRES, MORE OR LESS.

UTILITY	UTILITY COMPANY
ELECTRIC	APS
TELEPHONE	COX COMMUNICATIONS
CATV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
WATER	EPICOR
SEWER	EPICOR
FIRE	ARIZONA FIRE AND MEDICAL AUTHORITY
POLICE	MARICOPA COUNTY SHERIFF
REFUSE	WASTE MANAGEMENT

## MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT. (MCESD) NOTES

1. DEVELOPMENT AND ENGINEERING DESIGN SHALL BE IN CONFORMANCE WITH THE MARICOPA COUNTY STORM WATER MANAGEMENT AND DISCHARGE CONTROL REGULATION.
2. THE OWNER/DEVELOPER SHALL PREPARE A SWPPP AND OBTAIN APPROVAL BY MCESD PRIOR TO CONSTRUCTION. A SEPARATE SUBMITTAL TO MCESD IS REQUIRED.
3. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL FULFILL MCESD REQUIREMENTS AND OBTAIN A POST-CONSTRUCTION STORMWATER PERMIT.
4. THE FACILITY MANAGEMENT GROUP FOR THE CHRISTOPHER TODD COMMUNITIES AT VISTANCIA SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE ON-LOT STORM WATER MANAGEMENT FACILITIES CONSISTENT WITH AN APPROVED OPERATION AND MAINTENANCE PLAN.

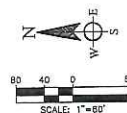


## RUPD TABLE

	BASE ZONING R-3	R-3 RUPD
LOT AREA PER DWELLING UNIT	3,000 SF PER DWELLING UNIT (14.52 UNITS PER ACRE)	3,830 SF PER DWELLING UNIT (12 UNITS PER ACRE)

## MARICOPA COUNTY STIPULATIONS

- DRAINAGE REVIEW OF PLANNING AND/OR ZONING CASES IS FOR CONCEPTUAL DESIGN ONLY AND DOES NOT REPRESENT FINAL DESIGN APPROVAL NOR SHALL IT ENTITLE APPLICANTS TO FUTURE DESIGNS THAT ARE NOT IN CONFORMANCE WITH SECTION 1205 OF THE MARICOPA COUNTY ZONING ORDINANCE AND THE MARICOPA COUNTY DRAINAGE POLICIES AND STANDARDS.
- ALL DEVELOPMENT AND ENGINEERING DESIGN SHALL BE IN CONFORMANCE WITH SECTION 1205 OF THE MARICOPA COUNTY ZONING ORDINANCE AND CURRENT ENGINEERING POLICIES, STANDARDS AND BEST PRACTICES AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- BASED ON THE CONCEPTUAL DESIGN NATURE OF THE PRELIMINARY PLAT PLANS SUBMITTED, CHANGES TO THE SITE LAYOUT AND/OR A REDUCTION IN THE BUILDING AREA MAY BE NECESSITATED BY THE FINAL ENGINEERING DESIGN OF THE DRAINAGE INFRASTRUCTURE.



## ZONE CHANGE EXHIBIT FOR THE CHRISTOPHER TODD COMMUNITIES AT VISTANCIA

### SITE PLAN YIELD

GROSS AREA	± 19.84 AC
NET AREA	± 18.89 AC
DENSITY PROVIDED	224 UNITS/19.84 AC=11.29 DU/AC GROSS AC

### PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL PROPERTY

### PROJECT DATA YIELD DATA

UNIT TYPE	YIELD	TOTAL SQUARE FEET	UNIT TOTAL SQUARE FEET	MIX %
1 BEDROOM	92	52	840.84	58,957
2 BEDROOM	132	264	997.37	131,653
UNITS PROVIDED	224	356	180,610	100
RENTAL OFFICE			1162	
FITNESS CENTER			2178	
GARAGES			4500	
TOTAL:			198,450	
LOT COVERAGE PROVIDED	198,450 SQ FT/19.84*43,560=		24%	
LOT COVER ALLOWED			45%	

APN NUMBER	503-53-010B
	503-53-010A
	503-53-002N

ALLOWED HEIGHT	3 STORY/40'
PROPOSED HEIGHT	1 STORY/15'6"

CURRENT ZONING	R-4/C-1
PROPOSED ZONING	R-3 RUPD
PROPOSED USE	RESIDENTIAL RENTAL

PARKING SPACES	SPACES/UNIT=224x2	=	224 SPACES
TOTAL PARKING REQUIRED		=	448 SPACES
TOTAL SPACES PROVIDED		=	448 SPACES
COVERED PARKING PROVIDED		=	224 SPACES
GARAGE PARKING		=	20 SPACES
UNCOVERED PARKING		=	224 SPACES

ACCESSIBLE SPACES REQUIRED (5% OF PARKING)	=	22 SPACES
ACCESSIBLE SPACES PROVIDED	=	22 SPACES

COMMON AREA OPEN SPACE PROVIDED	=	27%
(234,152 SQ FT/19.84 AC)		
COMMON AREA REQUIRED		MINIMUM 5% OF GROSS AREA

OPEN SPACE SUMMARY:	
COMMON OPEN SPACE CALCULATION:	
POOL	6,884 SF
PASSIVE RECREATION FIELD	21,447 SF
AMENITY OPEN SPACE (SUM)	28,331 SF
OPEN SPACE WALKING AREA	206,321 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM)	234,452 SF
54% OF OPEN SPACE, 1,047 SF/UNIT	

PRIVATE OPEN SPACE:	
REAR YARD OPEN SPACE	111,048 SF
26% OF OPEN SPACE, 496 SF/UNIT	

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:	
OPEN SPACE OUTSIDE PERIMETER WALL	87,528 SF
20% OF OPEN SPACE, 381 SF/UNIT	

SCHOOL DISTRICT:	
PEORIA UNIFIED SCHOOL DISTRICT	
LIBERTY HIGH SCHOOL	
LAKE PLEASANT ELEMENTARY SCHOOL	

## PROJECT CONSULTANT TEAM

OWNER:	CHRISTOPHER TODD VISTANCIA, LLC	CIVIL/APPLICANT:	WESTLAND RESOURCES, INC.
	1513 TREASURE COVE DR		2020 N CENTRAL, SUITE 695
	GILBERT, AZ 85234		PHOENIX, AZ 85008
	(602) 469-0097		(602) 888-7000
			CONTACT: BRUCE P. LARSON, P.E.

DEVELOPER:	HANCOCK COMMUNITIES, LLC
	2600 N 44TH STREET, SUITE A-200
	PHOENIX, AZ 85008
	(480) 285-1300
	CONTACT: GREG HANCOCK



RECEIVED OCT 06 2017

Z2017065

CASE# Z2017075

1ST SUBMITTAL: AUGUST 25, 2017  
2ND SUBMITTAL: OCTOBER 4, 2017



# Maricopa County

## Planning & Development Department

Kevin Bischel, P.E.  
Planning & Development  
501 North 44th Street, Suite 200  
Phoenix, Arizona 85008  
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Fax: (602) 506-8762  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)  
email address:  
[kevinbischel@mail.maricopa.gov](mailto:kevinbischel@mail.maricopa.gov)

**Date:** October 20, 2017

**Memo To:** Darren Gerard, AICP, Deputy Director, Department of Planning & Development

**Attn:** Jaclyn Sarnowski, Planner, Planning & Development Services

**Via:** Bob Fedorka, P.E., Drainage Engineering Supervisor, Development Services

**From:** Kevin Bischel, P.E., Plans Examiner Engineer, Development Services

**Subject:** CPA2017002 – Christopher Todd Communities - Vistancia

**APN:** 503-53-010B

I have reviewed the CPA application date stamped 06/31/2017. Engineering Plan Review (FCDMC and MCDOT) has no objections to the application.

### Drainage Plan Review

1. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards. No entitlement is inferred by this review.
2. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.

Right-of-way dedications required by MCDOT for perimeter roadways will be addressed prior to the approval of the POD.

Please contact me if you have any questions or require any additional information.





**Maricopa County**  
Planning & Development Department  
Engineering Plan Review

Kevin Bischel, P.E.  
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Phoenix, Arizona 85008  
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[www.maricopa.gov/planning](http://www.maricopa.gov/planning)  
Email address:  
[kevinbischel@mail.maricopa.gov](mailto:kevinbischel@mail.maricopa.gov)

**Date:** September 1, 2017

**Memo To:** Darren Gerard, AICP, Deputy Director, Department of Planning & Development

**Attn:** Jaclyn Sarnowski, Planner, Planning & Development Services

**From:** Kevin Bischel, P.E., Drainage Engineering Supervisor, Planning & Development Services

**cc:** Robert Fedorka, P.E., Drainage Engineering Supervisor, Planning & Development

**Subject:** Z2017075 – Christopher Todd Communities @ Vistancia Zone Change

**Job Site Address:** SWC N. Vistancia Blvd and W. Happy Valley Road

**APN(s):** 503-53-010B

I have reviewed the revised Zone Change application date stamped July 28, 2017. Engineering Plan Review (DPR, FCDMC and MCDOT) has no objections to the application. This application is to re-zone the subject premises from R-4 / RU-43 / C-1 to R-3 RUPD in anticipation of future development and does not include a Plan of Development.

**MCDOT ROW INFORMATION**

Street Name(s)	Existing ROW ½ Width	Ultimate ROW ½ Width	Future Roadway Classification	Jurisdiction	Alignment
Happy Valley Road	0 feet	65 feet	Arterial	MCDOT	N/A

Approval of this case should include the following stipulations:

1. Half width right-of-way dedications (with future entitlement application(s)) will be required (unless otherwise waived by MCDOT) as follows:

Happy Valley Road: 65 feet

2. A Traffic Impact Study to address traffic impacts and roadway improvements required to support the proposed development must be submitted with the Plan of Development application.

- 
3. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
  4. Engineering review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance, the Maricopa County Drainage Policies and Standards Manual and the MCDOT Roadway Design Manual.
  5. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance, the MCDOT Roadway Design Manual and current engineering policies, standards and best practices at the time of application for construction.

Please contact me if you have any questions or require any additional information.



# Maricopa County

## Environmental Services Department

Water and Waste Management  
Division  
Subdivision Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-0376  
Fax: (602) 506-5813  
TDD 602 506 6704

DATE: August 1, 2017

TO : Staff, Planning & Development Dept.  
Planner

FROM: Souren Naradikian, P.E.  
Senior Civil Engineering

SUBJECT: Christopher Todd Community at Vistancia; CPA2017002

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Zoning Department for the above referenced project. These projects request approval of a rezoning to multi-family development. The proposed project is located west of the southwest corner of Vistancia Boulevard and Happy Valley Road near north Peoria. According to the submitted documentation, EPCOR will provide both potable water and sanitary sewer services for this facility. Stormwater - The parcel is not located in the urbanized unincorporated area, and therefore, not regulated by the Maricopa County Stormwater Quality Program.

Based on the above, MCESD **raised no objections** to the Planning & Development Department in Accela Automation on August 1, 2017 and will allow the projects to proceed at this time subject to the following stipulations:

**Stipulations: None**

It should be noted that this document does not approve the referenced project. Comments are provided only as advisory to Maricopa County Planning and Development Department to assist staff to prepare a staff report. Other Maricopa County agencies may have additional requirements. Final review and approval will be made through Planning and Development Department procedures. Applicant may need to submit separate applications to the Maricopa County Environmental Services Department for approval of proposed facilities regulated by the Department. Review of any such application will be based on regulations in force at the time of application.



# Maricopa County

## Environmental Services Department

Water and Waste Management  
Division  
Subdivision Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-0376  
Fax: (602) 506-5813  
TDD 602 506 6704

DATE: August 4, 2017

TO : Jaclyn Sarnowski, Planning & Development Dept.  
Planner

FROM: Souren Naradikian, P.E.  
Senior Civil Engineer

SUBJECT: Christopher Todd Communities at Vistancia rezoning: Z2017075

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Zoning Department for the above referenced project. These projects request approval of a rezoning for a proposed multiuse facility. The proposed project is located just west of the southwest corner of Vistancia Boulevard and Happy Valley Road near north Peoria. According to the submitted documentation, EPCOR will provide both potable water and sanitary sewer services for this facility. ATC must be obtained before final plat approval.

**Stormwater** - The site is not located in the Urbanized Unincorporated Area, and therefore, not regulated by the Maricopa County Stormwater Quality Program.

Based on the above, MCESD **raised no objections** to the Planning & Development Department in Accela Automation on August 4, 2017 and will allow the project to proceed at this time subject to the following conditions:

**Stipulations: None**

It should be noted that this document does not approve the referenced project. Comments are provided only as advisory to Maricopa County Planning and Development Department to assist staff to prepare a staff report. Other Maricopa County agencies may have additional requirements. Final review and approval will be made through Planning and Development Department procedures. Applicant may need to submit separate applications to the Maricopa County Environmental Services Department for approval of proposed facilities regulated by the Department. Review of any such application will be based on regulations in force at the time of application.

**From:** [Ian Thompson - SHERIFFX](#)  
**To:** [Jaclyn Sarnowski - PLANDEVX](#)  
**Cc:** [Karl Gosch - SHERIFFX](#); [Charles Grimes - SHERIFFX](#)  
**Subject:** FW: Z2017075 & CPA2017002 TAC Meeting  
**Date:** Friday, August 11, 2017 8:38:37 AM  
**Attachments:** [Z2017075 CPA2017002 TAC Routing Memo.pdf](#)  
[Z2017075 - Case Materials.pdf](#)  
[CPA2017002 - Case Materials.pdf](#)

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Jaclyn: I have reviewed this particular case and have no comments regarding the rezoning application or subsequent use of the land for a multi-family residential plan of development. However I would strongly recommend that the base zoning district standards (R-3) for parking be maintained to alleviate future on street parking issues.

I Ccd the Sheriff's office project coordinators so they are aware of the and in case you need any additional assistance.

Thank you,

Ian J. Thompson  
Division Commander  
550 W. Jackson Street, Suite 135  
Phoenix, AZ 85003  
Office Number (602) 876-4701  
Fax Number (602) 876-0050  
[I\\_Thompson@MCSO.Maricopa.Gov](mailto:I_Thompson@MCSO.Maricopa.Gov)

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**From:** Jaclyn Sarnowski - PLANDEVX  
**Sent:** Thursday, August 10, 2017 4:32 PM  
**Subject:** Z2017075 & CPA2017002 TAC Meeting

All,

Please find the attached memo and case materials for Z2017075 and CPA2017002. The Technical Advisory Committee (TAC) will be holding a meeting at 9 a.m. on Tuesday, September 5<sup>th</sup>. You, or your authorized representative, are invited to prepare and submit written recommendations to the department.

Thank you,  
Jaclyn

*Jaclyn Sarnowski*  
Planner



**From:** [Michael Wilson](#)  
**To:** [Jaclyn Sarnowski - PLANDEVX](#)  
**Cc:** [Vanessa Nunez](#); [Michael Wilson](#)  
**Subject:** Z2017075 / CPA2017002  
**Date:** Friday, August 11, 2017 12:37:32 PM  
**Attachments:** [image001.jpg](#)  
[FW Z2017075 CPA2017002 TAC Meeting.msg](#)

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Jaclyn,

I have no comments at this time regarding this proposal. We will not be attending the TAC meeting. ADOT's position is one of neutrality, neither supporting opposing the proposal at this time. The development while not immediately adjacent to the 303, is within close proximity and does have the potential to cause traffic issues, if not managed properly. As the multi-family development progresses, please continue keeping ADOT in the loop so we can assess traffic plans, intersection controls, etc. Thank you for the opportunity to review and comment.

Mike

**Michael (Mike) Wilson, SR/WA**

ADOT ROW Project Coordinator

LPA (Local Public Agency) R/W Coord.

205 S. 17<sup>th</sup> Ave. MD: 612E

Phoenix, AZ 85007

602-712-7175

[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)



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# **RESOLUTION OF AMENDMENT**

## **Maricopa County Board of Supervisors**

### **Vision 2030, Maricopa County Comprehensive Plan**

**Resolution Amending the Maricopa County Comprehensive Plan –  
Case Number: CPA2017002  
December 13, 2017**

**BE IT RESOLVED** by the Maricopa County Board of Supervisors as follows:

WHEREAS, Maricopa County adopted its Comprehensive Plan in accordance with Arizona Revised Statutes to help bring about coordinated physical development consistent with the present and future needs of Maricopa County; and

WHEREAS, Maricopa County recognizes the importance of having a comprehensive plan amendment process so that this plan can be responsive and flexible to meet the changing conditions of Maricopa County; and

WHEREAS, Maricopa County has procedures to determine when comprehensive plan amendments are necessary, how comprehensive plan amendments are processed, and at what point comprehensive plan amendments can be presented at a public hearing by the Board of Supervisors, upon recommendation by the Planning and Zoning Commission; and

WHEREAS, Arizona Revised Statutes requires that amendments to the Comprehensive Plan be approved by resolution of the Board of Supervisors; and

WHEREAS, the Maricopa County Board of Supervisors has carefully considered this comprehensive plan amendment, has held a public hearing regarding this comprehensive plan amendment, and finds that this comprehensive plan amendment constitutes an overall improvement to the Maricopa County Comprehensive Plan, and to Maricopa County in general.

**N**OW, THEREFORE BE IT RESOLVED that the comprehensive plan amendment for case number CPA2017002, is hereby approved this 13<sup>th</sup> day of December 2017.

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Chairman

Date

---

Clerk of the Board

Date

 *Carmen V. Govea* DEPUTY DIRECTOR  
PLANNING & DEVELOPMENT *11.8.17*

Director,  
Planning and Development Department

Date



## Planning & Development Department

**DATE:** November 9, 2017

**TO:** Planning & Zoning Commission

**FROM:** Jaclyn Sarnowski, Planner

**SUBJECT:** **Z2017075 – Christopher Todd Communities at Vistancia**  
**Agenda Item PZ-3**

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Staff made an error in the above listed staff report with the conditions of approval for the zoning case. The applicant is not requesting deviations from the R-3 standards for height or rear yard setbacks. 40' is the allowed maximum building height in the R-3 zoning district. The applicant previously requested a rear yard setback of 20'; however, in the revised submittal the rear yard setback was not needed.

Shown below is condition 'd' with edits shown in strikethrough and modification language in bold and underlined.

Staff would like to make the following changes to condition "d" if the Commission recommends approval of case Z2017075.

- d. The following R-3 RUPD standards shall apply:
1. Height: ~~15' 6" (one story)~~ **40'**
  2. Rear yard: ~~20'~~ **25'**
  3. Lot Area: 3,630 Sq. Ft./Dwelling Unit