



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # SUB22-40

To: Planning and Zoning Commission
Through: Rick Williams, Planning Manager
From: Byron Easton, Senior Planner
Meeting Date: January 9, 2023

REQUEST

Subdivision Preliminary Plat (SUB22-40): A request by David Bohn of BFH Group requesting approval of the Villas at Stonegate subdivision preliminary-plat. The property is generally located at the southeast corner of Stonegate Road and Alan Stephens Parkway. **DISCUSSION AND ACTION.**

APPLICANT

RVi BFH Group
Contact: David M. Bohn
3707 E. Southern Ave.
Maricopa, AZ 85206

Phone: 480-734-1446
[Email: davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

PROPERTY OWNER

CARPEVLO60 LLC
Mail Return Unknown

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 16.10 acres
- Parcel #: 510-12-054J; -052(portion thereof)
- Site Address: N/A
- Existing Zoning: High Density Residential (RH) per ZON21-05
- General Plan Land Use: High Density Residential (HDR) per GPA21-07
- Proposed Density: Multi-family Residential – 18.2 du/ac
- Allowed Density: 20 DU/AC (net acre, per code)
- Lot Size: (Type A)-21' x 49' – (Type B)-24' x 41'
- No. of Lots: 293 platted townhome (condo) units

HISTORY

- 1963 - Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2003 - Rezoned to CI-1, Pinal County Case # PZ-PD-017, OZ-017-03
- 2022 - Rezoned to RH, City of Maricopa Case #ZON21-05

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Charter School
South	Employment (E)	Light Industry & Warehouse (CI-1)	Future Commercial
West	Mixed Use (MU)	PAD (PAD20-05)	Vacant Land

ANALYSIS

The proposed Villas at Stonegate is an owner-occupied multi-family development located within a parcel of land that was recently rezoned to High Density Residential (RH). The Multi-Family land use is a permitted use within the RH zoning district with an approved Development Review Permit (DRP). Furthermore, because the development is owner occupied, the applicant will also be required to process a preliminary condo plat which will require Planning Commission approval as well.

The Villas at Stonegate is located on 16.10 acres at the southeast corner of W. Alan Stephens Parkway and N. Stonegate Road. There are four access points for the development: two via N. Stonegate Road, one via W. Alan Stephens Parkway, and one access point to the future planned Commercial to the south. The proposed unit mix will include only three-bedroom units. The development proposes a central clubhouse building containing property management offices and resident amenity functions. Additionally, the development features residential amenities such as an outdoor pool, outdoor activity areas, pavilion-covered patio areas, a dog run, and playground equipment. The clubhouse building will contain a club room, on-site property management offices, a fitness room and yoga studio. The buildings and the monument walls and entry features will incorporate multiple color schemes and design materials, including the increased design features of the buildings adjacent to W. Alan Stephens Pkwy.

The development will provide two different “condo plat” sized lot of 21’ x 49’ and 24’ x 41’. The community design will include interconnected sidewalks and elaborate gates at the entrances along Stonegate Road and proposes view fence along Stonegate Road and Alan Stephens Parkway as well as patio gates from each residence. The perimeter fencing will include a combination of CMU decorative block along the initial courses with wrought iron view fence above. A decorative 6’ CMU block wall will be located along the east and south adjacent to the existing / proposed commercial and school. This is to not only increase the security and privacy of the residents from the commercial usage, but also to reduce the additional noise that may infiltrate the development.

The Villas at Stonegate development was thoroughly reviewed and approved through the Major Development Review Permit (DRP) process. Major DRP#22-02 Villas at Stonegate was approved by the Planning and Zoning Commission on September 26, 2022 subject to the conditions of approval within the Staff Report presented at the hearing.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to City policies, standards, codes, and requirements. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within the city's subdivision process (see flowchart process below). If approved, the developer will be granted the opportunity to pursue subsequent development steps.



In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city's development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions are being processed as a condo plat and are thereby exempt from the minimum lot size requirements set forth in MCC 18.35.040, the RH district. All buildings on the site will conform with overall setbacks for the parcel.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the city's subdivision code, Refer to Exhibit C.

3. Pedestrian Connectivity:

The project proposes a well-connected pathway system through the development that will link the parks to the main amenity/pool area, thus satisfying the connectivity requirements as set forth in the city's Subdivision Code. Refer to Exhibit C, Landscape Plan.

4. Residential Design Guidelines:

The design review was completed by Staff through the Major Development Review Permit process in which the City's Multi-Family Residential Design Guidelines were employed.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum requirement of 20% satisfying minimum requirements set forth within the city's subdivision code. Refer to Exhibit C, Landscape Plan.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

8. Preliminary Traffic Report:

Offsite roads surrounding the property, their intersections and arterial roads serving as access to the development (Stonegate Rd., Maricopa Casa Grande Highway, Alan Stephens Parkway and Porter Rd) have been analyzed by a traffic engineer and reviewed by City Staff. The study concluded with the following recommendations to be implemented by the developer:

- Install a northbound right-turn lane with a storage length of 100 feet at the intersection of north driveway and Stonegate Road.
- Extend the existing two-way left-turn lane on Alan Stephens Parkway to the west, past the intersection of Stonegate Road and Alan Stephens Parkway.
- Install STOP signs at the westbound approaches of north driveway/Stonegate Road and south driveway/Stonegate Road.

CONCLUSION

Staff finds the submittal items of SUB22-40, Villas at Stonegate Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends **Approval of SUB22-40, Villas at Stonegate Preliminary Plat** subject to the following conditions:

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-A.2, "Approval of the preliminary plat is valid for a period of two (2) years from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required, the City Council.
5. Developer shall create a property management company for the maintenance of all landscaping, site lighting within the local drive-aisles and open spaces, parks and/or tracts as shown on the Preliminary Plat.
6. Walkways shall be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
7. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval, along with address assignments.

9. 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. If 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.

Transportation stipulations:

10. Install a northbound right-turn lane with a storage length of 100 feet at the intersection of north driveway and Stonegate Road.
11. Extend the existing two-way left-turn lane on Alan Stephens Parkway to the west, past the intersection of Stonegate Road and Alan Stephens Parkway.
12. Install STOP signs at the westbound approaches of north driveway/Stonegate Road and south driveway/Stonegate Road.
13. 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 City Engineer and installed by the developer.

Building stipulations:

14. Prior to issuance of the final Certificate of Occupancy, the applicant/developer 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.
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.

Fire stipulations:

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 – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Preliminary Landscape Plan

-- End of staff report --