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STAFF REPORT

Case Number: DRP22-15

To: Planning and Zoning Commission
Through: Richard Williams, Planning Manager, Development Services
From: Byron Easton, Senior Planner, Development Services
Meeting Date: December 12, 2022

REQUESTS

Development Review Permit (DRP) 22-15 The Lofts on Edison: A request by Welker Development Resources, LLC, requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 43 unit, two story, multi-family development. Generally located on approximately 2.24 net acres of vacant land located at the southwest corner of W. Edison Rd. and N. Wilson Ave. in the City of Maricopa. **DISCUSSION AND ACTION**

APPLICANT/PROPERTY OWNER

Applicant:
Jeff D. Welker
Welker Development Resources, LLC
3125 E, Diver St,
Mesa, AZ 85213

Phone: (480) 209-7167
Email: jeffw@wdrllc.org

Owner:
Great Western Developers LLC
13404 S 33rd Ct.
Phoenix, AZ 85044

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Net Acres 2.24 +/- acres
- Parcel # 510-20-0430
- Site Address N/A
- Existing Site Use Vacant
- Proposed Site Uses Multiple Unit Residential
- Existing General Plan, Land Use Commercial (C)
- Existing Zoning General Business Zone (CB-2)
- Overlay Zoning Heritage Mixed Use (MU-H)
- Proposed Building Height Two-Story
- Number of Units 43
- Parking Required 86 Spaces
- Parking Provided 92 Spaces

SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	Single Family Residence (CR-3)	Residential
East	Commercial	General Business (CB-2)	Wilson Ave - Vacant
South	Commercial	General Rural (GR)	Residential
West	Commercial	General Business (CB-2)	Approved Multi-Family

HISTORY SUMMARY

- 1963 – Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2001 – Rezoned to MH, Pinal County Case # PZ38-2001
- 2008 – Per the Legacy Development-Settlement Agreement, property recognized as CB-2 zoning

ANALYSIS

The proposed Lofts on Edison development is within the Mixed Use - Heritage Overlay District (MU-H). The Multi-Family land use is permitted within the MU-H and, therefore, the project will be required to go through the Development Review Permit (DRP) process and before Planning and Zoning commission for approval. The buildings and the monument walls and entry features will incorporate multiple color schemes and design materials from the Heritage District Design Guidelines, including the increased height requirement for buildings in the Heritage District. The two-story, three-bedroom townhomes proposed for this parcel will be offered for purchase or rent, depending on market need.

With the site located in a well-established residential area, both single family and attached residential, this proposed residential project is compatible with the surrounding land uses. The recently approved, west-adjacent “Hampton Edison” multi-family is under construction and the Lofts on Edison will provide an additional complimentary, unique housing option to Maricopa residents. The development will consist of 43 units at a density of 14.5 DU/AC, and all units will be three-bedroom. The project is defined by a central drive bisected by aesthetic plaza intersections and alleys feeding vehicular traffic to each townhome’s private, two (2) car garage. Pedestrian circulation is emphasized with a sidewalk system that facilitates access between units, the public streets and the amenities.

The site will offer a pedestrian pathway, which integrates the landscaping as a feature as well as a gathering/pool area with a shaded structure, BBQ and seating areas. Creating a street level environment that accommodates the pedestrian is a high priority. There are multiple points of pedestrian access to and from the Site, both along Edison Rd. to the north and Lexington Ave. to the south. Pedestrians will be able to enjoy the heavily landscaped detached sidewalk provided by the applicant along Lexington Ave. as they travel to and from the future planned Commercial to the east. The Lofts on Edison will provide the City of Maricopa with a greater housing mix and variety that our residents demanded per the voter approved General Plan and City Council 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.*

Transportation

- A Traffic Impact Letter (TIL) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure surrounding the development has met all City requirements specified in the Engineering Design Standards Manual. 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 for all required traffic scenarios as well. Below is a list of improvements that the project will undertake.
 - i. Half street improvements (curb, gutter, sidewalk, pavement, landscaping, street lights) along the frontage of Edison Rd from Roosevelt Ave., to Wilson Ave.
 - ii. Half street improvements (curb, gutter, sidewalk, pavement, landscaping, street lights) along the property frontage property of Lexington Ave.
 - iii. Full access will be provided off the eastern entrance.
 - iv. Right-in right-out off the south entrance.

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.

- November 22, 2022 - Notification letters sent
- November 22, 2022 - Sign posted
- December 12, 2022 - P&Z Commission meeting

PUBLIC COMMENT:

City staff has not received any public comment at the time that this report was written.

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 the intent of the PAD 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.*

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. The building corners have also been emphasized to take away from the typical look of high rise building and create more architectural variety and interest.*

CONCLUSION:

Staff finds the submittal items of DRP22-15 Lofts on Edison to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-15 Lofts on Edison** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-15) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to 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. The detached sidewalk along West Lexington Ave. shall be identically constructed to the western adjacent development. This shall include all tree placement and/or other plantings.
6. The rear elevation of garages that are adjacent to walkways and/or are clearly visible to community members shall be architecturally enhanced.
7. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
8. Applicant shall provide solar or other low-voltage powered emergency lighting along pathways and other shared public spaces.
9. The applicant shall submit all required permits for any proposed signage.
10. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
11. 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."
12. 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.
13. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
14. 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.
15. 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.
16. 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.
17. 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.
18. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.

19. 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.
20. 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.
21. 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: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --