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STAFF REPORT

Case Numbers: GPA22-09 & PAD22-13

To: Honorable Mayor and City Council
 Through: Rodolfo Lopez, Development Services, Director
 From: Derek Scheerer, Development Services, Planner II
 Meeting Date: January 17, 2023

REQUESTS

PUBLIC HEARING: GPA22-09 Apartments at Honeycutt Minor General Plan Amendment: A request by Alan Beaudoin and Rachael Smith of Norris Design, on behalf of property owner Shaun Ridge, LLC, to amend approximately 20.17 acres of the General Plan Future Land Use Map, Pinal County parcel number 510-25-009S, from existing Employment (E) to High Density Residential (HDR) located at the southeast of the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway. **Discussion and Action.**

PUBLIC HEARING: PAD22-13 Apartments at Honeycutt Zoning Map Amendment: A request by Alan Beaudoin and Rachael Smith of Norris Design, on behalf of property owner Shaun Ridge, LLC, to rezone approximately 20.17 acres, Pinal County parcel number 510-25-009S, from existing Light Industry & Warehouse (CI-1) to Planned Area Development (PAD) located at the southeast of the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway. **Discussion and Action.**

APPLICANT

Norris Design
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 Phoenix, AZ 85034

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PROPERTY OWNER

Shaun Ridge, LLC
 P.O. Box 653
 Mount Pleasant, MI 48804

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	20.17 acres
Parcel #	510-25-009S
Site Address	N/A
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Employment (E)
Proposed General Plan, Land Use	High Density Residential (HDR)
Existing Zoning	Light Industry & Warehouse (CI-1)
Proposed Zoning	Planned Area Development (PAD)

Total Dwelling Units	574 units
Proposed Density	28.46 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per PAD	28.5 DU/acre
Parking Required/Provided	804/843

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Industrial (CI-2)	Railroad & Maricopa-Casa Grande Highway
East	Medium Density Residential (MDR)	Industrial (CI-2), Single-Family Residential (CR-3)	Single-Family Residential
South	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Single-Family Residential
West	Employment (E)	General Business (CB-2)	Vacant

HISTORY SUMMARY

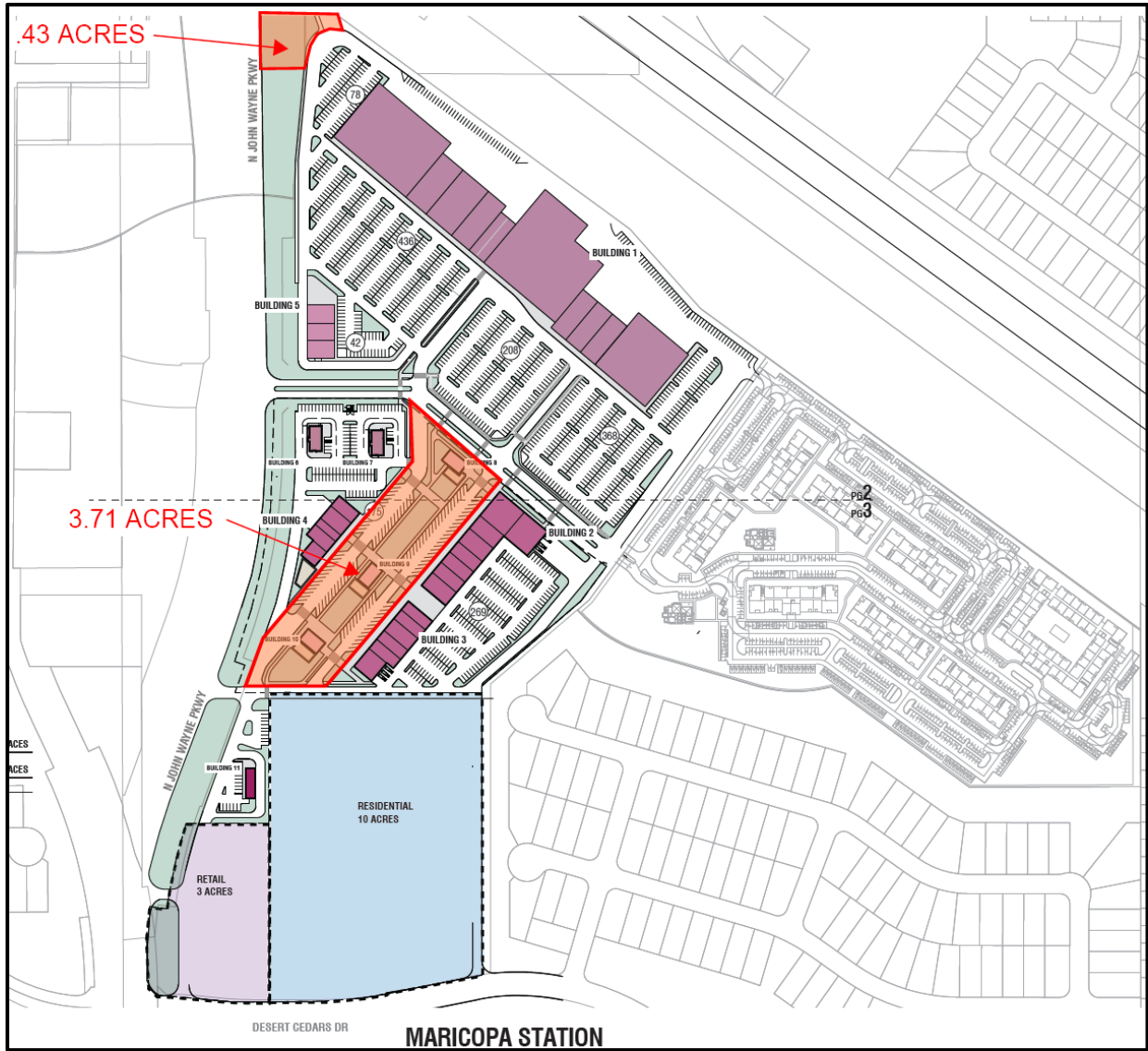
- 2004- Property zoned CI-I by Pinal County zoning case PZ-004-02, PZ-PD-004-02

ANALYSIS

Details of the request:

Apartments at Honeycutt is a proposed multi-family project that seeks to permit a variety of multi-family residential products for residents. The proposal is an innovative multi-family complex consisting of eight (8) four-story buildings with three (3) development types for market rate, workforce housing, and senior restricted apartments. The proposed market rate apartments will consist of three (3) buildings and 174 residences. The proposed workforce apartments will consist of four (4) buildings and 200 residential units, while the senior restricted apartments will be housed in a single building with 200 residential units. Each development type will have a dedicated clubhouse with associated amenities, while the overall site will provide several shared amenities for all residents. Final development design of the project will be presented to the Planning and Zoning Commission under a Development Review Permit at a later date. The proposed multi-family buildings will be reviewed under and will meet the City’s Multi-Family Residential Guidelines. Development of the site will occur in three (3) phases as illustrated in the PAD Narrative and PAD Booklet, see Exhibit D.

The project and application are part of a larger development plan for the Maricopa Station area, located east of John Wayne Parkway, south of the Union Pacific Railroad tracks, and north of Desert Cedars Parkway (see conceptual plan below). The overall area is planned to be developed with a mix of commercial and residential uses and this application serves to fulfill the residential portion of these plans. Exhibit D, the PAD Project Narrative and PAD Booklet, provides a thorough description of the proposed connection and integration of the commercial and residential portions of ultimate conceptual development plan (see map exhibit on next page).



The applicant is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Employment (E) to High Density Residential (HDR).
2. A rezone from Light Industry & Warehouse (CI-1) zoning to Planned Area Development (PAD). This zone change request will allow the applicant to pursue a Development Review Permit (DRP) requiring site plan and architectural reviews to comply with the PAD. A DRP will be presented to Planning and Zoning Commission at a future date.

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Minor General Plan Amendment:

Currently, the site falls under the General Plan Future Land Use designation of Employment (E), which does not support the multi-family residential proposal. As such, an amendment to the General Plan designation is required. Amending the General Plan Land Use Map requires consulting the Plan Administration section of the General Plan. Criteria for approval include the following:

- (1) number of acres for land use change and/or

- (2) the capital cost burdens to the city when classifying an amendment as either Major or Minor.
 1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal refers to the line for current designation of Employment (E) to proposed designation of High Density Residential (HDR), which set the trigger (or threshold) at 40 acres, whereas this proposal is below the trigger at 20.17 acres.
 2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with these criteria, staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was made with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a public hearing before the City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements. A review of the goals and objectives are listed under the GPA22-09 *Minor General Plan Amendment Findings* section of this staff report.

Planned Area Development:

With a favorable recommendation for the General Plan Land Use Map Amendment, the City Council can consider the concurrent Zoning Map Amendment (rezone). Under Section B. Land Use Elements, subsection D. Land Use Plan – Land Use Designations of the City’s General Plan, future land use designations are listed. The High Density Residential land use designation states that “the High Density Residential designation provides for multi-family dwellings that may be multi-story buildings.” The Planned Area Development (PAD) zone is defined within the Zoning Code under Chapter 18.60.010 and states that “the specific purpose of the Planned Area Development (PAD) District is to provide opportunities for creative and flexible development approaches that accommodate, encourage, and promote innovatively designed developments involving a mixture of residential and/or nonresidential land uses not prescribed within the zoning districts of the city.” As presented, the proposed GPA Minor Amendment and rezone fall within these criteria.

The proposed PAD seeks to use the High Density Residential (RH) zone as a base zone with several variations to the RH zone’s development and parking standards to accomplish the ultimate goals of the development. Within the PAD Narrative and Booklet, rationale for the change of land use and the PAD variations are provided. For brevity, staff has extracted the proposed development and parking standards from the PAD Booklet and provided these for review in Exhibit D, attached to this report.

As noted, the PAD standards proposed by the applicant closely follow the standards of the RH district with several variations that provide a unique PAD zoning district tailored to the proposed development of the site. Per Section 18.60.060 PAD Design Elements of the Zoning Ordinance, PAD applications requesting variations to the standards of the Zoning Ordinance must provide a certain number of required design elements, as listed under Section 18.60.060(C) PAD Design Elements Table, to offset the requested variations. In accordance with the Design Elements Table, the proposed PAD, as presented, must provide a minimum of score of seventeen (17) elements. As noted in Table 8 of the PAD Booklet, the proposal provides a total of nineteen (19) design elements and exceeds this requirement.

Density

Under Section 18.60.040.A Residential Unit Densities of the Zoning Code, land use and development regulations for the PAD zone “shall not exceed the maximum number permitted by the general plan density for the total area of the planned area development designated for residential use.” The General Plan does not specify density limitations specifically for PAD zones but restricts density under the High

Density Residential (HDR) land use designation to 6-18 du/ac. This limitation is inconsistent with densities permitted by-right under the Zoning Code for the RH district, which is 24 du/ac.

Although the proposal exceeds the maximum permitted density for the PAD zone, as noted above, staff finds that the proposed density of 28.46 du/ac, which falls in between the RH and MU-G (30 du/ac.) zones, is appropriate and consistent for the proposed development type. Staff is cognizant to the fact that as the city further develops, a variety of building types and densities that are not currently distinguished in the Zoning Code will have to be accommodated and that the PAD zone is the mechanism where such accommodations can be made until the General Plan and Zoning Code are updated to match these evolving development patterns.

Building Height

To accommodate the increase in density, without sacrificing open space and amenities, the applicant proposes an increase of the permitted maximum building height from 42' to 52'. To offset the perceived appearance of the height increases, the buildings are proposed to be setback further into the site, and away from adjacent single-family development. This setback additionally allows for the clustering and centralization of the proposed amenities so that their proximity to all residential buildings is increased for better universal access.

Circulation

Access to the site will be through a proposed extension of Honeycutt Avenue from John Wayne Parkway. The road extension, developed by the City, will serve as both access for the future commercial portion of the Maricopa Station and the site. Secondary/emergency access will be provided at the site's northwest boundary connected to the back side of Maricopa Station's commercial development. Until such time as the commercial development occurs, and fully developed secondary access is constructed, a temporary all-weather access road will be built as an additional connection to Honeycutt Avenue and John Wayne Parkway.

Access within the site will be provided via a proposed 'Main Street' concept along the entrance drive and internal drive aisles. The Main Street concept will create and be the ultimate continuation of the of the Honeycutt Avenue extension through the future commercial development. The concept will feature residential buildings located close to the driveway, pedestrian paseos along the driveway between the buildings and driveway, lush landscaping, and a pedestrian scale design that will encourage pedestrian use/activity from the development to the commercial area and then John Wayne Parkway. The conceptual design for the Main Street concept can be seen in Exhibits 9 and 11 of the PAD Narrative and Booklet, see Exhibit D.

Open Space and Amenities

As part of the design criteria offsets to the proposed deviations from base zone standards, the applicant proposes a robust amenity and design package for the PAD. The amenities proposed, as required in the PAD, and indicated in the DRP submittal that will soon follow, will include options to provide a range of amenities as noted below. Each development type will be responsible for providing a minimum of two (2) programmed open space elements to be shared across all developments while also providing individual elements for private use of each development type.

- Individual clubhouses with internal amenities for each housing product type
 - Pool (required)
 - Fitness Center
 - Business Center
 - Pet washing station
 - Media Room
- BBQ or Outdoor Kitchen
- Play Structure
- Tot Lot
- Passive Seating
- Outdoor Games
- Dog Park / Run
- Community Garden
- Pollinator Garden
- Shaded Seating Area
- Yoga Lawn
- Bike Repair Station
- Fire Pit
- Outdoor Seating

- Multi-Purpose Field
- Open Space turf recreation areas

In addition to providing a mix of the above noted amenities, the site will provide a total of 30% open space for the enjoyment of all residents and guests. The open space will be divided into several turfed green space areas to allow for passive and active enjoyment by the development’s residents and guests.

Architecture

Although currently in the conceptual design phase, the applicant has provided detailed renderings of the proposed residential buildings on page 24 of the PAD Narrative and Booklet. The renderings help provide context and provide guidance for the overall development theme of the site. The aesthetic sought by the development’s design team emphasizes a contemporary desert motif that incorporates warm primary colors reflective of historic adobe construction and natural desert accents. The buildings will incorporate the use of stucco and masonry materials and feature grand punchouts and articulations along the facades and rooflines in that create patterning, shading, and relief from typical geometric designs. The final designs of the buildings will be submitted for review and approval under a future Major Development Review Permit application. The plans will additionally be reviewed under and meet the City’s Multi-Family Residential Guidelines.

CITIZEN PARTICIPATION

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment and Rezoning as required per the city’s Zoning Code. The Public Participation Plan included two (2) neighborhood meetings, notification letters sent to all property owners within 600 feet of the subject site, a public notice sign within the subject site, and legal notices published in the local newspaper circulator (Casa Grande Dispatch and Maricopa Monitor). A timeline of the participation is shown below (refer to Exhibit E, Citizen Participation Report).

- May 23, 2022 - Notification letters sent
- June 8, 2022 - 1st Neighborhood Meeting
- Sept. 8, 2022 - Sign posted
- Sept. 15 & 16, 2022 - Legal Notices Published (Casa Grande Dispatch and Maricopa Monitor)
- Sept. 16, 2022 - Notification letters sent
- Oct. 6, 2022 - 2nd Neighborhood Meeting
- Nov. 18, 2022 - Notification letters sent
- Nov. 18, 2022 - Sign posting updated
- Nov. 18, 2022 - Legal Notice Published (Casa Grande Dispatch)
- Dec. 12, 2022 - Planning and Zoning Commission meeting

PUBLIC COMMENT

Staff received two (2) letters of concern from the public at the time of writing this report (see Exhibit E). Comments and concerns raised by the public during the Neighborhood Meetings hosted by the applicant are detailed on pages 13 and 25 of Exhibit E – Citizen Participation Report. Concerns from the public at the Neighborhood Meetings generally concentrated on security and safety for the residents. Resolutions to these concerns were provided by the applicant in the meetings and are illustrated pages 13 and 26 of Exhibit E – Citizen Participation Report.

On December 12, 2022, the Planning and Zoning Commission received public comment from two (2) citizens during the public hearing portion of the meeting.

GPA22-09 MINOR GENERAL PLAN AMENDMENT FINDINGS

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The proposed change from Employment to High Density Residential is consistent with the intent of Goal B1.4 of the General Plan. The proposed development plan will create a transitional buffer from future commercial or by-right industrial development and the existing single-family residential development located to the south and east of the project area.

Goal B2.1: Partner with developers to identify innovative strategies for providing housing diversity for all ages and income levels.

Staff Analysis: The proposed PAD establishes different housing options specific to workforce and senior eligible residents providing expanded housing opportunities for city residents of all ages and income levels.

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.

Staff Analysis: The proposed housing unit diversity expands upon and improves the dwelling unit type and density offerings for the City. The residential component of the project will provide a mix of one-, two-, and three-bedroom units available for residents of all income and age levels that will serve a variety of family units. The proposed density is a continuation of the multi-family development pattern of the city and expands its availability to an area within proximity to commercial/retail and transportation services.

Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis: The proposal provides enhanced and safe pedestrian interconnections between the proposed residential and the future commercial development west of the project area. As such, the proposal demonstrates compliance with this goal.

PAD22-13 ZONING MAP AMENDMENT REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the City Council shall make the following findings in their assessment:

1. The amendment is consistent with the General Plan.

Staff Analysis: The proposed zone change to PAD adheres to the General Plan's future land use designation, pending approval of the High Density Residential designation.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: The zone change amendment will allow for additional multi-family residential development opportunities within the area.

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION

On December 12, 2022, the Planning and Zoning Commission recommended **approval** of **case # GPA22-09 Apartments at Honeycutt**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

On December 12, 2022, the Planning and Zoning Commission recommended **approval** of **case # PAD22-13 Apartments at Honeycutt**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the PAD22-13, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
3. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared to the City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
4. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
6. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
7. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.

ATTACHMENTS

Exhibit A: Legal Description

Exhibit B: General Plan Future Land Use and Zoning Maps

Exhibit C: GPA22-09 Narrative and Booklet

Exhibit D: PAD22-13 Narrative and Booklet

Exhibit E: Citizen Participation Report

-- End of staff report --