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STAFF REPORT — Case Number: DRP21-06

To:	Planning and Zoning Commission
Through:	Rodolfo Lopez, Development Services Director
From:	Byron Easton, Senior Planner
Meeting Date:	July 12, 2021

REQUESTS

Development Review Permit (DRP) 21-06 Hampton Edison: A request by Paragon Development Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 151 unit single story, multi-family "for rent" development. Generally located on approximately 12 acres of vacant land located at the southwest corner of W. Edison Rd. and N. Wilson Ave. in the City of Maricopa **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant:
Wendy Dunn
Paragon Development Group
Chandler, AZ 85225

Phone: (480) 241-8873
Email: wdunn@paragonarizona.com

Owner:
Maricopa 12, LLC
14555 N. Scottsdale Rd. Ste. 330
Scottsdale AZ, 85258

COUNCIL PRIORITIES CONSIDERED

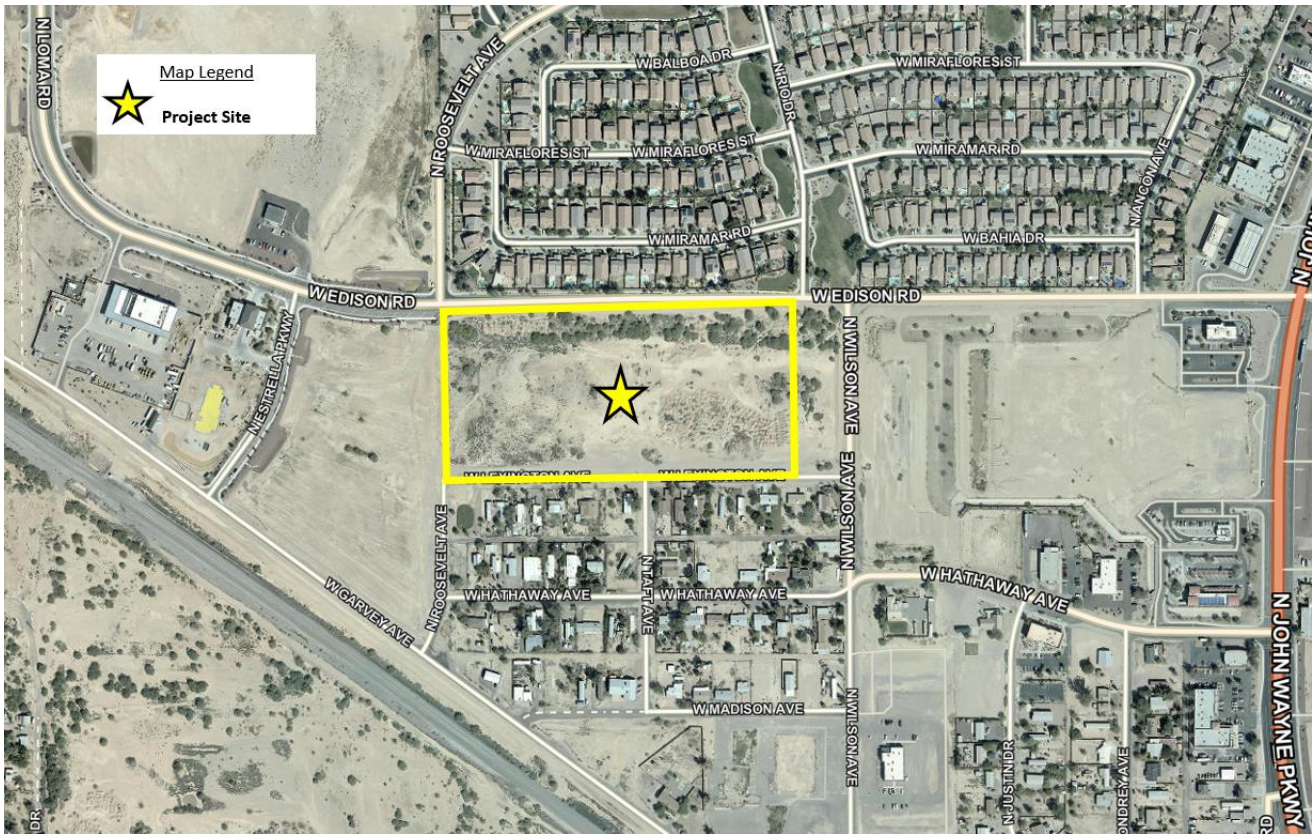
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Net Acres	12 +/- acres
Parcel #	510-20-044, 045, 046 & 047
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Commercial (C)
Existing Zoning	General Business Zone (CB-2)
Overlay Zoning	Heritage Mixed Use (MU-H)
Proposed Building Height	Single Story
Number of Units	151
Parking Required	326 Spaces
Parking Provided	328 Spaces

SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	Single Family Residence (CR-3)	Residential
East	Commercial	General Rural (GR)	Vacant
South	Commercial	General Rural (GR)	Residential
West	Employment	Light Industrial (LI)	Vacant



HISTORY SUMMARY

- 1963 – Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2001 – Rezoned to MH, Pinal County Case # PZ38-2001
- 2008 – Per the Legacy Development-Settlement Agreement, property recognized as CB-2 zoning

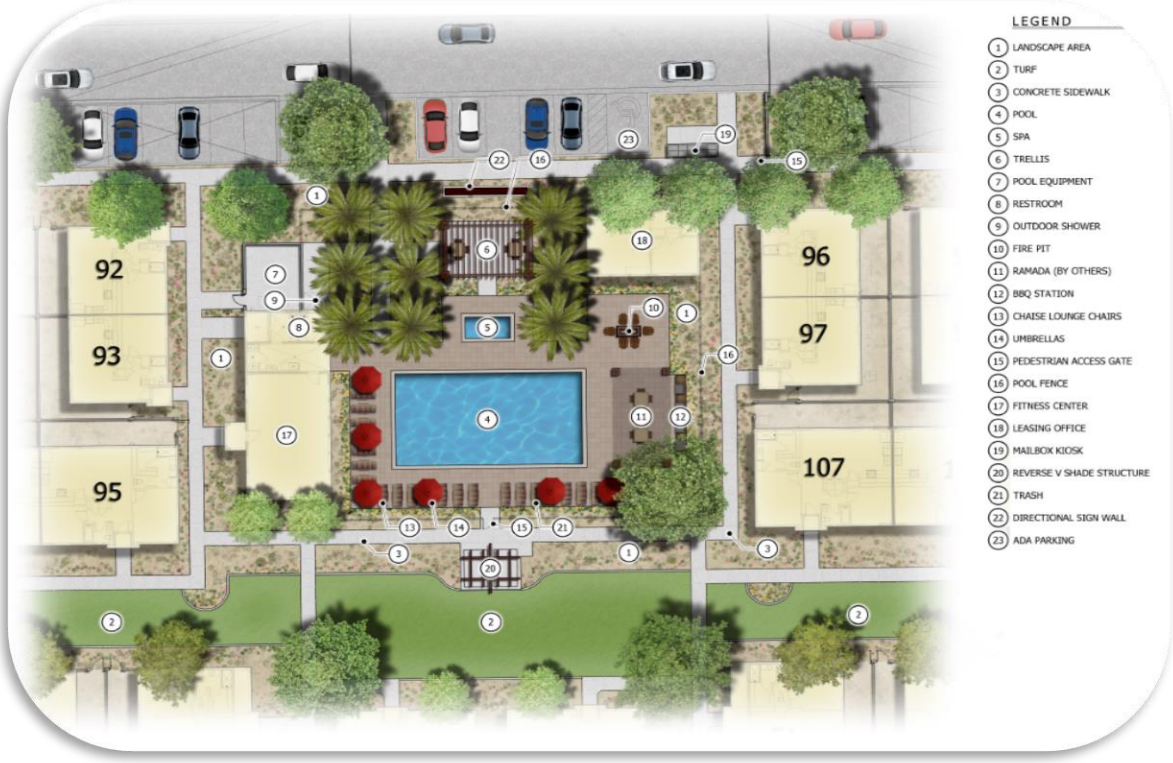
ANALYSIS

The proposed Hampton Edison development is within the Mixed Use - Heritage Overlay District (MU-H). The Multi-Family land use is permitted within the MU-H and, therefore, the project will be required to go through the Development Review Permit (DRP) process and before Planning and

Zoning commission for approval. The buildings and the monument walls and entry features will incorporate multiple color schemes and design materials from the Heritage District Design Guidelines, including the increased height of the Leasing Office to give the appearance of a 2-story building.

Hampton Edison will consist of single-story, predominately detached one-story bungalow-style rental homes located in an professionally managed gated community. The development will consist of 151 units at a density of 12.5 DU/AC, which shall include a combination of 1 Bedroom/1 Bath, 2 Bedroom/2 Bath and 3 Bedroom/2 Bath Units. These units will be designed in a cluster configuration with units oriented toward a shared and connected pedestrian courtyards and pathways. View fencing will be incorporated at designated locations, including the amenity area and along Lexington Avenue, to provide community interaction.

Hampton Edison will feature quality multi-family homes for rent with ease of accessibility. There are multiple points of pedestrian access to and from the Site, both along Edison Rd. to the north and Lexington Ave. to the south. Pedestrians will be able to enjoy the heavily landscaped detached sidewalk provided by the applicant along Lexington Ave. as they travel to and from the future planned Commerical to the east. The landscape and open space areas will establish natural buffers and transitions between uses and to further create an aesthetically pleasing natural environment. Similar perimeter landscaping is also provided along the roadways and the project entrances. A central open area will be provided in addition to pedestrian paseos throughout the project, along with large turf areas with benches and shard structures (see below). In addition to the common open space, each residential unit will have a landscaped private back yard. All in all, Hampton Edison will offer more open space than other similar projects. Hampton Edison helps provide the City of Maricopa with a greater housing mix and variety that our residents demand per the voter approved General Plan and City Council adopted Housing Plan.



Landscape Plans

- *Per Zoning Code Sec. 18.90.40, the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs*
- *The developer provided a conceptual landscape plan but the final plan has been deferred until the building permit stage of development.*

Transportation

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at acceptable levels of Service at both AM and PM peak hours. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours for all required traffic scenarios as well. Below is a list of improvements that the project will undertake.
    i. Half street improvements (curb, gutter, sidewalk, landscaping, street lights) along the frontage of Edison Rd from Roosevelt Ave., to Wislon Ave.
    ii. Halft street improvements (curb, gutter, sidewalk, landscaping, street lights) along the property frontage property of Lexington Ave.
    iii. Full access will be provided off the eastern entrance
    iv. Right-in right-out off the western entrance.

Grading and Drainage

- A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

Illumination

- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.

CITIZEN PARTICIPATION:

The Applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- June 24, 2021 - Notification letters sent
- June 25, 2021 - Sign posted posted
- July 12, 2021 - P&Z Commission meeting

PUBLIC COMMENT:

City staff has not received any public comment at the time that this report was written.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

   Staff Analysis: *The proposal conforms with the intent of the PAD Zoning District, providing adequate access throughout the site and complementary design to the nearby developments.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

   Staff Analysis: *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests alike.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

   Staff Analysis: *The elevations and color combinations appear well integrated and complementary.*

4. The project contributes to the creation of a visually-interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different districts.

   Staff Analysis: *The variety of façade materials and colors provide interest on articulated structures. The building corners have also been emphasized to take away from the typical look of high rise building and create more architectural variety and interest.*

CONCLUSION:

Staff finds the submittal items of DRP21-06 Hampton Edison to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP21-06 Hampton Edison** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP21-06) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.

3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match the color scheme of the building. Roof access shall be from within the building.
5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
9. Truck traffic and deliveries, refuse pick-up, etc. shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
10. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
11. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
12. 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 before any further construction continues.
13. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
14. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
15. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
16. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
17. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

18. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report –