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STAFF REPORT

CASE # DRP21-22

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Manager
Meeting Date: December 13, 2021

REQUEST

Development Review Permit (DRP) 21-22 Maricopa Public Safety Facility: A request by Gabor Lorant Architects of behalf of the City of Maricopa, are requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a new Public Safety Facility located at the northwest corner of Wilson Avenue and Garvey Avenue. **DISCUSSION AND ACTION**

APPLICANT

PROPERTY OWNER

Gabor Lorant Architects
Contact: Jan Lorant
3326 N. 3rd Avenue, Suite 200
Phoenix, AZ 85013

Phone: (602)602-667-9090
Email: Janl@gaborlorant.com

City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Development Review Permit subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Acreage: 6.0 Acres (267,360sf)
- Parcel #: 510-18-0020
- Site Address: 45147. N Wilson Avenue
- Existing Zoning: General Rural (GR)
- General Plan Land Use: Commercial (C)

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	General Rural Zoning	Single-Family Residential
South	Industrial Zoning	Vacant Land/Railroad Tracks
East	General Rural Zoning	Maricopa Stanfield Court
West	General Rural Zoning	Maricopa Domestic Water

DEVELOPMENT DATA

Development Standards Consistency Analysis

Zoning Standard	Zoning Ordinance Requirement	Public Safety Facility PAD
Minimum Front Yard Setback	45'	20'
Minimum Side Yard Setback (North)	20'	20'
Minimum Street Side Yard Setback (South)	30'	30'
Minimum Rear Yard Setback	40'	20'
Building Height	30'	30'
Parking Requirement	1 per 250 s.f. (Public Safety Facility)	1 per 250 s.f. (Public Safety Facility)

SUBJECT SITE



ANALYSIS

Gabor Lorant Architects, LLC, on behalf of City of Maricopa are proposing to construct a new 32,000 sf Public Safety Facility comprised of a Police Department Substation and a Public Safety Answering Point (PSAP) (911 Call Center, on 6-acres of land located at the northwest corner of N. Wilson Avenue and W. Garvey Avenue. The applicant and the city have worked diligently together to address architectural design, and landscape enhancements.

The state-of-the-art facility is a composition of building components designed in contrasting materials to give the facility a character of durability and quality. The contemporary design of the building breaks the mass of the building providing a friendly pedestrian scale and provides a seamless transition from the industrial districts to the south and the residential neighborhood to the north. Building materials include a contrasting palette of rainscreen finished walls with EIFS's finished in stacked stone. Finish colors are muted reflecting the arid desert setting which compliments the recently completed county court building across W. Wilson Avenue. A memorial plaza for fallen officers is located north of the main entrance with public lobby space located at the center of the building facing the W. Wilson Avenue.

A critical component of the site design is security. Per NFPA, the PSAP building must have a minimum standoff of 82-feet in order to minimize the risks of blast exposure from a bomb laden vehicle. The PSAP is centrally located with three sides of the facility surrounded by fencing that is 8-feet in height. The east side of the building is flanked by the police department offices which are protected by a 30-foot high concrete vehicle barrier adjacent to the visitor parking.

Landscaping has been provided throughout the site to break-up the massing of the buildings and provide screening where applicable. The use of drought tolerant landscape and trees provide shade and enhance the overall site. Per Zoning Code Sec. 404.04 the development is required to have a minimum quantity of trees and shrubs. The landscape plan indicates that the development meets or exceeds the minimum requirement for overall site landscaping, trees, and shrubs for the site. Overall, the landscape plan indicates that 38% of the site is landscaped which exceeds the minimum required landscaping of for the site by 28%.

In accordance with Zoning Code Sec. 505.07 Required Findings, the decision-making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

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: Staff has worked diligently with the architect in producing architectural theme that will meet or exceed City standards.

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 proposed use is consistent with the City's General Plan Land Use. However, the public safety facility currently does not meet the prevailing development standards for the General Rural Zoning District. A companion rezone application will be submitted in December, 2021, in order to bring the subject site into conformance with all applicable codes and regulations. It is anticipated that Planning Commission and City Council will conduct public hearings on said rezoning application in January/February 2022. Once completed, the new public safety facility will meet all minimum development standards as it relates to the site.

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

Staff Analysis: The proposed materials, color and landscape has been designed to provide a high level of safety and quality that meets the current and future needs of the surrounding area as well as the region.

The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same Zoning District and providing a harmonious transition in scale and character between different Districts.

Staff Analysis: Building massing within the site is properly placed to provide a harmonious transition in scale and character to the residential development to the north and the county courthouse to the east. Additionally, the maximum height of the new facility is 21-feet which is consistent with the height of a typical two-story residential dwelling.

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 proposed building elevations are visually interesting and provide a variety of building design with setback variations. A mixture of colors, materials, and finishes are provided to enhance the aesthetic value of the building and provide a seamless transition between the site and the surrounding uses.

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.

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 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, Article 405.

Elevations:

Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 505.07 Development Review Permit criteria.

Public Notice

As required per the Zoning Code Section 501.11 and 505.05, notification letters were sent out to property owners within 600 feet of the subject site with information about the proposed development and the Planning and Zoning Commission meeting date. In addition, one (1) sign posting was posted on the property by staff. At the time of writing this report no public comments were received.

CONCLUSION

Staff finds the submittal items of DRP21-22 Maricopa Public Safety Building to be substantially compliant with Zoning Code, Sec. 505.07.

Staff recommends **Approval of DRP21-22 Maricopa Public Safety Building** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP21-22) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. A rezone application shall be processed and approved rezoning the subject site to Planned Area Development prior to the issuance of final Certificate of Occupancy.
3. In accordance to Section 505.09 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 to extend, and fee is submitted.
4. 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.
5. 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 color scheme of the building. Roof access shall be from within the building.
6. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
7. The applicant shall submit all required permits for any proposed signage.
8. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
9. 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.
10. Truck traffic and 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.
11. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
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", 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. The development shall satisfy all traffic related recommendations provided in the Traffic Impact Analysis.
17. 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.
18. 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.
19. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Elevations

-- End of staff report --



10 November 2021

Planning & Zoning Submittal
Development Review Permit

**City of Maricopa Police Department Administration Building
& Public Safety Answering Point (PSAP)**

PROJECT NARRATIVE

The City of Maricopa is planning a new 32,000 square foot facility comprised of an administrative center for the Police Department and Public Safety Answering Point (911 call taking and dispatch center) for the region. The facility will be state-of-the-art and will provide services to the citizenry and business community of the city. The buildings will be designed and constructed with resiliency and durability in mind to facilitate 24/7 operations.

SITE:

The facility is to be located on a 6-acre parcel bounded by West Garvey Avenue on the south; Wilson Avenue to the east; West Madison Avenue to the north; and a Maricopa Consolidated Domestic Water maintenance facility to the west. The Pinal County Justice Court is the neighbor to the east, residential homes stretch down the adjacent street to the north and the railroad track border the southern side of the proposed building parcel.

Street improvements surrounding project site will be designed and constructed under a separate city project which is currently in the early design phases.

A key driver in the site planning is security. Per NFPA, the PSAP must have minimum 82' of standoff distance to mitigate risks of blast exposure from a bomb laden vehicle. The PSAP is somewhat centrally located, and three sides of the facility are surrounded by fencing that is 8' in height. The fourth, east facing, side is flanked by the Police Department offices which are protected by 30" tall concrete vehicle barrier adjacent to the visitor parking.

The fencing is also used to secure three parking areas: Police Department vehicle lot; employee vehicle lot; and the Impound Lot. All fencing will be comprised of a combination of masonry and metal clad panels, matching materials used on the building.

Parking Requirements:

The site will provide 9 visitor parking spaces 2 of which will be ADA accessible spaces. The remainder of the site spaces will be broken into 3 different areas: employee parking, secure parking, and impound lot. The employee parking area consists of 92 spaces with 2 ADA accessible spaces. The secured PD vehicle parking area provides 71 spaces; the impound lot will provide 35 spaces. The parking stall width and length meet the minimum requirements as outlined in Maricopa's zoning code. All the parking areas will be paved and permanently striped.

**Sanitary Sewer, Water, and Storm Water:**

A fire line will be tied into the existing watermains located within North Wilson Avenue and West Garvey Avenue. This fire line will feed two onsite hydrants. The service to the PD Administration portion of the building will be tied into the existing main in North Wilson Avenue, while the service to the PSAP portion of the building will tie into the newly installed main. The fire line to the proposed building will utilize an existing connection to the North Wilson Avenue main. The sanitary sewer service will be tied into the existing system located within North Wilson Avenue. Each of the parking areas will be directed to catch basins that will route the runoff to a proposed retention basin located in the northwest corner of the site. The retention basin will be sized per Maricopa requirements.

Lot Coverage and Setbacks:

The size of the lot is 6.0 acres or 261,360 SF. The proposed building has a floor area of 32,000 SF, which equates to a lot coverage of approximately 13%. City of Maricopa zoning code allows for maximum lot coverage of 25% in zone GR. The side and rear setbacks will exceed the minimum values outlined in zoning code. The front set back will consist of 24.5 feet opposed to the required 40 feet based on the proposed dedication of Right of Way for the existing N. Wilson Avenue.

Landscaping:

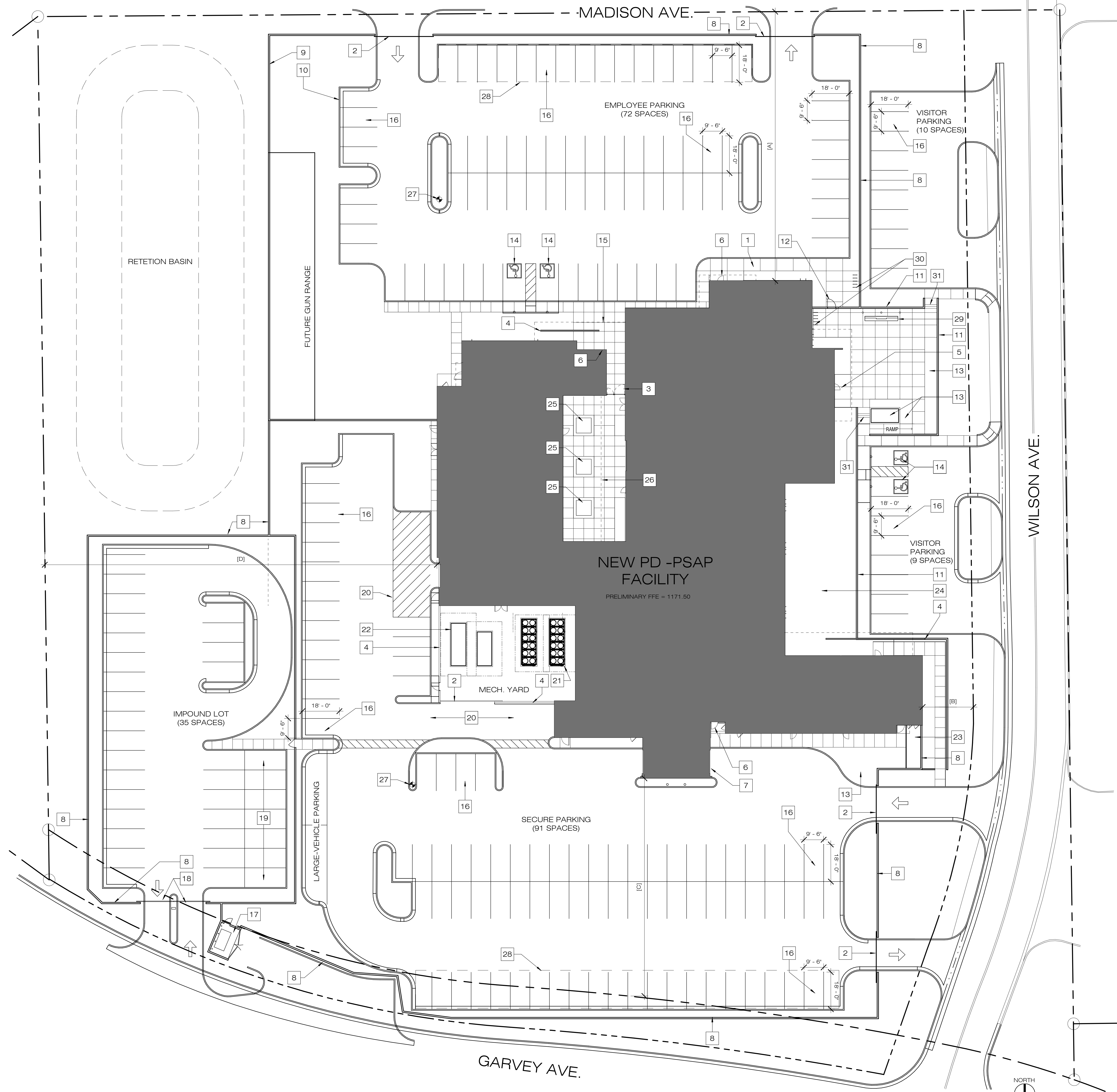
The proposed landscaping meets the general, parking lot, and buffer zone landscaping as required per the City of Maricopa zoning code. Plant species have been taken from Maricopa's landscape plant list. The proposed landscape area of 87,270 SF, which equates to a coverage of 38.0%; zoning code requires a minimum of 10%.

BUILDING:

The building is a composition of volumes clad in contrasting materials to give the facility a character of durability and quality. The juxtaposition of volumes breaks the scale of the building down giving it a friendly and inviting appeal, in keeping with its function and its adjacency to residential neighbors. Materials include a contrasting palette of rainscreen finishes at the PD administrative and PSAP walls; EIFS finished and stack bond masonry walls at service components (electrical and mechanical rooms). Finish colors are somewhat muted reflecting their arid desert setting and are a subtle nod to those of the recently completed County Court building across Wilson Avenue.

A public lobby space is conveniently located near the visitor parking and adjacent to the memorial plaza for fallen officers. Windows facing Wilson Avenue are judiciously deployed with security in mind. Daylighting is effectively distributed in the Police Department offices via a high clerestory that runs the length of the building along the circulation corridor.

A future, indoor Gun Range has been planned as a separate freestanding building to be located west of the employee parking lot.



KEYNOTES

1	CONCRETE SIDEWALK - 4" THICK WITH TURN-DOWN EDGE - TYP.
2	ROLLING ACCESS GATE AT SITE FENCE
3	FENCE/GATE
4	SCREEN WALL (8' HEIGHT)
5	PUBLIC ENTRANCE ADA ACCESSIBLE
6	EMPLOYEE ENTRANCE - ADA ACCESSIBLE, ACCESS CONTROLLED
7	SALLY PORT
8	SITE WALL - VEHICULAR BARRIER
9	BARRIER FENCE
10	CONCRETE CURB - SEE CIVIL SHEETS
11	LOW SITE WALL - VEHICULAR BARRIER (30" MIN. HGT.)
12	ACCESS GATE AT SITE FENCE
13	LANDSCAPED AREA - SEE LANDSCAPE SHEETS
14	ACCESSIBLE PARKING / SIGNAGE
15	EDGE OF ROOF
16	9' - 6" X 18' PARKING SPACE - TYP.
17	TRASH DUMPSTER ENCLOSURE
18	ROLLING VEHICLE ACCESS CONTROL GATE
19	LONG-TERM VEHICLE STORAGE
20	SERVICE / LOADING AREA
21	MECHANICAL EQUIPMENT
22	EMERGENCY GENERATOR
23	DOG RUN
24	LANDSCAPE BUFFER AREA
25	RAISED PLANTER
26	TUBE STEEL TRELLIS ASSEMBLY
27	FIRE HYDRANT
28	COVERED PARKING CANOPY (ABOVE)
29	MEMORIAL
30	BIKE RACK
31	STEPS

DEVELOPMENT STANDARDS TABLE

SETBACKS:

SIDE [A] = 130'-2" FROM EXISTING PROPERTY LINE

FRONT [B] = 24'-9" FROM NEW PROPERTY LINE AFTER STREET DEDICATION

SIDE [C] = 126'-4" FROM EXISTING PROPERTY LINE, 106'-4" WITH NARROWING OF ROW AT GARVEY ALONG PROPERTY'S SOUTH SIDE.

REAR [D] = 190'-3" FROM EXISTING PROPERTY LINE

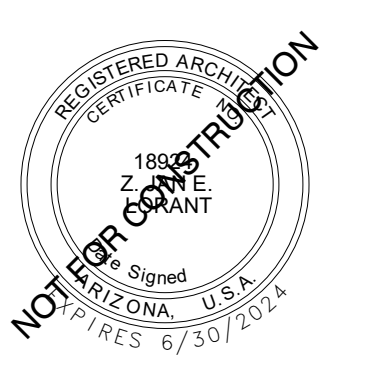
MAXIMUM BUILDING HEIGHT = 21'-0"

GENERAL PLAN NOTES:

(1) ALL GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT SHALL BE PROPERLY SCREENED

(2) ALL SIGNAGE WILL BE APPROVED UNDER SEPARATE PERMIT

1 SITE PLAN
1" = 20'-0"

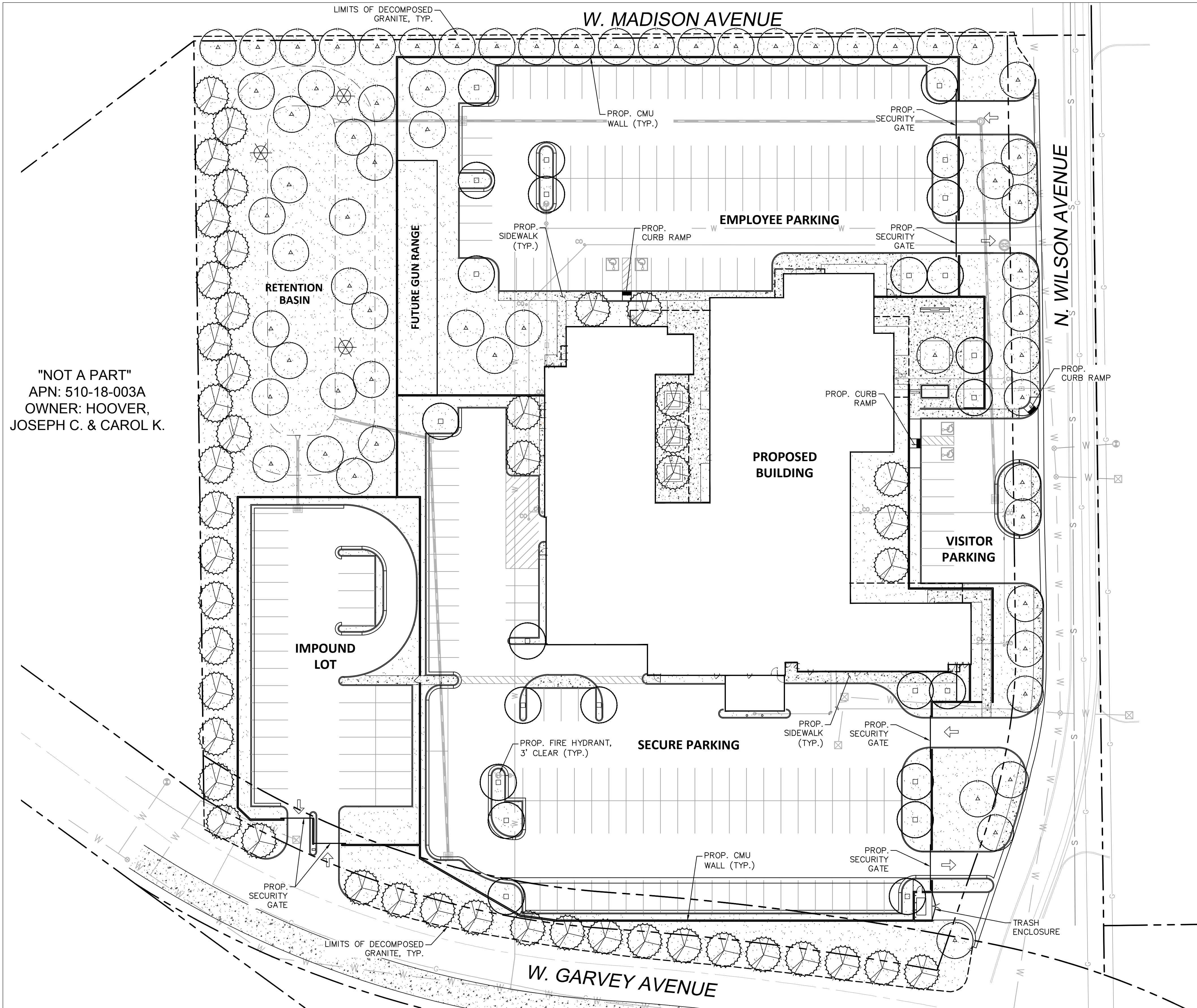


revisions

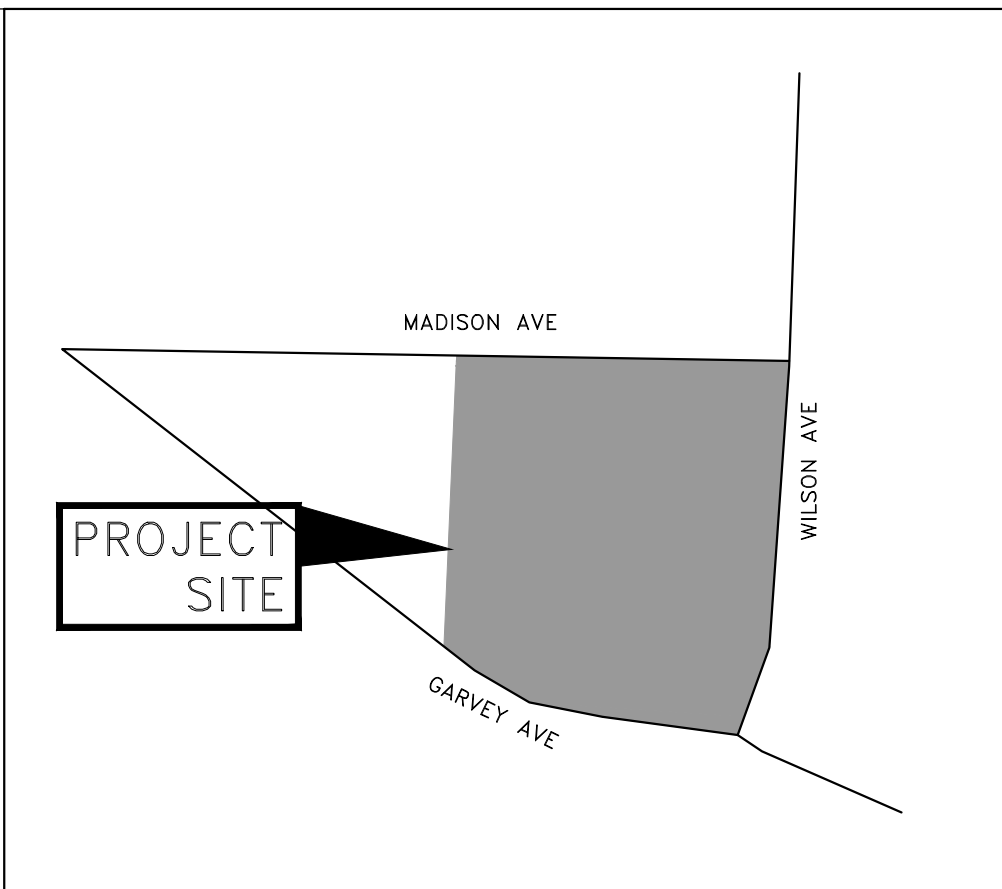
gla No.:
21103

Issue Date:
12/03/2021

Architectural
Site Plan



"NOT A PART"
 APN: 510-18-003A
 OWNER: HOOVER,
 JOSEPH C. & CAROL K.



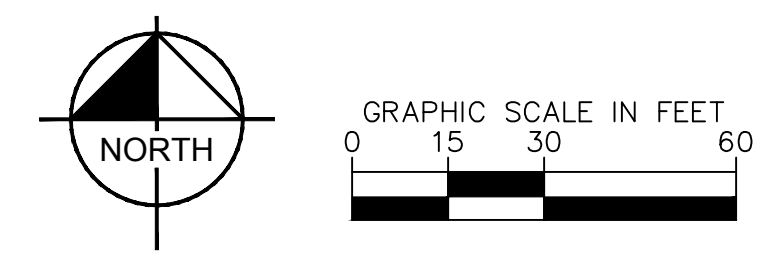
KEY MAP
 N.T.S.

PLANTING LEGEND

TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Parkinsonia x 'Desert Museum'	1 1/2" Cal. Min., 7' Ht. Min., 24" Box min.	64	
Desert Museum Palo Verde			
Quercus virginiana	1 1/2" Cal. Min., 8' Ht. Min., 24" Box min.	24	
Live Oak			
Ulmus parvifolia	1 1/2" Cal. Min., 8' Ht. Min., 24" Box min.	47	
Evergreen Elm			
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Fouquieria splendens	6' Ht. Min.	3	
Ocotillo			
MATERIALS			
DESCRIPTION	QTY		
Decomposed Granite TBD, 2" Depth Min.	87,270 SF		

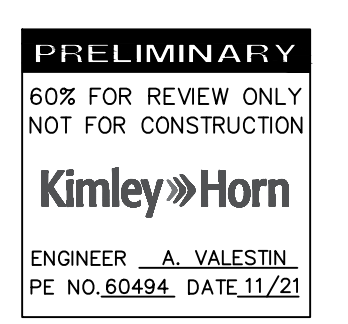
CITY OF MARICOPA LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE • REQUIRED 1 TREE AND 6 SHRUBS PER 650 SF OF LANDSCAPED AREA • 50% OF REQUIRED TREES TO BE A MINIMUM OF 24" BOX • 50% OF REQUIRED SHRUBS TO BE A MINIMUM OF 5 GAL.	135 TREES 810 SHRUBS 68 TREES 24" BOX (50%) 405 SHRUBS 5 GAL. (50%)	135 TREES XXX SHRUBS 135 TREES 24" BOX (100%) XXX SHRUBS 5 GAL. (50%)
PARKING LOT LANDSCAPING • 1 TREE PER ISLAND • 3 SHRUBS PER ISLAND • 60% OF REQUIRED TREES TO BE A MINIMUM OF 24" BOX	20 TREES 60 SHRUBS 12 TREES 24" BOX (60%)	20 TREES XXX SHRUBS 20 TREES 24" BOX (100%)
BUFFER ZONE LANDSCAPING • 1 TREE PER 25 LINEAR FEET • 3 SHRUBS PER 25 LINEAR FEET	18 TREES 54 SHRUBS	20 TREES XXX SHRUBS
OPEN SPACE REQUIREMENTS • 10% OF SITE TO BE LANDSCAPED (229,668 TOTAL SF)	22,967 SF (10%)	87,270 SF (38.0%)



Symbol	Revisions	Date	Appr.

Designed by: JAJ	Date: 11/10/2021
Drawn by: SGB	Scale: 1" = 30'
Checked by: AAV	Project Code: 091885002



Kimley»Horn
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 PHONE: 928-458-7121
 WWW.KIMLEY-HORN.COM

**CITY OF MARICOPA
 PUBLIC WORKS DEPARTMENT
 39700 WEST CIVIC CENTER PLAZA
 MARICOPA, ARIZONA 85138
 520-568-9098**

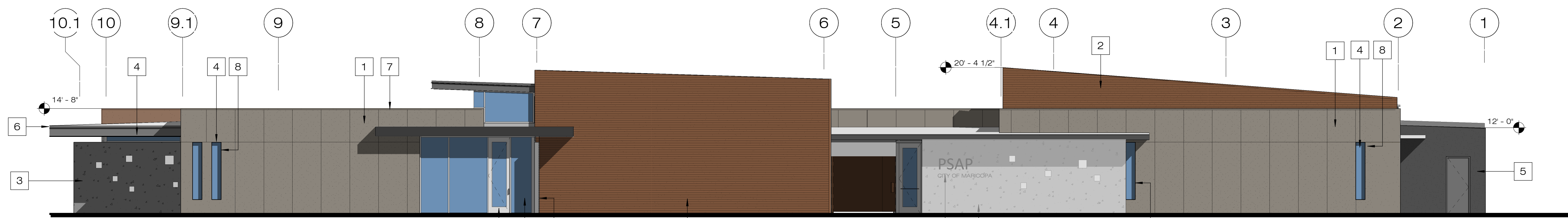
**POLICE DEPARTMENT ADMINISTRATION
 BUILDING/NEW PUBLIC SAFETY
 ANSWERING POINT FACILITY
 CONCEPT LANDSCAPE PLAN**

**SHEET ID
 LS01
 SHEET NO.
 07 OF 07**

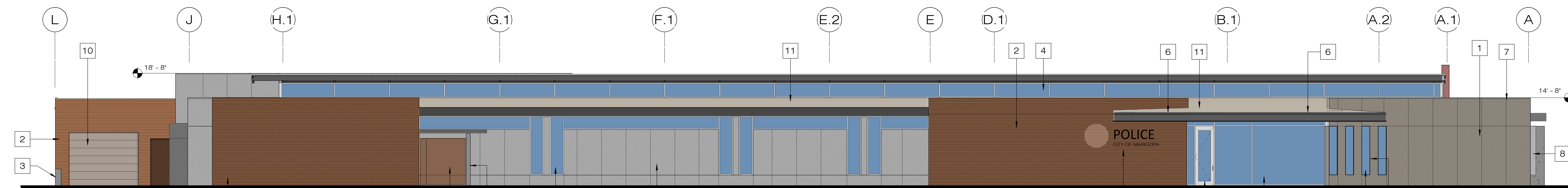
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KEYNOTES

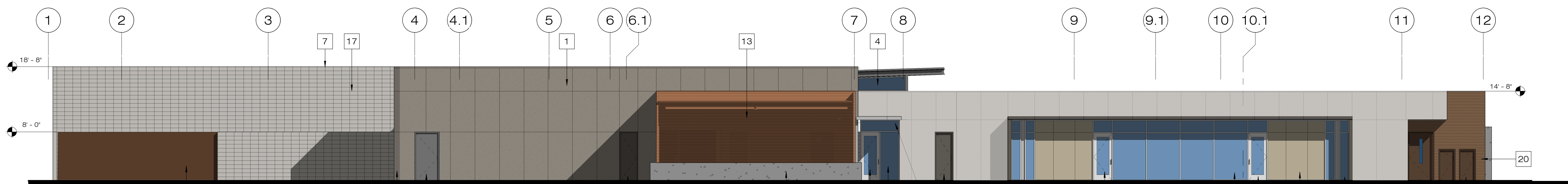
1	FACTORY FINISHED RAINDRIP PANELS
2	METAL PANEL WALL CLADDING
3	CAST-IN-PLACE CONCRETE WALL
4	ALUMINUM-FRAMED WINDOW ASSEMBLY
5	EIFS FINISH
6	METAL FASCIA / FLASHING
7	PRE-FINISHED ALUMINUM WALL CAP
8	METAL SHADE SHROUD SURROUNDING WINDOW (3-SIDES)
9	ALUMINUM-FRAME DOOR ASSEMBLY WITH 1" GLAZING
10	OVERHEAD ROLL-UP DOOR ASSEMBLY
11	TPO ROOF SYSTEM OVER RIGID INSULATION
12	BUILDING SIGNAGE
13	PERFORATED METAL PANEL
14	ALUMINUM STOREFRONT WINDOW ASSEMBLY WITH 1" GLAZING
15	ALUMINUM WINDOW-WALL ASSEMBLY WITH 1" GLAZING
16	HOLLOW METAL DOOR / FRAME - PAINTED FINISH
17	STACKED BOND MASONRY WALL - INTEGRAL COLOR
18	ROLLING SERVICE GATE - PERF. METAL PANEL OVER TUBE-STEEL FRAME
19	SHADE CANOPY
20	DOG RUN
21	PRE-FINISHED METAL GUTTER / DOWNSPOUTS
22	STANDING SEAM METAL ROOF SYSTEM (CLASS A)
23	ANTI-BALLISTIC GLAZING
24	EDGE OF ROOF



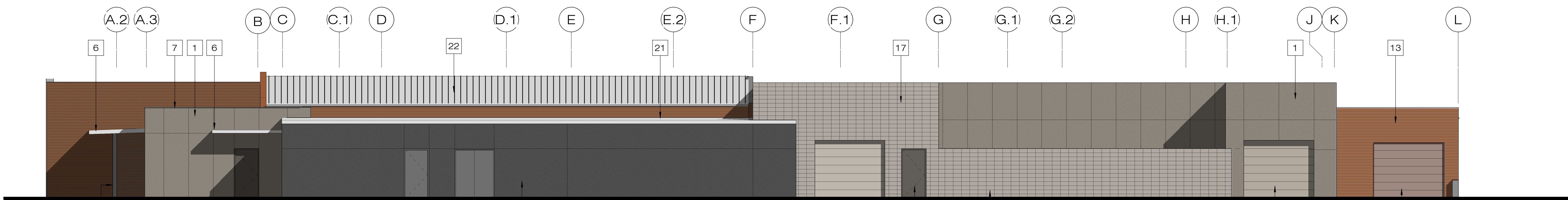
1 North Building Elevation
1/8" = 1'-0"



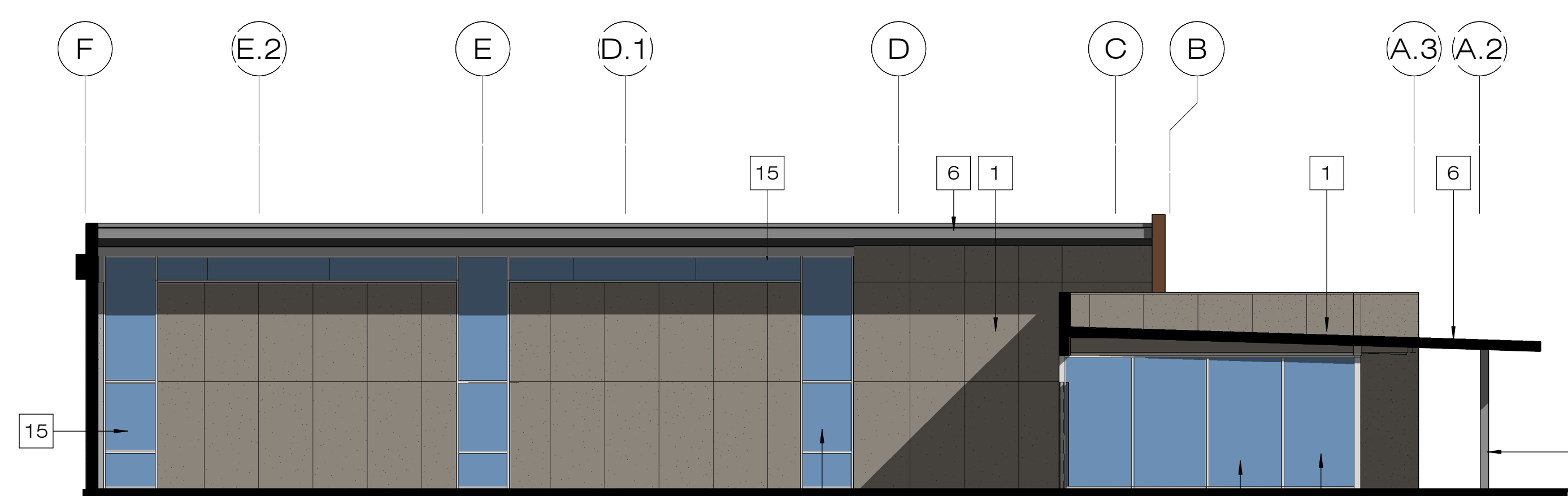
2 East Building Elevation
1/8" = 1'-0"



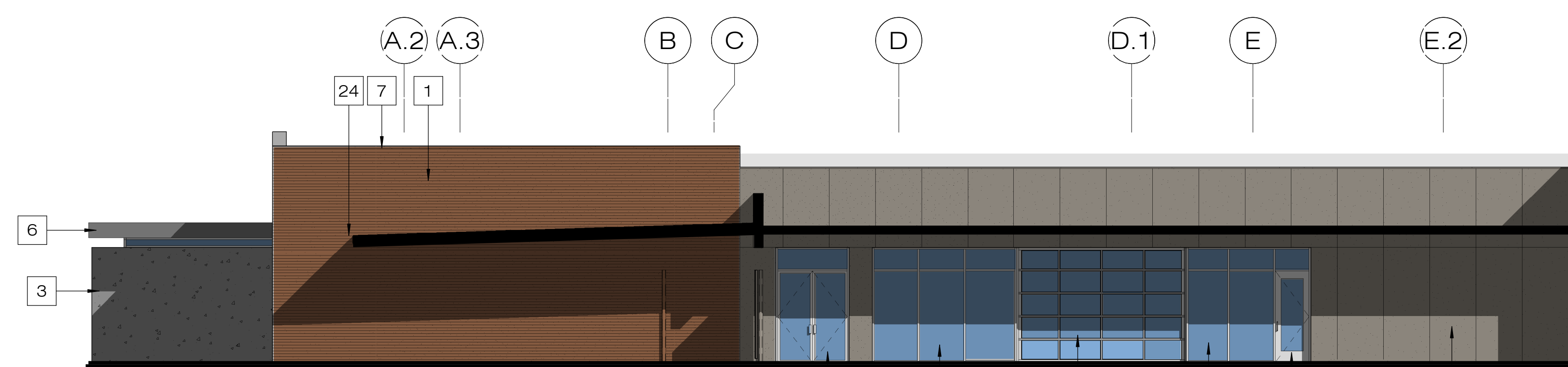
3 South Building Elevation
1/8" = 1'-0"



4 West Building Elevation
1/8" = 1'-0"



5 West Courtyard Elevation
1/8" = 1'-0"



6 East Courtyard Elevation
1/8" = 1'-0"