



# City of Litchfield Park

## General Plan Amendment Application

### FOR STAFF USE ONLY:

File No. \_\_\_\_\_  
 Application Date: \_\_\_\_\_  
 Fee \$ \_\_\_\_\_  
 Citizen Review Hearing Date \_\_\_\_\_  
 P&Z Hearing Date \_\_\_\_\_  
 City Council Hearing Date \_\_\_\_\_

### TYPE OF AMENDMENT

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

### PROPERTY INFORMATION

Property Location/Address: 5402 N. Litchfield Road, Rancho La Loma Homestead Property

Development/Project Name: \_\_\_\_\_

Parcel Size (Gross Acreage/Sq. Ft.): Approximately 21.2 Acres

Existing Land Use: Mixed – Public / Open Space Proposed Land Use: Mixed – Public / Open Space / Agritourism

### PROPERTY OWNER:

Owner of Record: (Print): City of Litchfield Park

Address: 214 W. Wigwam Boulevard

City: Litchfield Park State: AZ Zip Code: 85340

Phone Number: ( 623 ) 935-5033 Email Address: pmaslowski@litchfield-park.org

### OTHER PARTIES OF INTEREST:

Name (Print): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

### APPLICANT INFORMATION:

Name (Print): City of Litchfield Park Staff

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_



## General Plan Amendment Application Checklist

- \_\_\_ Application (Included)
- \_\_\_ Application Fee (Refer to City Fee Schedule)
- \_\_\_ Proposition 207 Waiver (Must be notarized) (Form Included)
- \_\_\_ Narrative: Description & Justification for Request (see attached)
- \_\_\_ Public Participation Plan

### For Text Amendment Only:

- \_\_\_ Text from existing City of Litchfield Park General Plan with text to be deleted shown as ~~strikethrough~~ and text proposed to be added as double-underline.

### For Map Amendment Only:

- \_\_\_ Ownership Verification Form (included), including Title for property
- \_\_\_ Map (s) showing subject property as currently shown, and as proposed to be shown on General Plan Land Use Map. Include surrounding property land use designations within 750'.
- \_\_\_ Existing Conditions Map showing a) adjacent zoning, b) adjacent streets, and c) land uses in adjacent areas
- \_\_\_ Color Aerials of subject and adjacent properties



**Proposed Major General Plan Amendment  
GPA No. 15-02**

**Location: 5402 N. Litchfield Road, Commonly known as the La Loma Homestead  
Submitted by: City of Litchfield Park Staff**

**Purpose of Request:**

The purpose of the request is to amend the current General Plan Land Use designation on the City-owned property consisting of approximately 20 acres and located on the hilltop at the northwest corner of Litchfield and Camelback Roads, an area commonly known as the La Loma Homestead. The current General Plan land use designation is Mixed Use consisting of Public / Open Space. Staff is proposing that the Agritourism designation be added to Mixed Uses allowed in order to accommodate the type of uses that are currently being envisioned for the property.

**Background:**

Paul Weeks Litchfield, President and CEO of Goodyear Tire, and founder of Litchfield Park, owned property located at the northwest corner of Litchfield and Camelback Roads. The property, consisting of approximately 353 acres, was utilized at that time by Mr. Litchfield and his family as their summer home and office space. Mr. Litchfield's daughter, Edith Litchfield Denny and her husband, Walter Denny, inherited the property.

Litchfield Park incorporated as a City in 1987, but this property was not included within the City's municipal boundaries because it was separated from the City by a strip annexation by the City of Glendale. The City of Glendale agreed to deannex the property, and in 1992, the City entered into an Annexation Development Agreement with the owners that established the terms for the annexation of the property into the City of Litchfield Park. One provision of the Annexation Development Agreement was that the portion of the property known as the Homestead that contained the owners' residence and surrounding property (approximately 20 acres) would, upon death of the owners, be made available to the City for use as a social, cultural, and historical amenity benefitting the community. The agreement requires that, until the development of the social, cultural, and historical amenity, the City is to maintain its portion of the property in a reasonable condition. The entire property was deeded to the Sun Health Foundation in 1999, with the provision that the Homestead would be made available to the City upon the owner's death. In May of 2009, the City exercised its option to own the Homestead, and the approximate 21 acres was deeded to the City.

Sun Health has developed a portion of their property with a Continuum of Care facility and a medical office building. The Litchfield Park Historical Society leases a building located at the corner of the property located along Litchfield and Camelback Roads. In 2014, Sun Health applied for, and received, approval for a Major General Plan Amendment that amended the City's land use map by adding Agritourism to the Mixed Uses of Residential and Public Facility uses allowed on a portion of their property that is adjacent to the Homestead. They were working with a potential developer who proposed an Agritourism type development. It was thought that this would be a good use for the property as the healthy living/healthy eating concept has become very popular and

fits well with the Sun Health concept. A rezoning application was submitted with the General Plan Amendment request; however, the exact plan for the Agritourism project has not yet been finalized and, at the applicant's request, the rezoning was continued and has not yet been acted on by the City.

In discussions with Sun Health and their Agritourism development partner, the idea of locating portions of the Agritourism project on the City-owned parcel was explored. Locating portions of the project on the City-owned property would allow the project to take advantage of the views provided higher up on the hilltop, provide opportunities for the public to visit and tour the property, and provide the City with the opportunity for an agreement with Sun Health for management and maintenance of the property. The details of the agreement are still under discussion. The sales taxes generated by the Agritourism project will produce an additional revenue source for the City which could then be put toward restoring the historic buildings on the property.

Staff believes that the Agritourism use would be in keeping with the requirement that the property be used as a social, cultural, and historical amenity benefitting the community, and provide revenue that can assist in restoring and maintaining the Homestead property and amenities. The City has received a letter from Pamela Blackman, representing the Denny Estate, in which she states that she has no objections to Agritourism uses on the property.

A rezoning request will be filed at a future date containing the details of the project once they become more finalized.



## DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. **Provide a general, but thorough, narrative that describes the requested change and the reason for the request. Provide supporting data, including calculation of acreage and projected number of dwelling units for residential and proposed square footage of commercial/retail in each proposed land use category.**

See preceding page.

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

The existing General Plan Land Use designation for the parcel is Mixed - Public/Open Space. The proposed General Plan Land Use designation is Mixed – Public/Open Space/Agritourism.

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

The current plan would not allow Agritourism type uses on the property.

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

The amendment would have a positive effect on property values because it will allow the property to not only be used for healthy beneficial type uses, but also provide a means to restore and maintain the La Loma Homestead property and amenities.

5. **How will this amendment contribute to compatible neighborhood development patterns? Discuss in detail adjacent land uses, existing residential densities (if abutting existing/proposed residential development), and how the proposal will be compatible. Provide supporting data.**

The properties immediately to the north and south are part of the Sun Health La Loma Campus and are currently vacant. A Major General Plan Amendment was approved by the City last year that added the Agritourism designation to those properties. Sun Health has developed part of their campus with a continuum of care facility that includes options from independent living to assisted living and skilled nursing care. The campus also includes a medical office building. Sun Health has noted their intentions to master plan the entire property with an emphasis on health living. Agritourism type uses on the Homestead properties would be compatible with any Agritourism type uses that would be located on the Sun Health property and contribute to the healthy living atmosphere they are looking to create. To the east of this property, across Litchfield Road, a new commercial center has been planned that will include a Fry's Marketplace. The Agritourism type uses will offer a different type of commercial entity which will complement that center rather than compete with it. To the north of that commercial center, the property has been rezoned to a medium residential use. The Agritourism uses could provide some healthy living commercial activities and products that would benefit not only those residents, but residents from the rest of Litchfield Park and beyond. Also, the benefit of being able to restore and maintain the property will be beneficial to all of the surrounding properties.

6. **How will this amendment contribute to an increased tax base, economic development and employment opportunities? Provide supporting data.**

**If the request seeks to change the land use designation from a commercial to a non-commercial land use designation, provide the estimate decrease in future annual sales tax revenues to the City of Litchfield Park. Provide supporting data.**

Many of the uses allowed under the Agritourism Zoning designation will provide additional sales taxes and jobs.

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

The Community Character Section of the City's General Plan stated that the City's character is defined through planning by including, among other things, recreational amenities for outdoor enjoyment. The Agritourism designation will provide the opportunity to provide the type of uses that will encourage a healthy living lifestyle and a venue for an outdoor quality family environment. Also, one of the objectives under the Community Character section is "preserve the City's history by identifying, protecting and documenting the rich past with programs to share with future generations the City's unique and distinctive history." The Agritourism designation can provide a means for the restoration and preservation of the historic Homestead property and its amenities.

8. **How will this amendment fulfill the intent of the Discussion section of the Land Use Element: "Specific attention should be given to preserving property values, creating revenue sources, and adding higher paying jobs to support the City's fiscal well-being"?**

The Agritourism designation will aid in preserving the City's property values by providing the means to develop the property into a special venue for the public. It also provides a means to restore and maintain the historic property and buildings. The new uses will provide additional revenue for the City and additional jobs.

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

A specific plan has not yet been determined; however, the additional uses of Agritourism on the Homestead portion will not affect existing infrastructure of the area more than what was proposed last year by Sun Heath for their portion of the La Loma Campus.

10. **How will this amendment affect existing City provided and contracted services, including police, fire, and emergency services protection? Provide supporting data and estimated increases/decreases in the annual cost of these services by service type, to the City of Litchfield Park.**

Adding the Agritourism designation to this property will not affect City provided services in addition to what was proposed last year by Sun Health for their portion of the property.

11. **If this amendment is a request to increase the acreage of residentially designated land or overall residential density, how will the impact on the spaciousness of the community be mitigated and how will the impact on outdoor venues or recreational facilities be addressed with this increase in population?**

Not applicable.

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

There are no known negative impacts of the proposal. The Agritourism uses will provide positive impacts for the City in that it will help to preserve property values, bring additional revenue to the City, and assist in the restoration and maintenance of a valuable City asset. Also, an agreement is being developed that will require that the property be available to City residents and provide open spaces for residents to enjoy.

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

The City's General Plan notes that its purpose is to identify community goals and designate the proposed general distribution, location, and extent of land uses and other measure to satisfy the goals. The goals shall be to maintain, improve and protect the highly desirable physical and social living environment of the City. Adding the Agritourism designation to the City-owned Rancho La Loma Homestead property provides the opportunity to develop that property in a way that could provide a special venue offering healthy living type activities, City sponsored special events, a means to preserve and maintain the property, and access to the property by the public.

# Proposed General Plan Land Use Amendment

From: Public/Open Space

To:  Public/Open Space/**Agritourism**



Legend	
City Boundary	Medium Density Residential (4.1 - 8 du/ac)
Strip Amenity Area	High Density Residential (8.1+ du/ac)
Village Center	Commercial
Non-Amended Areas within Planning Area	Industrial
Litchfield Park Parcels	Single Central Business District
Lake Air Force Base Murders Blast Zone	Public / Quasi-Public Facility
<b>Land Use Designations</b>	Mixed Public / Open Space /Agritourism
Very Low Density Residential (0 - 2 du/ac)	Parks / Open Space
Low Density Residential (2.1 - 4 du/ac)	Golf Course
Village Center Specific Plan	Mixed Use (Residential /Public Facility/Agritourism)
	Resort

