

Fulton Homes Acclaim

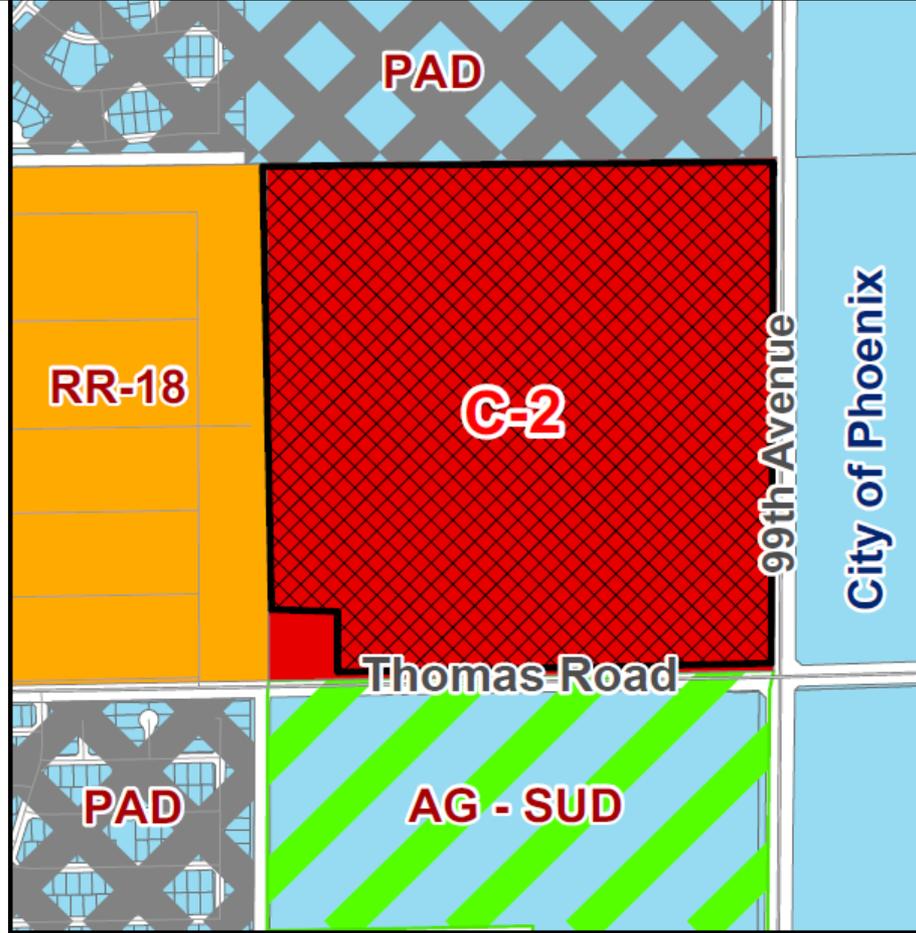
Major General Plan Amendment
Application PL-20-0043



***Planning Commission Meeting
August 19, 2020***

Purpose

- Review proposed request for a Major General Plan Amendment and conduct a public hearing. No action will be taken this evening.



Aerial Photograph

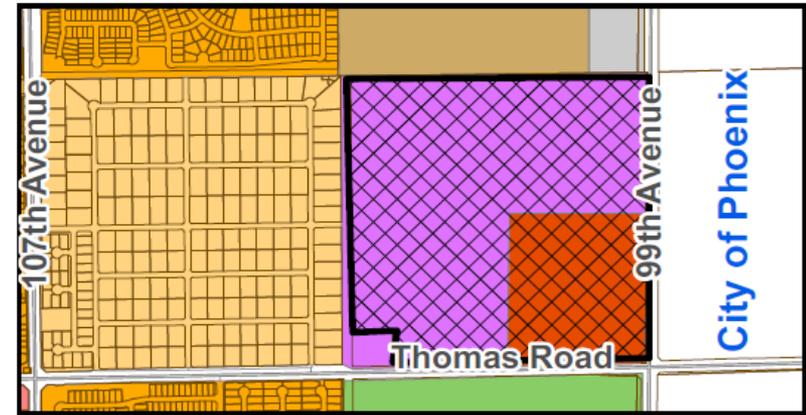
  Subject Property 

Zoning Vicinity Map

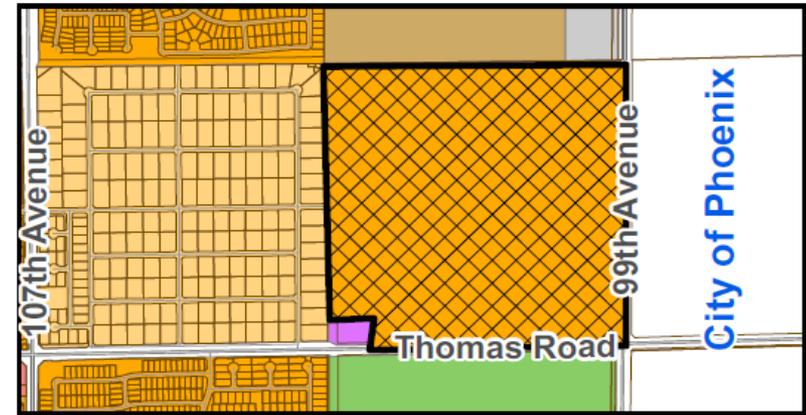
  Subject Property 

Request

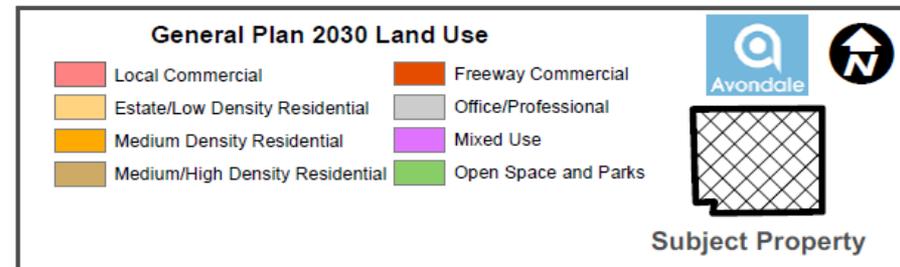
- 153.2 gross acres zoned C-2 (Community Commercial)
- Current GP Designations: 114.7 acres of Mixed Use & 38.5 acres of Freeway Commercial
- Proposed GP Designation: MDR single-family res. at 2.5 to 4.0 du/acre
- Rezoning Application to be considered with 2nd GPA Hearing



CURRENT LAND USE MAP



PROPOSED LAND USE MAP



Analysis

- Low inventory of unplanned, available MDR
- At 20% of total lots, development provides desired large lots (60 foot width) & abundant planned open space amenities
- Competitive disadvantage to remain as Mixed Use and Freeway Commercial
- Compatible with adjacent residential uses and provides adequate transition to estate residential
- Adequate water and sewer infrastructure exists

Public Participation

- 60-Day Review: No responses received
- Certificates of Adequate School Facilities
 - Pendergast ESD has adequate facilities
 - Tolleson Union HSD has adequate facilities
- Neighborhood Meeting had two attendees
- All required notifications completed
 - Site Posting, Legal Advertisement in SW Valley AZ Republic, 1000-foot mailing
- One comment on aVOICE: "*Authorize construction – Build the homes as fast as you can*"

Next Steps

- Second Planning Commission hearing – September 16, 2020
 - Concurrent PAD Rezone Application
- City Council hearing – October 19, 2020
 - Concurrent PAD Rezone Application

Recommendation

CONDUCT A PUBLIC HEARING ON:

Application PL-20-0043

Fulton Homes Acclaim Major General Plan
Amendment

NO ACTION WILL BE TAKEN THIS EVENING