



Anderson Russell Planned Area Development (PAD16-04)

City Council | Public Hearing & Action

April 24, 2018

Presenter: Ryan Wozniak, AICP



Request

The Commission shall consider and take action on Planned Area Development request PAD16-04 Anderson Russell PAD for approximately 776 acres generally located south of the intersection of Anderson Road and Maricopa-Casa Grande Highway; the request seeks approval of conceptual land use mixes and supporting proposal details as required by Article 510 of the Zoning Code. **Discussion and Action.**

Applicant: Kelly Hall, AICP of PMC

Represented by: Rose Law Group PC

Zoning Code Key References

Section 510.04 Required Findings

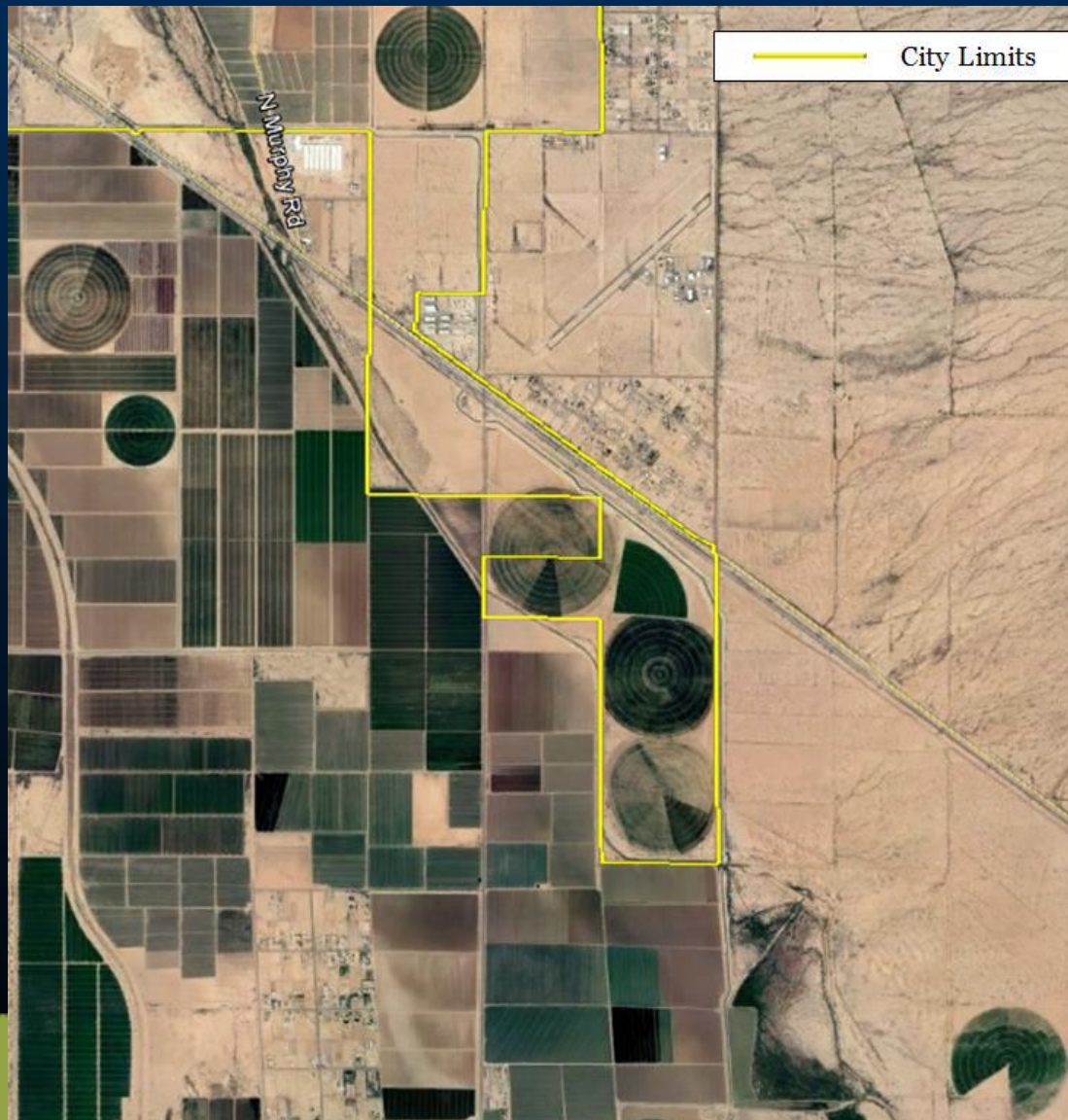
A PAD Plan and re-zoning PAD District shall only be approved if **all** the following findings are made: (red indicates they don't meet staff's expectation)

- A. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;*
- B. The subject site is physically suitable for the type and intensity of the land use being proposed;*
- C. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;*
- D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;*
- E. The development complies with applicable adopted design guidelines; and*
- F. The proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.*

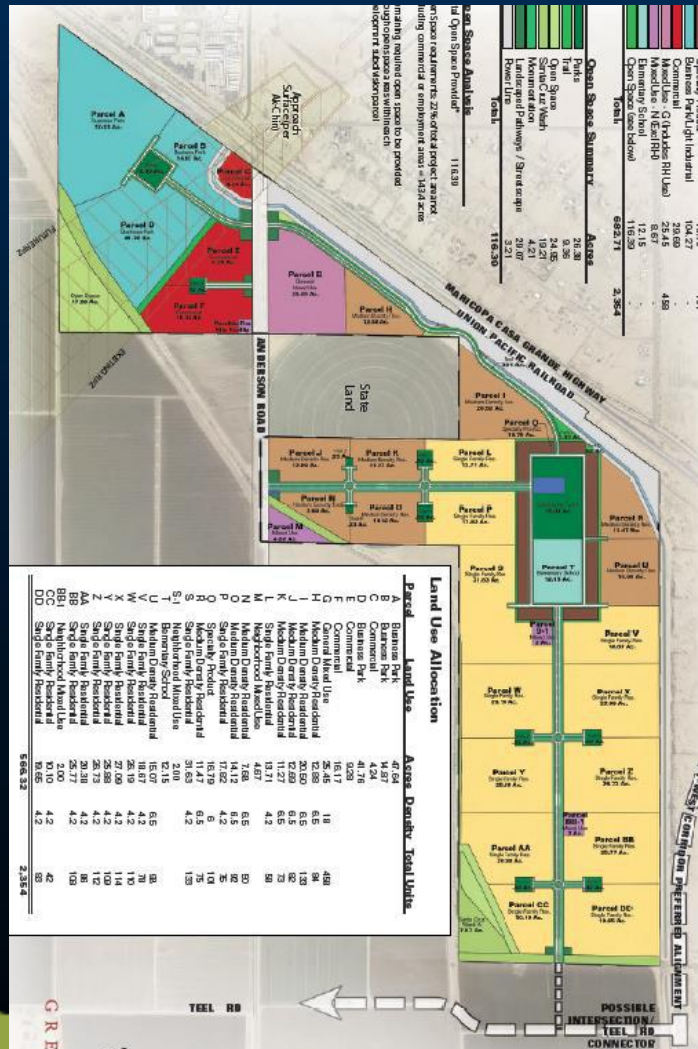
Site & Location

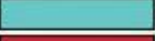
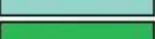
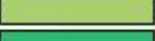


Site & Location



Proposed Land Uses



Land Use Summary		Acres
	Single Family Residential	263.62
	Medium Density Residential	105.68
	Specialty Product	16.79
	Business Park/Light Industrial	104.27
	Commercial	29.69
	Mixed Use - G (Includes RH Use)	25.45
	Mixed Use - N (Excl RH)	8.67
	Elementary School	12.15
	Open Space (see below)	116.39
Total:		682.71
Open Space Summary		Acres
	Parks	26.38
	Trail	9.36
	Open Space	24.95
	Santa Cruz Wash	19.21
	Monumentation	4.21
	Landscaped Pathways / Streetscape	29.07
	Power Line	3.21
Total:		116.39

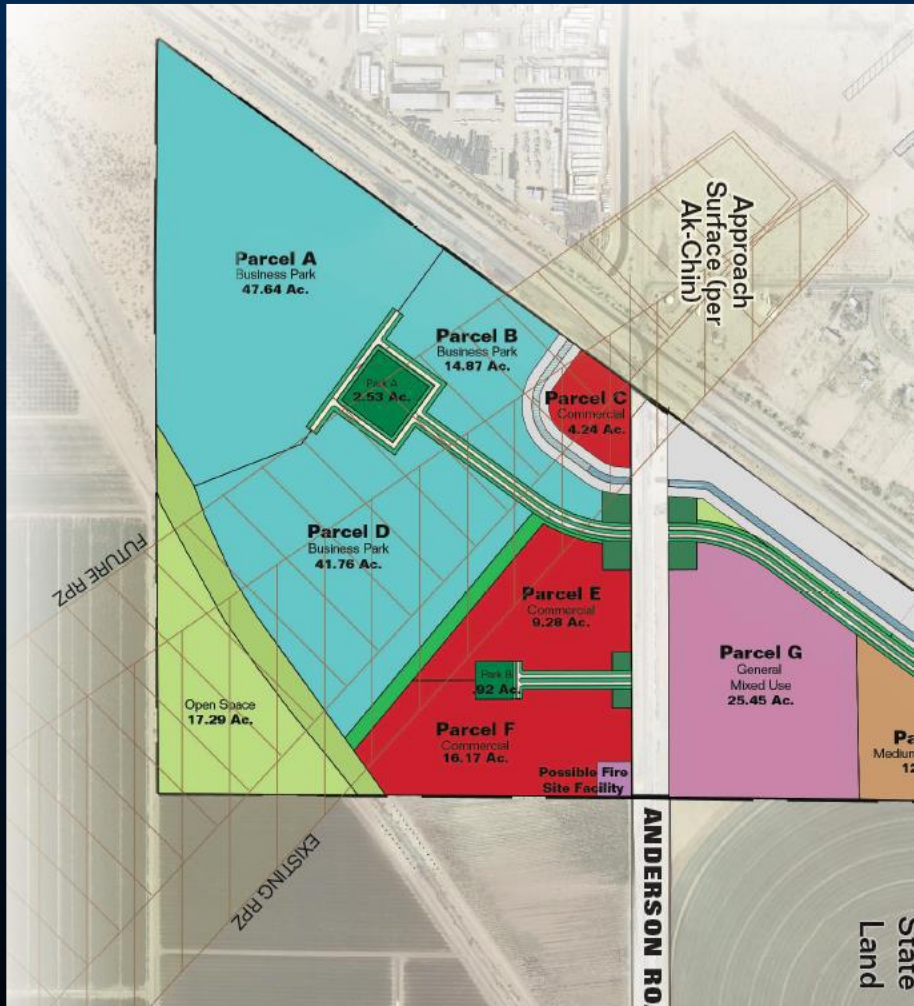
Goals B2.x:
Housing
Diversity ☒

Goal F4.3:
Econ. Dev. ☒

Goal B1.3:
MU-N, MU-G
are promoted
~ lacks detail



Site Conditions



Ak-Chin Airport Approach

- Progress: Removed housing immediately under approach
- Ak-Chin unsatisfied adjacent Parcel G intensity

Goal B1.4: Minimize conflicts between land uses

Site Conditions



Looking South from the intersection of MCGH + Anderson Rd

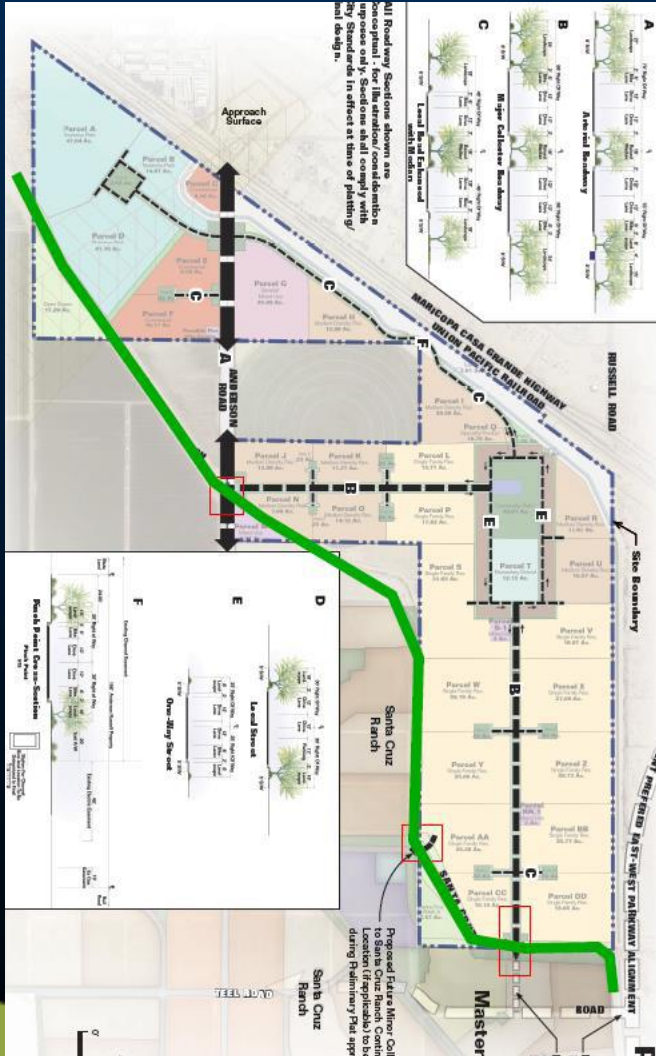
UPRR crossing requires review and approval of full build-out

- UPRR / ACC
- Approval may be delayed no later than prior to Pre-Plat

Site Conditions

Santa Cruz Wash

- 3+ potential bridges
 - Anderson Rd
 - Collector Rd
 - Connection to future development
 - Teel Rd?
 - unresolved, drawn out of ROW



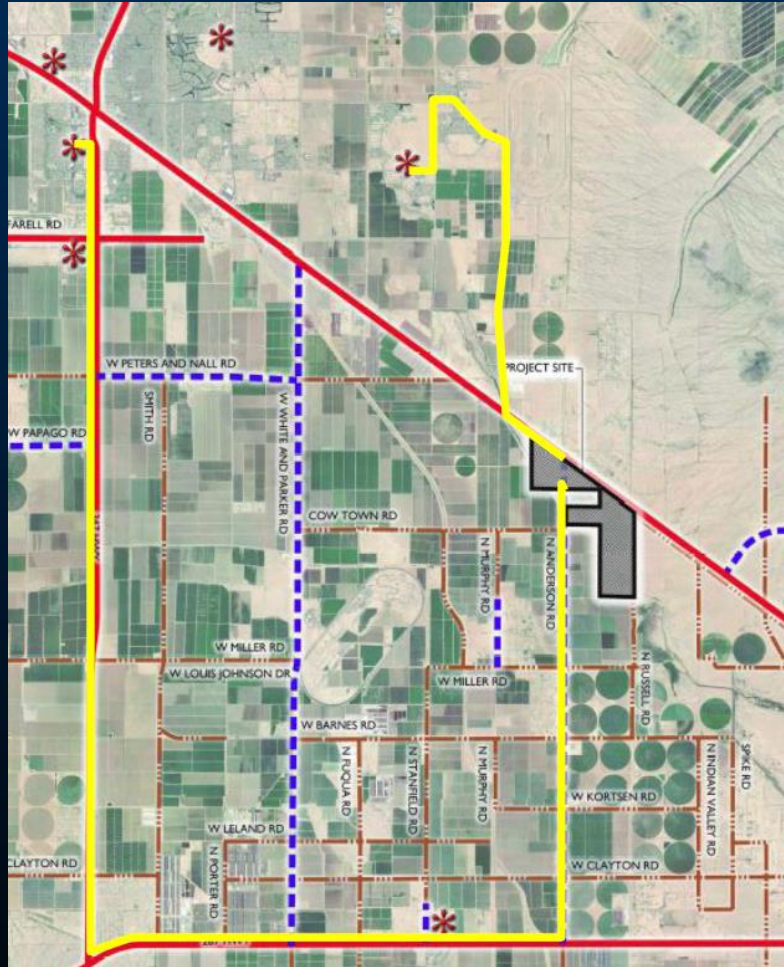
Site Conditions



Regional Transportation

- More study via future ATP:
 - Val Vista Pkwy
 - Teel Rd
 - Russell Rd
- Future ROW dedications TBD

Site Conditions



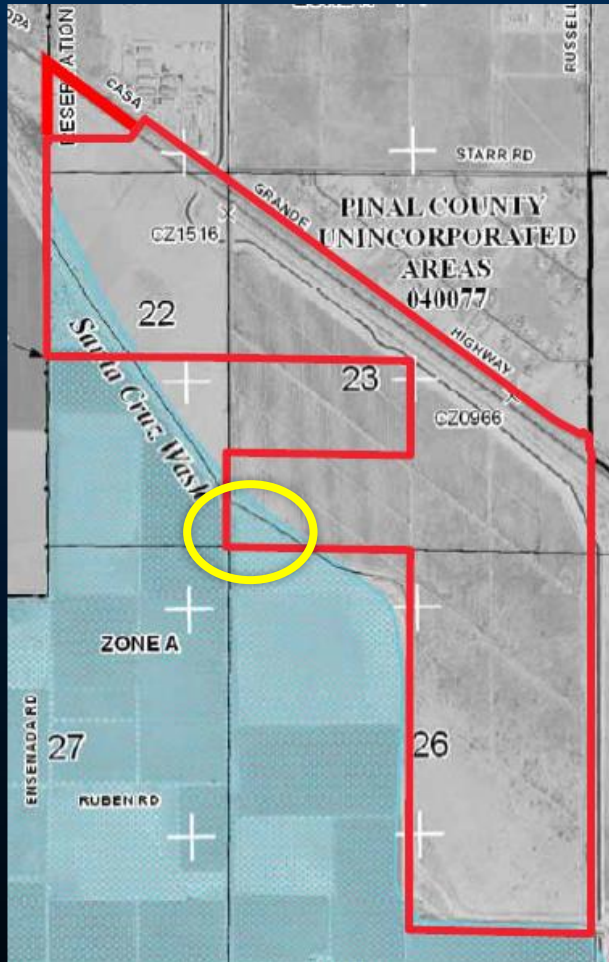
MFMD — *see John Storm, ISO rating*

- Primary route:
 - Distance: 8.5 miles
 - Time: 12 minutes (estimated)
- Secondary route:
 - Distance: 27 miles
 - Time: 24 minutes (estimated)
- Site designation +/- 2 ac

MPD

- concerns for coinciding constraints for emergency access, such as the flooded roadways and UPRR train traffic simultaneously restricting access

Site Conditions



Floodplain

- Parcel M (MU-N) is the only proposed development within “Zone A,” however, Floodplain Administer notes that the existing levees protecting the site are not adequate
- Master floodplain solution required, to be reviewed and approved prior to pre-plat
 - Developed / Improved by phase, if design allows

Minimize Conflict + Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests. (B1.4 + B1.6)

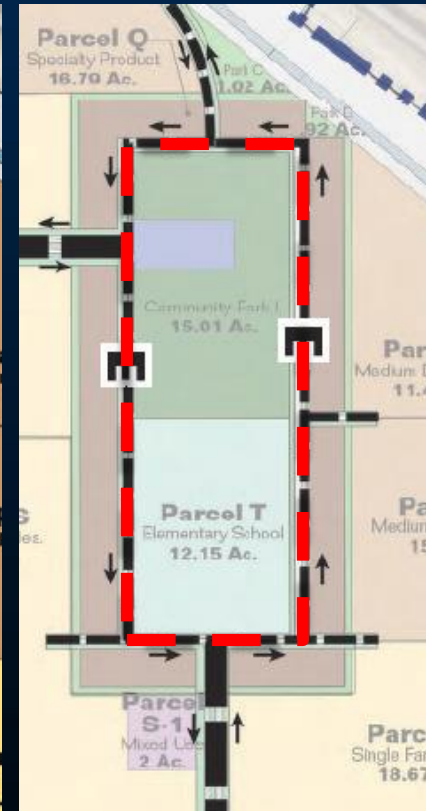
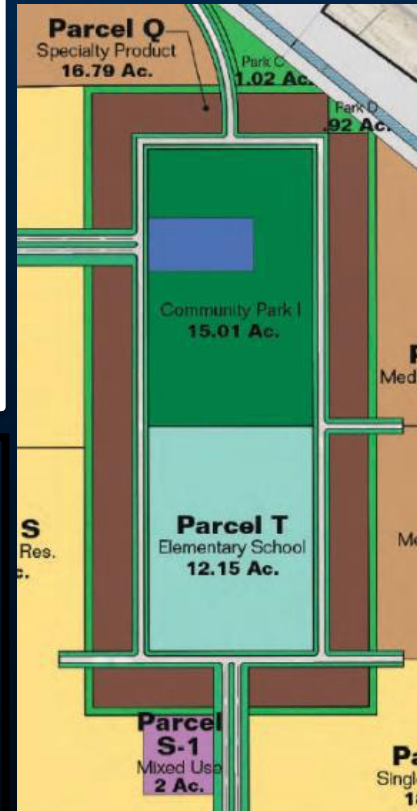
- Ak-Chin + Airport
- UPRR
- MSIDD
- Casa Grande
- Pinal County
- State Land Dept.
- School District
- Utilities
- Private owners w/in 300'

E. Circulation & Connectivity Element

Goal E2.2:

Develop an efficient and safe intra-city road network, including a hierarchy of roadways, which meets the long-term vision of the citizens.

E

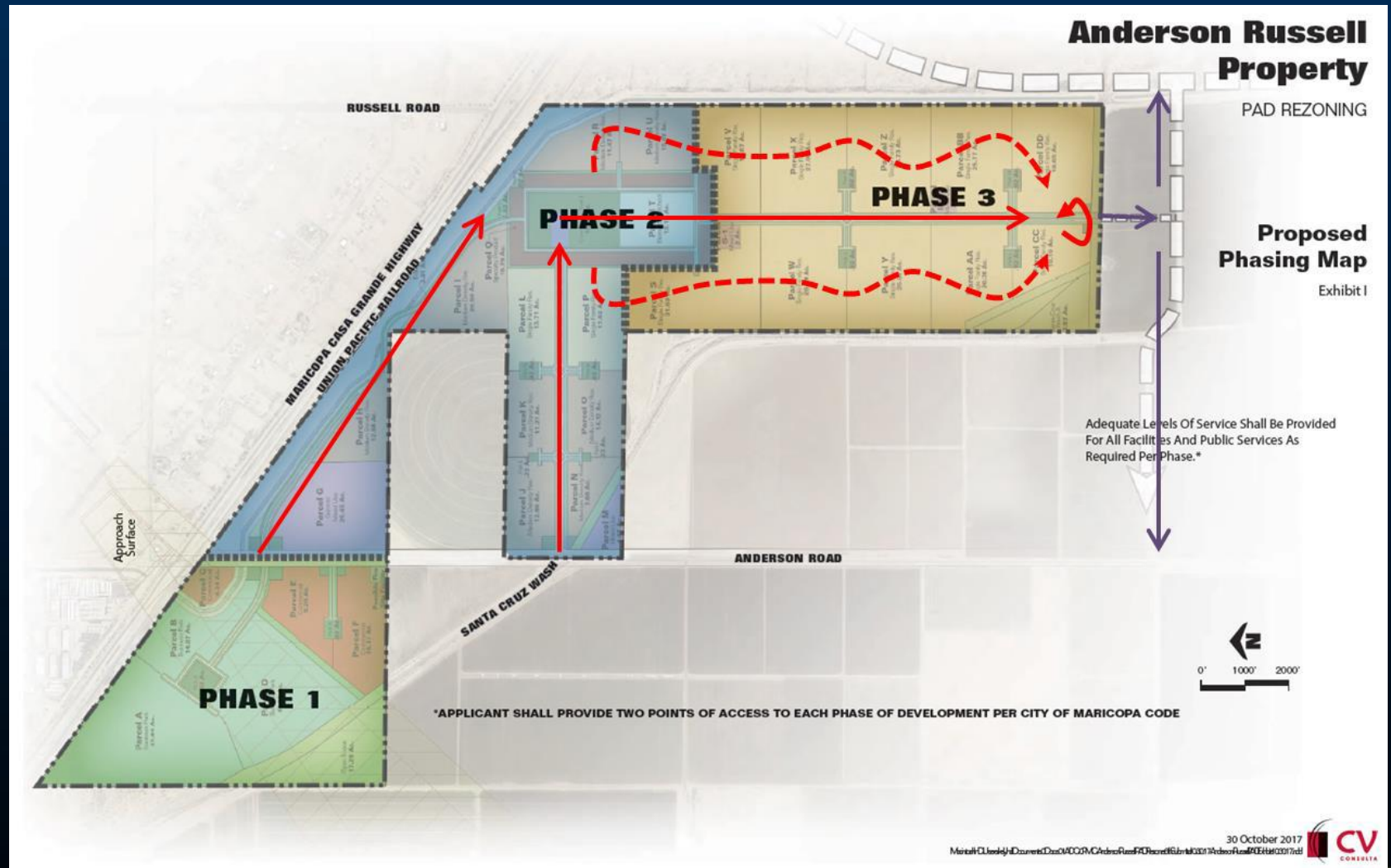


Transportation Impact Analysis (TIA)

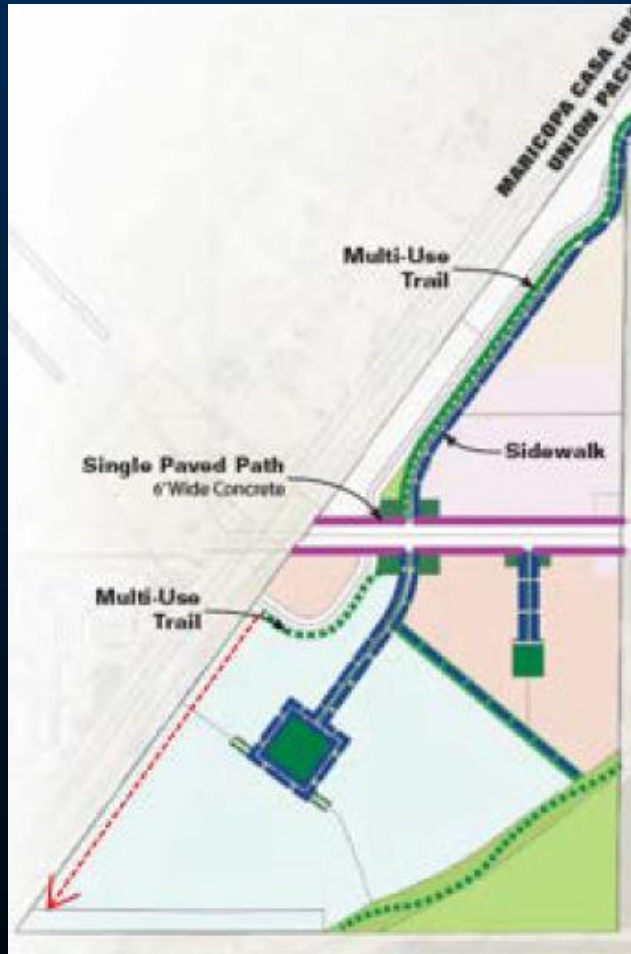
Circulation/Connectivity Continued

- The City Engineer does not accept the prepared TIA with the PAD
- Transportation details are important for the development impacts
 - Anderson Rd intersections (esp. MCGH)
 - Capacity requirements at bridges/crossings
 - Intersection south at Teel Rd
 - Phasing expectations... build-out

Phasing + 2-Points of Access



G. Parks, Recreation, & Open Space Element



- Generally complies with the goals and objectives of this element
- PRL Committee agreed:
 - a safety-focused Master Street Plan is needed
 - sidewalks shall be mandatory on both sides of all street sections, frequent runnel bridging
 - Parcel G (MU-G) should explore character-enhancing open space design standards
 - a multi-use trail should run south of Maricopa-Casa Grande Highway along the entire north edge of the community (see red arrow)

H. Public Buildings, Facilities & Services Element

- MPD and MFMD goals:
 - **Maintain a community in which all residents, businesses and visitors are safe.**
- Taken in conjunction with Goal H5.1:
 - **Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.**

Analysis Summary

Not Meeting Required Findings

Response times for Emergency services

Secondary response route

Secondary access to Phase 3

Short on providing resources to establish services needed to serve the development

Design details remain uncommitted

Meeting Required Findings

Flood Control (by stipulation)

Mixed Use Development (by stipulation)

Commercial land uses for Ec. Dev.

Open Space & Trails

Housing Product Mix

Future Design Details could dictate

Design for mitigating aviation and railroad impacts (noise, vibration)

Anderson Road crossing of UPRR/Intersection improvements/TIA deficient

Road construction over MSIDD

Bridging over Santa Cruz Wash (and/or contend with roadway flooding)

Accommodating future Val Vista Parkway

Functional transportation network, safe and efficient pedestrian ways & bicycle routes

Potentially Infrastructure-Intensive

- Staff has been diligent in warding off public obligations to the costly infrastructure associated with various iterations of this proposal, including:
 - intersections, road widening, bridges, and MSIDD canal & UPRR crossings that add significant costs to this development

Proposal: Inadequate Commitments

- **Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.**
 - Proposed: +/- 2 acre site for MFMD
 - MFMD estimates a total of 12 million dollars for the development of a fully functional fire station with a 2.1 million dollar annual on-going personnel cost
 - Costs may exceed the projected Fiscal Impact Analysis approved for ANNX13-01

Consequences of inadequate commitments, per MFMD

- The extended **response times** would have a negative impact on the city's most recent **ISO rating**. The current ISO rating is a "2". The department would lose points for these extensive response times to the proposed development area (assuming no fully staffed fire station is on the proposed development). **Losing points would almost assuredly reduce the city's ISO rating and would affect ALL Maricopa residents and business owners.** It is impossible to quantify the effect it would have on both business and homeowners insurance rates, but in my experience it would most likely have a negative influence.

- John Storm, Assistant Chief

Conclusion

- *“Will not...be a detriment to public health, safety, or welfare.”*
- *Planning Maricopa (General Plan) Elements unmet:*
 - *Growth Strategy, Circulation/Connectivity, Public Services*
- Planning & Zoning Commission concurred with staff's findings of PAD16-04, proposal of Anderson Russell Planned Area Development, to be insufficient in the *Required Findings* of the Zoning Code per the details of staff's analysis. Based on the lack of *Required Findings*, Planning & Zoning Commission recommends **denial of PAD16-04 Anderson Russell Planned Area Development** as proposed.
 - As a backup, stipulations have been provided if the Council takes action to Approve with Conditions

Questions?

