

MEMO

Planning Division

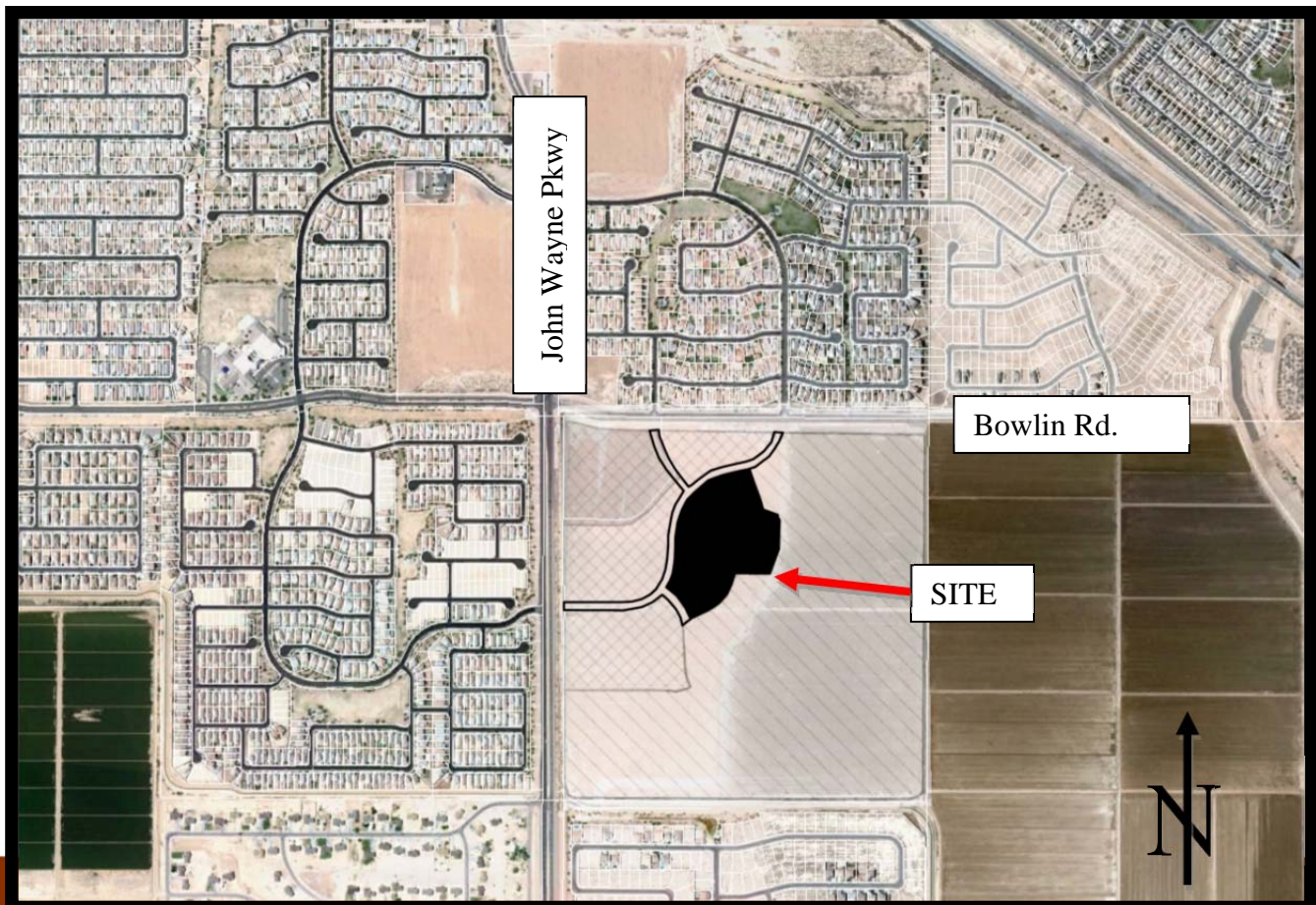
PROJECT INFORMATION

The City of Maricopa is proposing to develop a two (2) story 54,293 square foot community recreation center within the city's 112 acre city property. The 112 acre property is planned to be as the city's future regional park. However this development will only encompass 10 acres of the 112 acre parcel.

The development will be built in two (2) separate phases. Phase 1 includes the main building of 47,070 square feet with one pool area with the required parking spaces. Phase 2 will increase the building footprint and add two additional pools (competition and play pool) and will also include additional parking area to accommodate parking code requirements (refer to Exhibit B for phased Site Plan).

The development will contain multi-purpose wet and dry classrooms, meeting space, a gymnasium, cardio, strength, free-weight areas, a catering kitchen, activity center, administrative offices, and locker facilities. In addition, outdoor facilities include children's play area, a 3-lane swimming and play pool and a separate semi-enclosed pool equipment yard. Further information on the request can be found in the narrative (refer to exhibit A).

Site Location Map:





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

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Surrounding land uses:

North: Residential Community	CR-3 PAD	-	Single Residence Zone
East: Agricultural State Land	N/A	-	N/A
South: Residential Community	CR-3 PAD	-	Single Residence Zone
West: Residential Community	CR-3 PAD	-	Single Residence Zone

Current Zoning:

Zoning TR (Transitional)

Site Data:

- Parcel #: 510-12-014C
- Gross Site Area: 112 ± Acres
- Area of this application: 10 ± Acres

Landscape Data:

- Total Landscape % provided 218,674 SF / 435,600 SF: 50%
- Total Landscape % required: 10% of the site

Building Data:

- Proposed uses:
 - Multi-purposed wet and dry classrooms
 - Meeting space
 - Gymnasium
 - Cardio strength and free weight areas
 - Catering kitchen
 - Activity center
 - Administrative office
 - Locker facilities
 - Swimming lanes and play pool
- Maximum building square footage: 54,293 square feet
- Building Height: 42 feet
- Allowed height: 30 feet





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- The proposed building height of 42 feet exceeds the maximum height allowed in TR – Transitional Zoning which is 30 feet. Although this will require future Board of Adjustment approval, at this time staff concurs with the request for approval as done so in previous variance cases regarding height exceptions (MUSD Performing Arts building, Holiday Inn, Banner Medical Center and City Hall Complex). Staff is recommending a stipulation be applied, *that prior to issuance of any building permit, the applicant shall obtain a variance from the Board of Adjustment for height deviation (see stipulation #8).*

Parking Data:

Adopted Ordinance 05-08 Article 21 – Parking Regulations and Standards, does not specify required parking for community recreation center. However, the ordinance allows the Zoning Administrator to determine parking requirement through an approved site plan process when the specific use is not listed. The applicant provided parking requirements from other municipalities and site plans from other similar size community recreation centers. Based on the data provided by the applicant the Zoning Administrator determined a parking ratio of one (1) parking space for every 175 gross floor area of the building.

Phase 1

- | | |
|---|----------------------|
| ▪ Parking required (45,723 square feet/175) | 261 parking spaces |
| ▪ ADA spaces required | 7 ADA spaces |
| ▪ Phase 1 parking provided spaces) | 269 (including 9 ADA |

Phase 1 and 2

- | | |
|---|----------------------|
| ▪ Parking required (54,293 square feet/175) | 310 parking spaces |
| ▪ ADA spaces required | 9 ADA spaces |
| ▪ Phase 1 and 2 parking provided spaces | 458 (including 9 ADA |

Analysis:

▪ **General Plan**

- The City of Maricopa General Plan calls out this area as “P” – Public/Institutional and per the General Plan the designation is defined as,

*“The **Public and Institutional** category provides for public or institutional uses such as school campuses and their attendant open spaces (playgrounds, ball fields, hard courts, etc.), hospitals, churches, water treatment facilities, landfill sites, public library facilities, City offices, public cemeteries, and infrastructure and utility sites.”*

- The proposed Multi-Generation and Aquatic Center meets the intent of a Public /Institutional use.





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- **Site Plan**
 - The site plan meets the standards of the City of Maricopa Site Plan Review Ordinance 04-04.
 - Meets TR zoning setback requirements.
 - Meets City of Maricopa Parking Ordinance 05-08.

- **Transportation**
 - A Traffic Impact Analysis was submitted and is conditionally approved by the City's Transportation Manager, Chris Salas.

- **Landscape Plans**
 - 50% 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.*
 - In lieu of landscape islands for every eight (8) parking stalls the applicant is proposing large landscape strips that satisfy the intent of 10% landscaping within the interior parking area. *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.
 - The proposed height of the parking light poles, 26-30 feet high, exceeds the maximum allowed of 16 feet (Subdivision Ordinance Section 14-6-15).
 - Although this will require future Board of Adjustment approval, at this time Staff concurs with the request for approval as done so in previous sites (Fry's Marketplace, The Wells, Banner Medical Center, City Hall Complex etc.). Staff is recommending a stipulation be in effect, that *prior to issuance of any building permit, the applicant shall obtain a variance from the Board of Adjustment for height deviation for parking lot light poles (see stipulation #8).*

- **Elevations**
 - Proposed architectural elevations are complimentary to the area and are in conformance with the minimum City standards in TR zoning district.





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- **Public Notice**

Notifications were sent out 10 days prior to the Planning and Zoning meeting, via first class mail, to neighbors within 300 feet of the property boundaries, as required. In addition, staff 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.
- **Planning and Zoning Meeting**
 - On August 13, 2012 a motion was made by Planning and Zoning Commissioner Viser to approve the Site Plan Review case # SPR12-09 subject to the conditions recommended by the Commission, and was seconded by Commissioner Grey. Voice vote carried the motion 5-0.

PURCHASING SUMMARY

There is no purchasing impact associated with this request.

