



45145 W. Madison Ave.  
P.O. Box 610  
Maricopa, AZ 85139  
Ph: 520.568.9098  
Fx: 520.568.9120  
www.maricopa-az.gov

MEMO

Planning Division

PROJECT INFORMATION

**Surrounding land uses:**

North: Vacant Land	CI-2	-	Industrial Zoning
East: Residential Community	CR-3 PAD	-	Single Residence Zone
South: Vacant Land	GR	-	General Rural
West: Vacant Land	CI-2	-	Industrial Zoning

**Current Zoning:**

CI-2 (Industrial) Zoning

**Project Site Data:**

- Parcel #: 510-17-005E
- Gross Site Area 2.24 ± Acres
- Total Landscape % provided: 46%
- Total Landscape % required: 10%

**Building and Parking Data:**

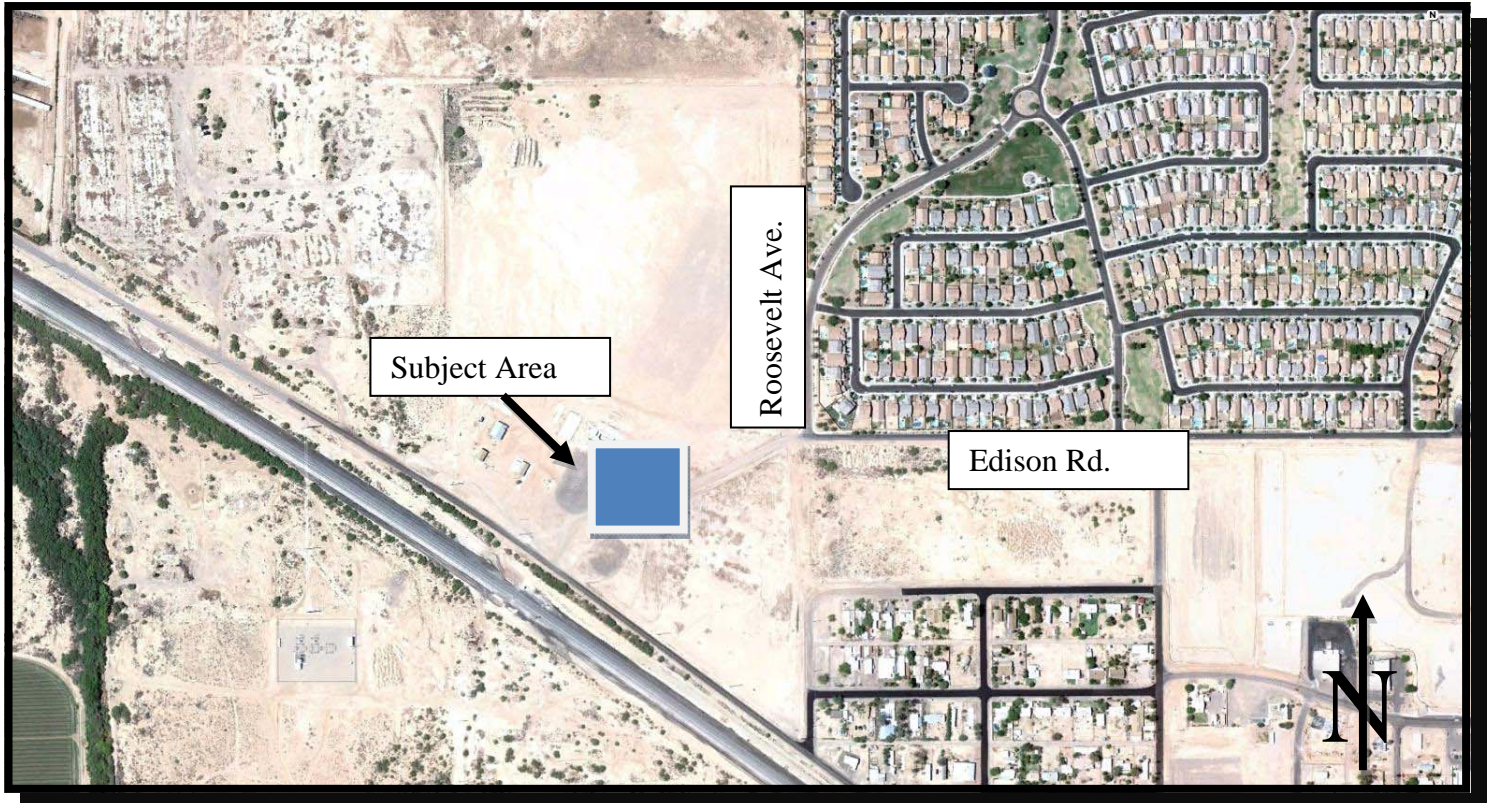
- Allowed height: 35'
- Proposed maximum height of buildings: 29'
- Fire Station:
  - Building square footage: 7,789 SF
  - Total parking required (1 parking space per shift) (1:100 square feet of Community Room): 19
  - Total parking provided: 37
  - Total ADA spaces provided: 3
  - Total ADA spaces required: 2
  - Bicycle racks required: 1
  - Bicycle racks provided: 1



MEMO

---

Site Location:



Analysis:

The City of Maricopa is proposing to develop a one (1) story 8,816 square foot Fire Station facility. In addition, a 1,460 square foot community room will also be built within the Fire Station that will be open to the public for scheduled meetings and programmed activities. A separate parking area will be provided for the community room and subsequently private parking for Fire employees will also be provided. The development is located within the Heritage District Area and per the adopted Design Guidelines, a review by the Heritage District Advisory Committee is recommended. The City presented the elevations and site plan to the Heritage District Advisory Committee on May 10, 2012 and received support of the elevations and site plan.



## MEMO

---

- **Background History:**
  - In 1963 the county approved a mass rezoning that included this property from General Rural (GR) to CI-2 Industrial Zone.
  - The City purchased the property in 2011.
- **General Plan**
  - The City of Maricopa General Plan calls out this area as “E” – Employment and per the General Plan “Employment” designation is defined as,

*“The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. Residential uses are not intended in this designation. Employment sites are to be integrated, through design and siting, with adjacent residential or other activities. Typical developments have their own driveways, parking areas, identification signs and landscaping. Developments with more than one building share a common architectural theme,*
  - The proposed Fire Station meets the intent of an Employment use.
- **Site Plan**
  - The site plan meets the standards of the City of Maricopa Ordinance 04-04.
  - Meets CI-2 zoning setback requirements
  - Meets City of Maricopa Parking Ordinance 05-08
- **Transportation**
  - A Traffic Impact Analysis was conducted by the City’s Transportation Manager, Chris Salas. The Transportation Manager determined that the development will generate less than 100 peak hour trips and has referenced the ITE manuals (refer to Exhibit C).





45145 W. Madison Ave.  
P.O. Box 610  
Maricopa, AZ 85139  
Ph: 520.568.9098  
Fx: 520.568.9120  
www.maricopa-az.gov

## MEMO

---

- **Landscape Plans**
  - 46% open space is provided, which exceeds the minimum amount of open space of 10% for commercial developments 20 acres or less. *Maricopa Subdivision Open space requirement: Section 14-6-4, Table 2- Open Space Requirements.*
  - Landscape parking meets the minimum requirements of one (1) landscape island for every eight (8) spaces, minimum landscaping of one (1) tree and two (2) shrubs. *Parking Regulations and Standard Article 21, Section 2105: Parking Lot Landscape Requirements.*
  
- **Illumination:**
  - The applicant has provided conceptual cut sheets of the light fixtures and photometric plans meet standards set forth by the City of Maricopa Subdivision Ordinance Section 14-6-15 and the Light Pollution Code Section 16-1-5.
  
- **Elevations**
  - Proposed architectural elevations are consistent with the Heritage District Design Guidelines. On May 10, 2012 the Heritage District Advisory Committee voted in favor of the elevations.
  
- **Public Notice**

Notifications were sent out 10 days prior to the Planning and Zoning meeting, via mail, to neighbors within 300 feet of the property boundaries, as required. In addition, staff also posted a sign on the site 10 days prior to Planning and Zoning Commission meeting.
  
- **Public Comment**
  - This case was advertised and at the time of writing this report, staff has not received any form of opposition to this request.
  
- **General**
  - 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”, 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 at 520-568-1369 before any further construction continues.

