



45145 W. Madison Ave.
P.O. Box 610
Maricopa, AZ 85139
Ph: 520.568.9098
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www.maricopa-az.gov

MEMO

Planning Division

PROJECT ANALYSIS AND INFORMAITON

Applicant:

Liturgical Environs PC
Architect: Steven J. Schloeder AIA
9402 S. 47th Place
Phoenix, AZ 85044
Email: steve@liturgicalenvirons.com
Phone: 480-783-8787

Owner:

Our Lady of Grace Roman Catholic Parish -
Maricopa
45295 W. Honeycutt Avenue
Maricopa, AZ 85138
Phone: 520-568-4605

Surrounding land uses:

North: Vacant land	GR Zoning	-	General Rural
East: Vacant Residential Lots	CR-3 Zoning	-	Single Family
South: Vacant Residential Lots	CR-3 Zoning	-	Single Family
West: Glennwilde Community Park	CR-3 Zoning	-	Single Family

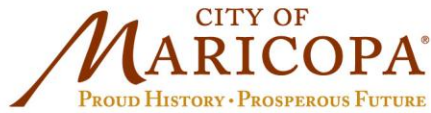
Site History:

- September 3, 2003 - Rezoned from General Rural (GR) to Single Family Residential CR-3 Zoning (minimum lot size 7,000 SF)
Pinal County case # PZ-017-03
- September 10, 2003 - Planned Area Development (PAD) approval
Pinal County case # PZ-PD-017-03
- November 18, 2008 - Amendment to PAD case # PZ-PD-040-03, to reduce minimum lot size from 45 foot wide lots to 40 foot wide lots (City of Maricopa).
- October 20, 2009 - Re-plat of parcel 17 (182 lots) was reduced to two (2) large lots
- March 20, 2012 - PAD and Rezoning approved for Our Lady of Grace Development

Project site data:

Site Acreage:	± 4.59 acres (approximate)
Current Zoning:	TR – Transitional Zoning Planned Area Development (PAD)
General Plan Designation:	Master Planned Community
Parcel #:	512-42-717





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Building and Parking Data:

Allowed height: 75 feet (does not include non-habitable roof structures.)

Proposed maximum height of building(s): 100 feet +

Phase I:

Church Building square feet (SF) 500 seats: 10,329 SF
 ▪ Parking Required (1 parking space for every 5 seats): 100 parking spaces

Administration Building square feet (SF): 5,724 SF
 ▪ Parking Required (1 parking space for every 375 SF): 16 parking spaces

Total Parking Required: 116 parking spaces
Total Parking Provided: 139 parking spaces
 Discrepancy: + 23 spaces

Phase II:

Church Building square feet (SF) 1,500 seats: 21,400 SF
 ▪ Parking Required (1 parking space for every 5 seats): 300 parking spaces

Administration Building square feet (SF): 5,724 SF
 ▪ Parking Required (1 parking space for every 375 SF): 16 parking spaces

Social Hall Education Building square feet (SF): 6,900 SF
 ▪ Parking Required (1 parking space for every 375 SF): 18 parking spaces

Rectory Building square feet (SF): 2,400 SF
 ▪ Parking Required (2 parking spaces per dwelling unit): 2 parking spaces

Social Services Building square feet (SF): 6,900 SF
 ▪ Parking Required (1 parking space for every 375 SF): 18 parking spaces

Total Parking Required: 354 parking spaces
Total Parking Provided: 267 parking spaces
 Discrepancy: -87 spaces

Staff is recommending the following zoning stipulation: The discrepancy in parking is addressed prior to issuance of any building permit for Phase II of the Site Plan.

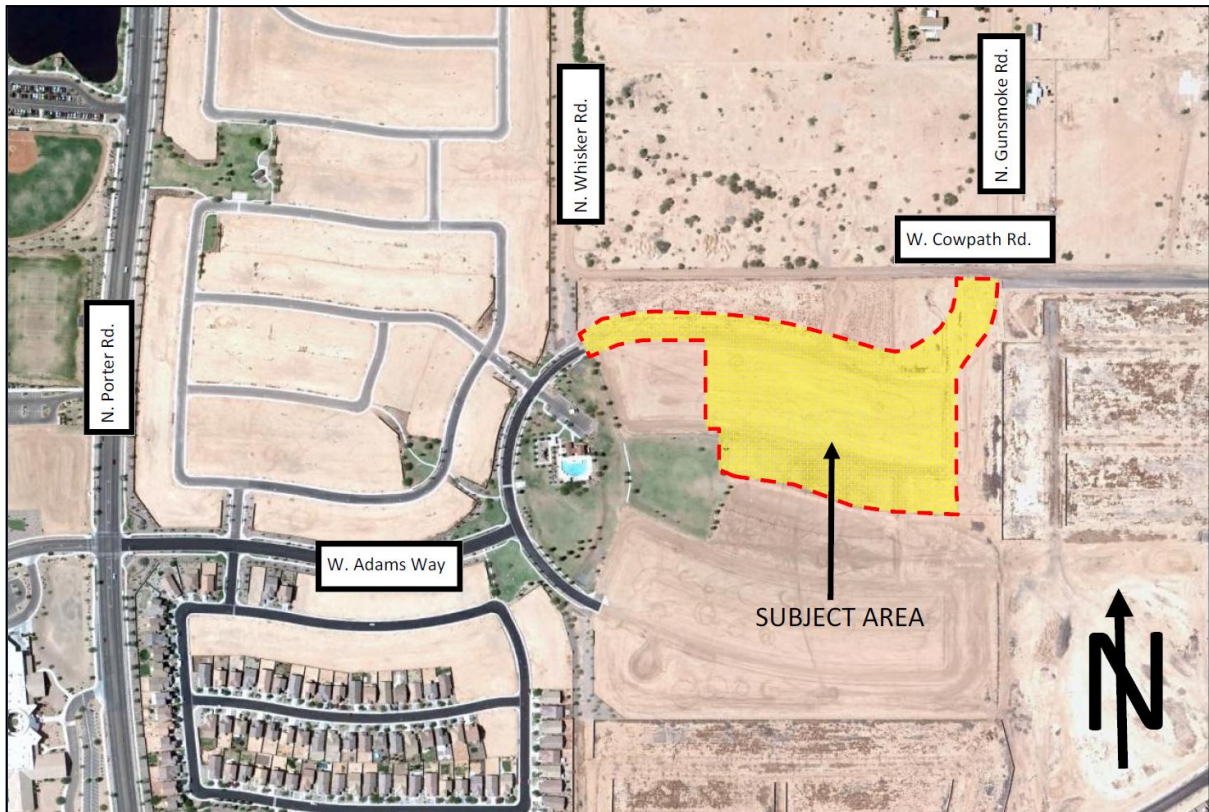


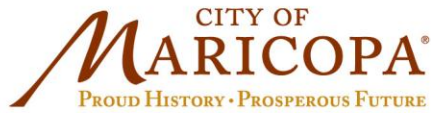
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Analysis:

The applicant is proposing to develop a Catholic Church and associated building (Education, Administration, Rectory, and Social Services) on a portion of the 34 + acre site. The proposed Church use is a permitted use under the Transitional (TR) Zoning District. In addition, the site recently received Rezoning and Planned Area Development (PAD) overlay approval. The PAD overlay on the zoning allows the site to deviate from the City’s Zoning standards such as reduce setbacks, increase maximum height, reduction in parking requirements and additional permitted uses.

The Site Plan Review is broken into two (2) phases. Phase I will include construction of a portion of the Church and the Administration building. Phase II will include the Social Hall Education, Social Services and Rectory buildings. The applicant at this time is not providing landscape plans, clear color elevations or photometric plans for Phase II. As part of the list of stipulations staff is recommending that the landscape plan, clear color elevations and photometric plan is submitted for review and approval by staff prior to issuance of building permits for Phase II construction. Phase II construction shall include the following buildings: Church expansion, Social Hall Education, Social Service or Rectory building.





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Zoning

This site is zoned Transitional (TR) zoning with a PAD overlay. Setbacks and height limitations meets the applicable PAD overlay requirements.

Landscape Plans

18% of landscaping is provided with this site plan review, 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 island 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.*

Staff is recommending the following zoning stipulation: Landscape Plans for Phase II of the Site Plan shall be submitted to staff for review and approval prior to issuance of any building permit for Phase II.

Illumination

The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans that meet standards set forth by the City of Maricopa Subdivision Ordinance Section 14-6-15 and the Light Pollution Code Section 16-1-5.

Staff is recommending the following zoning stipulation: Photometric Plans for Phase II of the Site Plan shall be submitted to staff for review and approval prior to issuance of any building permit for Phase II.

Elevations

Architectural elevations were submitted for Phase I of the site plan (Church and Administration building) which are complimentary to the area and in conformance with the minimum City standards in Transitional (TR) zoning district.

Staff is recommending the following zoning stipulation: Color elevations for Phase II buildings (Social Service, Rectory and Social Hall Education) are submitted to staff for review and approval prior to issuance of any building permit for Phase II.

Transportation

A Traffic Impact Statement Report from the applicant's registered Traffic Engineer was submitted for this proposed Catholic Church development and was reviewed by the City Transportation Manager, Chris Salas. This report addresses the applicant's proposed method to satisfy traffic ingress and egress to the property, and the traffic solutions contained in this report is acceptable for this development.

Future land use developments within this 34 plus acre property will require a separate Traffic Impact Analysis to be reviewed and approved by the City of Maricopa.





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Flood Zone

The property is located within Flood Zone X which is defined as; **Zone X:** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 feet or drainage areas less than 1 square mile; and areas protected by levees 1% annual chance flood.

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.

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.

