



City Council

March 2, 2021

PAD19-03 West Maricopa Village

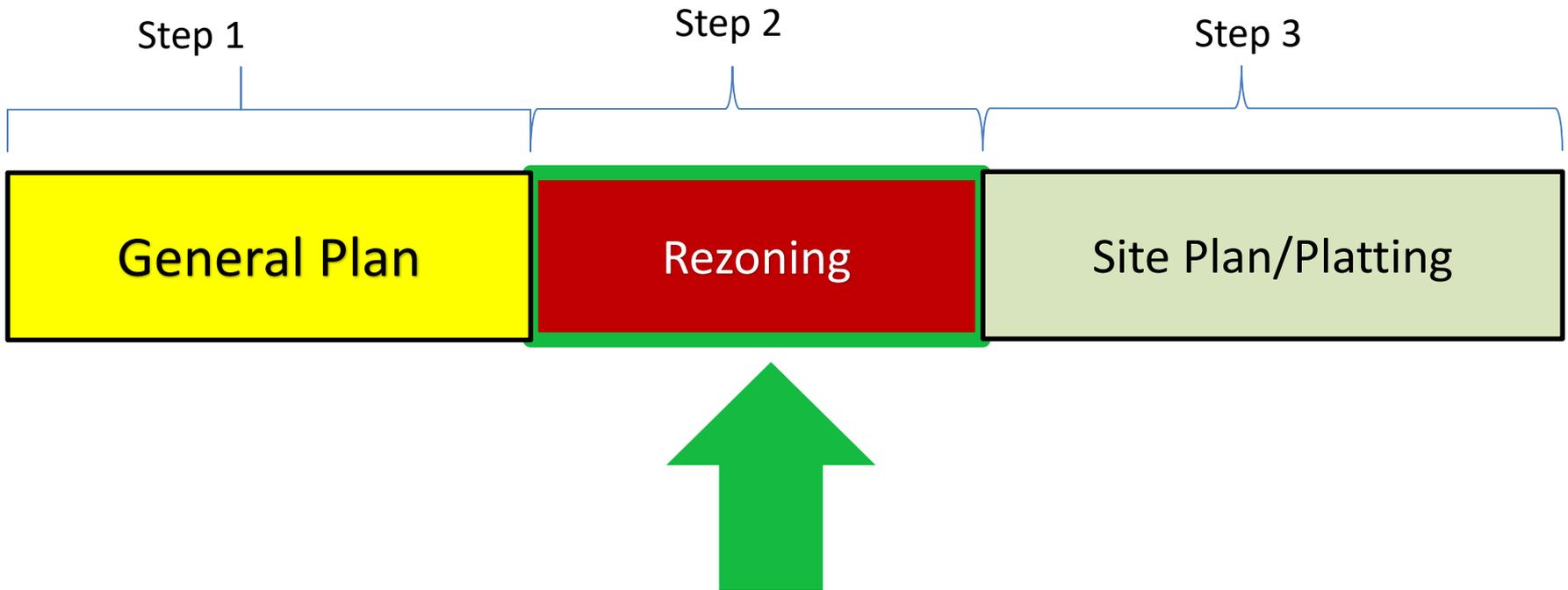


Request

- A request by Matrix Equities, Inc., on behalf of Maricopa 35, LLC
- Creating the West Maricopa Village Planned Area Development (PAD), including the development land use plan, permitted uses, and development standards for West Maricopa Village, a proposed mixed-use project.



Development Process



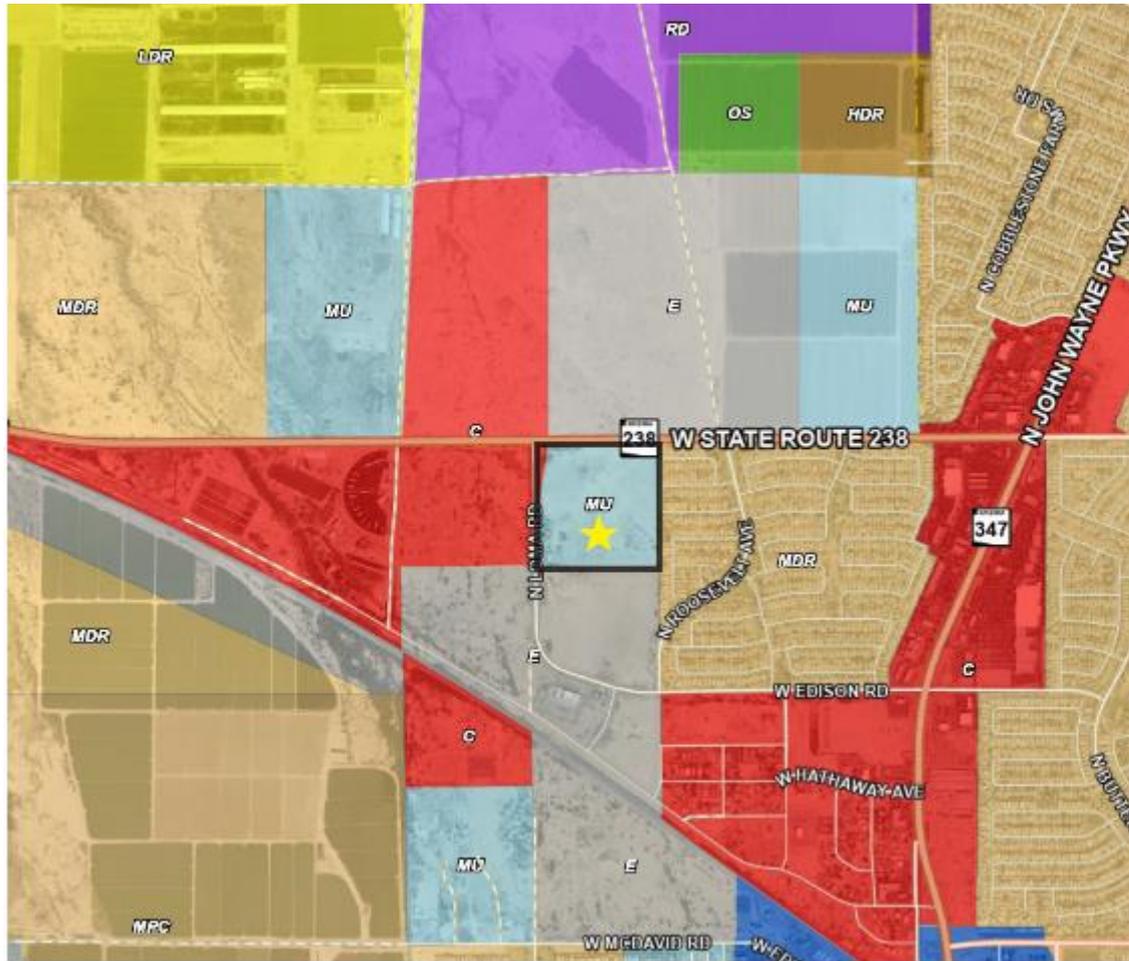


Site Info

- Site Acreage: 35.24 Acres
- Parcel #: 510-17-003E
- Site Address: N/A
- Existing Zoning: Industrial (CI-2)
- Propose Zoning: Planned Area Development (PAD)
- General Plan Land Use: Mixed Use (MU)



General Plan Map



General Plan Future Land Use

- Rural
- Low Density Residential (1-2 du/ac)
- Medium Density Residential (2-4 du/ac)
- High Density Residential (>6 du/ac)
- Master Planned Community
- Mixed Use
- Commercial
- Employment
- Light Industrial
- Research and Development
- Public / Institutional
- Agriculture
- Parks / Open Space



Existing Zoning and PAD Request

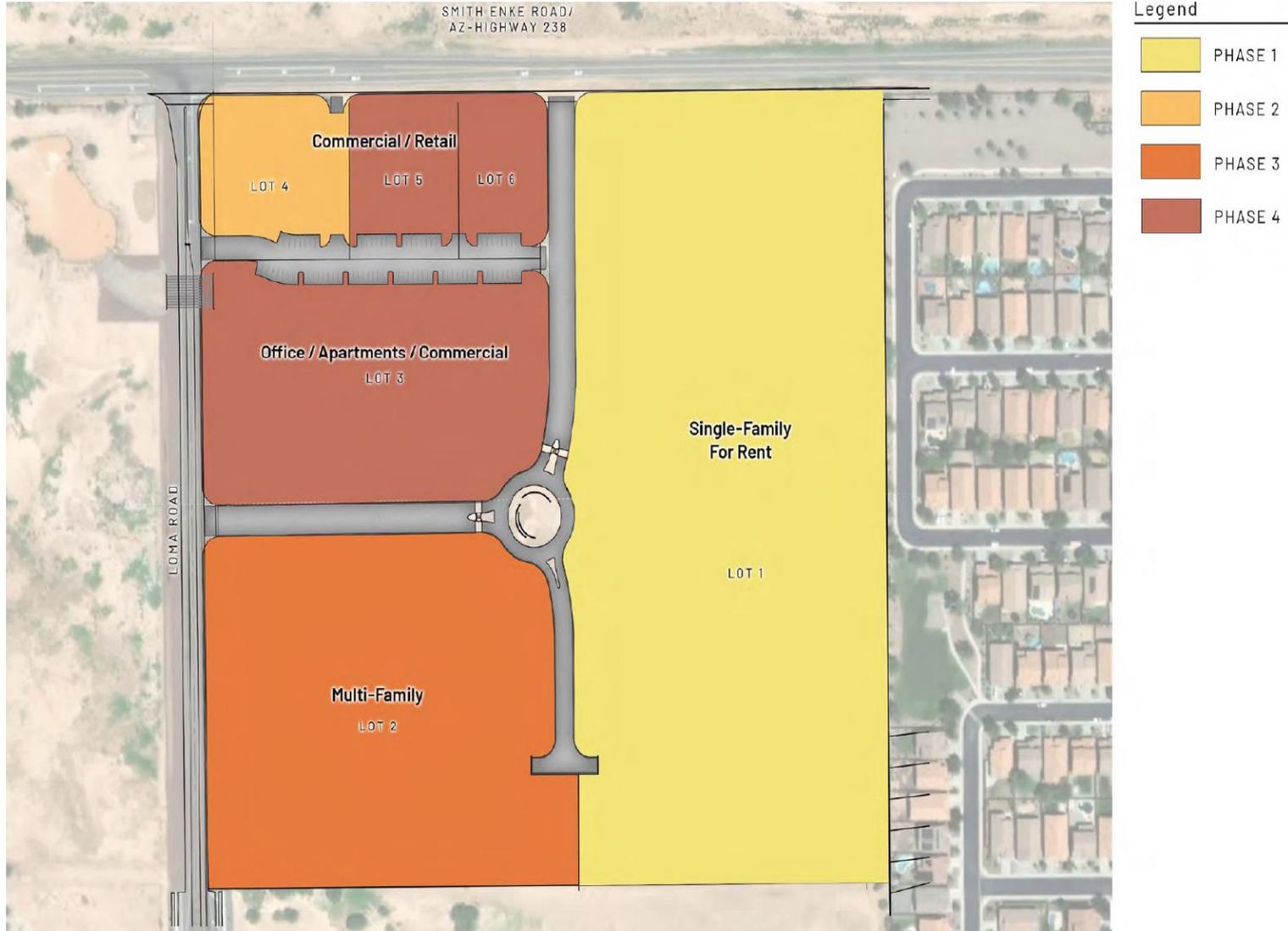
- 1963 - The property was originally rezoned from General Rural (GR) to Industrial (CI-2).
- 2019 – Proposed as a mixed-use project that includes uses such as single-family for rent, multi-family residential, commercial/retail and/or office.
- This PAD will create development standards
 - Setbacks
 - Restricted/permitted uses
 - Parking ratio standards.
 - Additional standards for “Private Main Street”
- Creation of Master Development Land Use Plan
- Conceptual landscape, street design, phasing plan;



Vehicular Circulation

- **A Preliminary Traffic Impact Analysis (TIA) was completed as part of the application process to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections.**
 - Prepared in conformance with the City of Maricopa’s study requirements.
 - It also analyzed the turn lane off of SR-238 onto Loma Rd which will be accommodated as part of this development.
 - Initial recommendations from the TIA does not warrant a traffic signal at the intersection of SR-238 and Loma Rd with this development.
 - However participation from the developer is being recommended as future growth in the surrounding area will be warranted.
 - The traffic impact analysis has also assessed the right-turn and left-turn lane warrants for the street intersections at West Maricopa Village.
 - It also evaluates the need of deceleration lanes on Loma Rd and SR238.
 - Ultimately the engineering division is working with the developer and ADOT to provide the best solution for this development and the citizens of Maricopa.

Phasing, Land Uses, Circulation



Design Guidelines — Multi-Family



EXHIBIT I: MULTI-FAMILY CHARACTER IMAGES



Design Guidelines – Mixed Use



EXHIBIT J: OFFICE CHARACTER IMAGES



Design Guidelines — Private Main Street



EXHIBIT K: COMMERCIAL / RETAIL CHARACTER IMAGES



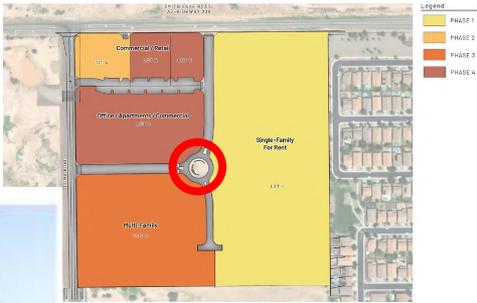
Design Guidelines — Signage



EXHIBIT L: SIGN CHARACTER IMAGES



Roundabout



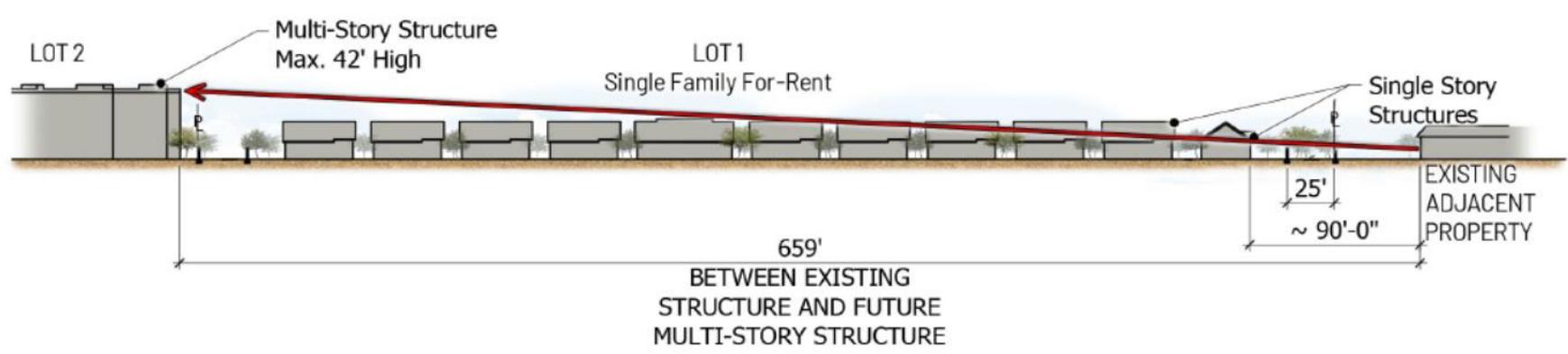


Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 18.140.060.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
 - Notification letters were sent out to all property owners within 300 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
 - Meeting neighborhood meeting minutes can be found on p. 6 of Exhibit E.
 - At the time that the report was written, staff has not received any formal comments regarding the request.



Public Comment(s)



A Visual Separation between Lot 2 & Existing
SCALE: 1"=20'-0"



KEY MAP



Required Findings

- As required by Sec. 18.180.040 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to City Council:
 - The amendment is consistent with the General Plan, Subdivision Ordinance and any applicable master plans of the city
 - The site is physically suitable for the type and intensity of the land use being proposed
 - Adequate transportation facilities
 - Development carries out a more efficient use of the land and an excellence of architecture and site design

*****Refer to staff report p. 4 for staff's findings*****



Recommendation

- On February 8, 2021, the Planning and Zoning Commission recommended approval of **PAD case # PAD19-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.



QUESTIONS?