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**STAFF REPORT**

**Case Number: DRP21-07**

To: Planning and Zoning Commission

Through: Corin Hooper, Economic & Community Development, Planning and Zoning Manger

From: Peter Margoliner, Assistant Planner

Meeting Date: July 12, 2021

**REQUESTS**

**Development Review Permit (DRP) 21-07:** A request by Pew & Lake for review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 253 unit Single-story multi-family development. Generally located on the southwest corner of Honeycutt Road and Gunsmoke Road. **DISCUSSION AND ACTION.**

**APPLICANT/PROPERTY OWNER**

Applicant: Sean B. Lake, PLC 1744 S Val Vista Dr. Mesa, AZ 85204  Phone: (480) 461 4670	Owner: MR Investments #3 LLLP 17425 N 101 <sup>ST</sup> Way Scottsdale, AZ 85255
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**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

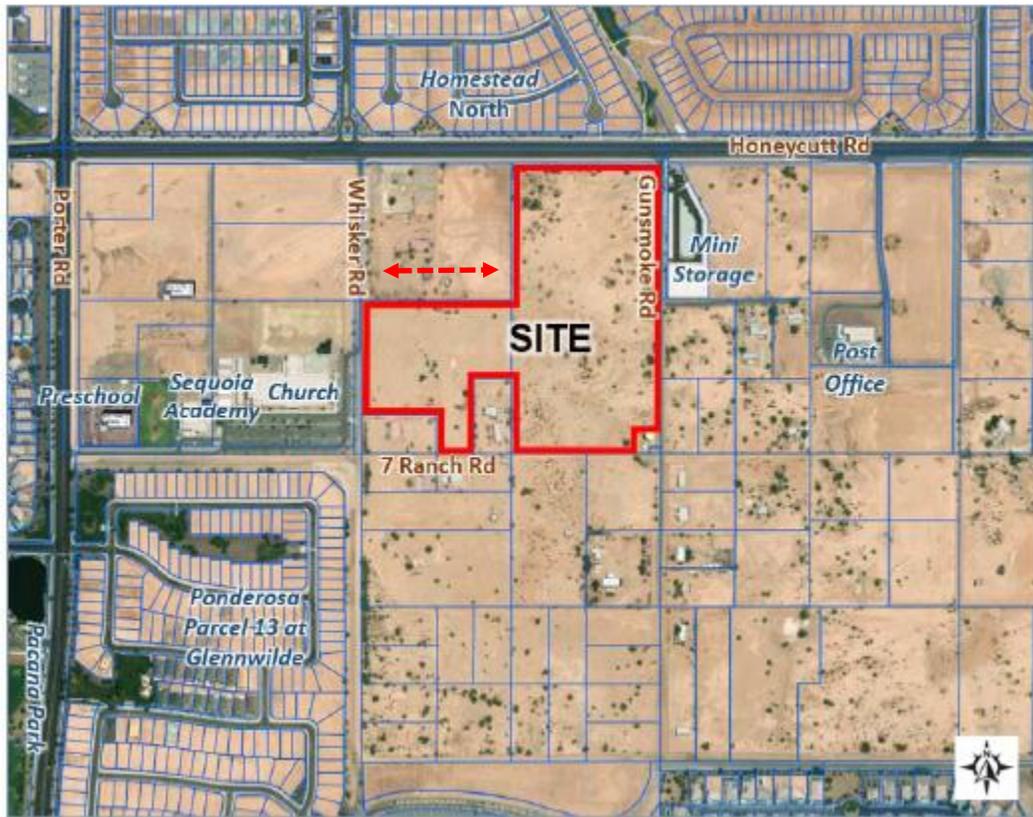
Site Gross Acres	28 acres
Parcel #	510-71-034A, 510-71-033B, and a portion of 510-71-011G
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	CB-2 Commercial
Overlay Zoning	None
Allowed Building Height	36 Feet
Proposed Maximum Unit Height	16 Feet 8 Inches
Number of Units	253
Minimum Parking Required	1.5 parking stalls for 1 bedroom units 2 parking stalls for 2 bedroom units Total required spots 517

Parking Provided

568 parking spaces

**SUBJECT SITE AND SURROUNDING ZONING/USES**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 Residential	Homestead
East	Mixed Use	CB-2 Commercial and GR General Rural	Self storage and vacant
South	Mixed Use	GR General Rural	Vacant and Single Family Residential
West	Mixed Use	CB-2 and CR-3	Church and Vacant

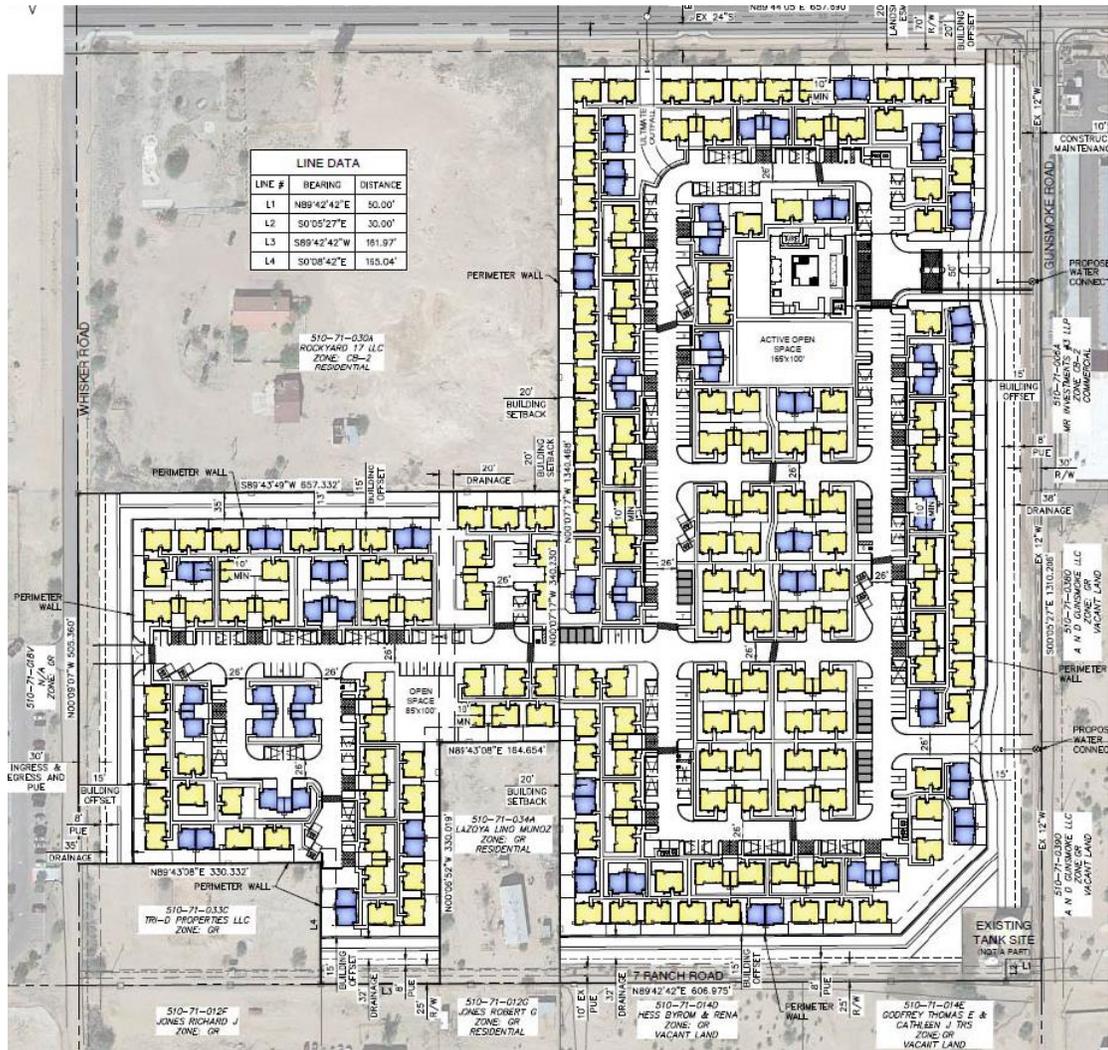


**HISTORY SUMMARY**

- 2003 – Rezoned to CB-2 Zoning, Pinal County Case # PZ-17-03.
- 2021 – Rezoned to RM Multiple Unit Residential, City of Maricopa Case # ZON21-02

**ANALYSIS**

Hancock Communities is proposing a single-family attached and detached gated residential luxury rental community with approximately 253 units and a density of approximately 10.1 units per net acre. While multi-family by nature because of the multiple dwelling rental units on a single parcel, this housing product functions more like a nicely designed, single-family community with attached and detached homes. The housing units have the appearance of small cottages, many with attached garages. This has a more serene aesthetic and blends into the neighborhood when compared to taller apartment buildings. The overall development has common open space amenities that benefit all, but every individual unit also has a private backyard enclosure. Hancock Communities will administer site maintenance to ensure the the highest quality for both private and common open space.



The buildings have been designed with architectural features that enhance and build upon other residential developments in the City. They also include landscape features that will compliment and beautify the area. The buildings are comprised of different materials and have massing that gives the property an aesthetically pleasing look.

This project has several amenity areas scattered throughout the site. The primary section is centrally located with multiple pedestrian connections, making it safe and efficient for residents to walk to. Within this area, features include a clubhouse building, a pool, and a large active open space area.

Hancock Communities helps provide the City of Maricopa with a greater housing mix and variety that our residents demand. This type of housing adheres to the standards of the voter approved General Plan as well as those of the adopted Housing Plan.

**Landscape Plans**

- *Per Zoning Code Sec. 18.90.40, the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs*
- *The developer provided a conceptual landscape plan but the final plan has been deferred until the building permit stage of development.*

**Transportation**

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at acceptable levels of Service at both AM and PM peak hours. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours in for all required traffic scenarios as well.

**Grading and Drainage**

- A preliminary Grading and Drainage plan was submitted and reviewed by the City’s Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

**Illumination**

- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

**Elevations**

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.

**CITIZEN PARTICIPATION:**

The Applicant has properly notified the surrounding property owners of the proposed development as required per the City’s Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- June 21, 2021 - Notification letters sent
- June 23, 2021 - Sign posted posted
- July 12, 2021 - P&Z Commission meeting

**PUBLIC COMMENT:**

City staff has not received any inquiries about the subject site.

### **CRITERIA FOR APPROVAL**

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In accordance with *Zoning Code Sec. 18.155.070 Required Findings*, the decision making body shall evaluate whether the proposed development conforms to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies or guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

**Staff Analysis:** *The proposal conforms with the intent of the RM Zoning District, providing adequate access throughout the site and complementary design to the nearby developments.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

**Staff Analysis:** *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests alike.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

**Staff Analysis:** *The elevations and color combinations appear well integrated and complementary. They adhere to the theme and style as proposed in the DRP.*

4. The project contributes to the creation of a visually-interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different districts.

**Staff Analysis:** *The variety of façade materials and colors provide interest on articulated structures. Building heights are uniform and compatible with the different districts on either side of the proposed site. The building corners have also been emphasized to take away from the typical look of a high rise building and create more architectural variety and interest.*

### **CONCLUSION:**

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Staff finds the submittal items of DRP21-07 to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP21-07 Hancock Communities** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP21-07) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance with Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.

3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match the color scheme of the building. Roof access shall be from within the building.
5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
9. Truck traffic and deliveries, refuse pick-up etc., shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
10. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
11. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
12. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions"; these state a person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
13. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
14. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
15. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
16. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
17. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

18. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

**ATTACHMENTS:**

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Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --