

**STAFF REPORT****Case Number: DRP22-16**

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Alexander Bosworth, Planner

Meeting Date: May 8, 2023

REQUESTS

Development Review Permit (DRP) 22-16: A request by Stewart + Reindersma Architecture for review and approval of site, landscape, photometric and elevation plans for a proposed 195-unit multi-family development. Generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant: Stewart + Reindersma Architecture 8145 E. Indian Bend Rd. Scottsdale, AZ 85250	Owner: Estrella Gin Business Park LLC 3463 S. Rim Rd. Gilbert, AZ, 85297
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	10.47 acres
Parcel #	510-17-0220
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	High Density Residential
Existing General Plan, Land Use	High Density Residential (HDR)
Existing Zoning	RH High Density Residential
Overlay Zoning	None
Maximum Building Height	43'-3"
Proposed Density	19.17 dwelling units/acre

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment	LI Light Industrial	Vacant
East	Commercial	GR General Rural, CB-2 General Business	Rural Residential, Future Multifamily
South	Employment	CI-2 General Industrial	Railroad Tracks
West	Employment	CB-2 General Business	Public/Institutional

ANALYSIS

The proposed project is located south of the Estrella Gin Business Park, and west of the Mixed-Use Heritage District. This site provides opportunity for a development that ensures an adequate transition from employment-type uses to the existing residences. Adjacent to the site are the Maricopa Fire Administration building and the Public Works building to the west, and the Hampton Edison multifamily development to its east which is currently under construction. This general area has been the location of various development projects for both residential and commercial/office uses.

The proposed site plan is composed of six (6) three-story apartment buildings, a clubhouse, 14 enclosed garages, and resident amenities that include a pool, playground, ramadas, pet relief area, and a large open space greenbelt area with trails and lush landscaping. The apartment buildings will contain a mix of unit sizes, with seventy-eight (78) 1-bedroom units, ninety-nine (99) 2-bedroom units, and eighteen (18) 3-bedroom units, for a total of 195 units. Each unit will feature a minimum of 80 square feet of private outdoor patio/balcony area. The Zoning Code requires 120 square feet of private open space for 1st story units, 80 square feet for 2nd story units, and 60 square feet for 3rd story units and up. The City has agreed to provide this flexibility to the required private open space in lieu of the provided common open space that greatly exceeds Zoning Code standards. The common open space provided encompasses 28.96% of the site (out of 20% required), and this does not include the additional landscaped space in the 20-foot landscape buffer between the garage buildings and the rights-of-way. Per section 18.35.060 of the Zoning Code, the Zoning Administrator may recommend to the Planning and Zoning Commission alternative common and private open space design requirements that meet the intent and the spirit of the Code.

The building elevations contain a variety of colors and materials, as well as architectural enhancement, that exceed the minimum requirements of the Zoning Code. On the apartment buildings, three colors of stucco are featured (white, gray, and blue), as well as wooden slats on all three stories, and a stone veneer finish across the bottom of each building. The buildings contain a level of façade undulation, roofline movement, canopies, and exterior balconies that provide a great amount of visual interest to the surrounding environment. The garage buildings around the site's perimeter have also been architecturally enhanced. Their street-facing facades contain glazing, a variety of colors and materials consistent with the site, with an orange accent color added to provide some differentiation from the main buildings. The garages feature wall undulation and roofline movement to provide visual interest from the streetfront, and they will provide a positive transition from 1-2 story buildings in the vicinity to the 3-story apartment buildings.

The applicant has provided 399 on-site parking spaces for residents, meeting the 399 required parking spaces. Additionally, there are 24 on-street parking spaces currently present along the site's frontage on N. Estrella Pkwy., which may serve as overflow and guest parking. The development will be accessible to guests parking off-site by pedestrian gates with keypad entry and various pedestrian paths. A pedestrian gate is also provided on W. Lexington Ave., which is currently undergoing improvements as a part of the neighboring multifamily development. Trash enclosures have also been placed at convenient locations throughout the site, and are angled in a manner that allows garbage trucks to circulate around the site during collection without needing to turn around.

A portion of the site is located on existing public right-of-way (ROW) on N. Roosevelt Ave. to the southeast. The applicant is currently preparing a ROW abandonment application for 24+/- feet of the west half of the ROW, as the City has no plans to improve this segment of the roadway and the existing width exceeds the street's traffic needs. This Development Review Permit will be contingent upon the future abandonment of the portion of ROW that this proposed site plan occupies.

Staff has concluded that this 10+ acre parcel would be best used for additional workforce housing, and that its proximity to existing and future employment centers makes this the optimal location for a multifamily development.

Landscape Plans

- The required 20-foot wide setback has been provided between the rights-of-way and perimeter garage buildings, where substantial landscaping has been provided and deemed adequate by Planning staff.
- The applicant has dedicated 28.96% of the internal area of the site to open space, whereas 20% is required per the Zoning Code. This figure does not include the additional landscaping provided within the aforementioned 20-foot setback.
- The developer provided a landscape plan with this Development Review Permit, but the final plan will be finalized at the time of on-site improvement permit stage of the development process. A stipulation has been added to the effect.

Transportation

- The project will be served by three proposed access points (one of which aligns with an existing intersection). Villas at the Gin is expected to construct a new east leg at the intersection of Fire Station Driveway/Estrella Parkway that will provide full access to the site. All approaches to the intersection will make use of a shared left turn/through/right turn lane. The eastbound and westbound approaches to the intersection will be 'stop' controlled. North Access will be located 230 feet east of Estrella Parkway on the south side of Edison Road and will offer right-out only access for passenger vehicles. Northbound vehicles leaving the project site will be 'stop' controlled and utilize a dedicated right turn lane. South Access is proposed 510 feet east of Estrella Parkway on the northside of Garvey Avenue. Eastbound vehicles approaching the intersections will make use of a shared left turn/through lane, while westbound traffic utilizes a shared through/right turn lane. Southbound vehicles leaving the project site will be 'stop' controlled and offered a shared left turn/right turn lane.
- To assess the impacts of the project on future traffic operations, levels of service were calculated for this development and future growth from surrounding developments and traffic projections using existing land uses from 2024 to 2029. The study shows that the intersections are expected to continue operating at an acceptable LOS in 2024 and 2029 without and with traffic from the project during the weekday AM and PM peak hours.
- As part of the project, the developer will construct half street improvements on Roosevelt Ave., from Garvey Ave. to Lexington Ave. including landscape, sidewalk, curb, gutter, pavement and decorative street lights. Garvey Ave. from N. Estrella Parkway to Roosevelt must also be improved: Half street improvements on Garvey Ave. include, drainage, landscape, sidewalk curb, gutter, pavement per City's standards, decorative street lights and underground of overhead utilities. Construction of Garvey Ave. must comply with improvements plans prepared by the City for CIP FY25-30.

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 Engineer prior to construction.

Illumination

- The applicant has provided cut sheets of the proposed light fixtures and photometric plans to meet standards set forth in the Zoning Code, Chapter 18.95.
- The parking lot light fixtures/poles are required to be decorative and/or ornamental per the Zoning Code. This will be a stipulation of approval and will be reviewed in the on-site improvement permits.

- Off-site street lighting is required on W. Garvey Ave. and N. Roosevelt Ave., or as otherwise required by the City Engineer. This will be reviewed as part of the off-site improvement permits.

Elevations

- Proposed architectural elevations are compatible with the surrounding area and exceed the minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria. A variety of colors and materials are provided on all buildings.
- Additional architectural treatment has been given to the rear elevation of the garage buildings located along the perimeter of the site, and will give the development a refined appearance from the adjacent roadways.

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.

- March 30, 2023 - Notification Letters sent (600-foot radius)
- April 12, 2023 - Notification Signs posted
- May 8, 2023 - Planning & Zoning Commission

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 High Density Residential Zoning District, and its design will enhance the appearance and features of the surrounding natural and built environment.*

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 proposed site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the 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 appear well integrated and complementary, and a variety of colors and materials were provided by the applicant.*

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 project contributes to the creation of a visually-interesting built environment and promotes increased pedestrian activity within the general area.*

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

CONCLUSION:

Staff finds the submittal items of DRP22-16 Villas at the Gin to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-16 Villas at the Gin** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-16) 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. The approved site, landscape, and photometric plans under this Development Review Permit case are contingent upon the successful abandonment of the portion of public right-of-way along N. Roosevelt Ave. that this project will occupy.
5. 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.
6. All pedestrian crosswalks shall be a different material than the drive aisles. Approved materials include colored concrete, brick, and pavers, among other similar materials. Stamped asphalt is not permitted.
7. Outdoor parking lot lighting/building wall mounted lights shall conform to the City lighting standards. Parking lot and pole-mounted security lighting shall not exceed maximum mounting height of 14 feet within 100 feet of a residential zoning district.
8. On-site parking and off-site street lighting fixtures shall be decorative as required in the Zoning Code.
9. The property owner and/or the Property Owner's Association shall properly maintain and be responsible for the operational cost of the street lights within the public rights-of-way adjacent to the development. This shall be noted on the final photometric/lighting plans submitted to the City on on-site and off-site improvement permits.
10. The property owner and/or the Property Owner's Association shall properly maintain all landscape materials and landscaped areas, including that within the public rights-of-way adjacent to the development, in accordance with the approved landscape plan. This

shall be noted on the final landscape plans submitted to the City on on-site and off-site improvement permits.

11. Replacement of dead trees along arterial, collector, and local streets shall be by the individual property owner or the Property Owner's Association and shall be completed within three (3) months from the date that the Association or property owner is notified by the City.
12. Each landscape island shall contain a minimum of one (1) shade tree and three (3) shrubs.
13. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
14. All permanent and temporary signage shall be approved under a separate permit.
15. 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."
16. 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.
17. 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.
18. 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.
19. All off-site lighting 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.
20. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
21. 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.
22. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
23. 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.
24. 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 Plan

Exhibit C: Color Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Color Elevations

Exhibit F: Citizen Participation Report

-- End of staff report --