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STAFF REPORT

Case Number: DRP22-25

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Manager
From: Derek Scheerer, Planner II
Meeting Date: December 12, 2022

REQUESTS

Development Review Permit (DRP) 22-25: A request by Garret Howicz, on behalf of STNL Development and Tractor Supply Company, for review and approval of site, landscape, photometric and elevation plans for a proposed commercial development on approximately 3.41 acres. Generally located at the northeast of the northeast corner of N. Shea Way and W. Maricopa-Casa Grande Highway. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Garret Howicz 8150 Corporate Park Drive Suite 110 Cincinnati, OH 45242	Owner: CAPDEVLo60, LLC 3800 N Central Avenue Suite 460 Phoenix, AZ 85012
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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	3.41 acres
Parcel #	Portion of Pinal County Parcel No. 510120510 (new parcel to be assigned with replat SUB22-48)
Site Address	42000 W Maricopa-Casa Grande Highway
Existing Site Use	Vacant
Proposed Site Uses	Commercial
Existing General Plan, Land Use	Mixed Use (MU), Employment (E)
Existing Zoning	CI-1 PAD
Parking Provided	93 spaces

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Mixed Use (MU)	Light Industry & Warehouse (CI-1) PAD	School
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1) PAD	Vacant/Commercial
South	Mixed Use (MU), Employment (E)	Light Industry & Warehouse (CI-1) PAD	Vacant
West	Employment (E)	Light Industry & Warehouse (CI-1) PAD	Vacant

HISTORY SUMMARY

- 2003- Property zoned CI-3 PAD by Pinal County zoning cases PZ-PD-017-03

ANALYSIS

STNL and Tractor Supply Company propose to construct a commercial development consisting of a 21,702 sq. ft. retail building and 21,528 sq. ft. fenced in outdoor garden center display area within a 3.41 ac. site. The outdoor display area will include a 3,744 sq. ft. greenhouse, a feed center, and a hay and forage shed. The development will also feature approximately 3,812 sq. ft. of permanent outdoor sidewalk display area in front of the retail building and garden center along with a 3,000 sq. ft. permanent outdoor trailer and equipment display area within the site’s parking lot adjacent to N. Shea Way. The site is zoned CI-1 PAD (approved under Pinal County zoning case PZ-PD-017-03). The development site is located in the Maricopa Wells Power Center across N. Shea Way from the existing Walmart. The site location serves as the first major development west of N. Shea Way that was originally proposed/reserved for medium and big box retail development.

All proposed buildings for the Tractor Supply Company have been well designed with the incorporation of various architectural features that serve to enhance the overall aesthetic of the site while also following the general development themes of other Tractor Supply Company stores found throughout Arizona. The building elevations contain a variety of colors and materials, as well as other architectural enhancements that exceed the minimum requirements of the Zoning Code. The main building incorporates various horizontal materials, textures, and color changes that provide visual interest in the overall building design. The use of split-face and smooth-face CMU block, EIFS, stone veneer, and seam metal have been incorporated along the building’s façades. Additionally, the building incorporates a variety of roof/parapet movements that break up the building’s vertical massing and provide additional visual interest along its rooflines.

Attached and accessory to the main building is a large fenced-in outdoor display area. This area contains a steel framed greenhouse and entryway along with a large CMU block hay and forage shed. The proposed greenhouse is attached directly to the main building, allowing for direct access through the greenhouse into the store. The hay and forage shed is designed in the same manner as the main building and serves as architectural accessory/compliment to the main building through its incorporation of similar building materials and color palette. The fencing used for the outdoor display area incorporates the use of vinyl wrapped metal fencing supported by split-face CMU block with stone veneer that matches the material usage along the main building front elevation. This purposeful material uses serves to tie the outdoor display area into the main building, giving the impression of singular wholistic design between the enclosed and unenclosed retail atmosphere of the site.

The site will be accessible from three locations: two locations along N. Shea Way and another along the unnamed frontage driveway between the site and the existing Walgreens. The site is required to provide 93 parking spaces and meets this requirement. The site also provides dedicated motorcycle and bicycle parking that meet Zoning Code requirements. The parking area is located in front of the main building and garden center and is organized to allow future development of an outparcel pad

between the site and the unnamed frontage driveway. The parking lot design additionally provides the ability for interconnection between the site and future parking areas/ development to its west. The parking area provides the required number of landscaped islands and is framed/screened along N. Shea Way by decorative split rail fencing in a continuation of The Wells western style development theme.

The landscape and open space areas of the site are generally located along the site's eastern boundary adjacent to N. Shea Way. The locating of these areas along the eastern boundary establishes a natural buffer and transition area between the onsite uses and the vehicular right-of-way. It also serves to provide a natural buffer into the ultimate greater development of this portion of The Wells site. As an addition to this buffer area the site incorporates the use of and applies landscaping within an adjacent offsite drainage basin as an enhancement and continuation of the landscape buffer along the entire frontage of N. Shea Way. As such, this area has been incorporated into the site's opens space calculation and requirement, which in all, meets code requirement.

Landscape Plans

- Per Zoning Code Sec. 18.90.030, the development is required to provide a minimum of 10% open space. The proposed landscape plan meets the minimum requirement and provides 10% open space with the inclusion of the landscaped portions of the drainage basin adjacent to the site.
- 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.

Transportation

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the City Engineer. The report and City Engineer have determined that offsite roadway infrastructure improvements for the development are satisfactory and that no additional improvements or dedications are necessary.

Grading and Drainage

- A preliminary Grading and Drainage plan was submitted and reviewed by the City Engineer. The City Engineer determined the grading aligns with The Wells site overall drainage plan. As such, no additional on-site retention is required.

Illumination

- The applicant has provided a photometric plan with cut sheets of the light fixtures that meet the standards set forth in Sec. 18.95 of the Zoning Code. Final design schematics will be submitted at building permit review.

Elevations

- The proposed architectural elevations are complimentary and exceed minimum standards set forth within Sec. 18.155.070 Development Review Permit criteria of the Zoning Code.

CITIZEN PARTICIPATION

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

- Nov. 23, 2022 - Sign posted
- Nov. 25, 2022 - Notification letters sent

PUBLIC COMMENT

Staff has not received any public comment at the time of writing this report.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 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:

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 all applicable development design criteria as provided for in the Zoning Code. The site provides adequate pedestrian and vehicular access throughout the site, has lush landscaping along its periphery and vehicular use/parking area(s). The exterior design of the buildings provides enhanced architectural features that are complementary to nearby commercial 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 access, circulation, and parking to accommodate the public and general community.*

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 are well integrated and complementary. They adhere to a theme and style that provides context and visual interest as well as differentiates but integrates the site with other commercial development in the area.*

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 provides interest along the articulation of structures. Building heights are varied and provide horizontal relief through their articulated design. Building heights are below the Zoning District maximum and are compatible with the different commercial developments surrounding the site. Building ends and corners incorporate additional architectural treatments that create variety and interest emphasizing the articulated facades.*

CONCLUSION:

Staff finds the submittal items of DRP22-25 Tractor Supply Company to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-25 Tractor Supply Company** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-25) 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 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 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. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made per the accepted Traffic Impact Analysis in adherence to the Regional Transportation Plan and accepted by the City Engineer.
12. 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.
13. Civil drawings shall be submitted to the City for review and approval prior to onsite and offsite construction.
14. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting document submittals, approvals and permits from the applicable federal, state, county, and any other agencies as applicable.
15. 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.

16. 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:

Exhibit A: Project Narrative

Exhibit B: Site Location and Zoning Map

Exhibit C: Site Plan

Exhibit D: Landscape Plan

Exhibit E: Elevations

Exhibit F: Photometric Plan

Exhibit G: Citizen Participation Report

-- End of staff report --