

MEMO

Planning Division

## PROJECT ANALYSIS AND INFORMATION

The City of Maricopa is proposing to develop a two (2) story City Hall facility and a one (1) story Police Building. The siting of the proposed City Hall and Police Building is an allowed “use” under the TR (Transitional Zone) per the adopted City of Maricopa Zoning Ordinance.

### ▪ Background History:

- In 2006 the site was rezoned (case# ZON06-01) from General Rural (GR) zoning to Single Residence (CR-3) zoning.
- In 2006 the site was approved for a Planned Area Development (PAD) overlay that allowed deviation in lot size, lot coverage and setback requirements.
- In 2008 the City purchased the property.
- In 2011 the City processed a rezoning application to cover the property CR-3 PAD to conventional Transitional (TR) zoning.
- In 2011 the City processed a minor General Plan amendment to convert the General Plan land use from Master Planned Community (MPC) to Employment (E) and Public/Institutional (P).

### **Site Location:**



**MEMO**

---

**Surrounding land uses:**

North: Agriculture farming	CR-3 PAD	-	Single Residence Zone
East: Vacant Land	Multiple zoning	(CR-3, CR-5, CB-2, TR)	
South: Agriculture farming	CR-3 PAD	-	Single Residence Zone
West: Residential Community Zone	CR-3 PAD	-	Single Residence

**Current Zoning:** TR –Transitional Zone

**Project Site Data:**

- Parcel #: 502-03-012E
- Gross Site Acreage: 145 ± Acres
- Phase 1 Gross Site Area: 10.72 ± Acres
- Phase 1 Net Site Area: 7.93 ± Acres
- Total Landscape % provided (Phase 1): 45%
- Total Landscape % required: 10%

**Building and Parking Data:**

- Allowed height: 30'
- Proposed maximum height of buildings: 40'
  - The proposed building height of 40 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 (MUSD Performing Arts building, Holiday Inn, and Banner Medical Center). Staff is recommending a stipulation be applied *that prior to construction/permitting, the applicant shall apply for a variance to the Board of Adjustment for height deviation* (see stipulation 11).
- Phase 1, City Hall Building:
  - Building square footage: 44,321 SF
  - Total parking required: 148
  - Total parking provided: 150
  - Total ADA spaces provided: 5
  - Total ADA spaces required: 5
  - Bicycle racks required: 8
  - Bicycle racks provided: 8
  - Motorcycle spaces required: 15
  - Motorcycle spaces provided: 15



## MEMO

---

- **Phase 1, Police Building:**
  - Building square footage: 12,000 SF
  - Total parking required: 40
  - Total parking provided: 110
  - Total ADA spaces provided: 2
  - Total ADA spaces required: 2
  - Bicycle racks required: 2
  - Bicycle racks provided: 2
  - Motorcycle spaces required: 5
  - Motorcycle spaces provided: 5
  
- **General Plan**
  - The City of Maricopa General Plan calls out this area as “P” – Public/Institutional and per the General Plan “Public/Institutional” designation is defined as,
 

*“The Public and Intuitional 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 City Hall and Police building meets the intent of a public intuitional use.
  
- **Site Plan**
  - The site plan meets the standards of the City of Maricopa Ordinance 04-04.
  - Meets TR zoning setback requirements
  - Meets City of Maricopa Parking Ordinance 05-08
  
- **Transportation**
  - A Traffic Impact Analysis report has been submitted and the onsite circulation element has been approved by Transportation Manager, Chris Salas. A second submittal is scheduled for March 15, 2012 and is expected to be approved. The revisions that are needed for approval in no way affect the Site Plan and are needed for regional consistency.
  
- **Landscape Plans**
  - 45% of 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.*
  - Landscape parking meets the minimum requirements of one (1) landscape island for every eight (8) spaces, minimum landscaping of one (1) tree and two (2) shrubs. *Parking Regulations and Standard Article 21, Section 2105: Parking Lot Landscape Requirements.*



## MEMO

---

- **Illumination:**
  - The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans meet standards set fourth 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, Maricopa Fiesta and Banner Medical Center etc). Staff is recommending a stipulation be applied *that prior to construction/permitting, the applicant shall apply for a variance to the Board of Adjustment for height deviation for parking light poles* (see stipulation 11).
- **Elevations**
  - Proposed architectural elevations are complimentary to the area and are in conformance with the minimum City standards in TR zoning district.
- **Public Notice**
  - Notifications were sent out 10 days prior to the Planning and Zoning meeting, via mail, to neighbors within 300 ft of the property boundaries, as required. In addition, staff also 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 for 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.
- **Flood Zone:**
  - The developer of the new City Hall site currently has an approved Conditional Letter of Map Revision (CLOMR) #10-09-3922R through FEMA and once the required improvements of the CLOMR are complete, the site will be in designated zone "X". The definition of a Zone X is: Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year flood. Are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

