



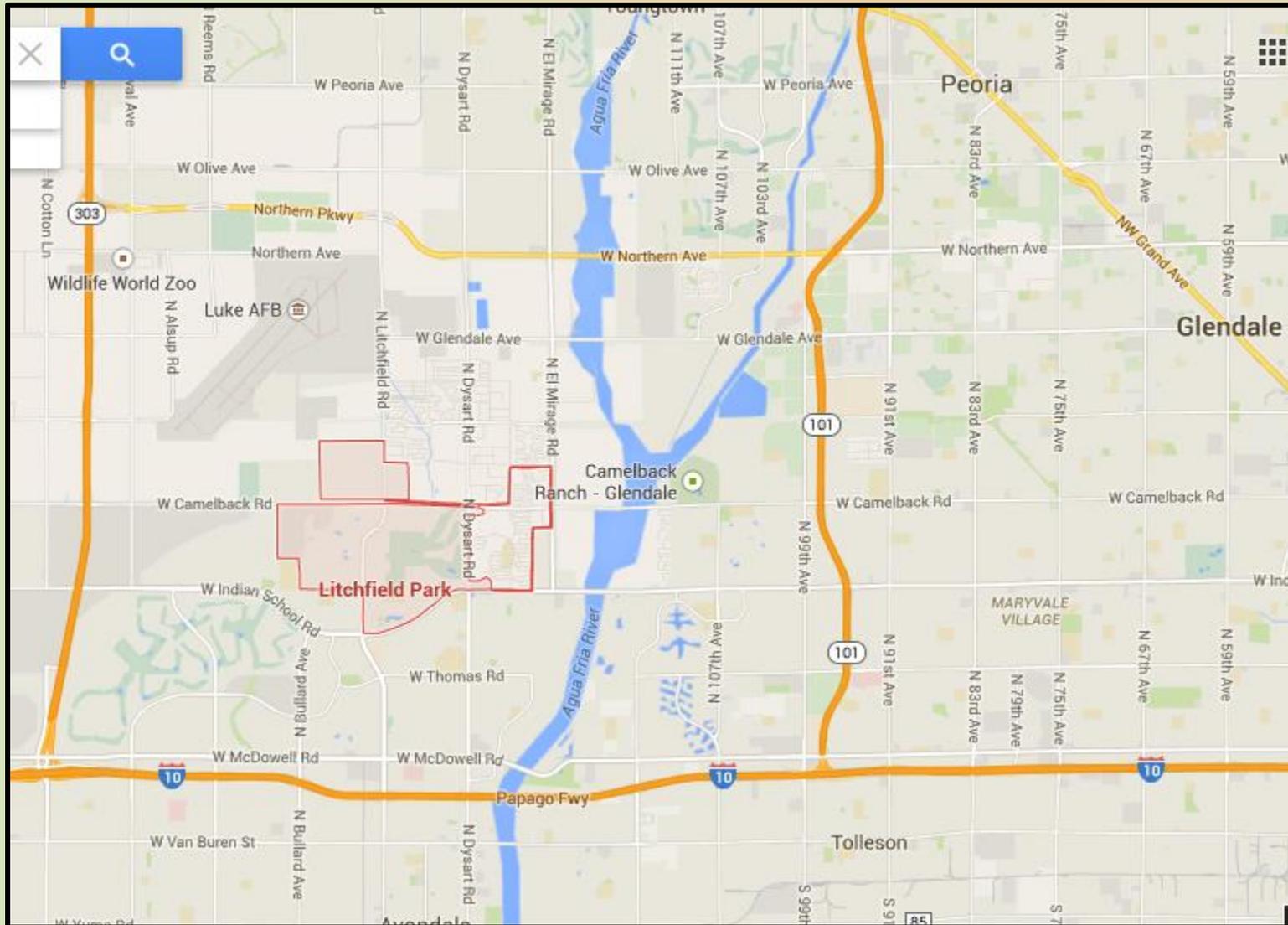
THE CITY OF  
Litchfield Park



# **MAG Presentation Agritourism**

January 27, 2015

# *Litchfield Park location in West Valley:*



## *History of Litchfield Park:*

- First land claims in 1910
- Paul Litchfield purchased nearly 16,000 acres starting in 1916 for Goodyear Rubber and Tire Company
- Grew cotton to re-enforce tires used in war efforts
- Built La Loma homestead in 1920, used for entertainment
- Wigwam Resort developed in 1929
- Luke Air Force Base developed to the north with the support of Paul Litchfield
- Litchfield Park incorporated in 1987



**Old Litchfield Road “Best Street Time Forgot 2013”**  
**- Phoenix New Times**



# Wigwam Resort:



# Wigwam Resort:



# *Rancho La Loma Homestead:*



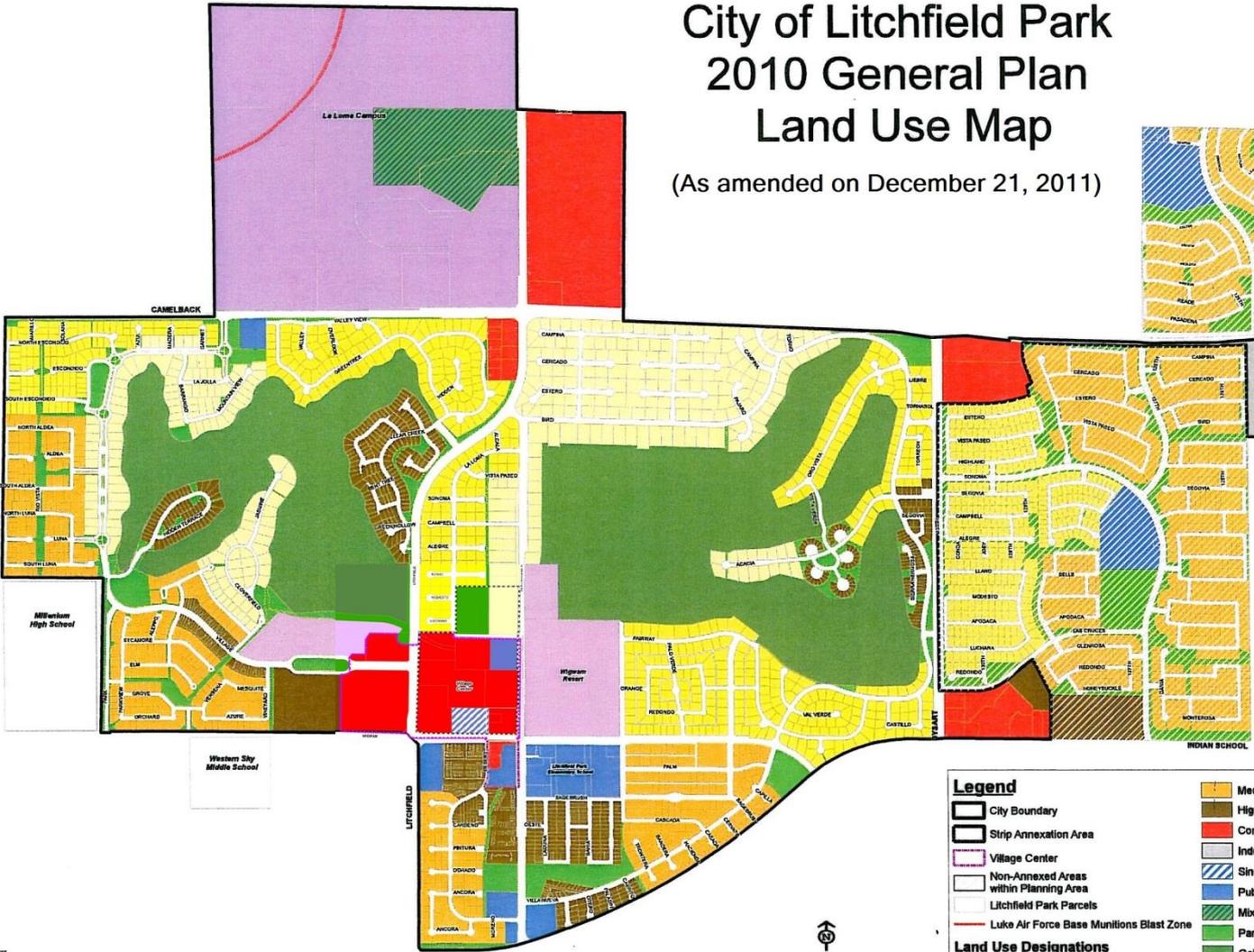
# General Plan Overview

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



# City of Litchfield Park 2010 General Plan Land Use Map

(As amended on December 21, 2011)

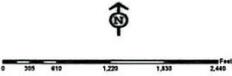


**Legend**

- City Boundary
- Strip Annexation Area
- Village Center
- Non-Annexed Areas within Planning Area
- Litchfield Park Parcels
- Luke Air Force Base Munitions Blast Zone
- Medium Density Residential (4.1 - 8 du/ac)
- High Density Residential (8.1+ du/ac)
- Commercial
- Industrial
- Single Central Business District
- Public / Quasi-Public Facility
- Mixed Public / Open Space
- Parks / Open Space
- Golf Course
- Mixed Use (Residential / Public Facility)
- Resort

**Land Use Designations**

- Very Low Density Residential (0 - 2 du/ac)
- Low Density Residential (2.1 - 4 du/ac)
- Village Center Specific Plan



YIC Systems Inc.  
Municipal Engineers and Planners  
1528 N. Litchfield Pk. Ste. 310  
Owasso, AZ 85526  
Revised April 2010  
This GIS Map is a limited representation  
intended for planning purposes only



# *City Manager's Working Group*

*Established to discuss the progress of all GPAs and to find suitable alternatives; compromises which honor the goals of the General Plan and meet objectives of all parties.*

- ❖ City Manager
- ❖ Planning Consultant
- ❖ Planning Services Director
- ❖ Economic Development Director
  - ❖ Finance Director
  - ❖ City Attorney
  - ❖ City Engineer
  - ❖ Mayor
  - ❖ Vice-Mayor
- ❖ Councilmember



# **Major General Plan Amendment Application #14-05 & ZA14-03**

**Northwest Corner of Litchfield and  
Camelback Roads**

**Approximately 65 Acres**

**Submitted by: Sun Health Properties Inc.**

**Sun Health Property Leasing**



# ***Sun Health/Republic Properties***

## ***GPA14-05 and new Agritourism Zoning District***

- Sun Health and Republic Properties is a major land owner in Litchfield Park.
- Sun Health plays a major role in health care services and groundbreaking research.
- Sun Health is a great asset, not only for Litchfield Park and the west valley, but the entire State of Arizona and the country.
- We are proud to have a portion of the Sun Health campus in Litchfield Park.

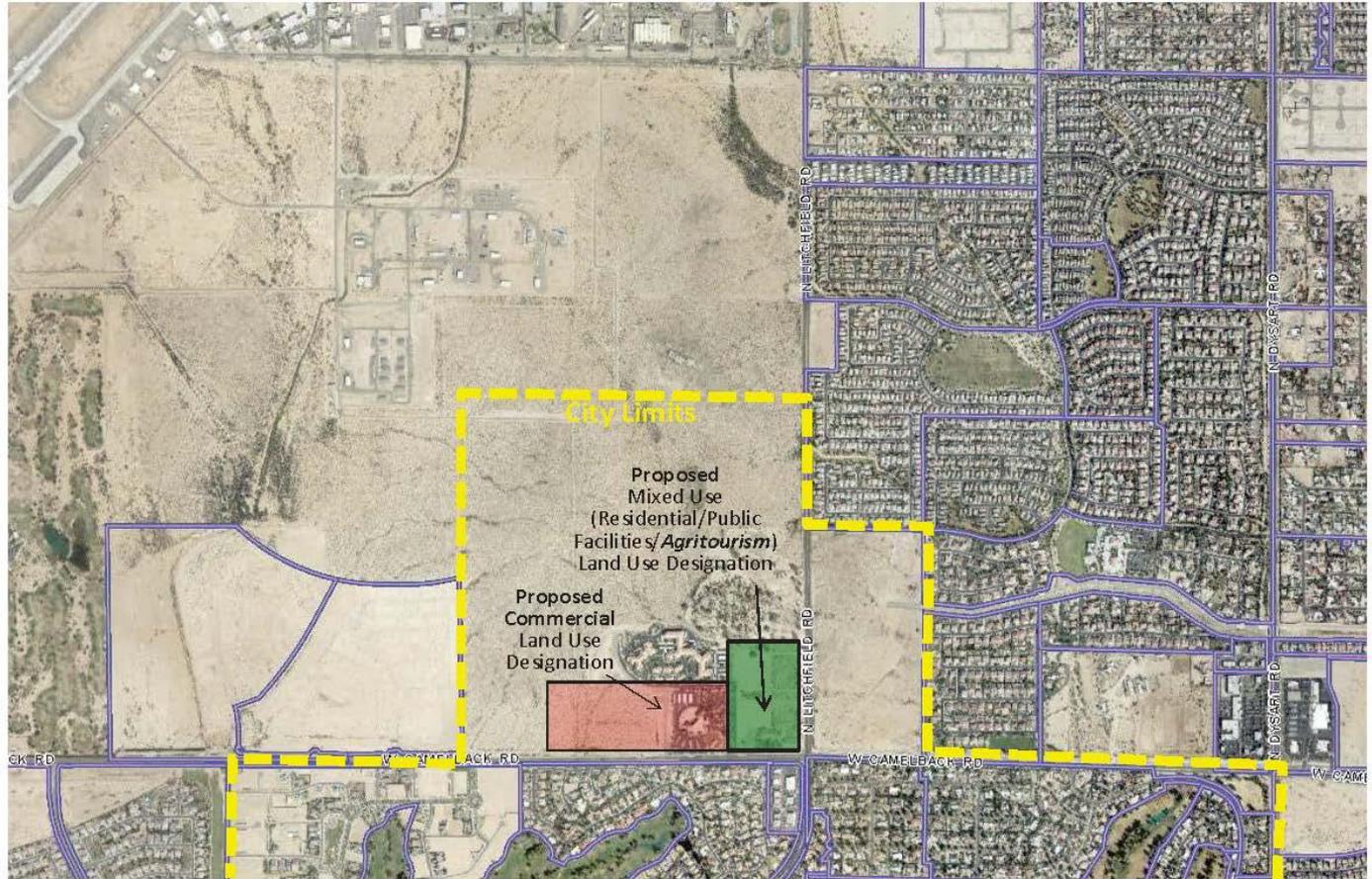


## **New Agritourism District and Use Definitions:**

- Agritourism – A commercial and educational enterprise, which may include some product processing, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming historic, cultural, harvest-your-own activities, or natural activities and attractions.
- Agritainment- farm-based entertainment including activities such as hayrides, wine tasting, cornfield-maze contests, harvest festivals, U-pick, tours, on-farm classes, fairs, festivals, pumpkin patches, community garden, Christmas tree farms, social/corporate events, orchard dinners, youth camps, and barn dances. May include farming, growing, and crop harvesting activities.
- Winery/Distillery/Brewery - a place where wine, liquor, or beer is manufactured



# GPA 14-05



Not to Scale

Earl, Curley & Lagarde, P.C.  
Revised Sept. 2014





# LA LOMA AGRI-VILLAGE by Sun Health

NWC Camelback Road and Litchfield Road  
Zoning Application



August 2014

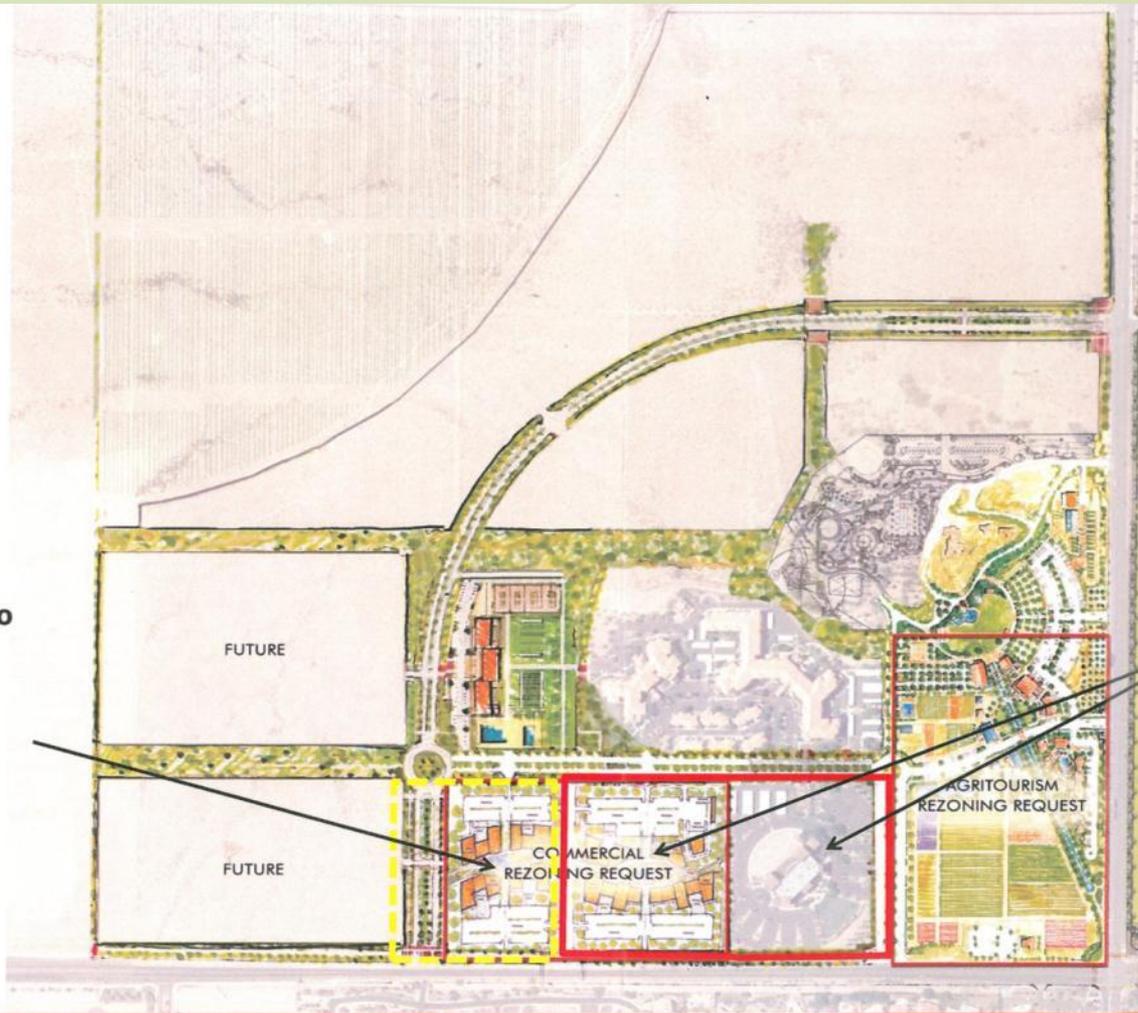


EARL, CURLEY  
& LAGARDE, P.C.  
ATTORNEYS AT LAW



GREY|PICKETT

New NC zoning to replace the NC zoning in the proposed Ari-Tourism area.



Area already zoned NC but limited to Medical Offices

Figure 3

La Loma  
Litchfield Park, Arizona

## Overall Illustrative Land Plan

These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

GREEY|PICKETT  
June 20, 2014

This design is for conceptual purposes only.  
Not to be used for construction.  
Copyright © 2011 Greey|Pickett, All rights reserved.





**PROJECT STATISTICS**

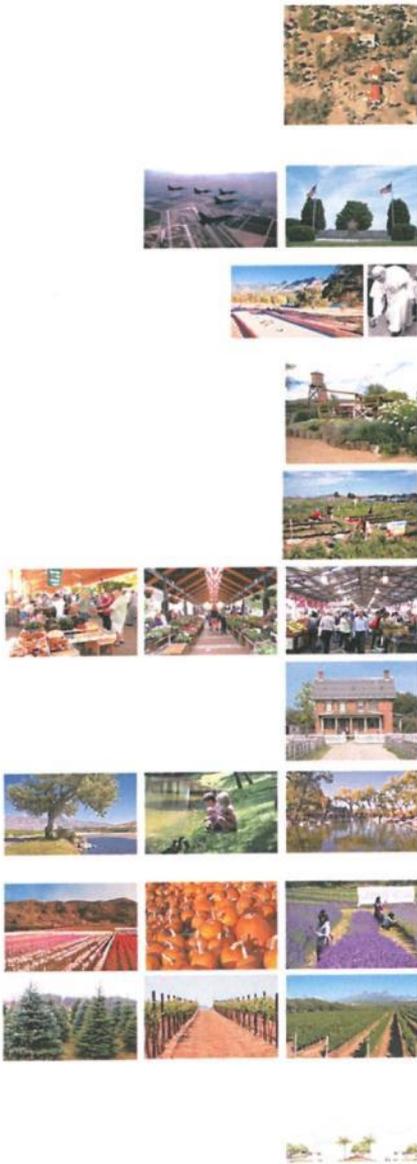
Agri-Tourism 28 Acres Gross  
 Building Square Feet:  
 Lot Coverage:  
 Parking Required: TBD  
 Parking Proposed: TBD  
 Open Space:

Medical / Commercial 32 Acres  
 Gross  
 Building Square Feet:  
 Lot Coverage:  
 Parking Required: TBD  
 Parking Proposed: TBD  
 Open Space:

**Figure 4**

**LA LOMA "AGRI-VILLAGE"**  
 Overall Site Bubble Diagram

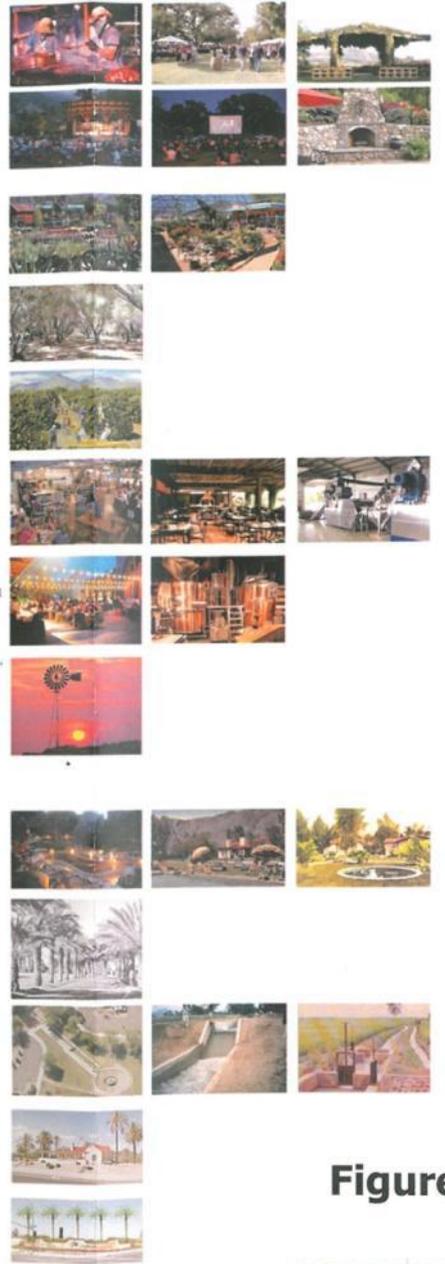




- Rancho La Loma Park  
Litchfield-Denny Homestead
- La Loma Garden Pond
- Luke Air Force Base  
Honor Garden
- Bocce Ball
- Event Staging Area
- Olive Grove  
Event Parking
- La Loma "AgriVillage"  
Icon Water Tower
- Landscape Buffer  
Residences set back  
20' from Road
- Organic Gardens
- Pump Water  
Holding Pond
- Farmers Market Pavilion
- La Loma Farm  
House & Barn  
Sales & Visitor Center
- Farm Water Holding Pond  
Repair Park
- La Loma Farm  
Vineyards  
Flower Gardens  
Christmas Tree Lot  
Pumpkin Patch
- La Loma Campus  
Main Entrance



- La Loma Overlook  
Event Lawn  
Cowboy Barbecue  
Weddings  
Community Festivals  
Amphitheater  
Lawn Cinema
- Desert Nursery  
Interactive Court  
Succulent Gardens  
Xeriscape Plant Sales
- Parking Lot  
Decomposed Granite
- Olive Grove  
Pines Orchard
- Citrus Orchard
- Olive Mill  
Retail  
Terrace Restaurant  
Mill
- Craft Brewery & Retail  
Restaurant  
Patis  
Shops
- La Loma "AgriVillage"  
Windmill Icon Sign
- La Loma "Hot  
Springs" Resort  
Cafe  
Lodge  
Hot Springs Pool
- Date Palm Alee  
Edible Dunes
- Canal Promenade
- Litchfield Park  
Historical Society
- La Loma District  
Corner Sign



LA LOMA "AGRI-VILLAGE"  
Conceptual Layout

Figure 7



# Queen Creek Olive Mill:

Events



Dining



Outdoor  
Gathering



Marketplace

