

STAFF ANALYSIS

REQUEST

Site Plan Review (SPR) 14-01: Vintage Partners and Capital Development Partners are requesting review and approval of Site Plan, Landscape, Photometric and Elevations plans for the proposed commercial development. The proposed development will include one (1) 7,800 square foot multi-tenant building and one (1) 3,300 square foot fast food drive through restaurant. The site is generally located on the north east corner of Smith Enke Rd and John Wayne Pkwy, more specifically parcel # 512-03-015C.

RECOMMENDATION

Staff recommends approval of Site Plan Review case # SPR14-01, subject to the conditions of approval stated in this staff report.

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

PROJECT INFORMATION

Vintage Partners is proposing to build a commercial development on the property just north from North East corner of John Wayne Pkwy and Smith Enke Rd. The proposed development will include one (1) 7,800 square foot multi-tenant building and one (1) 3,300 square foot fast food drive through restaurant. The development proposes to utilize one (1) existing access point off of Smith Enke Rd. crossing over the CVS property (cross-access agreement required) and two additional separate access points that will be built along John Wayne Parkway fronting the property. The total land area of the proposed development is 2.45 acres.

Property to the north and east of the proposed development is an 18.5 acre vacant site that is owned by Dignity Health (separate owner) and is planned for a future medical campus. Maricopa Station development has provided possible pedestrian and vehicular connection to the future medical campus once the Medical Campus is conceptualized and developed. Though keep in mind that this proposed development, Maricopa Station, is not tied or part of the future proposed medical campus as both properties are considered as stand-alone.

A Traffic Impact Analysis (TIA) was submitted to the City and ADOT (Arizona Department of Transportation) for review and approval. The TIA requires review and approval through ADOT anytime access points are proposed along state highways. The City also reviewed the TIA as an existing access point is proposed to be utilized along city's right-of-way (ROW) along Smith Enke Road. The TIA was approved by ADOT and was accepted by the City. Improvements to John Wayne Parkway and Smith Enke Rd access points shall be required in accordance to the approved TIA (see Exhibit F).

Lastly, the Commission should be aware that a specific timeline for completion of this development has already been set by a development agreement contract between Vintage Partners and the City. This agreement was approved by City Council on April 21, 2014 and entails that the landlord (Vintage Partners) will build the required offsite improvements (curb, gutter and sidewalk) along John Wayne Pkwy and a 7,500 SF multi-tenant building by January 31, 2015. In exchange, the city will reimburse the developer \$600,000 for the off-site improvements (see Exhibit G).

Surrounding Land Uses:

Direction	General Plan Designation	Existing Zoning	Existing Use
North	Commercial	CB-2	Vacant Land
East	Commercial	CB-2	Vacant Land
South	Commercial	CB-2	CVS Store
West	Commercial	CB-2	Cobblestone Fiesta Shopping Center

Site Context Aerial:



Site Data:

Zoning	CB-2 General Business Zone
General Plan	Commercial
Gross Acreage	2.45 Acres
APN #	512-03-015C
Legal Description	A Replat of a portion of Tract NN of Rancho El Dorado, Recorded in Cabinet C, Slide 172, The Pinal County Records Being a Portion of the Southwest Quarter of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Fast Food Restaurant SF	+/- 3,300 SF
Multi-Tenant Building SF	+/- 7,800 SF
Maximum Proposed Building Height	28 feet
Landscaping Provided	27%
Landscaping Required	10%
Parking Required	119 parking spaces
Parking Provided	119 parking spaces

Analysis:

▪ **General Plan**

- The City of Maricopa General Plan calls out this area as “C” – Commercial and per the General Plan, “Commercial” designation is defined as,

“The Commercial land use category provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, office, medical facilities, and subordinate multi-family residential uses which incorporates pedestrian and neighborhood needs through site planning, architecture, access, lighting and parking design. Single-family residential uses are not supported. For larger parcels, over 40 acres, regional retail development is anticipated in this designation.”

- The proposed commercial development is in line with the intent of a Commercial Land Use.

▪ **Site Plan**

- The site plan meets the standards of the City of Maricopa Site Plan Review Ordinance 04-04.
- Meets CB-2 zoning setback requirements.
- Meets City of Maricopa Parking Ordinance 05-08.

▪ **Transportation**

- A Traffic Impact Analysis was conducted for the proposed development and received approval from ADOT with conditions on January 31, 2014. The City’s Public Works Department also reviewed the TIA and concurred with the approval and conditions set by ADOT.

- **Landscape Plans**
 - 27% of landscaping is provided which exceeds the minimum amount of landscaping 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.*
- **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.
- **Elevations**
 - Proposed architectural elevations are complimentary to the design set forth in SPR14-01 Maricopa Station.
- **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 did not received any comments on this site plan request.
- **Planning and Zoning Commission:**
 - On June 9, 2014 a motion was made by Planning and Zoning Commissioner Martin to approve Site Plan Review case # CUP14-01 subject to the amended conditions recommended by the Commission and was seconded by Commissioner Huggins. Voice vote carried the motion 5-0.

Exhibit A – Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Photometric Plan

Exhibit E – Elevations

Exhibit F – ADOT Approval

Exhibit G – Approved Development Agreement

Exhibit H – Conditions of Approval

-- End of report --