

MEMO

Planning Division

PROJECT INFORMATION

Surrounding land uses:

North: Undeveloped Land
East: Office Building
South: Residential Community
West: Residential Home

CB-2 Zoning	-	General Business
CB-2 Zoning	-	General Business
GR Zoning	-	General Rural
GR Zoning	-	General Rural



Site History:

None Available



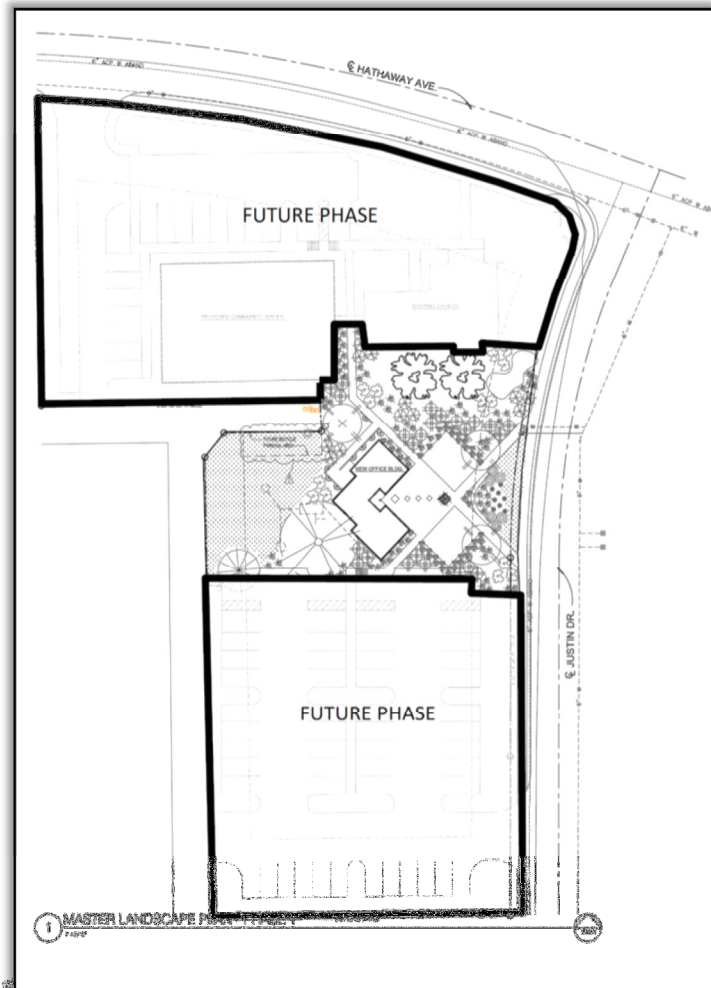
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Project site data:

Site Acreage: ± 1.53 Acres
Current Zoning: GR – General Rural Zoning
General Plan Designation: Commercial
Parcel #: 510-19-004

Analysis:

The site plan in consideration is for Phase 1 of the overall master site plan for Maricopa Community Church. Phase 1 Site Plan includes the request of a 1,225 SF single story office building. Phase 2 will include a community center and associated parking area. However future phases of the site will come in as a separate Site Plan Review at a future date. Phase 1 on-site improvements will include a new office building with elevations that meets the guidelines of the Heritage District and landscape improvement. All other improvements to the site such as sidewalks and paving and landscaping within the parking area will be deferred to future phases (see phase diagram below).





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Building Data (Phase I):

Existing Church square feet (SF):	2,614 SF
Proposed office building square feet (SF):	1,225 SF
Existing Church building height:	20'
Proposed Church building height:	18' 7"

Parking Data (Phase I):

Building Use	Building use square footage	Parking Ratio *	Parking Required
Existing Church	2,614 SF	1:100	26 parking spaces
Proposed Office	1,225 SF	1:300	4 parking spaces

**In accordance to Article 21 - Parking Regulations and Standards Table A*

Total parking provided on site (Phase 1): **39 parking spaces approximate**

Phase 1 parking will not include a paved parking area instead parking for Phase 1 will utilize the existing gravel area that currently meets dust preventative standards. As part of the Phase 1 on-site improvements staff is recommending **a stipulation** to provide parking stops in the existing gravel area to distinguish parking stalls.

Landscape Plans

The applicant is showing landscaping for Phase 1 and future phase(s). Phase 1 landscaping is satisfactory for the new office building; however, it is unclear of what percentage will be provided overall once the site is fully developed. Staff is recommending that at full build out the applicant shall provide minimum parking and site landscaping in accordance to the adopted landscaping requirements of the city, or any future modified standards that the city may adopt. **A stipulation is recommended to this effect.**

Illumination:

The applicant has indicated parking lot light poles is not proposed for Phase 1 of the master site plan. **Staff is recommending a stipulation** that any proposed building wall mounts lights shall adhere to the city's adopted light standards as set forth by the City of Maricopa Subdivision Ordinance Section 14-6-15 and the Light Pollution Code Section 16-1-5.





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Elevations (Heritage District Committee review)

An architectural elevation for Phase 1 (office building) was submitted for review. The elevations were forwarded to the Heritage District Committee as the project lies within the District boundaries. On April 12, 2012 the Heritage District Advisory Committee voted in favor of the elevations.

Transportation

A Traffic Impact Statement (letter) was submitted to the city and reviewed by the City's Transportation Manager, Chris Salas. The Transportation Manager determined that the development will generate less than 100 peak hour trips for Phase 1. However, future phases of the site will require an updated Traffic Impact Statement or submittal of a full Traffic Impact Analysis when future uses of the site is determined. **A stipulation is recommended to this effect.**

Flood Zone

The property is located within Flood Zone AO which is defined as; River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.

Public Notice

Notifications were sent out 10 days prior to the Planning and Zoning meeting, via first class mail, to property owners within 300 feet of the site area, as required. Staff also posted a sign on the site 10 days prior to the Planning and Zoning Commission meeting.

Planning and Zoning Meeting

On August 20, 2012 a motion was made by Planning and Zoning Commissioner Wade to approve the Site Plan Review case # SPR12-02 subject to the conditions recommended by the Commission, and was seconded by Commissioner Visor. Voice vote carried the motion 5-0.

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.

